

CITY OF TAURANGA DISTRICT PLAN REVIEW
Issues and Options

ISSUE: Earthworks	
Issue Summary	The District Plan currently only specifies limits over earthworks in coastal, flood prone and ecological areas. There is either no control, or unclear direction on the ability to control earthworks outside of these areas.
Introduction	<p>The role of the Council through the District Plan is to address matters of subdivision, land use and development to meet the purpose of the RMA – the sustainable management of resources. In meeting this objective, adverse effects of activities on the environment are to be avoided, remedied or mitigated.</p> <p>Earthworks involve the disturbance of land by moving, removing, placing or replacing earth, or by excavation cutting, scraping, filling or backfilling.</p> <p>If not managed well earthworks have the potential to cause significant adverse effects on the environment such as:</p> <ul style="list-style-type: none"> • Increased loadings of sediment onto and into roads, stormwater drains etc. • Effects on local amenity such as visual changes and construction effects including traffic movements, noise and dust. • Effects on natural hazards, such as induced or accelerated erosion or slope instability, altered drainage patterns and flood risk. • Loss or damage to natural landforms and features. • Discharge or disposal of material from contaminated sites.
Identification of Issues	<p><i>Existing Situation</i></p> <p>Currently the District Plan includes some quite restrictive earthworks controls in relation to such ‘sensitive’ areas as ecological sites, riparian margins, the Coastal Hazard Erosion Protection Area (CHEPA) and the Flood Hazard Policy Area (FHPA).</p> <p>Outside of these areas earthworks are generally permitted where they are incidental to a permitted activity (e.g. building a house or office) or a subdivision.</p> <p>To date this has resulted in relying on the Building Act for site specific earthworks and the Regional Council (i.e. Environment Bay of Plenty (EBOP)) for large scale earthworks.</p> <p><i>Some Issues</i></p> <ul style="list-style-type: none"> • Should the amount of cut and fill on a site be controlled to limit potential adverse amenity effects on neighbouring properties (e.g. raising ground level for height advantages)? • Should there be more control over earthworks in

	<p>geotechnically sensitive areas where there is likely to stability issues (e.g. steep slopes or poor soil conditions)?</p> <ul style="list-style-type: none"> • Should we manage the effects of construction traffic associated with earthworks? • Should we consider limiting earthworks in areas that are subject to seasonal influxes of population (e.g. downtown Mount Maunganui)? • Relying on EBOP to regulate earthworks provide a focus on regional issues and does not address localised effects. What can we do about this?
Description of some options	<p>One option is to identify the potential adverse effects associated with earthworks and consider what standards could be developed to control these effects. This could result in more specific controls which recognise the character of particular areas within Tauranga including:</p> <ul style="list-style-type: none"> • Controlling the size of an area that can be exposed on site during earthworks. • Controlling the amount of cut and fill that can take place on slopes. • Controlling the volumes and locations of cut and fill that can occur on site. • Controlling the time, numbers and passage of construction traffic associated with earthworks. <p>Alternatively you may consider that maintaining the existing earthwork standards provide an acceptable outcome for the community and the environment.</p>
Relevant technical information	<p>Further information on how district plans can manage the effects of earthworks be viewed at: www.qualityplanning.org.nz/plan-topics</p> <p>Other council's approaches to earthwork controls can be viewed at: www.lgnz.co.nz/lg-sector/maps</p>
Key Contact	<p>If you require any further detail on this issue, or any other matter to do with earthworks please contact:</p> <p>James Danby Planner: Environment email: james.danby@tauranga.govt.nz ddi: 07 577 7322</p> <p>or visit www.taurangadistrictplan.govt.nz</p>