

10/10/2023

## Form 13

Submission on application concerning resource consent that is subject to public notification by consent authority

### Section 95A, Resource Management Act 1991

**To:** Central Otago District Council

**Name of submitter:** Fire and Emergency New Zealand

This is a submission on an application from *TKO Properties Limited* for a resource consent to undertake a 33-lot subdivision at Rocky Point, a 68.7ha property near Bendigo Station in Tarras. The application also includes associated access and earthworks.

Fire and Emergency New Zealand's (Fire and Emergency) interests and subsequent relief below relates to the potential future development of these lots and requirement for water supply and access.

Fire and Emergency is not a trade competitor for the purposes of Section 308B of the Resource Management Act 1991.

Fire and Emergency are **neutral** to this resource consent application, subject to the relief sought in this submission.

The specific parts of the application that Fire and Emergency's submission relates to are:

- *The provision for firefighting water supply accordance with the Code of Practice (SNZ PAS 4509:2008)*
- *The provision for fire appliance access*
- *The use of low flammability plants*

#### **Fire and Emergency's submission is:**

In achieving the sustainable management of natural and physical resources under the RMA, decision makers must have regard to the health and safety of people and communities. Furthermore, there is a duty to avoid, remedy or mitigate actual and potential adverse effects on the environment.

The risk of fire represents a potential adverse effect of low probability but high potential impact. Fire and Emergency has a responsibility under the Fire and Emergency New Zealand Act 2017 to provide for firefighting activities to prevent or limit damage to people, property and the environment. As such, Fire and Emergency monitors development occurring under the RMA to ensure that, where necessary, appropriate consideration is given to fire safety and operational firefighting requirements.

In order for Fire and Emergency to achieve their principle objective which includes reducing the incidence of unwanted fire and the associated risk to life and property, protecting and preserving life, and preventing or limiting injury, damage to property land, and the environment, Fire and Emergency requires adequate water supply be available for firefighting activities; and adequate access for new developments and subdivisions to ensure that Fire and Emergency can respond to emergencies.

The provision for adequate water supply is therefore critical. It is important to Fire and Emergency that any new subdivision or land use has access to adequate water supply (whether reticulated or non-reticulated). This essential emergency supply will provide for the health, safety and wellbeing of people and the wider community, and therefore contributes to achieving the purpose of the RMA.

Firefighting water supply

The application has stated that water is to be supplied to the sites via Chinaman's Terrace water scheme. Under this scheme, the applicant has a right of 500,000L/day which is allocated to Rocky Point and Bendigo Hills (the applicant's neighbour site). Water will be extracted from the scheme at the existing header tanks located on proposed Lot 5 of Bendigo Hills and reticulated to Rocky Point.

The applicant advises that it is anticipated that a services company or other legal entity will be established to manage the combined Bendigo Hills and Rocky Point water supply.

The applicant has advised that Consent Notice conditions are proposed as part of the application and these will require firefighting water supply to be provided at the time buildings are constructed on each of the proposed lots. Fire and Emergency support this imposition of these proposed consent notices on the proposed lots however request that the consent notice condition specifically refers to the firefighting water supply Code of Practice – SNZ PAS 4509:2008 rather than only referring to firefighting water supply

### Access

The proposal includes the construction of a new road extending from Bendigo Loop Road and traversing across the site. The intention of this road is that it will have a carriageway width of 5.5m wide leading from Bendigo Loop Road to a cul-de-sac at the top of the site. Due to the steep mountainous terrain, and the preference to minimise earthworks, some sections of the road will exceed 1:6 however no road will exceed 1:5.

The application also includes shared right of ways providing access to proposed Lots 1 – 7 24, 25 and 30 and these will have a carriageway width of 4.5m. The widths of the proposed roads and right of ways are considered suitable for fire appliances.

The application also states that the unsealed private driveways will be constructed at the time a future building is established. These will be no more than 3m in width.

The "*Designers' guide to firefighting operations – Emergency Vehicle Access – F5-02 GD*" indicates that Fire and Emergency generally require carriageways to have a minimum width of 4m which can be reduced to a minimum width of 3.5m at the entrances. The proposed width is of concern to Fire and Emergency, as where buildings are located further than 70m from the road, the 3m width of the unsealed private driveway would limit the ability of Fire and Emergency to operate efficiently and effectively. It is currently unclear how many lots may be located greater than 70m from the road but the Scheme Plan indicates that this may be likely for proposed Lots 14, 20, 27, 28, 29, 30 and 33 which have longer driveways proposed.

With respect to the proposed gradient, the "*Designers' guide to firefighting operations – Emergency Vehicle Access – F5-02 GD*" states that the maximum straight gradient that fire appliances can negotiate is a gradient of 1:5. Fire and Emergency support the gradient of 1:5 as a steeper gradient would limit access for fire appliances during a fire or other emergency incident.

### Low flammability plants

The application indicated that there will be compensation planting for the proposed vegetation clearance. In addition, the application notes that where Kanuka is removed it is to be replaced within a similar area. Fire and Emergency would prefer the use of low flammability plants to reduce the risk of wildfire around the proposed developments. From the species listed, it is noted that Kanuka is considered to be highly flammable whilst Kohuhu and Cabbage Tree are moderately flammable. Fire and Emergency seek that the moderate and highly flammable plants are replaced with lower flammability species to reduce wildfire risk. The list of plant flammability can be accessed from this link - <https://checkitsalright.nz/reduce-your-risk/low-flammability-plants>

**Fire and Emergency seek the following decision from the consent authority:**

- Fire and Emergency request that with respect to firefighting water supply, the consent notice condition should reference the firefighting water supply Code of Practice – SNZ 4509:2008.
- Fire and Emergency request that the gradient of the Bendigo Road Loop and the rights of ways is not steeper than 1:5.
- Fire and Emergency request that where buildings are to be located greater than 70m from the road or right of way, the private driveways have a minimum carriageway width of 4m with a width of 3.5m at the entrances.
- Fire and Emergency request that low flammability plants are used for revegetation purposes.

Fire and Emergency may wish to be heard in support of its submission. If others make a similar submission, Fire and Emergency will consider presenting a joint case with them at the hearing.

Fire and Emergency does not request, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.



Signature of person authorised to sign on behalf of  
**Fire and Emergency**

<b>Date:</b>	10/10/2023
<b>Electronic address for service of person making submission:</b>	Lydia.Shirley@beca.com
<b>Telephone:</b>	+64 3 367 2460
<b>Postal address:</b>	ANZ Centre 267 High Street Christchurch Central City Christchurch 8011
<b>Contact person:</b>	Lydia Shirley