



Cyclone Bola 1988

GISBORNE DISTRICT COUNCIL

BUILDING SERVICES

A GUIDE FOR BUILDING ON FLOOD PRONE SITES



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 District Plan 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. Therefore the following information will be required for Building Consent applications in other areas identified as being flood prone in the Proposed Gisborne District Combined Regional Land and District Plan:

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.

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.

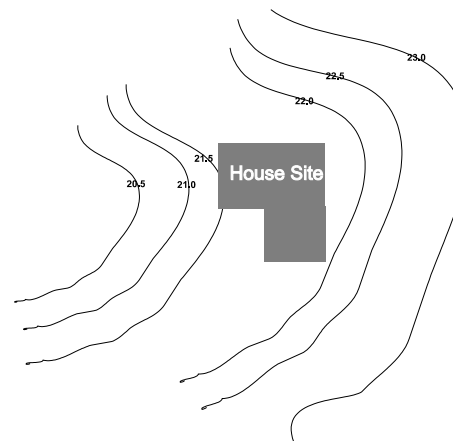
F4 - Areas liable to flooding & F5 - Flood Fringe areas:

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

For a slope of < 2% gradient show contours every .25 m.

For a slope of 2 - 5% gradient show contours every .5 m.

For a slope of > 5% gradient show contours every 1 metre.



The contours are to be shown for a 50 metre distance from all walls of the proposed building.

Note: Contour levels shall be to the same datum as the benchmark*.

- Any road/footpath crown levels or stopbank levels on the down hill side of the property are also to be shown.

*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 can be done by a private registered surveyor or by Council staff. If you choose to employ Council staff, an application form for notice to set building at a minimum floor level will have to be completed and returned to the Council with the appropriate fee.