

COSTS

As a dam owner you will need to meet the costs of engaging a recognised engineer to:

- Audit and prepare the necessary classification certificate.
- Prepare a dam safety assurance programme and annual dam compliance certificate (if your dam is classified as being of high or medium risk).

Building Act Charges

Section 243 of the Building Act provides that the Regional Authority may recover the costs for performing its functions under the Act. The costs are worked out as follows:

Process a consent application:

Charge = (staff hours x hourly charge rate) + disbursements.

Monitor consent compliance and dam safety and take any corrective action:

Charge = (staff hours x hourly charge rate) + disbursements.

Where external contractors and consultants are used to assist Environment Canterbury to complete its functions, their actual charge-out rates will apply.

Environment Canterbury also are required to receive Building Levy and BRANZ levy with Building Consent fee and forward levies to Government. Payments are to be paid before consent is issued, and before CCC is issued. These levies may change in accordance with amendments to regulations. These levies will be collected in addition to any fees listed above.

Finding the right engineer

As a dam owner you will need to ensure the engineer you engage is competent and has the necessary experience and qualifications relating to dam engineering and safety assurance.

The Institution of Professional Engineers NZ or the Association of Consulting Engineers NZ can help you find the right engineer.

APPLYING FOR A BUILDING CONSENT

Make sure your application has enough detail

It is important that there is enough detail in the building consent application to enable an assessment by Environment Canterbury, and to show that the dam will comply with the relevant parts of the NZ Building Code.

If there is not sufficient information in the application we will ask that you supply it. Any application may be put on hold until sufficient information has been received.

Get a PIM – a what?

A PIM is a Project Information Memorandum report that provides a prescribed set of information on a specific property. This information may include, for example, details of any stormwater systems which relate to your proposal, potential natural hazards, any land classifications imposed on your property by organisations such as the Department of Conservation or the Historic Places Trust, and any resource consents that already apply to the property.

PIMs are not mandatory. However, because much of the information contained in a PIM will be critical to your application, Environment Canterbury strongly recommends that you still obtain a PIM from Environment Canterbury and one from the relevant District/City Council prior to lodging your building consent application. You should also review the information provided in both PIMs and incorporate this information into the building design.

Where applications are made without a PIM it is likely that further information will be required from the applicant, which can result in a increased processing cost and timeframe.

For further information or to get a Frequently Asked Questions booklet, please contact Environment Canterbury on 03 353 9007 or freephone 0800 324 636.

DAMS:

What you need to know



HERE'S WHAT YOU NEED TO KNOW

DEFINITION OF A DAM (from the Building Act 2004)

A dam:

- (a) means an artificial barrier, and any connected structures, that:
- i) is constructed to hold back water or other fluid under constant pressure so as to form a reservoir; and
 - ii) is used for the storage, control, or diversion of water or other fluid; and
- (b) includes:
- iii) a flood control dam; and
 - iv) a natural feature that has been significantly modified to function as a dam; and
 - v) a canal.
- (c) does not include a stopbank designed to control floodwaters.

A large dam:

means a dam that has a height of 4 or more metres and holds 20,000 or more cubic metres of water of other fluid.

A building consent is required for all structures that meet the definition of a large dam.

This pamphlet describes how you can obtain a building consent for your dam.

It also describes your other obligations as a dam owner, including classifying and registering your dam, and the ongoing dam safety requirements.

Environment Canterbury is responsible for ensuring that dams are well constructed, that large dams are regularly monitored and that the potential risks to people and property are minimised. Please obtain the following certifications to ensure your dam is not a threat to people, property or the environment.

Building consent application phase

STEP 1

Application lodged and receipted, Project Information Memorandum (PIM) applied for.

It is important to apply for a PIM as soon as possible. Although not mandatory, Environment Canterbury strongly recommends that you obtain a PIM before submitting a building consent application. The information contained in a PIM can be critical in the processing of your building consent. Where applications are made without a PIM it is likely that further information will be required from the applicant, which can result in a increased processing cost and timeframe.

STEP 2

Environment Canterbury will vet the application for completeness to ensure that sufficient information has been provided to allow processing to begin. This part of the process can take up to five working days. If accepted, the regulatory time clock starts and Environment Canterbury will contract expert consultants to assess your application to make sure that it complies with the New Zealand Building Code and Engineering Standards. A letter of acknowledgement and receipt of the building consent application (also outlining the process) will be sent out to the applicant.

If Environment Canterbury rejects your application you will be advised in writing and reasons will be given for the decision.

Environment Canterbury normally gives a decision within 20 working days from receipt of all required information, about whether or not to grant your application. If further information is required from the applicant, the 20 working day 'processing clock' is suspended until that information is received.

STEP 3 APPLICATION GRANTED OR REFUSED.

Application granted/ISSUED

Environment Canterbury advises you by letter that your application has been granted. The letter will include a set of conditions that must be complied with. Please note: The building consent will only be issued upon payment of any outstanding fees and levies.

Application REFUSED

Environment Canterbury advises you by letter that your application was refused, including the reasons why.

RESOURCE CONSENTS

Resource consents may be required when taking, using, damming or diverting water and controlling the quantity, level and flow of water. The works associated with the dam construction itself may trigger the requirement for a resource consent, for example carrying out earthworks.

You should discuss your development with the staff at Environment Canterbury and your relevant district or city council to identify what, if any, resource consents are required.

Code compliance certificate phase

STEP 1

On-site inspections during construction.

STEP 2

Final inspection on project completion. Contact Environment Canterbury's BCA co-ordinator to arrange this.

STEP 3

Owner applies to Environment Canterbury for a Code Compliance Certificate (CCC) after all the building work is completed. This is issued if Environment Canterbury is reasonably satisfied that the building work complies with the building consent documents. A CCC provides a record of the building work and provides written evidence that the work is legal.

Potential Impact Classification (PIC) phase

Within three months of the dam being commissioned the owner has a recognised engineer classify the potential impact of the dam as high, medium or low. This refers to the impact of a failure of the dam on persons, property, or the environment.

Impact is HIGH or MEDIUM

Register the above classification with Environment Canterbury.

Produce a dam safety assurance program. This is an assessment of the risks and how they will be managed to make sure the dam is safe.

Impact is LOW

A dam safety assurance program is not required.

ONGOING SAFETY ASSURANCE

If your dam is classified as having a medium or high potential impact you are required to provide an annual dam compliance certificate. A recognised engineer assesses the dam and provides this certificate.

REVIEW OF CLASSIFICATION

All dam owners are required to review the dam's potential impact classification:

- within five years of approval of the classification by Environment Canterbury; and
- after the first review, at intervals of not more than five years.

You must also review the dam's classification if you carry out any building work on the dam that requires a building consent, and the building work results, or could result, in a change to the potential impact of a failure of the dam.

