

 <p><b>CHRISTCHURCH</b> CITY COUNCIL · YOUR PEOPLE · YOUR CITY</p>	<p><b>CHRISTCHURCH CITY COUNCIL CONSENTING &amp; COMPLIANCE GROUP</b></p> <p><b>CONTROLLING SEDIMENT RUN-OFF FROM BUILDING SITES</b></p>	<p><b>INFORMATION SHEET</b></p>
---	--	-------------------------------------

The Christchurch City Council has made important changes to the building consent process where there is a clear risk of uncontrolled stormwater and sediment from building sites discharging into Council's stormwater drains and local waterways.

**HOW DO THESE CHANGES AFFECT A BUILDING CONSENT APPLICATION?**

Before the Council can issue a building consent for some sites, a proposal for containing sediment will need to be provided. The consent will be issued with a condition that the site is managed in accordance with the sediment control plan.

Note that under the Building Act 2004 "siteworks" are considered to be part of the "building work" and cannot occur until the building consent has been issued.

**WHICH SITES ARE AFFECTED BY THIS REQUIREMENT?**

All sites where building work may result in disturbance of the ground, including:

- Sediment run-off from the disturbed ground; and
- Transfer of sediment/materials off the site by vehicles.

**WHAT DO I HAVE TO DO?**

You need to provide the Council with a programme that sets out your intentions to control stormwater and sediment which includes:

- Details of vehicle access treatment eg is the driveway base to be laid for vehicle access, or 'rumble strips' to be laid, or vehicles kept off the site?
- Sediment fences – are sediment fences of appropriate materials eg hay bales or geotextile cloth (not shade cloth or filter cloth) and where will the fence be located?
- Is soil to be stockpiled on site? If so where will this be and how will the soil be contained?
- Are there any other stormwater collection/treatment systems to be installed?
- At what stage will the downpipes be connected (temporarily if necessary) to the stormwater system?
- Who is responsible for checking that the sediment controls are properly maintained?

**WHAT HAPPENS IF I DO NOT PROVIDE A SEDIMENT CONTROL PROGRAMME?**

Your building consent will not be issued until the Council is satisfied that you have provided sufficient details to show that run-off of sediment from the site will be avoided or minimised.

**WHAT HAPPENS IF THE SEDIMENT CONTROLS ARE NOT PUT IN PLACE OR MAINTAINED?**

The Council's Building Inspector will check that the sediment controls are in place at the time of the first inspection (usually at pre-pour inspection) and again when carrying out further inspections.

A 'notice to fix' will be issued if the Inspector is not satisfied that your proposals are being maintained. This may require work to cease until the issue is resolved.

If poorly installed or maintained systems cause sediment discharge into the Council's stormwater drain or into local waterways, enforcement action may be taken under the Building Act or the Council's Water Related Services Bylaw.

**WHERE CAN I GET MORE INFORMATION?**

Environment Canterbury have prepared guidelines that would be useful in preparing a management plan. Their website is [www.ecan.govt.nz](http://www.ecan.govt.nz) and their documents are available at:

[escanterbury.co.nz/sediment-control/](http://escanterbury.co.nz/sediment-control/)

Or contact a Christchurch City Council Building Consent Officer on ph:(03) 941 8999 for further advice.