

## DISTRICT-WIDE MATTERS

# Earthworks

## General Overview

**We are reviewing and updating our current District Plan – looking ahead to the next 10 to 15 years. The Kaipara District Plan is essentially the ‘rule book’, which is applied to manage development, activities and the environment within the district.**

The District Plan influences the future shape and feel of our district, which is why it's important for Kaipara communities to be informed and get involved. Its purpose is to protect our environment, historic locations and cultural tāonga for future generations, through sustainable management of our resources, while supporting our communities to develop and grow.

We're seeking input on the Proposed District Plan from Monday 28 April to Monday 30 June 2025.

## How much is changing?



NOT  
MUCH

A LOT

**Earthworks can have a significant effect on amenity, landscape, and cultural values across the Kaipara District if not carefully managed.**

Earthworks enable subdivision and land use development in rural and urban zones. They need to be managed through the District Plan rules to maintain the amenity and landscape values of an area and to manage other potential adverse effects. For example, the Proposed District Plan controls for dust, silt and sediment aims to ensure that earthworks activities do not result in sediment and dust entering neighbouring properties.

### What are we proposing?

We are taking a balanced approach to earthworks activities across the district, enabling earthworks activities where we can. We are also aiming to achieve consistency with the controls on earthworks in the Northland Regional Plan to avoid unnecessary duplication.

The Proposed District Plan recognises that there are some special sites that should be protected and therefore the new rules provide greater control in these areas.

### Key changes are:

- The earthworks rules are primarily in one chapter in accordance with the National Planning Standards. The exception is where earthworks are undertaken in a mapped overlay area on a property (i.e. Coastal Environment, Outstanding Natural Feature (ONF), Outstanding Natural

Landscape (ONL)), or if the earthworks are within a Historic Heritage area, Site of Significance to Māori or within proximity to a Notable Tree where more stringent earthworks rules apply.

- The rules have been simplified into a single general earthworks rule along with specific rules for farm quarrying and for quarrying and mining. The rules also make it clear land disturbance that does not physically alter the profile of the land is permitted.
- The rules for earthworks across the Kaipara district are not significantly different from the current rules. However, in the General rural zone, the rules align with the Regional Council volumes and area thresholds allowing more volume than is currently provided for.

# Earthworks Key FAQs

## What volume of earthworks will I be able to do on my property year?

Depending on your property zone, the following m<sup>3</sup> and m<sup>2</sup> thresholds apply for earthworks in any 12-month period per site.

Zone	Volume (m <sup>3</sup> )	Area (m <sup>2</sup> )
Natural open space	200	2,500
General residential	200	2,500
Open space, Sport and active recreation	1000	2,500
Commercial	200	2,500
Rural lifestyle	1,000	2,500
Light, Heavy Industrial, Māori purpose zone, Hospital zone	1,000	2,500
General rural	5,000	2,500

## What if my property is located within a sensitive environment overlay?

There will be additional restrictions on proposed earthworks that are located within a mapped overlay area, or within a site or area of Significance to Māori, a heritage site or within proximity to a notable tree. There are also some exceptions where the earthworks are associated with existing lawfully established activities.

Zone	Volume (m <sup>3</sup> )	Area (m <sup>2</sup> )
Coastal environment	500 per 10-years	N/A
High Natural Character Area	250 per 10-years	N/A
Outstanding Natural Character Area	250 per 10-years	N/A
Outstanding Natural Feature (outside coastal environment)	150 per 12-months	150
Outstanding Natural Landscape (outside coastal environment)	150 per 12-months	150
Flood Hazard Area	50	50-100

## Can I still have a farm quarry?

Yes, farm quarrying can be undertaken as a permitted activity but there will be limits on the volume of material that can be quarried from the site.

## Is mining and quarrying covered in the earthworks chapter?

Yes, they have been provided for as a discretionary activity.

## Summary

- The Proposed District Plan provides an updated range of earthworks controls.
- The proposed earthworks rules in the General rural zone align with Regional Council requirements and provide flexibility outside sensitive environments.
- The Earthworks chapter provides for mining and quarrying activities as discretionary activities.
- Requirements for Earthworks are easier to find and understand as the Proposed District Plan follows the National Planning Standards format, with all earthworks rules located in one chapter (except when located in certain sensitive environments).



**We'd love to hear  
your views:**

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