

Nicholas Law

From: Oliver Hermans <Oliver.Hermans@ecan.govt.nz>
Sent: Friday, 24 November 2023 08:59
To: David Harford
Subject: 23207: Ashburton Riverside Developments Ltd- Business D zone and Melrose Road redevelopment
Attachments: Aerial.jpg; Topo.jpg

Hi David,

See the following:

- The property is located on the southeast side of Melrose Road, 110 metres from the intersection with Alford Forest Road and 148 metres from the Ashburton River. The property is best described as flat. The property is located on land that forms part of the Ashburton River floodplain and is protected by the Ashburton Scheme Stop banks which are located roughly 50 metres from the property boundary.
- The stopbanks are designed and built to protect Ashburton from floods up to and including the 200-year Average Recurrence Interval (ARI) flood. In floods larger than this or in circumstances where the stopbanks are breached as a result of lateral erosion, breakouts onto the floodplain where this property is located may occur. Depths on the property in such an event would be heavily dependent on the nature, location and scale of the breach.

Note: Average Recurrence Interval (ARI) represents the average time period between floods of a certain size.

- The only other source of potential flooding is a result of stormwater runoff following periods of very heavy or prolonged rainfall, though Environment Canterbury has no specific information regarding this.
- Overall flood risk to the property is low.

When considering the figures and comments given above, it is important you understand the following matters:

1. The information provided is the best information Environment Canterbury has available at this time. Flood depths, flows and return periods may change as further investigations into flooding in this area are completed.
2. Environment Canterbury is not the only organisation holding information on flooding. The Ashburton District Council or neighbours may have further details of flooding which has occurred at this property.
3. Environment Canterbury has collected flood information for the Ashburton River since 1967. When information has been collected and analysed for a longer period the estimated flows for given return periods may change.
4. This assessment assumes that river control works are maintained at least in their present standard in the future.
5. Many uncontrollable factors influence flooding. The prediction of flood depths requires many assumptions and is not an exact science.

I hope this information is of assistance. Please do not hesitate to contact me if you require any clarification.

Yours sincerely,

Oliver Hermans

From: David Harford

Sent: Monday, November 20, 2023 12:20 PM

To: Oliver Hermans ; Chris Fauth

Subject: FW: Ashburton Riverside Developments Ltd- Business D zone and Melrose Road redevelopment

Caution: This is an email from an external party. Please take care when clicking links or opening attachments.

Hi Oliver and Chris

Hope you are well.

I am about to lodge a land use and subdivision consent (Boundary Adjustment) for the proposed widening of Melrose Road in Ashburton.

I had sent an email through back in June to the Customer Services team. I thought I had a response back on this as there was a call re this but I cant track that.

Can I trouble you to look at this proposal below and comment/respond as soon as you are able?

Kind Regards

David H

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From: David Harford

Sent: Wednesday, June 8, 2022 1:14 PM

To: ECInfo <ecinfo@ecan.govt.nz>

Subject: Ashburton Riverside Developments Ltd- Business D zone and Melrose Road redevelopment

Hello there

Please see the attached plans.

The proposal is to widen Melrose Road from below the terrace as shown on the plan attached to create a suitable road to access the Business D zoned land as shown on the Ashburton District Plan.

Ashburton Riverside Developments Ltd is a company that owns some Business D zoned land as shown in the Qmap attachment.

Ashburton District Council Planning Map U40 shows some of this land designated (D21) for soil conservation and river control.

As per the plans attached the proposal is to develop this land generally in accordance with the subdivision concept plan and roading design for the site.

Is the purpose of the designation to protect land from potential flooding and therefore is a situation of minimum floor heights on buildings or similar issue?

We can seek a flood hazard assessment report from Ecan Timaru if that is the case.

Look forward to your response on this matter.

Kind Regards

David H

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