

Things you need to know about

Building within a waterway setback



Building within a Waterway Setback

If you are considering building near a waterway, you need to ensure you are aware of the District Plan provisions.

Why do I require a resource consent to build within a waterway setback?

Creating new structures within known or potential flood areas poses a risk to both the inhabitants and the structures themselves.

As well, the structures may impede or re-direct the flow of floodwaters. The integrity of the waterway's edge may also be affected by any foundations.

The community's desired level of protection from flood events is achieved through an appropriate combination of measures to modify the level of flooding, modify susceptibility to damage and deal with the consequences of floods.

What structures are exempt?

- Any fence, stock yard, or water tank and its associated reticulation systems.
- Structures required for the maintenance and upgrading of any electrical and associated telecommunication facilities.
- Any structure less than 5 m² in floor area and less than 2 m in height.

What does the resource consent process achieve?

The resource consent process allows Council to assess potential effects of a structure erected within a waterway

setback, and where applicable apply relevant and practical conditions to ensure structures are not unduly impacted by flooding and the flow of floodwaters is not affected.

Which waterways within our district have a setback applicable to them?

- Ashley River
- Cam River
- Coopers Creek
- Courtenay Stream
- Cust River
- Cust Main Drain
- Dudley Drain - Kaiapoi
- Eyre River
- Eyre River Diversion
- Hunters Stream
- Kaiapoi River
- Kaikanui Stream
- Ohoka Stream
- Saltwater Creek - Kairaki
- Waimakariri River

Setbacks vary in relation to these waterways. You may want to view the applicable setback in Chapter 27 of the District Plan.

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Will minimum floor heights be imposed on me if I intend to build a structure?

Possibly - the District Plan lists a number of areas where minimum floor levels are required. Also there is a possibility that the original subdivision consent creating the lot may specify a minimum floor height required. In most cases Council's Engineers provide Planning Staff with appropriate floor levels when applicable.

How about unnamed water bodies, do they have a setback?

Public drains, streams, rivers, wetlands and water races all have a 10 metre setback applicable to them.

Want more info?

Copies of the District Plan can be viewed at any Council Service Centre or library, including Christchurch Central City Library, or on our website www.waimakariri.govt.nz.

You can also contact our Planning Staff on (03) 311 8900.

For more information on the Resource Management Act and its provisions log onto:

<http://www.mfe.govt.nz/publications/rma/everyday/index.html>

Disclaimer: This fact sheet is intended as a guide only.

CONSENTS / RULES / REGULATIONS governing the erection of structures that you should be aware of :

Regulations	Consents	Council/Prime	Consultants	Considerations
District Plan Transitional Regional Plan Proposed Natural Resources Plan Resource Management Act Building Act	Land Use Consent Building Consent	District Plan Rules Consent process Building consent Code Compliance Certificate Council's Stockwater Race Bylaw 2007	Architectural Design and Plans Prepare consent application	Setbacks Design of building platform Minimum floor heights Foundation design

