

## 18.10 CHEMICAL HAZARD AREA

*Refer to Policy sets 5.5.*

### 18.10.1 Scope of Section

This section deals with land uses in the Chemical Hazard Area as shown on the planning maps. Information required with resource consent applications is detailed in Chapter 19 (*refer, in particular, to 19.2.12*).

**Advice Note:** The Resource Management (National Environmental Standard for Freshwater) Regulations 2020 may apply to some activities, including farming activities and activities in or near wetlands and rivers. The National Environmental Standard may alter the activity status of an activity and impose additional standards, information requirements, matters for assessment and criteria. Please ensure you have met any requirements in the regulations in addition to those in this plan.

NES-FW (ca)  
12/20

### 18.10.2 Land Use and Subdivision

#### 18.10.2.1 Discretionary Activities (Land Use and Subdivision)

All land use and subdivision in the Chemical Hazard Area, prior to remediation of the land in accordance with rule 18.10.3.1 is a discretionary activity.

**A resource consent is required** and may include conditions.

### 18.10.3 Remediation of Contaminated Sites

#### 18.10.3.1 Restricted Discretionary Activities (Remediation of Contaminated Sites)

Remediation of contaminated sites in the Chemical Hazard Area is a restricted discretionary activity, if it complies with the following conditions:

- (a) The activity is conducted in accordance with a programme prepared by and supervised by an appropriately competent person in remediation of contaminated sites.

**A resource consent is required.** Consent may be refused, or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) The duration, start and completion dates of the activity.
- (2) Site security.
- (3) Avoidance, remedy or mitigation of dust nuisance.
- (4) The protection of natural drainage and prevention of contamination of natural waters.
- (5) The repair of any road damaged during the operation.
- (6) Disposal of material removed from the site.
- (7) Monitoring procedures and period of monitoring of contamination levels after the remediation programme has been completed, to verify whether the land is free of harmful contamination.
- (8) Appointment of the supervisor to be engaged at the applicant's expense.

- (9) The imposition of performance bonds and covenants, and financial contributions in regard to works and services required for remediation of contaminated sites.
- (10) Concentration and extent of contaminants, contaminant levels and their occurrence, and the targeted level for contaminants.
- (11) Any adverse environmental effects arising from the process of remediation of contaminated sites.
- (12) The duration of the consent (Section 123 of the Act) and the timing of reviews of conditions and purpose of reviews (Section 128).
- (13) Financial contributions, bonds and covenants in respect of the performance of conditions, and administrative charges (Section 108).

### **18.10.20 Principal Reasons for Rules**

The rules restrict activities prior to remediation in order to preserve health and safety. The rules ensure that remediation programmes are appropriate to the requirements of specific contaminated sites and are environmentally acceptable.