

City Environment Group

Application to build over a Council pipe or drain

1. About this form

- **Are you building or rebuilding?**
- **Are there council drains on your property?** (Council drains may be wastewater, stormwater or water supply pipes)
- **Check this out at the pre-design stage so your building consent application is not delayed**

Building over council pipes or drains

Keeping our assets working is an important part of the Council's job. Many councils, including Christchurch City Council, have a policy about building over or near council pipes or drains. Many of these lie within easements that exclude buildings. This is so we can check, repair and replace them quickly and efficiently.

The Council and the Stronger Christchurch Infrastructure Rebuild Team (SCIRT) will spend the next four years checking and repairing or replacing earthquake-damaged pipes and drains. Having unimpeded access to these is an important part of getting this work done. Buildings that have been built over, or very close to, council pipes and drains will hinder their repair, replacement or maintenance.

Some houses, garages, and other buildings were built over council drains and pipes in the past. If this is your situation you may **not** be able to rebuild your house, garage, or other building in exactly the same place or to the same design. You will need to design any new building so it is located outside of any legal easement and every part of the building (even overhang) is at least one metre clear of the pipe or drain.

Check in with us early to save time and money

Phone us on 941 8999 or email us at info@ccc.govt.nz and we'll send you the information we have about pipes and drains on your property. If more research is needed, and it looks as if you have a council asset on your property, you can apply for a Project Information Memorandum (PIM), or request to meet with a Council Asset Engineer. The pre-design stage is the best time to assess possible restrictions or encumbrances and alter your plans without spending a lot of time, effort and money. If you don't check this out, it could lead to frustrating delays during the building consent process. There will be no charge for these initial information requests and informal discussion. The Council may charge for detailed assessments, particularly after a building consent application is lodged.

Get expert advice from a Council Asset Engineer

If you have already drawn up plans and realise you come too close to a Council pipe or drain on your property, you should first consider re-designing the new building. If you think this is not possible, please arrange a meeting with a Council Asset Engineer to discuss your options. Your proposal will then be assessed and a decision will be sent to you. Please be aware that your building consent application cannot be processed or approved if you are building over or within one metre of a council pipe or drain unless approval has been given by a Council Asset Engineer.

Applying for a dispensation – the criteria

If you want a dispensation from the Council, you will need to apply online or in writing using part three of this form. Your application needs to meet one or more of these categories before we can consider it:

- The location of the council pipe or drain limits the property to such an extent as to render the property unusable.
- Council's ability to maintain, repair or replace the drains and pipes in the future won't be compromised by the redevelopment of the site.
- Any other compelling reason or situation.

Apply in writing to the Council's Asset Engineer and include a site plan that clearly shows:

- Distance between the proposed building and all legal boundaries.
- Distance between the proposed building and any existing buildings.
- Distance from public drain(s), manhole(s) centre(s) and side(s) and all legal boundaries.
- Dimensions of the proposed building.
- Details of known hazards on or near the site.
- Location of the proposed buildings or structures.
- Location of any council assets within the site.
- The depth or invert elevation of any council assets (if known)

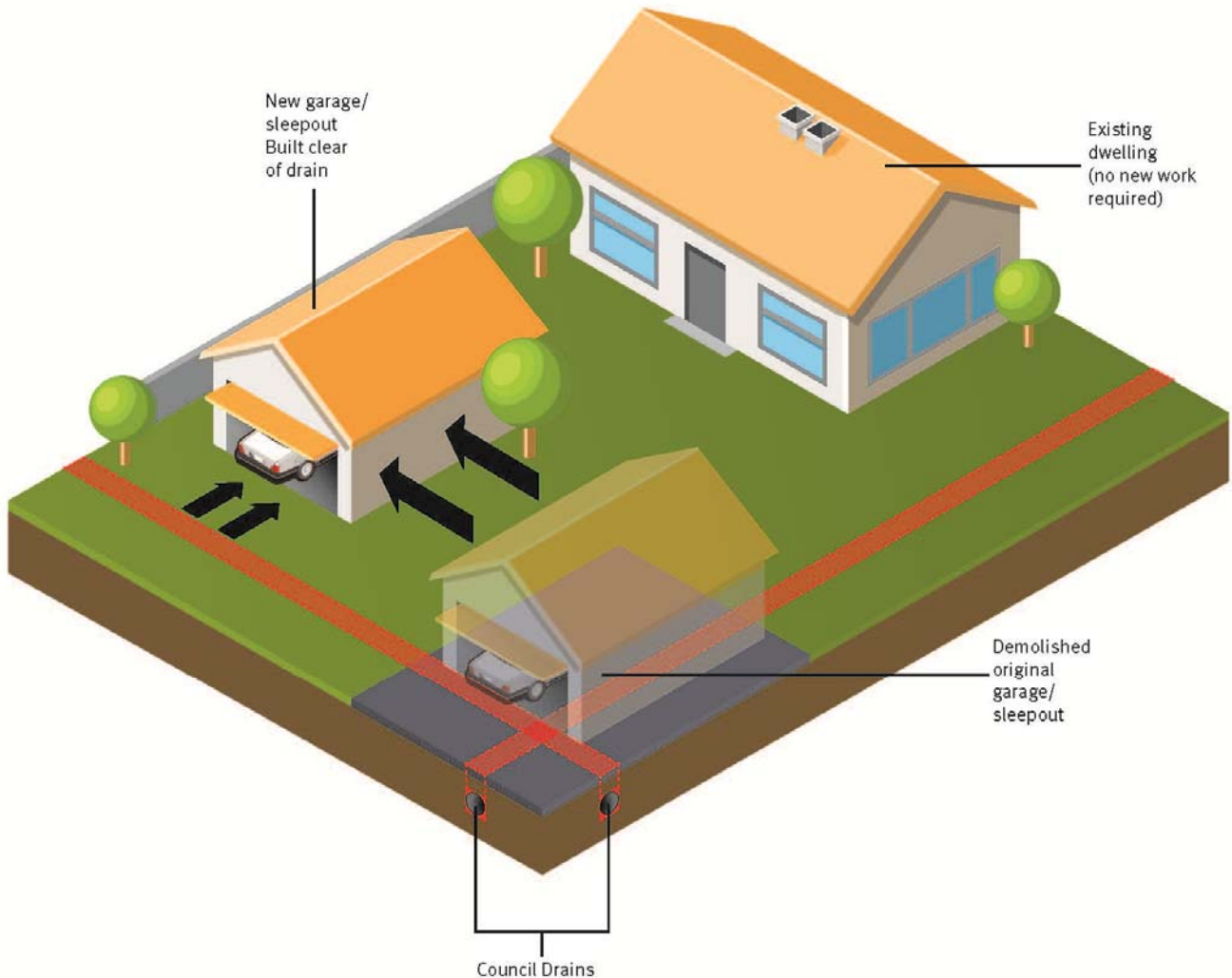
Who pays?

You will need to cover any costs to the Council of:

- changes to an easement document, if necessary
- design and construction work to move or change the assets in any way.

Here's an example

This garage/sleepout has been demolished but it can't be rebuilt in the same place because it was originally built over a council drain. You would need to rebuild the new garage/sleepout in a different place where it is outside of any legal easement and at least one metre clear of the drain.



2. General information

SUBMITTING AN APPLICATION:

Online Services applications:

- Submit your application online at buildoverpipes@ccc.govt.nz

An application can also be lodged via the following methods:

- Post an application to: Christchurch City Council, Build Over Pipes, City Environment Group, PO Box 73014, Christchurch 8154
- Hand delivered applications to Civic Offices, 53 Hereford Street, Christchurch Central where technical assistance is available. Applications can also be dropped off and uplifted at the Service Centres listed on our website at www.ccc.govt.nz/thecouncil/contactus.aspx, however no technical assistance is available.

Drainage Plans

Drainage plans can be obtained online, by telephoning the Council's Call Centre 03 941 8999, or over the counter at a Service Centre.

3. Application

Application to build over a Council pipe or drain

(Council drains may be a wastewater, stormwater or water supply pipes)

Owner's name:

Address of property:

Legal description:

Owner's postal address:

Agent or Contact (if not the owner):

Contact No(s):

Building Consent No. (if applicable):

Explain in what way the location of the council pipe or drain restricts the property to such an extent as to render the property unusable and therefore should be regarded differently from other limitations, such as the size, shape and contour of the property?

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Why will this particular building not compromise the Council's ability to maintain, repair or replace the council pipe or drain?

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Why should this particular section of council drain be treated differently than any other utility or legal easement, such as a power, telephone, or private drainage easement?

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I have included a site plan which clearly shows:

- i. the distance between the proposed building and all legal boundaries
- ii. the distance between the proposed building and any existing buildings
- iii. the distance from public drain(s), manhole centre(s) (and sides if available) to all legal boundaries
- iv. the dimensions of the proposed building
- v. details of known hazards on or near the site
- vi. location of the proposed buildings or structures
- vii. location of any council pipes or drains within site
- viii. the depth or elevation of the buried pipeline (if known)

Owner's Signature:

Or Agent's name if applying on behalf of the Owner:

Agent's signature: I am signing with the knowledge and agreement of the owner:

All applications will be checked for completeness prior to acceptance. Please ensure that you have compiled your documents completely to avoid delays in accepting your application. If your application is incomplete it will not be accepted and the statutory processing timeframe will not start until the missing information has been provided.