

A guide for...

Building on Flood Prone Sites



Building Services



Building Consent Requirements

There are many areas of land within the Council's district that are prone to flooding. Council has included areas subject to flooding in a series of "flood overlays" in the Tairāwhiti Resource Management Plan (TRMP) maps. No habitable buildings are allowed in the F1 and F9 flood overlay areas and in other cases Council has a responsibility to ensure that the floor level of any new habitable buildings finishes at a height above an assessed flood level with adequate margin of safety (freeboard).

Note: While floor levels have generally been set by the flood overlays in the TRMP, the Building Act 2004 specifically considers natural hazards in sections 71 to 74. Flood inundation is one of the specified hazards within these sections. Therefore, Building Services may require a floor height greater than that specified in the TRMP if it is identified that a higher flood hazard risk exists. Building Services has also raised the safety margin from the TRMP 300mm freeboard to 500mm which is consistent with most councils around New Zealand and gives more surety for climate change weather events and sea level rise.

Post Cyclone Gabrielle Floor Heights

Lifting houses that were inundated during Cyclone Gabrielle will require a building consent. The required height will be the mapped cyclone flood levels plus the 500mm freeboard. Applications must have documentation that shows, the finished floor height, the finished ground levels, bearing capacity report with specific foundation design if required, foundation bracing plan. If the building will be more than 1m above finished ground level and decks, landings, and stairs, must have safety from falling provisions that comply with NZ Building Code clause F4.

Even if buildings weren't inundated on a property but that property was subject to flooding from Cyclone Gabrielle then any floor heights for new, or buildings being lifted, will be the flood height plus 500mm freeboard.

The following information will be required for Building Consent applications in areas, other than F1 and F9, identified as being flood prone in the TRMP.



City:

No contours are required, but levels are required in some cases:

F7 - Urban Stormwater Flood Hazard areas & F8 - Urban Ponding areas:

If the site is within an F7 or F8 overlay in the Proposed Gisborne District Combined Regional Land and District Plan, the following is required:

- ↔ a site plan showing the exact position of the house in relation to the legal boundaries.
- ↔ a benchmark* adjacent to the building site.
- ↔ existing ground levels at the corners of the proposed building.

All other Residential Zones within Gisborne City

Except on hill slopes, any new residential building erected or relocated shall have minimum habitable floor levels of 250 mm above general ground level.

Rural:

F2 & F2a areas:

Construction, alteration or relocation of any building in the F2 and F2a areas is a restricted discretionary activity and floor heights will be set by TRMP requirements.

Poverty Bay, Mangatuna/Wharekaka and Te Karaka floodplain areas:

Floor levels in Te Karaka have been required to be 1000mm above finished ground by the TRMP. Post Cyclone Gabrielle floor levels take precedent until new TRMP rules are promulgated.

F3 - Flood Ponding areas

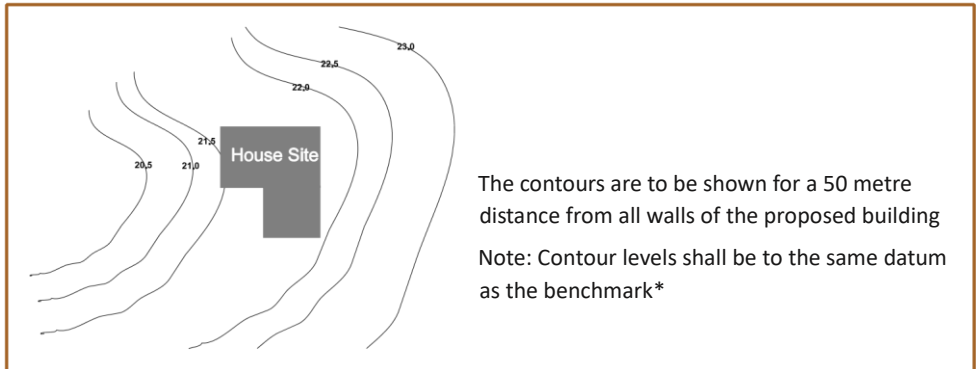
The following information is required:

- ↩ a site plan showing the exact building site in relation to the legal boundaries
- ↩ a benchmark* adjacent to the building site
- ↩ existing ground levels at the corners of the proposed building

F4 - Areas liable to flooding & F5 - Flood Fringe areas:

The information required for the F3 area (previous); **plus** contour information as follows:

- for a slope of < 2% gradient show contours every .25m
- for a slope of 2 - 5% gradient show contours every .5m
- for a slope of > 5% gradient show contours every 1m



- Any road/footpath crown levels or stop bank levels on the side of the property are also to be shown as they may cause impediments to overland flow paths and raise water levels on a property

**Benchmark = You are required to have on site a floor height datum peg from which the floor height can be checked by the Construction Inspector. The datum peg should be in terms of LINZ (Land Information New Zealand) datum i.e. mean sea level = 0.00 metres.*

The placement of this peg must be done by a private registered surveyor.



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