

Merle Lavin

From: District Advice <District.Advice@horizons.govt.nz>
Sent: Monday, 27 September 2021 2:49 pm
To: Phillip Hindrup
Cc: district.advice@horizons.govt.nz; Cliff.Thomas@horizons.govt.nz
Subject: Re: [Request ID :##34032##] 94 MULGRAVE STREET, ASHHURST PALMERSTON NORTH CITY | Phillip Hindrup | CASSED 17669 | 1446003301 | Building consent/Land use consent
Attachments: 0.5% AEP (1 in 200 year) Modelled Flood Depths for 94 Mulgrave Street_Ashhurst.jpg

Hi Phillip,

Thank you for your enquiry regarding the building of a non-habitable pet crematorium at 94 Mulgrave Street, Ashhurst.

Waterways and Flood Information

There is a stream that passes through the north western corner of the property. This stream is known as the Ashhurst Stream.

The modelled information for this area is held by Palmerston North City Council (PNCC). PNCC have a **PN City Rapid 1** in 200 year (0.5% Annual Exceedance Probability) modelled information for flood and stormwater inundation. Please find attached PNCC's Rapid modelled flood depths for a 0.5% AEP flood event. The key gives an indication of water depths. Please note that depths less than 50mm are not shown. Rapid modelling is where rainfall is "dropped" onto each cell (5m Grid) of the model with basic accumulation and does not go into more complex interaction with in-stream flows and complex flow accumulation and culverts and bridges are not detailed in the model. The modelling was undertaken to provide a guide as to what areas would warrant further investigation/detailed modelling. The modelled depths are indicative and the model should not be used to set floor levels, however, areas that show as dry will most likely be dry. As the flood modelling for this property is PNCC's information and not that of Horizons models, we cannot comment on its accuracy with respect to the flood risk to this property. Horizons recommends that further flooding assessment may be required at this property for any future land development proposals.

The intent of the [One Plan](#) and main purpose of Chapter 9 is to avoid increasing the risk to people and property from natural hazards, by limiting development in areas where natural hazards, especially floods, are likely to occur. Reasonable freeboard for a commercial and industrial building is a minimum height of 0.3 m as per New Zealand Standard 4404:2010 – Land Development and Subdivision Infrastructure. This freeboard requirement is to account for factors which cannot be included in the model, such as waves and debris effects. As well as ensuring that safe egress/access is easily achieved (access between occupied structures and a safe area where an emergency evacuation may be carried out). PNCC will need to be comfortable that safe access and egress can be easily achieved during a 0.5% AEP flood event. They also need to be satisfied that the proposal mitigates the flood risk and that the proposal is not increasing risk to people and property.

Horizons can provide information on the level of inundation and recommended freeboard based on NZS 4404:2010 and Policy 9-2, however it is PNCC as the Building Consent Authority that makes the decision on appropriate freeboard and finished floor levels.

While Horizons holds no recent observed flood information or flood records for this property. The northern and central areas of the property have been affected by Horizons indicative flooding information. This indicative flooding information is based on observations from historic flood events drawn at a topographic scale of 1:50,000 and is therefore not relied on for making land development decisions on a site specific scale.

Schedule B Values

The Ashhurst Stream through the property is a Horizons scheme drain (drainage channel), which is managed by Horizons as part of Horizons Ashhurst Stream Drainage Scheme. The stream has values of Flood Control and Drainage under Schedule B of the [One Plan](#), and as a result, resource consent is required from Horizons for certain

activities within 10 metres of the bed of the waterway that could adversely affect the function of the flood control scheme. Activities that may require resource consent include: the planting of trees and shrubs, new buildings and structures (including access-ways), some new fencing, depositing cleanfill and any land disturbance that impedes access for maintenance purposes. Please refer to the attached relevant [One Plan](#) Rule 17-14 and 17-15 for your information. Should anyone wish to carry out any activities (including any new access-ways) within 10 metres of the waterway, they will need to first contact Central Area Scheme Engineer, Cliff Thomas, on Freephone 0508 800 800 to confirm any resource consent requirements or conditions of work.

The stream also has a stopbank as indicated by the red line in the attached map. Horizons [One Plan](#) Rule 17-15 requires that resource consent be obtained from Horizons for a range of activities occurring within 8 metres of the landward toe of the stopbank, or between the stopbank and the Ashhurst Stream. The types of activities requiring consent include: the planting of trees and shrubs; new buildings and structures; some fencing; land disturbance and depositing of cleanfill; and the upgrade, reconstruction, alteration, extension, removal or demolition of any structure that is maintained by the Regional Council for the purposes of flood control.

The application's plan shows that the proposed activity will be 8 metres or more away from the toe of the stopbank, therefore no resource consent should be required. If further clarification is required please contact Central Area Scheme Engineer, Cliff Thomas, on Freephone 0508 800 800.

On-site Wastewater Disposal

The application notes that a new on-site wastewater system would be installed for the new crematorium building. There is an existing dwelling on the property, however it is not clear from the application if the dwelling has an on-site wastewater disposal system or is connected to the town's reticulated system.

Any new or upgraded on-site wastewater disposal system needs to be designed in accordance with the Manual for On-site Wastewater Systems Design and Management (Horizons Regional Council, 2010) and comply with the relevant conditions of [One Plan](#) Rules 14-13 and 14-14. The Manual specifies separation distances, including a requirement that the wastewater land application area be located at least 20 metres from any waterway, including ephemeral waterways, drains and lakes and at least 20 metres from bores that are used for drinking water supply. Bore information can be found on [Horizons Maps | Public viewer](#) – select the District Advice map. The Manual for On-site Wastewater Systems can be found on Horizons website or click on this link:

<https://www.horizons.govt.nz/HRC/media/Media/One%20Plan%20Documents/Manual-for-On-site-Wastewater-Design-and-Management-2010.pdf>

Please note that because of the extensive flood modelling on the property a suitable on-site wastewater disposal system will be required. Wastewater discharges to land application areas should avoid modelled flood inundation. For information refer to Auckland Region's Guideline document: On-site Wastewater Management which explains this in more detail than Horizons' guidelines: <http://content.aucklanddesignmanual.co.nz/regulations/technical-guidance/Documents/GD06%20-%20On-Site%20Wastewater%20Management.pdf>

If you need to talk to Horizons Environmental Scientist Harold Barnett about wastewater you can email him directly harold.barnett@horizons.govt.nz or phone him on DDI: 06 952 2831 ext: 5831.

For information on discharge consents please contact our Consents team on consents.enquiries@horizons.govt.nz or ask for the Horizons Duty Planner on 0508 800 800. Alternatively visit our website: <http://www.horizons.govt.nz/managing-natural-resources/apply-for-consents>

Stormwater

Horizons [One Plan](#) Rule 14-18 permits the discharge of stormwater to surface water and land, subject to compliance with conditions. The conditions include ensuring that the discharge does not cause or exacerbate the flooding of any other property and there is no erosion beyond the point of discharge unless this is not practicably avoidable, in which case any erosion that occurs as a result of discharge must be remedied as soon as possible. Care will need to be taken if stormwater is to be discharged across sloping land due to the potential for this to cause erosion. Any on-site stormwater discharges should be directed away from wastewater land application areas as this can reduce the efficiency of the wastewater system to treat wastewater. For more information about the discharge of stormwater and the [One Plan](#) rules visit our website: <http://www.horizons.govt.nz/publications-feedback/one-plan/part-2-regional-plan/chapter-14/14-6-rules-stormwater>

The application notes that water from washdowns will be disposed off-site.

Land Disturbance on slopes less than 20 degrees (Includes Earthworks)

The application proposes earthworks of 1,666m² with a volume of 459m³ to be disturbed.

Horizons [One Plan](#) Rule 13-1 permits up to 2,500m² of land disturbance per property per 12 month period, subject to compliance with conditions. These conditions include ensuring that erosion and sediment control methods are

installed prior to and maintained during the land disturbance activity and ensuring that the works do not occur on land within 5 metres of the bed of a river that is permanently flowing, an ephemeral waterway with an active bed width greater than 1 metre, or a lake.

For land disturbance greater than 2,500m² please see [One Plan](#) Rule 13-2. Please email our Consents team on consents.enquiries@horizons.govt.nz or call our Horizons Duty Planner on Freephone 0508 800 800. Alternatively visit our website: <http://www.horizons.govt.nz/managing-natural-resources/apply-for-consents>

Surface Water Use (water take from above the ground e.g. waterways/springs, ponds or lakes etc.)

Horizons [One Plan](#) Rule 16-1 permits the take and use of surface water, subject to compliance with conditions. These conditions include a maximum rate of take of 400l/ha per day for animal farming up to a maximum of 30 m³/day per property; or 15 m³ where the water is for any other use. The rates of take cannot be added, that is, the maximum allowable rate of take under this rule is 30m³/day per property. Water takes in excess of permitted activity limits require a water permit from Horizons Regional Council. The rate of take must not exceed 2.0 litres per second. For more information please see the [One Plan](#) Rule 16-1.

SAHS (Sites associated with hazardous substances)

The application lists potential contamination of the property.

Please note that this property is not listed on Horizons database of potentially contaminated sites, however Horizons doesn't hold all of the contaminated and potentially contaminated land information and there may be sites of potential contamination that we are not aware of. Horizons recommends the local council's database (PNCC) is checked. If you have any further questions about this information please contact our Compliance team on 0508 800 800 or email hail.enquiries@horizons.govt.nz

Soil Drainage

Regional scale information from Landcare Research suggests the property has imperfectly and poorly drained soil. Poorly drained soils either have a water table close to the surface or a compact subsurface layer that limits the rate that water can drain through the soil. Therefore any future building platforms should be located above or away from any areas prone to surface ponding. These drainage limitations will need to be considered when designing suitable on-site wastewater disposal systems. Soil information can be found on [Horizons Maps | Public viewer](#) – select the 'District Advice - Property Enquiry' map.

Other Considerations

Horizons Consents team has received an application for a discharge permit for Pet Cremations Air Discharge Works. The application number is APP-2021203430.00. Please contact Lauren Edwards at consents.enquiries@horizons.govt.nz or Freephone 0508 800 800 if you require further information about this consent.

GNS Science's regional scale information on known active faults can be accessed on their website or clicking on this link: <http://data.gns.cri.nz/af/>

GNS Science has completed regional scale liquefaction susceptibility mapping and this property has no susceptibility class. PNCC hold the best liquefaction information for the city. To access this information, click on this link:

<https://www.pncc.govt.nz/rates-building-property/property-housing/palmerston-north-and-liquefaction/>

There are no known cultural sites and no rare/threatened or at-risk habitats in the vicinity.

Please view [Horizons Maps | Public Viewer](#) for more information on what Horizons holds. Select the '**District Advice – Property Enquiry**' map at <https://maps.horizons.govt.nz/Gallery/> for LINZ property records, soil information, groundwater bores and Land Use Capability (LUC) as shown in the NZ Land Resource Inventory (NZLRI). For Horizons resource consent information please select the '**Regulatory Activity**' map. To view 1 in 200 year modelled wet extents see our flood plain mapping at <https://www.horizons.govt.nz/flood-emergency-management/flood-plain-mapping>.

Ngā mihi | Kind regards

Marianne Boekman
On behalf of District Advice

To log any new District Advice requests please use our online enquiry form <http://www.horizons.govt.nz/managing-natural-resources/district-advice/enquiry-form> Search the property details by slowly typing the residential street address e.g. 11 Victoria (exclude the town/city) or search by valuation number e.g. 12345 678 00. We aim to get back to you within ten working days.

Exclusion of Liability Arising from Supply of Information

Horizons Regional Council endeavours to provide useful and accurate information. Horizons Regional Council shall not, however be liable whether in contract, tort, equity or otherwise, for any loss or damage of any type (including consequential losses) arising directly or indirectly from the inadequacy, inaccuracy or any other deficiency in information supplied irrespective of the cause. Use of information supplied is entirely at the risk of the recipient and shall be deemed to be acceptance of this liability exclusion.

Requester: phillip@stradegy.co.nz
Created: 21-Sep-2021 13:54
Subject: 94 MULGRAVE STREET PALMERSTON NORTH CITY | Phillip Hindrup | CASED 17669 | 1446003301 |
Building consent/Land use consent

DATA	VALUE
ORGANISATION	Palmerston North City Council
APPLICANT	Phillip Hindrup
EMAIL ADDRESS	Phillip@stradegy.co.nz
PHONE	06 356 8199
QUERY TYPE	Building consent/Land use consent
ADDITIONAL INFORMATION	You have been asked for comment in relation to the attached Land Use Consent for 94 Mulgrave St, reference LU 6450. Please respond within 5 working days.

The attachments associated with this enquiry are too large to send via Email.



This email is covered by the disclaimers which can be found by clicking [here](#).