

# SELECTED LAND USE SITES REGISTER



What you need  
to know

DECEMBER 2017



environment  
**SOUTHLAND**  
REGIONAL COUNCIL

Te Taiao Tonga

## CONTACT US

Property owners have the right to look at all the information Environment Southland holds about their properties. There is no charge to make an enquiry about a specific site by phoning or emailing us.

To contact our Pollution Prevention Team:

**Phone** 03 211 5115 or 0800 76 88 45

**Email** [service@es.govt.nz](mailto:service@es.govt.nz)

To report a pollution incident:

**Phone Pollution Hotline** 0800 76 88 45



*We gratefully acknowledge Environment Canterbury for the information provided in this booklet.*

# The Selected Land Use Sites register

## *What is the SLUS register?*

The Selected Land Use Sites register is a land use database that Environment Southland uses to manage information about land in the Southland region that is, or has been, associated with the use, storage or disposal of hazardous substances.

## *Why do we need the SLUS?*

We need the SLUS to help us manage the risk posed by hazardous sites to your health and the environment.

Section 30 of the Resource Management Act (RMA) requires Environment Southland to collect and manage information about potentially contaminated sites. To do this, we follow guidelines from the Ministry for the Environment (MfE). The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on the 1st January 2012.

## *How does Environment Southland identify sites to be included on the SLUS?*

We identify sites to be included on the SLUS based on a list of land uses produced by MfE. This is called the Hazardous Activities and Industries List (HAIL). This helps us identify situations where hazardous substances could cause land and water (surface water and groundwater) contamination. The list includes land uses such as fuel storage sites, service stations, timber treatment yards, landfills and sheep dips.

We have two main ways of identifying HAIL sites:

- We are actively identifying sites on an ongoing basis.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

If you are conducting an environmental investigation at your site, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your site an appropriate category on the SLUS.

## *How does Environment Southland ensure the information it holds is correct?*

We obtain site information from a range of reliable sources, including business directories, trade associations and aerial photographs. In addition, we also have a well established procedure for checking site information before categorising a site on the register. This involves corresponding with the site owner and working with them to ensure our information is correct and up-to-date.

## *What does Environment Southland do with the information on the SLUS?*

If someone enquires about a site on the SLUS, we give them a summary of any information we hold, including the category assigned to the site and a list of investigation reports. We receive most enquiries from potential land buyers and environmental consultants.

We also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

To enquire about a site, please contact us or visit our website.

## *My site is on the SLUS – what should I do now?*

You do not need to do anything if your site is on the SLUS and you have no plans to alter the site in any way. If you sell your property, or rent it, you should pass on any SLUS information to the prospective buyers or renters.

However, if you want to subdivide, change the land use, disturb the soil or remove or replace a fuel storage system on your site, you need to comply with the NES for Contaminants in Soil. Your local district or city council are required to give effect to, and enforce, the NES, so contact them for further information.

For your own peace of mind, you may choose to have your site further investigated, but you may also choose not to do anything further. That decision will rest with you.

## *I think my site category is incorrect – how can I change it?*

If you have an environmental investigation undertaken at your site, it is important that you send us the results and we will review the site's category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities, or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, the property will not be removed from the SLUS register but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

### **IMPORTANT**

We are continually updating the SLUS database, so although a site may not currently be registered on the SLUS, this does not necessarily mean that it hasn't been used for a HAIL activity in the past. We recommend that you check this out for yourself, as well as asking us. You can do this by asking your local council, current and previous owners, neighbours etc.

To ensure the information we collect is as accurate as possible, we send the site owner a summary of the information we hold. We then ask them to check the information before we register the site. Until this process is complete, the status of the site is termed "Unverified", which means that the history of hazardous activity(ies) or industry(ies) that are and/or have occurred at the site has not been confirmed. If we have already confirmed that the site is contaminated we will still inform the site owner to ensure that our information is correct.

## How does Environment Southland classify sites on the SLUS?

Once Environment Southland and a site owner verify a site's land use, we assign the site a category on the SLUS register. Please refer to the site categories and definitions below.

### Selected Land Use Sites Register – Site categories and definitions

Following verification of a Hazardous Activities and Industries List (HAIL) site with the property owner, Environment Southland assigns the site a category on the Selected Land Use Sites Register.

**If analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:**

<b>Unverified HAIL</b>	Information sources suggest a HAIL land use has occurred, however the reported land use has not been confirmed.
<b>Verified Non-HAIL</b>	Information shows that the site has never been associated with any of the activities or industries on the HAIL.
<b>Verified HAIL – risk not quantified</b>	Insufficient information to quantify adverse effects or risks to people or the environment from known HAIL activities. The site may not have been investigated, or if it has, sampling may be inadequate to assess the risk, or some activities on site may not have been investigated. Contamination may have occurred, but should not be assumed to have occurred.
<b>Verified HAIL – at or below background levels</b>	Site investigation demonstrates soil at background concentrations. The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that naturally occur in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.
<b>Verified HAIL – suitable for land use</b>	The site investigation demonstrates soil at concentrations acceptable for current or proposed land use. The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risk to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

<p><b>Verified HAIL – managed for land use</b></p>	<p>The site investigation demonstrates that hazardous substances are present but risk of exposure has been managed. The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have potential to cause adverse effects or risks to people and/or the environment. However these risks are considered managed because:</p> <p>The nature of the use of the site prevents human and/or ecological exposure to the risks, and/or the land has been altered in some way and/or restrictions have been placed on the way it has been used which prevent human and/or ecological exposure to the risks.</p>
<p><b>Verified HAIL – contaminated for land use</b></p>	<p>Site investigation demonstrates that contaminants in soil, sediment, groundwater or surface water exceed criteria and are likely to pose a risk. The site has been investigated. The results show that the site has a hazardous substance in or on it, or in groundwater or surface water that:</p> <ul style="list-style-type: none"> <li>• Has significant adverse effects on human health and/or the environment, and/or</li> <li>• Is reasonably likely to have significant adverse effects on human health or the environment.</li> </ul>



## Environment Southland

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