

Chapter 8 – Natural Hazards

Flood Hazard Plan Area

Overview

Low lying areas adjoining the Tauranga Harbour are potentially subject to flooding during significant storm events.

Council has sought over a number of years, to manage this hazard risk by identifying areas subject to this flood potential, and through the current District Plan, require that appropriate measures are put in place to ensure buildings are protected from this risk. These areas are shown on the District Plan maps as the 'Flood Hazard Plan Area'.

As part of the development of the City Plan, these areas were reviewed and updated.

Current Rules

- The current District Plan has rules in place that lessen the potential risk to landowners by requiring that subdivisions and developments in the Flood Hazard Plan Area are appropriately designed to avoid any flood risk (generally through earthworks).
- Existing developments are only affected by these rules upon redevelopment.

Key Changes Proposed

- Existing rules have not been changed, rather a review of the areas within the City potentially subject to storm surges and harbour flooding has been undertaken.
- There is an overall reduction in areas identified as being subject to flooding from storm surges across the City, however some areas (not previously identified in the current District Plan), are now considered subject to harbour inundation. It is noted that these areas would always have been subject to this risk; however mapping technology has now only allowed these areas to be identified.

Reason for the Change

- To manage subdivision and developments within the Flood Hazard Plan Area and ensure future uses are planned in a way that reduces impacts on people and property.

(see detailed image over page)

Key Contact

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Flood Hazard Plan Area



The aerial photograph identifies those low lying areas close to the Harbour that are potentially subject to harbour flooding as shown on the Proposed City Plan maps.