Ōpōtiki District Council
STRONG COMMUNITY STRONG FUTURE

Building Platform Level Advice

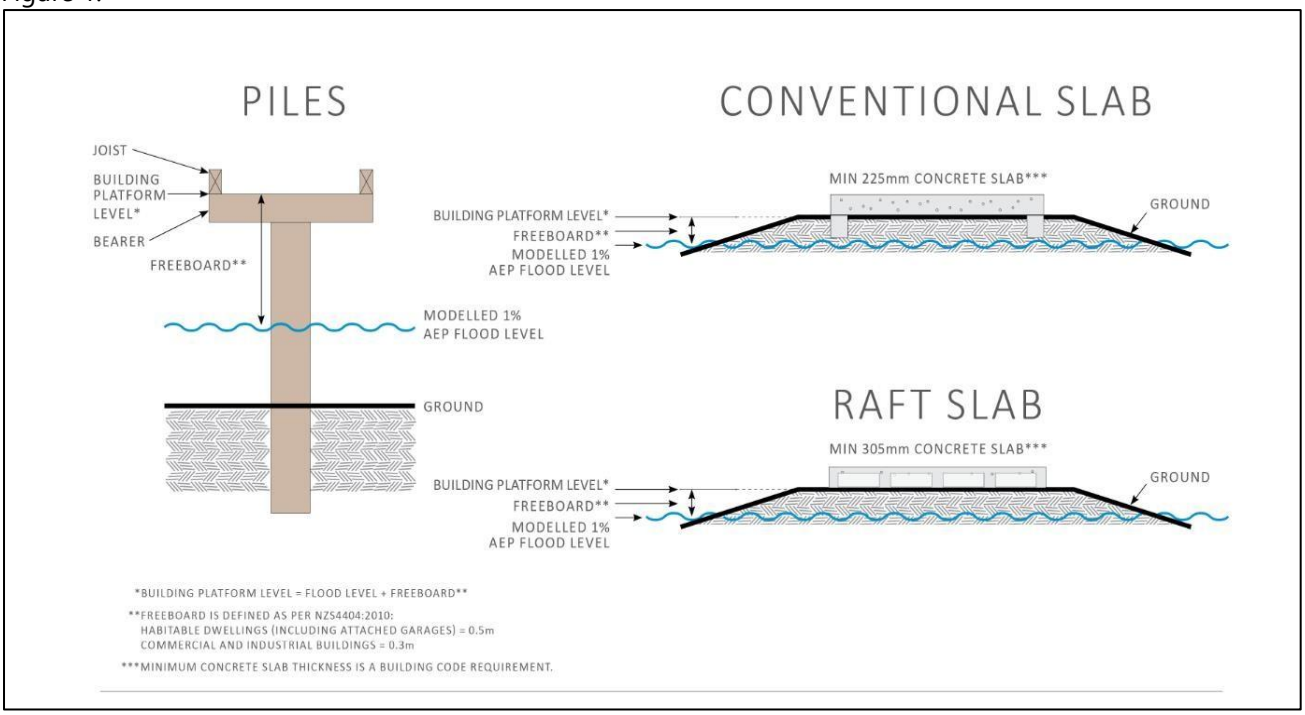
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Introduction

The Ōpōtiki District Plan requires all buildings to be constructed so that water will not enter the building during a flood or coastal inundation event.

To achieve this, the building must have a "Building Platform" that is above a specified level. The Building Platform level is determined by applying a freeboard[1] on top of a specific Annual Exceedance Probability (AEP) Flood Level[2] as demonstrated in Figure 1:

Figure 1.



1 The amount of any freeboard that is applied will depend on the AEP model used, the type and use of the building and any particular features of the site. Further information about freeboard is included below.

2 1% AEP Coastal inundation event if the site is in the Coastal Environment and a 2% AEP flood event elsewhere.

How do I know what the Building Platform Level is?

Ōpōtiki Township (excluding Hukutaia)
If your property is located within Ōpōtiki township (excluding Hukutaia) please email development.engineering@odc.govt.nz and request a Building Platform Level letter for the site.

All other Rural and Coastal sites (including Hukutaia, Waiotahe Drifts and Waiotahe Dunes)
If your property is not in the Ōpōtiki township, you must first obtain a Flood Level letter from the Bay of Plenty Regional Council (BOPRC). This letter will advise if the site is subject to flooding or coastal inundation. You can request a Flood Level letter from BOPRC online at: Flood level report

Once you have received the Flood Level letter from BOPRC, please email it to development.engineering@odc.govt.nz Staff from Ōpōtiki District Council will then provide a second letter that confirms the freeboard component and sets the required Building Platform level.

How do I use the Building Platform level information?

Once you know the required Building Platform level your architect or draftsperson can design the building to comply. As shown in Figure 1, the Building Platform level is measured to the underside of the floor joists, or underside of the floor slab.

In many cases, a pile foundation design may be the necessary or most desirable way to achieve the minimum Building Platform level. If you propose to build up the ground level of your property with fill, you will need to ensure that the design includes an offset in flood storage capacity and measures to avoid any displacement of surface water onto adjoining properties. It is best to discuss this option with council staff before completing any design work.

You must submit a copy of the Building Platform advice letter you received from Ōpōtiki District Council when you submit your building consent application.

Will I need resource consent?

If the design of your proposed building does not achieve the Building Platform level, then resource consent is required. We recommend that you contact the Ōpōtiki District Council's Planning team to discuss this matter prior to preparing any detailed plans or lodging a resource consent application.

Depending on the specific proposal, it may be possible to obtain resource consent for a building with a non-complaint Building Platform. Examples of mitigation measures that would be considered are:

- The use of the building (e.g whether it is non-habitable shed or garage only).
- The building materials and their ability to withstand impact and damage from inundation (i.e. use of concrete panels or concrete block, lack of internal linings such as gib, height of electrical fittings and services).
- Design and installation of flood protection barriers (ie on doorways and windows to prevent water entering a building)
- Use of piled foundations and the ability to raise or relocate the building in the future.

Any resource consent application would be assessed against the objectives and policies in the Ōpōtiki District Plan related to natural hazards, as well as those in the relevant regional and national planning documents. The application will need to demonstrate the proposal is consistent with them.

How do council staff determine the freeboard used to set the Building Platform level?

A freeboard allowance is added to the AEP Flood Level to account for any uncertainties associated with historical data, hydraulic assessments or other potential influences such as wave generation from vehicles driving through flood waters.

The application of freeboard is at the council's discretion. However, Table 3 below[3], is used as a baseline when determining the appropriate freeboard to be added to the AEP Flood Level.

Table 3: Minimum Freeboard Requirements

Type of Structure	Freeboard height above design inundation level
Non-habitable residential buildings and detached garages*	0.20m
Commercial and industrial buildings*	0.30m
Habitable dwellings (including attached garages)*	0.50m
Major community facilities related to supply of electricity, telecommunications, water supply or wastewater disposal	0.60m
Bridges and buildings over watercourses (freeboard to the underside of structure)^	0.60m

** Levels as per NZS4404: 2010 Land Development and Subdivision Infrastructure*
^ Levels as per NZTA Bridge Manual, SP/M/022, 3rd edition, May 2016

What do the Building Platform requirements apply to?

The rules in the Ōpōtiki District Plan refer all "buildings". The definition of "building" in the Ōpōtiki District Plan is the same as in the Building Act 2004. That means that non-habitable buildings such as garages and farm buildings must also achieve the required Building Platform level. Extensions to existing buildings must also achieve the specified level.

The Building Act 2004 also contains Schedule 1 which sets out projects for which building consent is not required. However, as these projects still fall within the definition of "building", they must achieve the required Building Platform level. However, they are excluded from the need to obtain a building consent.

For example, a "single storey detached building less than 10m^2 in floor area" does not require building consent because it is excluded by Schedule 1. However, it must still achieve the required Building Platform level. If it does not, it will require resource consent.

Will the building consent be issued with a Section 73 condition?

If the land is subject to a natural hazard(s) such as flooding or coastal inundation, then the building consent application will be assessed against Sections 71-74 of the Building Act 2004. Depending on the scope of works and the extent of the hazard relative to the building works, a building consent may be issued with a s73 condition that requires a notice to be registered on the Record of Title. This assessment will be undertaken regardless of whether the building achieves the Building Platform level. Further information is available at natural-hazard-provisions-guidance.pdf

[3] From the Subdivision and Development Standard NZS4404:2010