
706 Worcester Street - Floor Levels - 31/10/2025

1 message

FloorLevels <FloorLevels@ccc.govt.nz>

To: Saia Thomas

Kia ora Saia,

Please find below a finished floor level (FFL) and flood assessment for 706 Worcester Street.

Vertical Datum Change

- Floor level data is currently provided in the **New Zealand Vertical Datum 2016 (NZVD2016)**.
- Any emails providing floor level data prior to Monday 27 January 2025 were provided in the [Christchurch Drainage Datum](#).
- A vertical datum is a fixed starting point from which we measure heights and depths. The previous datum uses a different starting point to NZVD2016, which means the value Level but will not change the height you build above ground to provide protection from flooding.
- To convert between datums, we recommend you follow the [instructions on our website](#) or engage a qualified surveyor.
- When providing information to us, please clearly identify which datum you have used. Our Building and Planning teams are aware of the change.

Finished Floor Levels Requirements**NZ Building Code:**

Minimum FFL required for compliance with Clause E1 of the New Zealand Building Code based on providing protection from a 1 in 50 year flood event with sea level rise allowance. This FFL may not be required for all structures and is for building code performance purposes only. Where a specific FFL is not required, compliance with the Building Code can be

The FFL requirement is currently: **2.77 m RL**.

Please contact the duty Building Consent Officer dutyBCO@ccc.govt.nz for more information.

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Christchurch District Plan:

Property or parts of it in District Plan Flood Management Area: **Yes**

Property or parts of it in District Plan Fixed Minimum Floor Level Overlay: **Yes**

Minimum FFL required for compliance with [Chapter 5.4](#) Flood Hazard Rules of the District Plan for properties located within the Flood Management Area. Resource consent is required

The FFL requirement is currently: **2.90 m RL**.

Flood Management Area FFLs are set using criteria set out in [Chapter 5.4](#) of the Christchurch District Plan. Please contact the Duty Planner (03 941 8999 or dutyplanner@ccc.govt.nz)

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Recommended Floor Level (May be required as a condition of a resource consent in some circumstances*):

The extent of the Flood Management Area and minimum FFL set by the District Plan Flood Management Area rules are based on flood predictions that include tide information. New Area and Fixed Minimum Floor Levels in the District Plan. The recommended FFL will achieve the level of flood protection that is intended by the District Plan, but is not a mandate calculated, using the new tide or flooding information, based on the currently predicted 1 in 200 year flood level with 1.0m sea level rise allowance plus 400mm freeboard, or the Flood Management Area Floor Level, not the recommended FFL.

**This FFL may be required to be met for developments requiring resource consent in some circumstances, please contact the Duty Planner for more information.*

The FFL recommendation is currently **3.13 m RL**.

Please contact floorlevels@ccc.govt.nz for more information.

Predicted Flood Levels

Predicted **1 in 10 year** water level: **No flooding predicted.**

This is the predicted maximum water level in a 1-in-10-year flood. It does not include sea-level rise or an increase in rainfall intensities due to climate change.

Please note: If the property is predicted to be affected by a 1-in-10-year flood and you are proposing to undertake work on the site, we recommend you contact the Council for guidance.

Predicted **1 in 50 year** water level: **2.37 m RL**

This is the predicted maximum water level in a 1 in 50 year flood event. The prediction allows for sea level rise(0.45m or 0.5m) and an increase in rainfall intensities as a result of climate change.

Predicted **1 in 200 year** water level: **2.46m RL**

This is the predicted maximum water level in a 1 in 200 year flood event. The prediction allows for 1.0 m sea level rise and an increase in rainfall intensities as a result of climate change.

Estimated Ground Levels

Our latest LiDAR information indicates that the average ground elevation at the property is approximately **2.47** m RL, ranging between **2.30** m RL and **2.70** m RL.

Disclaimer

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- i. Floor level data is currently provided in the [New Zealand Vertical Datum 2016 \(NZVD2016\)](#).
 - ii. Please note that any Flood Level estimate(s) may differ from observed levels in previous or future events.
 - iii. The FFL assessment is for flood limitation purposes only, and does not include consideration for other building consent aspects such as on-site drainage or service connections.
 - iv. Any consent application lodged for this site will be assessed based on the most recent flood modelling information available at the time of lodgement, and the above level is subject to change.
 - v. The content of this email does not constitute a 'Minimum Floor Level Certificate' as defined in the District Plan ([Rule 5.4.1.2](#)). To request one, submit a [P-022 form](#), located within the District Plan.

For more information, please visit: <https://ccc.govt.nz/flooding-and-floor-levels>

Ngā mihi,

Jig Dhakal

Stormwater Planning Engineer
Asset Planning - Stormwater & Waterways

(she/her)



03 941 5426



Jigyasa.Dhakal@ccc.govt.nz



Te Hononga Civic Offices, [53 Hereford Street, Christchurch](#)



PO Box 73014, Christchurch 8154



ccc.govt.nz

From: Saia Thomas
Sent: Thursday, 30 October 2025 2:41 pm
To: FloorLevels <FloorLevels@ccc.govt.nz>
Subject: Re: 706 Worcester St - Floor Levels - 30/10/2025

Hi Jig,

I'm after the typical information that is issued - ground heights, required floor heights for new construction etc.

Regards,

Saia Thomas

On Thu, 30 Oct 2025 at 14:34, FloorLevels <FloorLevels@ccc.govt.nz> wrote:

Kia ora Saia,

If you are after the existing floor levels of any dwellings already on the property, please see below extract from our website:

Finding property information

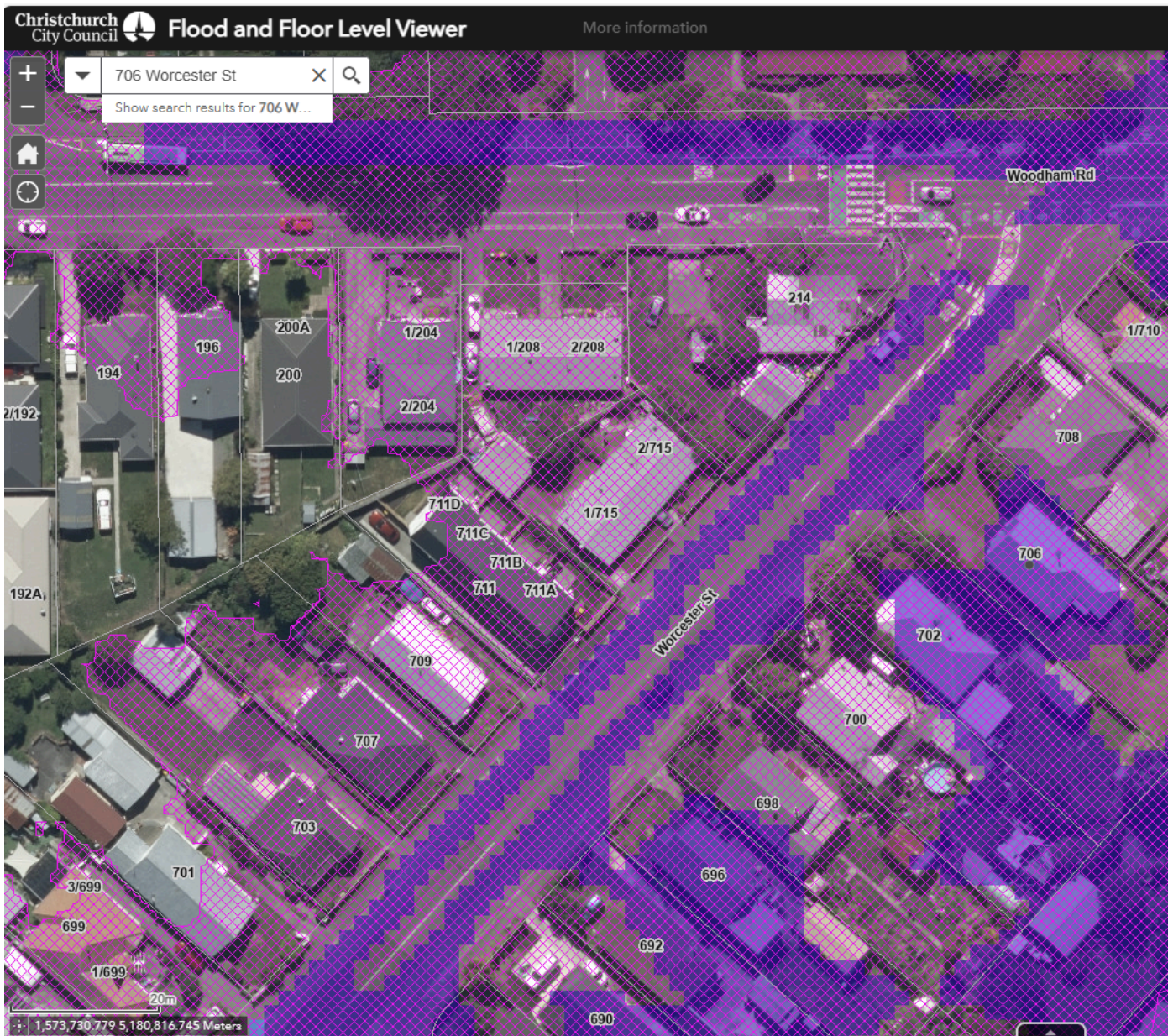
Existing floor levels

You need to hire a registered surveyor to measure your building's existing floor level, as we don't keep a database of floor levels.

For newer homes, the design floor level may be noted in building consent documents. However, there's no guarantee it was built exactly to that level, and natural factors, like land settlement, can cause changes over time.

If you are building or developing on this land, you can request a calculation on required finished floor levels for your proposed building.

Otherwise, you might find the following screenshot of our flood map helpful



Ngā mihi,
Jig

From: Saia Thomas
Sent: Monday, 20 October 2025 3:38 pm
To: FloorLevels <FloorLevels@ccc.govt.nz>
Subject: [706 Worcester St](#) - Floor Levels

Hi there,

Could you please forward through the FMA information relating to [706 Worcester St, Linwood](#).

Thank you for your assistance.

Regards,
Saia Thomas