

Submission regarding the proposed National Environmental Standard for Assessing and managing contaminants in soil.

I **support** the proposed 'National Environmental Standard for Assessing and managing contaminants in soil'.

Policy objective 2.3

I agree with the **Policy objective 2.3**, and consider that it should be limited to ensuring land is safe for human use.

I say this because although there may be other issues that affect future residents of land to be developed or subdivided, such as landfill gas, for example, these issues may be identified by Environmental Consultants, Environmental Scientists or Council staff and appropriately addressed outside of the proposed NES.

The Options

I agree with the preferred option.

After reviewing the cost-benefit summary of the options outlined in the discussion document, I consider that the preferred option is the best practical way for the issue to be consistently addressed within New Zealand, at the lowest cost.

Complying with or enforcing the proposed NES :

I consider that there may be a disincentive for landowner to comply with the proposed NES, due to the cost of preparing a site investigation report and potential adverse effects on the value of the property. However, the additional costs of a resource consent that would not otherwise be required, may provide some incentive for her/him to arrange for the site to be investigated and the site investigation report to be prepared.

I consider that appropriate clear thresholds have been set for determining whether a resource consent is required or not.

With respect to spillages that result in the contamination of land, even if the landowner does not report this to the Council, I consider that an adjoining landowner or other party may do so. This means that should any residual contamination remain after any clean up has been undertaken this will be duly noted on Council's records.

Proposed exemptions from the requirement to prepare a site investigation report :

I support the proposed exemptions, as they involve little or no excavation of land.

Permitted activity status :

I support the inclusion of this standard within the proposed NES. I say this because it will reduce need to obtain a resource consent where there is a "contamination flag" on a site in Council records but a site investigation has not been carried out, and a site investigation report has not been prepared.

Naturally occurring elements in the soil ?

I consider that they should be treated as a 'contaminant' under the proposed NES. I say this because it is acknowledged they can have a potential adverse effect on human health. In addition, this approach would be consistent with Policy objective 2.3 of the proposed NES.

Site investigations

I consider that the proposed NES would ensure that adequate site investigations will be carried out if it provides that they are to be undertaken by a qualified and experienced practitioner in accordance with Contaminated Land Management Guidelines No. 5 (MfE, 2004b).