

Tatyana Kooznetzoff

From: District Advice <District.Advice@horizons.govt.nz>
Sent: Wednesday, 23 July 2025 12:22 pm
To: Tatyana Kooznetzoff
Subject: Re: [Request ID :##234187##] 21A MANUKA STREET CASTLECLIFF WHANGANUI WHANGANUI DISTRICT | Tatyana Kooznetzoff | CASED 21468 | 1310046700 | Flooding
Attachments: Horizons District Advice GENERAL CONSIDERATIONS for Proposed Residential or Land Developments 20250723.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kia ora Tatyana,

Thank you for your enquiry regarding a proposed private plan change to rezone this site from Open Space Zone to General Residential Zone. Apologies for the delay - our small team had one staff member unexpectedly away for about 3 weeks.

Flood Information

Horizons does not hold any flood modelling for this area to confirm whether/how this property may be affected in a 1 in 200 year (0.5% Annual Exceedance Probability (AEP)) flood event. Horizons uses this 0.5% AEP in our policy framework. Therefore, Horizons cannot recommend a minimum finished floor level for any proposed dwellings.

Whanganui District Council (WDC) commissioned a study on **overland flows and depressions** for the city and the surrounding area. It appears that this property may be affected by a depression and therefore it may experience ponding and surface flooding during localised high rainfall events and during wet periods of the year. As the flood information for this property is based on WDC's information and not that of Horizons models, we cannot comment on its accuracy with respect to the flood risk to this property. WDC holds this information and therefore Horizons recommends that you discuss this further with WDC as this will give you any other relevant that they may have on record for the individual property.

As there is no modelled flood information and this property is affected by WDC's overland flows and depressions information, the owner/applicant may need to arrange for a suitably qualified person to do a site specific flood assessment to ascertain whether/how the property may be affected in a 1 in 200 year (0.5% Annual Exceedance Probability (AEP)) flood event and if safe access and egress can be achieved.

Decisions on how to avoid or mitigate natural hazards can affect not only the subject site but also neighbouring properties and the wider environment, and **may unintentionally exacerbate the risk**. Risk assessment is a key means to identify and understand risks, and to determine which aspects of risk can be managed through appropriate land use planning tools and development methods. Both current and future risks (including the effects of climate change such as sea level rise) need to be considered.

Developers and WDC need to ensure that any proposed development on the property does not divert stormwater flows onto other properties and does not cause or exacerbate flooding elsewhere.

Stormwater Management

WDC manage urban stormwater and infrastructure and we recommend that they are best placed to give advice regarding stormwater management in this area.

As discussed above please ensure that any proposed development on the property does not divert stormwater flows onto other properties and does not cause or exacerbate flooding elsewhere.

Urban stormwater can collect a variety of contaminants as rainwater runs over impermeable surfaces. The levels and types of contaminants vary depending on land uses.

Contaminants can include:

- sediment;
- trace metals such as copper, lead and zinc;
- hydrocarbons from petrol and oil;
- pathogenic bacteria and viruses;
- pesticides; and
- trace organics such as phthalates and surfactants.

For information to improve the quality of stormwater runoff visit NIWA's website on stormwater management: www.niwa.co.nz/freshwater-and-estuaries/our-services/stormwater-management

Horizons Catchment Operations (River Operations) team encourages the use of on-site mitigation measures to control the rates of run-off from any development. Increased run-off from any developments has the potential to exacerbate downstream flooding issues, whether this is localised stormwater issues, or flooding from rivers, streams or other water courses. Increased run-off would likely require resource consent from Horizons.

For more information about the discharge of stormwater and the [One Plan](https://www.horizons.govt.nz/HRC/media/Media/One%20Plan/17-Part-3-RP-LF-Land-and-freshwater.pdf) visit: <https://www.horizons.govt.nz/HRC/media/Media/One%20Plan/17-Part-3-RP-LF-Land-and-freshwater.pdf>

If these rules cannot be achieved a consent will be required in order for this to be controlled.

WDC will also need to consider stormwater in terms of the National Policy Statement for Freshwater Management (NPS-FM).

Land Disturbance (Includes Earthworks)

Refer to [Horizons Land Disturbance Information Sheet](#).

For land with pre-existing slopes of less than 20 degrees refer to Horizons [One Plan](#) Rule RP-LF-LAND-R1 that 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 within an active bed width greater than 1 metre, or the bed of a lake.

For land disturbance greater than 2,500m² refer to [One Plan](#) Rule RP-LF-LAND-R6.

For cleanfill considerations please refer to Horizons [One Plan](#) Rule RP-LF-LW-R29 which permits the rate of cleanfill material discharge of up to 2,500 m³ per property per year. Also refer to the rule in regards to rules and conditions where the cleanfill material cannot be discharged.

Land disturbance is also subject to NES-Freshwater (NES-F).

For information on resource consents contact our Consents Team on consents.enquiries@horizons.govt.nz or ask for a Horizons Duty Planner on 0508 800 800. Alternatively visit our website: www.horizons.govt.nz/managing-natural-resources/apply-for-consents

Liquefaction

WDC has completed a liquefaction assessment for this area. Please refer to WDC's public maps.

For more information about planning and engineering guidance for potentially liquefaction-prone land, visit the Government's website: <https://www.building.govt.nz/assets/Uploads/building-code-compliance/b-stability/b1-structure/planning-engineering-liquefaction.pdf>

The Building Code requires robust foundations for liquefaction-prone ground to ensure new buildings are being built safely and strongly enough to withstand liquefaction risks. For more information on building on liquefaction-prone ground: www.building.govt.nz/building-code-compliance/geotechnical-education/ensuring-new-buildings-can-withstand-liquefaction-risks

SAHS (Sites associated with hazardous substances)

This property is not listed on Horizons database of potentially contaminated sites. However, there may be sites of potential contamination that we are not aware of. Horizons recommends that WDC's database is checked as Horizons doesn't hold all of the contaminated and potentially contaminated land information.

Please note that if this was a bowling club in the past, this site may be a contaminated due to pesticides and herbicides used for the bowling lawn. District and city councils often require contamination testing for changes in land use as part of the resource consent process. This is to ensure that any potential land contamination is identified and addressed before development begins, protecting human health and the environment. Please contact WDC for more information

General Considerations

Please refer to the attached 'General Considerations' document for other regional and national matters which may need to be considered for this private plan change.

Please also consider section 19 of the document which discussed Energy, Infrastructure and Transport. Please note all of this section including the paragraph stating: *"Horizons Transport Team asks that development of the roading network be designed in such a way that enables development of the public transport infrastructure so that growth of the network is not restricted by inadequate road layout or design."* For information on transport visit our website www.horizons.govt.nz/buses-transport/transport-planning. You can contact our Transport Team on transport@horizons.govt.nz or talk to a Transport Planner on Freephone 0508 800 800.

Horizons Maps Public Viewer Gallery - <https://maps.horizons.govt.nz/Gallery>

The following listed information (including but not limited to) can be found on [Horizons Maps | Public Viewer](#) by selecting the relevant map profile and clicking on the 'Layer' icon to list and tick the relevant map features*:

- Natural Hazards e.g. flooding, faults, liquefaction, tsunamis, coastal and volcanic hazards (select the Regional Natural Hazard Viewer Map Profile)
- Land Use Capability (LUC) classes shown as Land Resource Inventory (select District Advice Map profile)
- Fundamental soil information e.g. classification and drainage class (District Advice Map)
- Ground water bores or drinking supply information (District Advice Map)

- Waterways / streams with One Plan Schedule B Values (One Plan Map)
- Horizons Resource Consent information (Regulatory Activity Map).

**To find more information on the feature/layer please click on the map at the location of interest or on the relevant map feature, once the “Details” box appears on the right hand side of the screen, click on the small black arrows to view all land parcel and feature details.*

Ngā mihi | Kind regards

Sarah Carswell
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 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: tkooznetzoff@propertygroup.co.nz
Created: Jul 10, 2025 03:26 PM
Subject: 21A MANUKA STREET CASTLECLIFF WHANGANUI WHANGANUI DISTRICT | Tatyana Kooznetzoff | CASED 21468 | 1310046700 | Flooding

DATA

VALUE

ORGANISATION The Property Group

APPLICANT Tatyana Kooznetzoff

EMAIL ADDRESS Tkooznetzoff@propertygroup.co.nz

PHONE 0272503499

QUERY TYPE Flooding

ADDITIONAL INFORMATION

Kia ora, Our client IWIK Trust is pursuing a Private Plan Change to rezone the site from Open Space Zone to General Residential Zone. Could you please provide any relevant information you may hold for the site. This could include flood/ponding info, contamination, or any other hazard that may be of concern / relevant. Kind regards,

