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## 2012/002: Compliance of proposed building work on land subject to inundation

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Abbreviation

2012/002

Valid from

20/01/2012

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Information provider

Ministry of Business, Innovation and Employment

Information type

Determination

Format

PDF

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### Description

This determination arises from a proposal by the applicants to build a house (the proposed work) in the flood plain of the Kauaeranga River being land which is subject to inundation. It is proposed to locate the house on a specifically engineered building platform in order to raise the house above the level of a 100-year flood event. In conjunction with building the platform the applicants propose to carry out earthworks to modify the river terrace adjacent the river to compensate for the obstruction caused by the platform. The authority considered that the proposed work will not meet the requirements of the Building Code in respect of the possible adverse effect of the work on neighbouring property. The matter to be determined is whether the proposed work would, in principle, comply with Clause E1 Surface water of the Building Code (Schedule 1, Building Regulations 1992). A formal application for building consent has been subsequently made by the applicants and refused by the authority (refer paragraph 3.8). The reasons for the authority's decision to refuse the application do not have a direct bearing on matter to be determined.

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