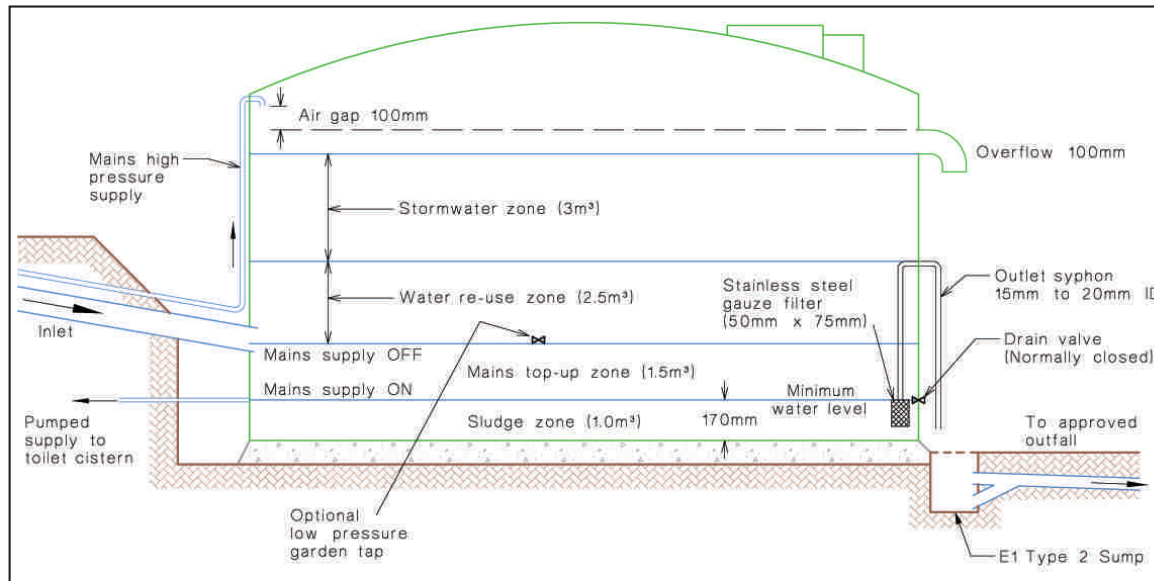


Schematic Diagram of Stormwater Tank



Schematic Diagram of Stormwater Tank for Toilet Flushing

For further information including tank installation guidelines contact

Building Consent Officer
Linwood Service Centre
180 Smith Street
CHRISTCHURCH
 Telephone: 941-6613
 Fax: 941-6639

or visit:

www.ccc.govt.nz/drainagecostshare



Stormwater Tanks on Private Properties



Why have a stormwater tank?

Stormwater tanks can be used on private properties to regulate water discharge from connected impervious areas such as roofs, hardstand areas and driveways. The tank provides temporary storage, converting a high inflow of water into a steady low outflow.

Under what circumstances do homeowners have stormwater tanks?

- Christchurch City Council may recommend or require a stormwater tank under the following circumstances:
 - a) The public stormwater system has no capacity for a new connection and it is uneconomic to upgrade it.
 - b) Direct discharge to a hill gully or slope is likely to cause erosion.
- Stormwater tanks are unlikely to be approved by the Council if an economic alternative system is available.
- The Council may approve a request from a private property owner to install a stormwater tank for water conservation or other reasons.

What size tank do I need?

- A 9m³ tank with a 15mm to 20mm internal diameter outlet pipe is recommended for Christchurch conditions (unless a larger capacity tank is specified in the conditions of a particular subdivision).
- A squat, plastic tank from a reputable supplier is recommended. Tanks are available in a range of colours.
- The tank should have a manufacturers' warranty lasting at least 20 years.

Who pays for the tank?

- All costs associated with the tank are met by the landowners, except within a formal drainage cost sharing district where stormwater tanks are part of the drainage cost sharing scheme (For example, Heathcote Valley Drainage Cost Sharing Scheme).

Can I re-use the water in the tank?

- Owners are encouraged to install a tank system that allows for the water to be re-used in a toilet cistern and/or for garden irrigation. If re-using stormwater, only roofs should be connected to the tank; not hardstand areas nor driveways. All downpipes connected to the tank should be fitted with leaf guard filters.

Refer to the Stormwater Tank Installation Guidelines for re-using water in toilet cisterns. These are available from Linwood Service Centre and on the Council website.

- If stormwater is to be re-used, tanks are connected to the mains high pressure supply. Mains water automatically partially refills the tank when water levels run low.
- Toilet cisterns supplied by a tank must have independent plumbing, with no connections to the household mains supply.
- A vertical air gap between the maximum water level in the tank and the mains feed outlet is essential to avoid any risk of contaminating the mains supply.

What approvals are required?

- Contact the building consent officer (overleaf) to find out if a building consent is required. Tanks are administered through the Building Consent process required for the dwelling on the same site.
- A consent order on titles, requiring periodic tank inspection and cleaning, is likely to be a condition of any subdivision relying on tanks for stormwater disposal.
- Tank overflows must discharge through a piped outfall to the public stormwater network, or if unavailable, to an alternative approved outfall.

Where should my tank be located?

- The location of the tank should be carefully considered at the time of house design. Conditions to be met include:
 - a) Locating the tank where it is as unobtrusive as possible and in harmony with the immediate environment. It is particularly important to retain your views and those of your neighbours.
 - b) Easy truck access to the tank for maintenance.
 - c) Flow to the tank should be generated by gravity alone.
 - d) A downhill gradient all the way from the downpipes to the tank, if possible.
 - e) A location at least 2 metres from the street boundary.
- The top of the tank should be located below the top of the downpipe wells. (See the Installation Guidelines available from Linwood Service Centre and on the Council website)

- Engineering advice is essential if the tank is to be located on fill material; above a retaining wall or embankment; or in an excavated bench below ground close to other buildings.

How will my tank be maintained?

- Owners are responsible for ensuring that tanks and fittings are installed and maintained in accordance with the manufacturers' recommendations and any Council requirements.
- Each year, owners should check to see how much debris has accumulated in the bottom of the tank. A contractor should clean the tank before the depth of the sludge reaches the bottom of the gauze filter.
- The Council maintains a register of approved stormwater tanks. A Council officer is likely to inspect your tank system every two to three years to ensure that it is still working as intended.
- A minimum volume of 1 m³ must be left in the tank at all times to ensure it remains stable. A tank should drain to almost empty or half empty (in the case of a tank for toilet flushing) within one day after rain. A full tank indicates that a blockage has occurred or a valve has been closed by mistake.
- Tank cleaning should be carried out by a tank-cleaning contractor.
- NEVER enter the tank. The atmosphere and environment can be hazardous. Seek trained professional assistance from a registered drainlayer, registered plumber or an experienced tank-cleaning contractor.