

Chapter 10: Hazardous Substances and Contaminated Land

Proposed Waikato District Plan

Stage 1

(Notified version)



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Chapter 10: Hazardous Substances and Contaminated Land

10.1 Hazardous Substances

10.1.1 Objective – Effects of hazardous substances

- (a) Residual risk associated with the storage, use, or disposal of hazardous substances is managed to ensure that the effects on people, property and the environment are acceptable, while recognising the benefits of facilities using hazardous substances.

10.1.2 Policy – Location of new hazardous facilities

- (a) New hazardous facilities minimise the risk to the environment (including people and property) to acceptable levels by:
 - (i) Siting new hazardous facilities in appropriate locations that are separated from incompatible activities and environment;
 - (ii) Avoid locating near to sensitive land use activities and infrastructure
 - (iii) Designing, constructing and operating hazardous facilities in a manner that ensures the adverse effects of the operation or an accidental event involving hazardous substances can be contained within the site; and
 - (iv) Disposing hazardous wastes to authorised disposal or treatment facilities that have appropriate management systems in place.

10.1.3 Policy – Residual risks of hazardous substances

- (a) Facilities for the use, storage or disposal of hazardous substances shall identify and assess potential adverse effects (including cumulative risks and potential effects of identified natural hazards) to prevent unacceptable levels of risk to human health, safety, property and the natural environment.

10.1.4 Policy – Reverse sensitivity effects

- (a) Separate sensitive land use activities from lawfully-established hazardous facilities;
- (b) Separate new hazardous facilities from existing sensitive land use activities; and
- (c) Avoid the storage, processing or disposal of hazardous waste in sensitive environments.

10.2 Contaminated Land

10.2.1 Objective – Contaminated land

- (a) The subdivision, use and development of contaminated land is managed to protect human health and the environment.

10.2.2 Policy – Managing the use of contaminated land

- (a) Contaminated land is managed or remediated to ensure that contaminants are at a level acceptable for the proposed land use.
- (b) Disposal of contaminated soil must be carried out in a manner that avoids further adverse effects on human health or on the environment.
- (c) Use or development of contaminated land must not damage or destroy any contaminant containment works, unless comparable or better containment is provided, or monitoring demonstrates that the containment is no longer required.
- (d) Ensure that the use, subdivision and development of contaminated land management approaches include:

- (i) undertaking a site investigation of any land identified as actually or potentially contaminated, prior to any new subdivision or change of use of land, that could result in an increase in any adverse effects from the contamination of a piece of land;
- (ii) remedial action plans;
- (iii) site validation reports,
- (iv) site management plans as appropriate for identifying, monitoring and managing contaminated land.