

SUMMARY

CHANGES TO RULES FOR F9 URBAN FLOOD HAZARD OVERLAY

(Proposed Plan Change 48 to the Combined Regional Land and District Plan)

Urban flooding can sometimes pose a threat to people and their property. Like most urban areas in New Zealand, Gisborne faces the risk of flooding, especially during heavy rainfall events. Stream flooding directs the energy of floodwaters out of the stream or channel and on to the flood hazard zone. This can result in flooding of properties and/or other structures in the flood hazard zone damaging property.

It is important to protect stream channels to keep any structures out of the flood hazard overlay, and maintain a natural functioning stream and flood zone system. It is also important to avoid locating structures where they could be damaged during a flood. However, it is not considered necessary to prohibit all structures in the flood hazard zone. Sometimes protection works need to be installed to protect other structures or property. Other structures may also be designed and built with no significant flood hazard risks.

The current rule prohibits all structures within the F9. It has been recommended that Council notify Proposed Plan Change 48 to the District Plan. This proposal includes new rules to make structures in the F9, other than buildings, discretionary activities.

Reasons for proposing the new rules includes:

- provides greater clarity about the activity status of each type of structure;
- allows for consideration of river control/protection works and structures to enhance access and amenity to riverine environments in the flood hazard overlay, rather than prohibiting all structures;
- gives discretion to consider other types of structures that may have a functional need to locate in the F9; and
- meets the relevant objectives of the Regional Policy Statement and District Plan.

This proposal is seen as a more effective and efficient way of achieving the objectives in the Regional Policy Statement and District Plan for hazard management.