**TCDC District Plan**

**453 - Standards**

Floor levels of all houses and all habitable rooms shall meet the following [standards](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External):

In areas covered by flood management plans:

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| (a) | Primary overland flow areas: Not less than one metre above natural [ground level](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External); |
| (b) | [Secondary overland flow](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External) areas: Not less than 0.5 metres above natural [ground level](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External); |
| (c) | [Ponding areas](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External): Not less than 0.5m above the flood datum level stated on the planning map; |
| (d) | [Overland flow and ponding](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External) areas: Not less than one metre above natural [ground level](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External). |
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Floor levels of all houses and all habitable rooms for sites located in a flood [hazard area](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External) shall meet the following standard;  
Not less than 0.5 metres above predicted flood levels. **Predicted flood levels are determined by reference to flood modelling, flooding history, a derived flood event, and existing flood protection measures.** In defended areas, floor levels must be 0.5 metres above the predicted flood level for a [1% flood](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External) event.

In defended areas, new houses must be set back a minimum of 20 metres from the base of any flood defence, unless an easement, or other legal instrument, for the purposes of access to and [maintenance](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External) of the flood defence has been registered on the Computer Freehold Register or Certificate of [Title](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External).

In medium flood hazard areas, replacement houses or additions to houses must be designed with foundations that are open and allow the free passage of floodwaters to pass beneath them to ensure habitable areas are not subject to inundation and floodwaters are not diverted or displaced onto surrounding properties.  
  
To ensure compliance with this standard a report from a suitably qualified expert (e.g. hydrological engineer) is required to accompany any [building](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External) consent for the activities listed above, confirming that the proposal complies with this requirement.

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| **Note** | Ground levels and hazard setback lines should be confirmed by survey. |
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| **Note** | Coastal flooding and erosion areas setback [standards](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External) are applied and enforced under the [Building](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External) [Act](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External).  Locations where the setbacks apply are shown on the same maps as those which define "Beachfront Yards" in Section 9 under "[Yard](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External)".  The setbacks under the [Building](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External) [Act](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External) apply to buildings and structures including septic tanks and their disposal fields as follows:  No Buildings: Structures or septic tanks or their disposal fields shall be located within 30m inland from the toe of the natural shoreline or seaward vegetated toe of the foredune on the East Coast.  No Buildings: Structures or septic tanks or their disposal fields shall be located within 15m inland from the natural shoreline on the West Coast between Tararu and Waikawau (inclusive).  Relocated Buildings: May be situated between the 30m and 60m hazard lines, East Coast (measured as above), provided that [Council](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External) may require a greater setback or [building](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External) to be relocatable in other circumstances if required because of the severity of the erosion or flooding risk. |
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| **Note** | Ground levels and hazard setback lines should be confirmed by the most appropriate means for the solution as directed by [Council](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External)'s [Building](https://eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_ODP2010_External) Inspector. |