

Chapter 4 – General Rules

Earthworks



Overview

Earthworks are an essential part of the City's on-going infrastructure and development.

As the City continues to grow, earthworks have become an area of concern – particularly when in close proximity to residential development where there is potential to cause significant negative environmental effects. These can include:

- Increased volumes of sediment onto and into Council infrastructure and assets.
- Visual changes and construction effects including traffic movements, noise and dust.
- Natural hazards such as erosion, slope instability, altered drainage patterns and flood risk.
- Loss or damage to natural landforms and features.
- Discharge or disposal of material from contaminated sites.



Current Rules

- The current plan provides limited control over earthworks which is restricted to coastal zones, harbour boundaries and ecological areas.



Key Changes Proposed

- Requirements for erosion and sediment control measures.
- Limits on earthworks where they occur in sloping areas, on a heritage site or contaminated site.
- Limits on earthworks where they occur in flood prone, coastal erosion, landscape and ecological areas, or high voltage transmission areas.
- Permitted thresholds of 700m³ for the residential zone and 1000m³ for the commercial and industrial zones.



Reason for the Change

- To protect residents and the environment from the negative effects of earthworks.

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