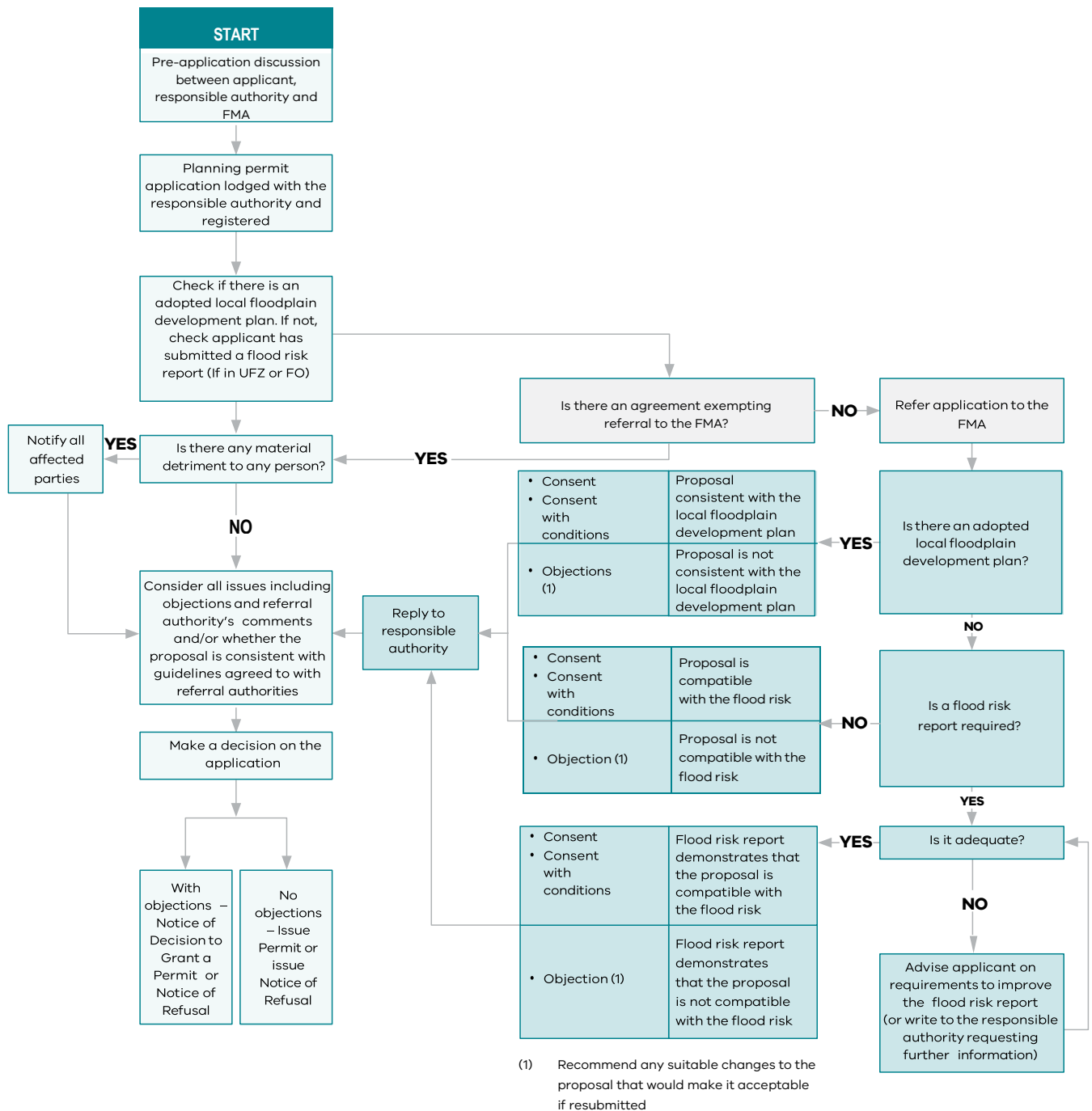


Figure 1: Process diagram – assessing a planning permit application



- Action by the responsible authority
- Action by FMA

Decision support tools	
Local floodplain development plan	
Area specific decision guidelines	
- Permissible subdivisions - Permissible buildings - Permissible works	
Flood risk factors	
- Extent of flooding and location of property in area prone to flooding - Flood level, flood depth, flow velocity - Flood frequency, duration, warning time - Potential for damage to development - Potential for loss of access - Danger to life, health and safety of occupants and emergency personnel - Effect of the development on blocking, redirecting and concentrating flood water, storm water and drainage water - Effect of the development on reducing flood storage and increasing flood levels and flow velocities - Effect of development on environmental values	