

Proposed District Plan Variation 8

**Additions and Deletions to Proposed District
Plan Change 33 (Ridgelines & Hilltops and
Rural Area) – Contaminated Land**

1 November 2008



Plan Change Document

Wellington City District Plan

Proposed District Plan Variation 8

Additions and deletions to Proposed District Plan Change 33 (Ridgelines & Hilltops and Rural Area) – Contaminated Land

ALTERATIONS TO THE WELLINGTON CITY DISTRICT PLAN – PROPOSED DISTRICT PLAN CHANGE 33

Detailed below are the alterations to the Wellington City District Plan to incorporate changes to Proposed District Plan Change 33 (Ridgelines & Hilltops and Rural Area).

Key to annotated text:

- new text to be added is shown as underlined – abcdefghijkl
- existing text to be deleted is shown as struck through - ~~abcdefghijkl~~

14. RURAL AREA

[.....]

14.2 Rural Area Objectives and Policies

[.....]

OBJECTIVE

14.2.8 To prevent or mitigate any adverse effects of the storage, use, disposal, or transportation of hazardous substances, including waste disposal, and formation of contaminated sites.

POLICIES

To achieve this objective, Council will:

14.2.8.1 Require that the storage, use, handling and disposal of hazardous substances are subject to analysis using the Hazardous Facilities Screening Procedure and, where appropriate, the resource consent procedure in order that any potential or actual adverse effects are managed in such a way as to safeguard the environment.

[.....]

~~14.2.8.5 Co-operate with the Regional Council in compiling a database of all contaminated sites in the city.~~

~~14.2.8.6 Control activities on any contaminated site.~~

~~14.2.8.7 Encourage the restoration of any contaminated sites.~~

METHODS

- ~~• Rules~~
- ~~• Other mechanisms (Regional Discharge to Land Plan)~~

~~Because contaminated sites can damage human and ecological health, Council believes that District Plan restrictions are necessary. Council aims to identify such sites and to restrict activities until the contamination is controlled or removed.~~

~~The environmental result will be the recognition and restoration of contaminated sites.~~

Chapter 15. Rural Area Rules

Guide to Rules

NOTE: The following table is intended as a guide only and does not form part of the District Plan. Refer to specified rules for detailed requirements.

P refers to Permitted Activities, C to Controlled Activities, DR to Discretionary Activities (Restricted) and DU to Discretionary Activities (Unrestricted).

[.....]

Uses/Activities	Rule	P	C	DR	DU
Rural and residential activities subject to conditions	15.1.1	●			
Rural and residential activities not complying with conditions for Permitted Activities	15.3.1			●	
Work from home subject to conditions	15.1.2	●			
Work from home not complying with conditions for Permitted Activities	15.3.2			●	
Non-rural activities, buildings and structures and factory farming not provided for as a Permitted or Controlled Activities	15.4.1				●
Temporary activities	15.1.6	●			
Road repair, maintenance, upgrading	15.1.7	●			
Cleanfills less than 100m ³	15.1.8	●			
Earthworks (small scale) subject to conditions	15.1.10	●			
Earthworks not complying with conditions for Permitted Activities	15.3.7			●	
Earthworks on ridgelines or hilltops	15.4.2				●
Hazardous substances storage, use, handling (except in a Hazard Area) subject to conditions	15.1.11	●			
Hazardous substances not complying with conditions for Permitted Activities	15.4.3				●
Factory farming (excluding pigs)	15.2.1		●		
Any use of a contaminated site	15.4.4				●
Goat Farming	15.2.2		●		

<u>Contaminated and potentially contaminated land</u>	<u>Rule</u>	<u>P</u>	<u>C</u>	<u>DR</u>	<u>DU</u>
<u>Site investigations on any contaminated land or potentially contaminated land to determine whether the land is contaminated, and the nature and extent of that contamination</u>	<u>32.1.1</u>	● -			
<u>The use, redevelopment or subdivision of any potentially contaminated land that has been confirmed as not being contaminated through site investigations</u>	<u>32.1.2</u>	● -			
<u>The subdivision, use, or activity (including remediation or redevelopment) of any contaminated or potentially contaminated land.</u>	<u>32.2.1</u>			● -	

15. RURAL AREA RULES

[.....]

15.4 Discretionary Activities (Unrestricted)

[.....]

15.4.4 ~~Any use of a contaminated site is a Discretionary Activity (Unrestricted).~~

Assessment Criteria

~~In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to the following criteria:~~

- ~~15.4.4.1 The nature of the contamination and the extent to which the community and the environment will be exposed to the contaminants.~~
- ~~15.4.4.2 The proposed approach to, and timing of, the future decontamination of the site or the management of the decontamination risk.~~

~~Activities on contaminated sites are controlled for two reasons. First, to prevent the contamination adversely affecting occupiers of the site or processes which could take place there, and secondly, to ensure that such sites are cleaned up. Contaminated sites will become more common in Wellington as they are discovered through the environmental monitoring procedures of both the City and Regional Councils.~~

~~Although the use of contaminated sites is discretionary, this will not be used as a barrier to the decontamination of the site. Council is eager to see such sites cleaned up and will facilitate this process to the best of its ability. Council will seek decontamination in accordance with ANZECC "Guidelines for the Assessment and Management of Contaminated Sites" or similar.~~

[.....]