



## Natural Hazards and Contaminated Sites

### *Introduction*

The RMA broadly defines natural hazards to include hazards such as earthquakes, tsunamis, erosion, landslips, flooding and the effects of climate change including storm surge and inundation.

Both the DCC and the Otago Regional Council have responsibilities to do with hazards. The DCC is responsible for managing land use and subdivision to avoid or mitigate the risks from natural hazards. The DCC is also required to keep records of natural hazards.

Regional councils may also investigate land for the purpose of identifying and monitoring contaminated land.

The DCC is also required to manage subdivision and land use with respect to contaminated land. A national environmental standard (NES) for assessing and managing contaminants in soil to protect human health was introduced on 1 January 2012. The DCC must observe this standard and is responsible for its enforcement.

Please refer to the Ministry for the Environment website for more information about this standard.

### *How are hazards and contaminated sites managed in the current District Plan?*

The District Plan currently refers to the Hazards Register but the Plan does not itself identify the extent or location of any hazards. However, the location of these hazards was considered in the determination of zone boundaries and density standards when the relevant Plan sections were developed.

The Hazards Register is used by DCC staff as part of issuing Land Information Memorandums (LIMs) and Project Information Memorandums (PIMs), which identify whether an activity or structure is proposed on a hazard prone site.

The District Plan allows the DCC to require resource consent applicants to carry out a site investigation and assessment of the hazards present on a site for activities which require:

- a consent and involve earthworks
- a subdivision consent or resource consent where discretion is unrestricted or
- an application for building consent
- where the site is located on the Hazards Register or the DCC suspects it to be hazard prone

Potentially hazard prone areas are considered when determining zoning and developing Plan provisions, particularly scale, location and density of development eg Residential 6 zoning at Grandvista Estate. In general Rural zoning is used as a default zone in potentially hazard prone areas.

## *How are hazards dealt with in the Spatial Plan and other higher level policies?*

The Spatial Plan seeks to avoid development in areas subject to constraints, including areas of known hazards such as coastal erosion, flooding and land instability. Specific objectives and policies related to hazards are included under the Strategic Direction *An environmentally sustainable and resilient city*.

Objectives	Policies
ESR 5. The threats posed by natural disasters and climate change are reduced	(a) Discourage development in areas subject to, or potentially subject to, instability, severe flooding or tidal inundation in future
	(b) Prevent development in areas subject to increased coastal erosion and encourage natural dune processes to occur where appropriate

## *What alternative approaches are being proposed?*

### **1. Incorporate hazards information into the District Plan**

Utilise the knowledge of hazards in Dunedin to comprehensively map areas which are vulnerable to hazards and incorporate these maps into the District Plan. This would give people greater clarity over how land can and cannot be used and would provide greater control over land uses in areas vulnerable to hazards. This type of approach is used by Tauranga City Council and Clutha District Council.

(Refer to the *Example coastal hazard erosion policy map* and the *Example flood hazard map*)

### **2. Manage activities within the areas identified as vulnerable to hazards**

Less sensitive activities (such as farming) may be permitted while more sensitive activities (such as residential) might be discretionary activities. Alternatively, more sensitive activities could be permitted if they complied with performance standards designed to lessen the potential risks from a hazard, for example minimum floor heights for residential activities.

## *What other updates or minor changes are being addressed in the second generation District Plan*

With regard to contaminated land, an advice note will be inserted to refer Plan users to the NES for assessing and managing contaminants in soil to protect human health.