

<b>Submission Number</b>	<b>Submitter</b>
1	Budda Developments – Peter Colville
2	Katrina Anne Wallace
3	Hanno Pieterse
4	Isobel E Currie & Bevan P Currie
5	Dave Denton
6	Catherine Shannon

1-1

15337228

# PALMY Form 13

PAPAIOEA  
PALMERSTON  
NORTH  
CITY

Submission on a Limited Notified resource consent application made under the Resource Management Act 1991.

To: Democracy Manager/General Counsel  
 Strategy & Planning  
 Palmerston North City Council  
 Private Bag 11-034  
 Palmerston North

Phone Number: (06) 356 8199  
 Email: [submission@pncc.govt.nz](mailto:submission@pncc.govt.nz)

Name of Submitter: Buddha Developments - PETER Colville

Contact details of Submitter: (Full postal address, phone/fax number(s), email address of Submitter)	Address: <u>86 Mulgrave ST</u> <u>Ashhurst</u>
	Phone Number: <u>021 474 557</u> Email Address: <u>Peter.Colville@LJHarker.co.nz</u>

Please ensure all areas of this submission form are completed.

This is a submission on an application from:

**Soul Friend Pet Cremations**

for a Resource Consent to operate a pet cremations business, animal memorial garden, woodworking workshop, and spray booth for urn finishes at 94 Mulgrave Street, Ashhurst.

My submission is: (Choose from the following)

- I support the application
- I am neutral to the application
- I oppose the application
- My submission relates to the entire application, or
- My submission relates to the following specific parts of the application: \_\_\_\_\_

I wish/do not wish (delete one) to be heard (speak) at any subsequent hearing

I wish to have the following parts amended: \_\_\_\_\_

1-2

The reasons for my views are: (if necessary please attach additional page(s) to this submission)

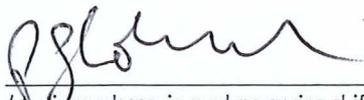
I believe that a crematorium/workshop in the neighbouring property will detract from property values in the immediate area.

I seek the following decision from the Palmerston North City Council: (Give details including the nature of any conditions sought)

I propose that PNCC should Rezone the area to Residential. This would allow the owner to develop or sell the land at a higher market value and provide options for them to relocate the business. As it is already proposed the neighbouring property to be residential in the near future

If others, make a similar submission I will consider presenting a joint case with them at the hearing (Delete if you would not consider presenting a joint case)

Signature of Submitter: (or person authorised to sign on behalf of Submitter)



Date: 13-07-20

(A signature is not required if you make your submission by electronic means)

Please return, post, fax or email this submission by 4pm on Tuesday 27 July 2021 to the Council address given at the top of this form.

You must also serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on Council.

The address for service is:

Soul Friend Pet Cremations  
C/- Samantha Dowse  
WSP Ltd  
PO Box 1472  
Palmerston North

2-1

18337950



PAPAIOEA  
PALMERSTON  
NORTH  
CITY

# Form 13

Submission on a Limited Notified resource consent application made under the Resource Management Act 1991.

<b>To:</b> Democracy Manager/General Counsel Strategy & Planning Palmerston North City Council Private Bag 11-034 Palmerston North	
Phone Number: (06) 356 8199 Email: <a href="mailto:submission@pncc.govt.nz">submission@pncc.govt.nz</a>	
<b>Name of Submitter:</b> Katrina Anne Wallace	
<b>Contact details of Submitter:</b> (Full postal address, phone/fax number(s), email address of Submitter)	<b>Address:</b> 98 Mulgrave street Ashurst
	<b>Phone Number:</b> 0212616407
	<b>Email Address:</b> Wallace, k. @artlook.co.nz

Please ensure all areas of this submission form are completed.

This is a submission on an application from:

Soul Friend Pet Cremations

for a Resource Consent to operate a pet cremations business, animal memorial garden, woodworking workshop, and spray booth for urn finishes at 94 Mulgrave Street, Ashhurst.

**My submission is:** (Choose from the following)

- I support the application
- I am neutral to the application
- I oppose the application
- My submission relates to the entire application, or
- My submission relates to the following specific parts of the application: \_\_\_\_\_

~~I wish~~/do not wish (delete one) to be heard (speak) at any subsequent hearing

I wish to have the following parts amended: \_\_\_\_\_

2-2

The reasons for my views are: (if necessary please attach additional page(s) to this submission)

The extra traffic right next door.

The noise level

The decrease in property value

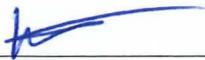
I don't know enough to comment on the chemicals or psychological welfare of neighbouring animals.

I seek the following decision from the Palmerston North City Council: (Give details including the nature of any conditions sought)

States Rural area, however being right next door at 98 Mulgrave Street, I feel this is not true. This affects all neighbouring areas.

If others, make a similar submission I will consider presenting a joint case with them at the hearing (Delete if you would not consider presenting a joint case)

Signature of Submitter: (or person authorised to sign on behalf of Submitter)



Date: 13/07/2021

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C/- Samantha Dowse  
WSP Ltd  
PO Box 1472  
Palmerston North

3-1



PAPAIOEA  
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NORTH  
CITY

# Form 13

Submission on a Limited Notified resource consent application made under the Resource Management Act 1991.

<p>To: Democracy Manager/General Counsel Strategy &amp; Planning Palmerston North City Council Private Bag 11-034 Palmerston North</p> <p>Phone Number: (06) 356 8199 Email: <a href="mailto:submission@pncc.govt.nz">submission@pncc.govt.nz</a></p>	
<p>Name of Submitter: <u>Hanno Pieterse</u></p>	
<p>Contact details of Submitter: (Full postal address, phone/fax number(s), email address of Submitter)</p>	<p>Address: <u>84 Mulgrave Street</u> <u>Ashhurst</u> <u>4810</u></p> <p>Phone Number: <u>027 259 8296</u></p> <p>Email Address: <u>hanno.pieterse@gmail.com</u></p>

Please ensure all areas of this submission form are completed.

This is a submission on an application from:

Soul Friend Pet Cremations

for a Resource Consent to operate a pet cremations business, animal memorial garden, woodworking workshop, and spray booth for urn finishes at 94 Mulgrave Street, Ashhurst.

My submission is: (Choose from the following)

- I support the application
- I am neutral to the application
- I oppose the application
- My submission relates to the entire application, or

My submission relates to the following specific parts of the application: Noise, changing rural landscape, effect on further development (residential) traffic implication, hours of operation (working 7 days a week)

I ~~wish~~ do not wish (delete one) to be heard (speak) at any subsequent hearing

I wish to have the following parts amended: \_\_\_\_\_

3-2

The reasons for my views are: (if necessary please attach additional page(s) to this submission)

Noise Impact: I have a two-storey building and have no solid fence at the back. The parking at tully farm is already loud and adding the noise of a workshop and crematorium will make this worse, I do not feel that the impact of the noise and change to the rural landscape have been properly addressed. The application also refer to various working hours and I believe the workshop and crematorium should not be operating over weekends or after 5:30 pm. We moved to a rural landscape to enjoy peace and quiet over weekends and after hours. (See back paper)

I seek the following decision from the Palmerston North City Council: (Give details including the nature of any conditions sought)

- Better noise mitigation controls around new building and mitigation to reduce the risk of increasing the barking of the dogs (dish-b to the dogs)
  - Investigate impact of this application on future residential developments
  - Workshop / Crematorium restricted to working on weekdays only
  - Page 12/13 of the resource consent application → What about the advantages and disadvantages of the current residents? Why should the residents / residential properties be disadvantaged so that soul Friend Pet Cremations can get the option with the most advantages?
- If others, make a similar submission I will consider presenting a joint case with them at the hearing (Delete if you would not consider presenting a joint case)

There is currently no advantage for residential properties by adding this business to the rural landscape.

Signature of Submitter: (or person authorised to sign on behalf of Submitter)

Date: 19/07/2021

(A signature is not required if you make your submission by electronic means)

Please return, post, fax or email this submission by 4pm on Tuesday 27 July 2021 to the Council address given at the top of this form.

You must also serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on Council.

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Soul Friend Pet Cremations  
C/- Samantha Dowse  
WSP Ltd  
PO Box 1472  
Palmerston North

Reason for my views:

- ① How will this change effect the barking of the dogs?  
 this cannot be assessed until the workshop / crematorium is operational with additional traffic. All the assessments are theoretical on ground level with the present conditions. I have no problem with the odd barking of the dogs but believe extra traffic and people visiting and the additional noise of the crematorium and workshop may increase the current barking. My home have no sound barrier to the back. I enjoy the rural outlook and don't want this to change.
- ② Traffic: Traffic is already a concern with people rushing past. No-one adhere to the speed limit and adding more traffic is not going to make this any better. Was any traffic calming considered?
- ③ ~~PNRC~~ is planning residential development at the back of mudgrave. Does the current noise study include the impact on this development between mudgrave and Winchester street
- ④ Property value reducing is a concern. I believe stricter mitigation measures and rules need to be put in place to ensure the negative effects do not reduce property values.
- ⑤ Page 8-10 of the management plan state working 7 days a week. Crematorium / workshop should only work 5 days. we want to enjoy peace and quiet over weekends.
- ⑥ No predicted noise levels modelling was done on workshop, crematorium AND DOGS concurrently → If this is done. If this is done it will be louder than 45dB and not compliant
- ⑦ Smoke or odour → How is this currently assessed?

3-4

**Merle Lavin**

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**From:** PIETERSE, Hanno <Hanno.Pieterse@teahuaturanga.co.nz>  
**Sent:** Tuesday, 20 July 2021 7:46 am  
**To:** Submission  
**Cc:** samantha.dowse@wsp.com  
**Subject:** Soul Friends Resource Consent Application  
**Attachments:** scan\_pieterseha\_2021-07-20-07-06-15.pdf

**Importance:** High

Good day

Please find attached my form 13 for Soul Friends Resource Consent Application

My Main Concerns:

1. Noise – Modelling does not include a scenario that combine the dogs barking, workshop and crematorium operating simultaneously and the possibility of the addition of the crematorium and workshop can increase the barking at the Tolly Farm due to more traffic and noise. This may irritate/distract the dogs and increase the barking
2. The modelling does not include future residential development planned by PNCC in the area between Mulgrave and Winchester street. Meeting with Ashhurst held in June 2021 with PNCC – how does this consent effect future development and property values. On page 12.13 it list the advantages and disadvantages for Soul Friends but it does not take the disadvantages to the current rural landscape and residential properties into account. Why should the residents in the area receive disadvantages with almost no advantage while Soul Friends approves the option that encourages the most advantages to them as a business
3. Hours of operation – Management plan states 7 days a week on page 8-10. I do not believe it would be the right decision to approve the fact that the crematorium and workshop should be working on weekends. This is the time we want to enjoy the landscape, peace and quietness.
4. Smoke and odour – is this evaluated and addressed and what is the mitigation measures for this?

I believe that Council should review the mitigation measures stated in the resource consent application. Stricter noise control measures should be included as well as mitigation to reduce the effect on the rural landscape. Review modelling that include dogs barking and possible increase in barking due to the new development Review consent against future residential properties/development that may be closer to the workshop/crematorium Stronger measures against the working hours that will be finally approved in the resource consent. 7 days a week on noise generating operations (Workshop/Crematorium) should be limited to five days and normal business hours

Regards

**Hanno Pieterse** | Quantity Surveyor  
Te Ahu a Turanga Alliance

M +64 27 259 8296  
E [hanno.pieterse@teahuaturanga.co.nz](mailto:hanno.pieterse@teahuaturanga.co.nz)  
W [www.nzta.govt.nz/TeAhuATuranga](http://www.nzta.govt.nz/TeAhuATuranga)

**Palmerston North Project office** | 1630 Napier Road, Ashhurst  
Palmerston North, 4470



**Te Ahu a Turanga**  
Manawatū Tararua Highway

4-1

15340337



PAPAIOEA  
PALMERSTON  
NORTH  
CITY

# Form 13

Submission on a Limited Notified resource consent application made under the Resource Management Act 1991.

<p>To: Democracy Manager/General Counsel Strategy &amp; Planning Palmerston North City Council Private Bag 11-034 Palmerston North</p> <p>Phone Number: (06) 356 8199 Email: <a href="mailto:submission@pncc.govt.nz">submission@pncc.govt.nz</a></p>	
<p>Name of Submitter: <u>Isobel Esther Currie / Bevan Philip Currie (son)</u></p>	
<p>Contact details of Submitter: (Full postal address, phone/fax number(s), email address of Submitter)</p> <p><u>Isobel 021 246 2840</u></p> <p><u>Bevan 021 228 2627</u></p>	<p>Address: <u>Kilmarnock Nurseries</u> <u>83 Winchester St P.OBox 33.</u> <u>Ashhurst.</u></p> <p>Phone Number: <u>021 228 2627</u></p> <p>Email Address: <u>bevan@kilmarnocknurseries.co.nz.</u></p>

Please ensure all areas of this submission form are completed.

This is a submission on an application from:

Soul Friend Pet Cremations

for a Resource Consent to operate a pet cremations business, animal memorial garden, woodworking workshop, and spray booth for urn finishes at 94 Mulgrave Street, Ashhurst.

My submission is: (Choose from the following)

- I support the application
- I am neutral to the application
- I oppose the application
- My submission relates to the entire application, or
- My submission relates to the following specific parts of the application: \_\_\_\_\_

I wish/~~do not wish~~ (delete one) to be heard (speak) at any subsequent hearing

I wish to have the following parts amended: Opposing all.

4-2

The reasons for my views are: (if necessary please attach additional page(s) to this submission)

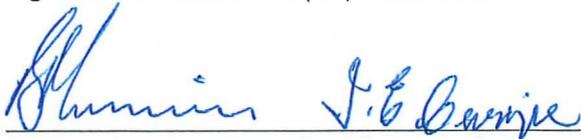
We oppose this Consent on the basis that our land 83 Winchester St is currently being re-zoned residential and will be most undesirable to have a pet crematorium located at a short distance from residential homes. Aspects of visual, air & noise pollution are of serious concern.

I seek the following decision from the Palmerston North City Council: (Give details including the nature of any conditions sought)

That the P.N.C.C decline this application. totally.

If others, make a similar submission I will consider presenting a joint case with them at the hearing (Delete if you would not consider presenting a joint case)

Signature of Submitter: (or person authorised to sign on behalf of Submitter)



Date: 8-7-2021

(A signature is not required if you make your submission by electronic means)

Please return, post, fax or email this submission by 4pm on Tuesday 27 July 2021 to the Council address given at the top of this form.

You must also serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on Council.

The address for service is:

Soul Friend Pet Cremations  
C/- Samantha Dowse  
WSP Ltd  
PO Box 1472  
Palmerston North

4-3

**Merle Lavin**

---

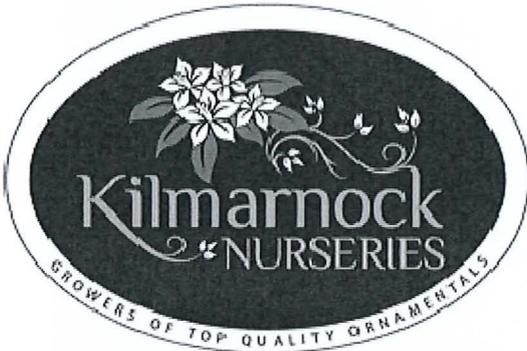
**From:** Bevan Currie | Kilmarnock Nurseries <bevan@kilmarnocknurseries.co.nz>  
**Sent:** Saturday, 24 July 2021 12:36 pm  
**To:** Submission  
**Cc:** Bevan Currie | Kilmarnock Nurseries; 'P & I Currie'  
**Subject:** : Opposition to proposed pet crematorium by Isobel Currie  
**Attachments:** Isobel Currie. Opposition to proposed pet crematorium.pdf

Good morning

Please find attached submission Form 13 regarding Soul Friend Pet Cremations.  
Just to make it clear for you I am acting with/ on behalf of my aged mother.

Kind regards

**Bevan Currie**  
**Manager**



P. 06 326 8500 F.06 326 8550 Mob. 021 228 2627

E. [bevan@kilmarnocknurseries.co.nz](mailto:bevan@kilmarnocknurseries.co.nz)

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5-1



**PIRIECONSULTANTS**

SURVEYING RESOURCE MANAGEMENT LAND DEVELOPMENT

15337018

Our Ref: Denton.doc

26 July 2021

Planning Services  
Palmerston North City Council

**Landuse Consent LU5959 Soul Friends Resource Consent**

We act for Mr D. Denton.

Please find attached a submission opposing the application.

Yours faithfully,

Consulting Surveyor

ORIGINAL TO FOR ACTION AND REPLY		
RECD	27 JUL 2021	PNCC
COPY TO		
1.		
2.		

5-2

**Form 13**

**Submission on a Publicly Notified or Limited Notified Resource Consent Application Under the Resource Management Act 1991**

Submitters Details

Name of submitter Dave Denton  
 Address 106 Mulgrave Street, Ashhurst  
 Postcode 4180

Address for service As above

Phone 326 9123  
 Email

Application Details

Applicant Soul Friend Pet Cremations  
 Application site address 94 Mulgrave Street, Ashhurst  
 Description of proposed activity Establishment of a pet crematorium

Submission Details

- I  Support all or part of the application  
 Oppose all or part of the application  
 Are neutral towards all or part of the application

*The specific parts of the application that my/our submission relates to are:*

1. The establishment of the industrial activity being a crematorium within the Rural Zone.
2. All ancillary matters for the establishment of the activity.

*The reasons for my/our submission are:*

The reasons for seeking the consent to be declined as follows:

- The establishment of the activity is inappropriate in the proposed location.
- The proposal is contrary to the Objectives and Policies of the District Plan.
- The effects of the development are significantly more than minor.
- The proposed activity is inappropriate in the location which is destined to be zoned Residential in the future.
- The location of the proposal is within land identified as subject to inundation.

Clarification of the above are detailed as follows:

- The proposal is on land that is of a rural residential nature and will be not in accordance with the existing environment. The proposal is an industrial use not one of a rural or rural residential use. There is sufficient industrial land within the City and Manawatu District without the need for the activity to be sited in the Rural zone. The proposal is not required to be sited within the Rural zone and does not provide any service to the rural industry.
- The application has not made an assessment in accordance with s104D Resource Management Act 1991. This statutory requirement is that either
  - (a) The effects will be minor or
  - (b) The proposal will not be contrary to the objectives and policies of the District Plan

5-3

It is considered that there is not any doubt that the establishment of a building of 500m<sup>2</sup> with 4 chimneys 10m high; the construction of an acoustic fence to mitigate the noise generated from the activity; the provision of landscaping to reduce the effects of the building; the employment of additional staff at the property with a consequential increase in the number of vehicles accessing the site and the provision of parking areas, confirms that the effects will be significantly more than minor.

There are not any objectives or policies that permit or encourage the proposal but rather all of the potentially relevant objectives and policies do not provide for the proposed activity.

Consequently, as there is not compliance with s104D(a) and (b) then consent is unable to be issued for the proposal. In other words, a consent application can't be granted as s104D(a) and (b) aren't complied with.

- While the site is currently zoned Rural the property is in a prime location for being zoned Residential. The owners of the adjoining nurseery have been seeking a change in zoning to Residential for at least the last 35 years and the surrounding land is deemed appropriate for residential development in the future. The establishment of an industrial activity in the midst of a future residential zone is considered to be inappropriate and unnecessary.
- The proposal is within land that is subject to inundation and although the building is a non-habitable building and Rule 22.5.1.1(v)(d) permits its establishment, it is considered to highly inappropriate for an industrial building housing several staff to be sited on flood prone land.

*The decision I/we would like the Council to make is:*

Refusal of all consents for the establishment of the activity.

Submission at the Hearing

- I/we wish to speak in support of my/our submission
- I/we do not wish to speak in support of my/our submission
- If others make a similar submission I/we will consider presenting a joint case with them at the hearing.

Signature

Signed



Signed

Agent

Date

26/7/21

Date

6-1

ORIGINAL TO FOR ACTION AND REPLY		
REC'D	27 JUL 2021	PNCC
COPY TO		
1.	Notified resource consent	
2.	under the Resource	



# Form 13

Submission on a Limited application made under the Resource Management Act 1991.

15338325

**To:** Democracy Manager/General Counsel  
 Strategy & Planning  
 Palmerston North City Council  
 Private Bag 11-034  
 Palmerston North

Phone Number: (06) 356 8199  
 Email: [submission@pncc.govt.nz](mailto:submission@pncc.govt.nz)

**Name of Submitter:** Catherine Shannon

**Contact details of Submitter:**  
 (Full postal address, phone/fax number(s), email address of Submitter)

**Address:** 82 Mulgrave St  
 Ashhurst

**Phone Number:** 06 326 7019

**Email Address:** [cath.shannon@slingshot.co.nz](mailto:cath.shannon@slingshot.co.nz)

Please ensure all areas of this submission form are completed.

This is a submission on an application from:

### Soul Friend Pet Cremations

for a Resource Consent to operate a pet cremations business, animal memorial garden, woodworking workshop, and spray booth for urn finishes at 94 Mulgrave Street, Ashhurst.

**My submission is:** (Choose from the following)

- I support the application
- I am neutral to the application
- I oppose the application
- My submission relates to the entire application, or
- My submission relates to the following specific parts of the application: oppose all parts of the application.

I wish/do not wish (delete one) to be heard (speak) at any subsequent hearing

I wish to have the following parts amended: \_\_\_\_\_

6-2

The reasons for my views are: (if necessary please attach additional page(s) to this submission)

I oppose the relocation of Soul friends Pet Cremations to 94 Mulgrave St Ashhurst. My concerns are mainly the noise from the woodwork area, the odour and pollutants released, also the amount of increased traffic that would bring to the street, as this is a residential area and not industrial area.

I seek the following decision from the Palmerston North City Council: (Give details including the nature of any conditions sought)

would like to be informed if this submission is likely to go ahead.

Thank you.

If others, make a similar submission I will consider presenting a joint case with them at the hearing (~~Delete if you would not consider presenting a joint case~~)

Signature of Submitter: (or person authorised to sign on behalf of Submitter)



Date: 20/7/2021

(A signature is not required if you make your submission by electronic means)

Please return, post, fax or email this submission by 4pm on Tuesday 27 July 2021 to the Council address given at the top of this form.

You must also serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on Council.

The address for service is:

Soul Friend Pet Cremations  
C/- Samantha Dowse  
WSP Ltd  
PO Box 1472  
Palmerston North

6-5

Also on a personal, selling note,  
I don't want to be looking out  
my kitchen window and seeing  
four 10metre high chimneys, no  
amount of hedging or trees will  
hide this.

Also for the total lack of regard and  
respect for neighbours, with notifying  
only 12 letters being sent out,  
which clearly shows that there are  
more, who will be impacted with  
the relocation of the crematorium.

Catherine Shannon

cshannon

82 Mulgrave St  
Ashhurst.