

Contaminated Land, Hazardous Substances and Natural Hazards

What is the purpose of these chapters?

The purpose of these chapters is:

- To manage the effects of natural hazards,
- To control where significant hazardous facilities can locate and how close sensitive activities can locate to significant hazardous facilities, and
- To provide some overarching objectives and policies to inform development on land which is potentially contaminated or where hazardous substances may be present.

Contaminated Land Chapter

The Proposed District Plan introduces objectives and policies to provide guidance for development on sites which are potentially contaminated. This differs from the current Plan, which simply notes Environment Southland is responsible for treatment and / or remediation of contaminated sites.

There are no rules in the Proposed Plan as soil disturbance, subdivision and development on land potentially contaminated are managed under the Resource Management (National Environmental Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCSCS).

Environment Southland would process any resource consents that may be required.

Hazardous Substances Chapter

Hazardous substances are managed by a variety of other legislations, particularly the Hazardous Substances and New Organisms Act 1996 (HSNO) Act and the Health and Safety at Work Act 2015 (HSW Act).

Therefore, specific rules around the management of hazardous substances are not needed within the District Plan as they are managed under those other legislations.

The Proposed District Plan does provide rules relating to new significant hazardous facilities (which is defined in the Plan). Examples include the storage of bulk petroleum, which is not in accordance with HSNO regulations, timber treatment plants, freezing works and rendering plants.

While resource consent will always be required to establish a new significant hazardous facility, in certain areas (General Industrial Zone and Rural Industry Precinct) there is a slightly easier pathway to obtaining a consent than for other zones where these facilities are discouraged due to their potential adverse effects.

Natural Hazards Chapter

The current District Plan identifies flooding as the most significant natural hazard risk in Gore. The most significant of those areas is shown as the *Mataura River Floodway* on the planning maps.

Under the current Plan any structure, permanent fence or subdivision within the mapped floodway require a resource consent. The current Plan also restricts other activities in this area such as earthworks, farm quarries, forestry, storage of hazardous substances and floatables.

The Proposed District Plan still includes the mapped *Mataura River Floodway*. It also includes rules around managing activities (such as new buildings) in the floodway to ensure greater protection to people and property.

Rules are included for the construction and maintenance of defences against water, such as stop-banks. It is permitted to maintain existing defences provided the scale (height, length or width) is not increased and they don't block existing legal access to waterways for mahinga kai activities, otherwise resource consent is required. Any new defence requires a resource consent. New buildings or structures located on the river side of a stopbank is discouraged and resource consent would be required.

There are also rules about the floor levels for buildings containing sensitive activities (such as dwellings or childcare centres) located in flood prone areas. Critical infrastructure on land subject to high or very high risk of liquefaction requires resource consent and is generally discouraged unless there is a particular operational need for the location, the infrastructure can be designed to manage the risks and adverse effects on people, cultural values and property are avoided.

When is a resource consent required?

Some examples of when you would need a resource consent under the Natural Hazards or Hazardous Substances Chapters are:

- You want to build a new significant hazardous facility.
- You want to extend an existing significant hazardous facility which is in a sensitive environment.
- You want to build a new stopbank or increase the height, length or width of an existing stopbank.
- You want to undertake an activity or erect a building or structure in the Mataura River Floodway.

Links to the Proposed Gore Plan

This information sheet addresses a few of the key provisions in the Proposed District Plan. It should not be used as a definitive representation of content. To view actual Proposed District Plan content, please go to www.lets.talk.goredc.govt.nz

Submissions

To find out how to submit on the Proposed District Plan, head to www.lets.talk.goredc.govt.nz.