

Form 13

Submission on application concerning resource consent or esplanade strip that is subject to public notification or limited notification by consent authority

Sections 95A Resource Management Act 1991

To: Central Otago District Council

Submission on: Publicly Notified Resource Consent – Sarah Taylor and James Dale

Name of submitter: Fire and Emergency New Zealand

This is a submission on an application from Sarah Taylor and James Dale (RC230217) for a resource consent to undertake a two-lot subdivision and establish a building a platform on proposed Lot 2 with associated access and servicing at 176 Queensberry Terrace near Luggate.

Fire and Emergency New Zealand's (Fire and Emergency) interests and subsequent relief sought below relates only to proposed Lot 2 where a new building platform and subsequent residential dwelling are to be established. Proposed Lot 1 contains an existing dwelling and is fully serviced.

Fire and Emergency is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (RMA).

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

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

- *The provision for firefighting water supply in accordance with the Code of Practice (SNZ PAS 4509:2008)*

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 states with respect to firefighting water supply for proposed Lot 2 that “Prior to the completion of any dwelling, firefighting water storage will be provided in accordance with SNZ/PAS 4509:2008; or in the alternative, such other means of firefighting as approved in writing by Fire and Emergency New Zealand”.

Central Otago District Council have a Memorandum of Understanding (MOU) with Fire and Emergency which requires that a condition be placed on resource consent approvals pertaining to firefighting water supply where a dwelling is to be erected on any building platform.

As such, and in the absence of specific residential buildings plans, Fire and Emergency request that a consent notice be placed on the title of proposed Lot 2 as follows:

Consent Notice

The following shall be registered as a consent notice on the relevant Record of Title

1. *All owners, and subsequent owners of Lot 2 DP xxx are advised of the following:*

All habitable dwellings shall be provided with a firefighting water supply that complied with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ/PAS 4509:2008.

Access

The application states that access will be provided to proposed Lot 2 via the existing access points off Pukerangi Drive and Queensberry Terrace via a Right a Way over Lot 1. The scheme plan indicates that the proposed Right of Way will have a width of 10m and designed to CODC’s design standards. This access is considered to be suitable for fire appliances.

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

As this resource consent application is in the rural zone and in an area that is not serviced by a reticulated water supply then there can be potential for implications on Fire and Emergency in terms of provisions of firefighting water supply for firefighting purposes.

Fire and Emergency therefore strongly recommend the inclusion of a condition and subsequent consent notice be imposed on proposed Lot 2 as follows:

Consent Notice

The following shall be registered as a consent notice on the relevant Record of Title

1. *All owners, and subsequent owners of Lot 2 DP xxx are advised of the following:*

All habitable dwellings shall be provided with a firefighting water supply that complied with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ/PAS 4509:2008.

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.

LR Shirley

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

Date: 7/12/2023

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