

THINGS YOU SHOULD KNOW ABOUT...

Stormwater (surface runoff) onto another property

WHAT IS STORMWATER

Stormwater is a surplus runoff from heavy rainfall. This water flows over land and into streams, rivers or lakes. It is important to control this stormwater flow to prevent flooding properties.

STORMWATER ON MY PROPERTY?

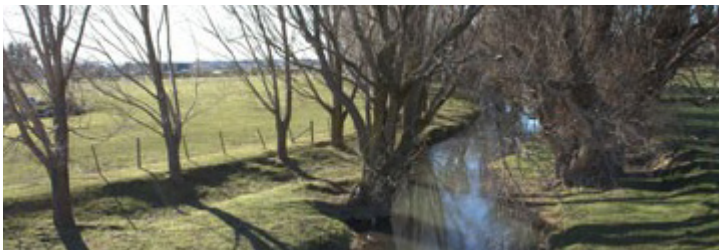
Stormwater collects on the roofs of houses and is removed from the roof through spouting and downpipes. The water should then flow to a Council stormwater system (where available), a private stormwater system or a private soakhole within the property.

Every home owner has the obligation to dispose of their stormwater runoff in a way that avoids the likelihood of damage or nuisance to other property.

If stormwater runoff from your building is causing damage or nuisance to another property, you will be required to fix the situation and may expose yourself to liability for damages.

This is provided under Clause E1.3.1 of the NZ Building Code E1, which states that “any event that has a 10% probability of occurring annually and which is collected or concentrated by buildings or site work shall be disposed of in a way that avoids the likelihood of damage or nuisance to other property.”

Additionally, it is illegal to introduce any hazardous substances into any part of the stormwater system, as this water is eventually inhabited by wildlife. These hazardous substances can also impact on people when they are introduced into stormwater systems.



DO I HAVE TO ACCEPT OUR NEIGHBORS RUNOFF?

You are only obliged to accept stormwater runoff from uphill properties which would naturally discharge onto your property.

Any improvements made to the uphill sites must ensure that the extra stormwater is controlled and does not cause a nuisance or damage to downhill properties.

If your neighbour's runoff is causing a nuisance (which directly affects you or your property) or damaging your property, it is advisable to take the matter up with your neighbour directly.

Council will only intervene where the runoff problem is the direct consequence of a building consent that Council had given assent to.

WHO DO I CONTACT?

Neighbour's runoff causing a nuisance/damage

Your neighbour

Blocked stormwater mains and open drain problem

Council's Customer Services team

Local road drainage, culvert

Council's Customer Services team

State highway road drainage, culvert

NZ Transport Agency
Freephone 0800 444 449

Any further stormwater problem

Council's Customer Services team

Hazardous substances/pollution control

Environment Canterbury
Freephone 0800 324 636

or

Waimakariri District Council
Phone 03 311 8900

MORE INFORMATION

Visit waimakariri.govt.nz for more information about stormwater (surface runoff) onto another property, or contact Customer Services on 03 311 8900.