

8. What is the Council going to do with this information?

The information will be noted on the property file database, and Council will use the information on the Register when building and resource consent applications are received. The information will also be provided when any Land Information Memorandum (LIM) is requested. The LIM requests are usually from prospective purchasers, and the information is given in context, with relevant reports.

Information may also be used in determining the need for any resource consents required by the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES).

Where the land use that occurred at the site has been found to present a major risk to public health or the environment or the site is confirmed to be contaminated, Council will contact the owners to discuss how the site should be managed to minimise any dangers.

9. I don't agree with the classification of my site - how can I have it changed?

The classification of your site is based on information from Council records. The amount and type of information varies depending on the classification of your site.

If you have information that shows that your site was not used for the storage, use or disposal of hazardous substances, you should provide that information to Council. This information can be in the form of:

- Affidavits from people who worked on the site or owned it at that time, that hazardous substances were never used, stored or disposed of on the site or that the activity identified in the LIM report did not occur at the site.
- Company records

Upon receipt, and confirmation of this information, Council will stop referring to your site as being on the Site Contamination Register on the LIM report. You should note that if your

information proves incorrect, you may be civilly liable for any damages incurred by a third party as a consequence of the information you provide.

The only other way to change the classification of your site is to undertake a site investigation in accordance with the guidelines for the assessment of contaminated sites. Council can provide you with the appropriate guidelines for this.

10. Does being on the Site Contamination Register require me to investigate my site?

The database itself does not require you to investigate your site. It is only a storage system for information. Site investigations are only required where:

- There is a public health risk or harm to the environment as a consequence of contamination or likely contamination at your site
- You wish to subdivide, change the use of the land (for example from industrial to residential) or undertake earthworks on the HAIL site in excess of 25m² per 500m². In those instances, you may need to comply with the NES and provide a report as part of your consent applications to the Council.

11. Who pays?

You, as the property owner are liable for any contamination on your property, even if that contamination was caused by a previous landowner. The costs of the site assessment therefore rest with you. However, the Council may be able assist you in investigating and cleaning up contamination.

You will probably need to employ consultants to assess the site, establish a site history, take soil and water samples and prepare a report of their investigation. The NES specifies the assessment and reporting processes that must be followed.

Laboratories will need to analyse the soil and water samples for chemicals appropriate to the past land use. In some cases this may involve a wide variety of chemicals.

Where excessive levels of contamination are found, sites can be remediated or cleaned up by different methods. This can involve removing the source of contamination and/or treating affected soil or water.

Through investigation and clean up, land can be made suitable for residential or recreational purposes. If some contamination remains, you may not be able to use the site for any purpose other than industrial or production land uses.

Managing the risks from contaminated sites is not a cheap process – but it is essential if the risks to you, your family, the community and the environment are to be minimised.

12. Who do I contact for more information about the database?

In the first instance contact:
Customer Services
Richmond Office
Tasman District Council,
Private Bag 4
RICHMOND, 7050

13. Where do I find more information on the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health?

Ministry for the Environment website: www.mfe.govt.nz

The Q&A of the Site Contamination Register



8343 HotHouse Communications

Feel free to contact us:



Tasman District Council			
Email info@tasman.govt.nz Website www.tasman.govt.nz 24 hour assistance			
Richmond 189 Queen Street Private Bag 4 Richmond 7050 New Zealand Phone 03 543 8400 Fax 03 543 9524	Murchison 92 Fairfax Street Murchison 7007 New Zealand Phone 03 523 1013 Fax 03 523 1012	Motueka 7 Hickmott Place PO Box 123 Motueka 7143 New Zealand Phone 03 528 2022 Fax 03 528 9751	Takaka 14 Junction Street PO Box 74 Takaka 7142 New Zealand Phone 03 525 0020 Fax 03 525 9972



1. What is a Contaminated Site?

A site is considered contaminated when hazardous substances such as arsenic, oil or pesticides are present in the soil or water at levels that pose a threat to human health or the environment.

2. How does land become contaminated?

A site may become contaminated when hazardous substances are spilt or dumped during use of the site. Examples of sites that can be contaminated include:

- Service stations
- Engineering works
- Historic orchard land
- Sheep dips
- Chemical, eg pesticide manufacturing
- Timber treatment sites
- Landfills and tips
- Scrap yards



3. Does it matter if my site is contaminated?

If your site is contaminated, your health, the health of your staff, family and neighbours may be in danger. The local environment may also be damaged by discharges from your site.

Many of the contaminants of concern such as PCPs, benzene, arsenic or heavy metals can cause cancer or other long term illnesses. Some of the contaminants can concentrate in the food chain, poisoning fish, birds and ultimately, the people and other animals that eat them.

4. How do we manage the contamination?

The risks and the way to manage contaminated sites vary from site to site. Generally the dangers are managed by:

- restricting the range of land uses able to occur at the site
- covering the site to isolate the contaminated soil from contact with rain, wind and people, and/or
- removing the most dangerous contaminants

5. What is the Council's Site Contamination Register?

Contamination is also managed by keeping an up to date record of land that is known to be used for hazardous substances, is contaminated, or has the potential to be contaminated, or has been remediated. This database is called the Site Contamination Register and is made up of 8 categories. It is operated according to the Ministry for the Environment's guidelines.

6. What does the Site Contamination Register seek to achieve?

By identifying sites where hazardous substances have been used, stored or disposed of, we can ensure that land users make sure that the sites do not present a danger to workers, the community or the environment when they develop or use the site.

We can also make sure that the community and the environment are protected from the dangers that contamination might present. The database allows us to ensure that sensitive developments such as houses and schools are not built on contaminated sites.

The database also protects developers from the risk that they might accidentally buy a block of contaminated land and then find that they cannot subdivide or develop it without having to clean up after previous owners.

7. How does a site get on the database?

A site gets on the register if Council records or business directories show that the site has a past or present history of land use activity that is on the Ministry for the Environment's Hazardous Activity or Industry List (HAIL). This is a list of 53 land uses that involve the use, storage or disposal of significant quantities of hazardous substances.

The historic HAIL sites have been identified by studying old records and the current sites are identified by inspection.

The register has eight different categories:

Category U – Unverified Hazardous Activity or Industry

A site for which past or present use has been reported as one that appears on the Hazardous Activities and Industries List (HAIL), but the reported use has not been confirmed.

Category V – Verified Hazardous Activity or Industry - not sampled

A site with the potential for contamination, due to a confirmed past or present activity on the Hazardous Activities and Industries List (HAIL), but the site has not been sampled.

Category 1 (a) Contaminated Land

A site which has been sampled in accordance with best practice, demonstrating that the hazardous substances present pose significant risks to people, and/or the likelihood of significant adverse effects on environmental receptors.

Category 1 (b) Managed for (identified) land use

A site which has been sampled in accordance with best practice, demonstrating that there were hazardous substances present at the site. However, risks to people and/or specific environmental receptors were regarded by Council as being managed at the report date.

Category 1 (c) Verified Hazardous Activity or Industry – limited sampling, risk not quantified.

A site which is a verified HAIL and has been sampled, but not in sufficient detail to quantify risks to people and/or the environment from the hazardous substances present.

Category 2 (a) Remediated for current land use.

A site that has been remediated. Validation sampling in accordance with best practice shows that the concentrations of hazardous substances are acceptably low and do not present risks to people and the environment.

Category 2 (b) Sampled and suitable for current land use.

A site which has been sampled in accordance with best practice, demonstrating that the hazardous substances are acceptably low and do not present risks to people and the environment.

Category E – Not a HAIL

Information shows that either this site has never been associated with any of the specific activities or industries on the HAIL, or the hazardous substances present are at, or below, background concentrations.