

A guide for...

# Building on Flood Prone Sites



Building Services



# Building Consent Requirements

There are many areas of land within the 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 maps. No habitable buildings are allowed in the F1 and F9 flood overlay areas. 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.

The following information will be required for building consent applications in other areas identified as being flood prone in the Tairāwhiti Resource Management Plan (TRMP).

## City

No contours are required, but levels are required when a property is subject to a flooding hazard.

### **F7 - Urban Stormwater Flood hazard areas and F8 - Urban Ponding areas**

If the site is within an F7 or F8 overlay in the TRMP you'll need:

- ↔ 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 (except on hill slopes)**

Any new residential building erected or relocated shall have minimum habitable floor levels of 250mm above general ground level.

## Rural: All

### **F2 & F2a areas**

Construction, alteration or relocation of any building in the F2 and F2a areas is a restricted discretionary activity.

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

### **F3 - Flood Ponding areas**

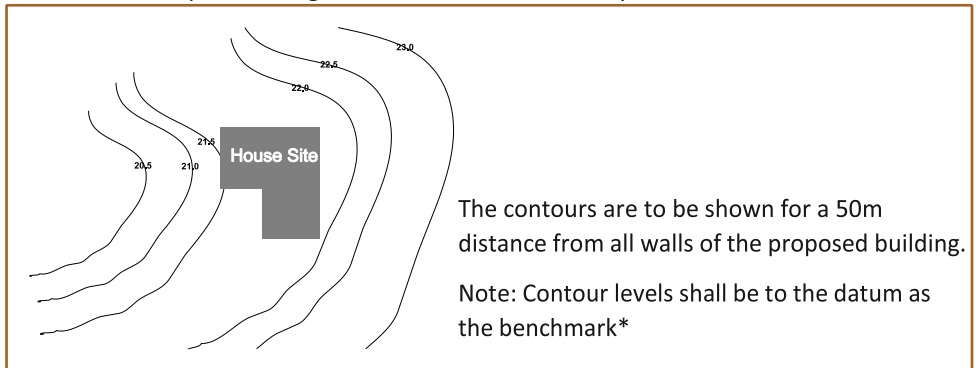
The following information is required:

- ↪ 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 and F5 - Flood Fringe 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
- ↪ any road/footpath crown levels or stopbank levels on the down hill side of the property
- ↪ contour information:
  - 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



*\*Benchmark = On site you'll need 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 can be done by a private registered surveyor.*



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