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Submission on Notified
Resource Consent
PL240816054



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Submission on Notified Resource Consent

Reference PL240816054 **Submitted** 08 Aug 2024 12:11

Notified Submission

SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

Section 95A (public) Resource Management Act 1991

To: The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340

This is a submission on the following resource consent application:

Resource Consent Number	230398
Valuation Number	2844104500
Applicant	D J Jones
Location of Site	88 Terrace Street, Bannockburn
Brief Description of Application	20 Lot Subdivision Consent including construction of internal access roads
Submissions Close	08 August 2024

Writing a submission

The following will be required during this process:

- Your full name and address, telephone number and email address
- Whether you support or oppose the application for resource consent
- The reason for your submission
- The decision you wish the Council to make, including any conditions sought
- Whether you wish to be heard.

Privacy

The information you provide is official information and is used to help process your application. The information is held and used in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 2020. This means that your information may be disclosed to other people who request it in accordance with the terms of these Acts. Under the Privacy Act 2020 you have the right to see and correct any personal information that Council may hold about you.

Declaration

By continuing with this application you certify that: The information you provide is true and correct to the best of your knowledge. Yes

Notified Submission

Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - it is frivolous or vexatious:
 - it discloses no reasonable or relevant case:
 - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
 - it contains offensive language:

It is supported only by material that purports to be independent expert evidence, but has been prepared by a

person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

In lodging this submission, your submission, including contact details, become public information and will be available for anyone to view.

DETAILS OF SUBMITTER

Full name	Fire and Emergency New Zealand
Contact person (if applicable)	Kate Oranje
Electronic address for service of submitter:	kate.oranje@beca.com
Phone number - day time	03 363 3455
Postal address (or alternative method of service under section 352 of the Act):	ANZ Centre 267 High Street Christchurch Central City Christchurch, 8011

Your Application

Please select one regarding the application	I neither support or oppose
Do you wish to be heard in support of this submission?	No - I do not want to be heard
Are you a trade competitor for the purposes of section 308B of the Resource Management Act 1991?	I am not
I would consider presenting a joint case if others make a similar submission	Yes

Details of submission

The specific parts of the application that my submission relates to are: See attached form.

The submission - include: See attached form.

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

[Form 13 - Submission - CODC - D J Jones & N R Searell Family Trust - Bannockburn.pdf](#) (198 kb)

I seek the following decision from the consent authority.

Give precise details, including the general nature of any conditions sought See attached form.

Select below - 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. "See note 4 (second tab) as you may incur costs relating to this request." I do not request

Any other comments?

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and Yes

published as part of this process.

Please sign (click on the words CAPTURE)

A handwritten signature in black ink, appearing to be 'J. Smith'.

Date signed:

08/08/2024

Form 13

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

Sections 95A, Resource Management Act 1991

To: Central Otago District Council

Submission on: Publicly Notified Resource Consent – D J Jones & Searell Family Trust

Name of submitter: Fire and Emergency New Zealand

This is a submission on a land use and subdivision application from D J Jones & N R Searell Family Trust for a resource consent to subdivide land into 24 lots at 88 Terrace Street, Bannockburn. The proposal includes the following:

- Lots 1-20 will be freehold lots for residential activity. The lots range in size from 1502m² to 2265m².
- Lot 30 is a 4100m² recreation/local purpose reserve.
- Lot 40 is a 4.44ha balance freehold lot intended for future development.
- Lot 50 is a 7.82ha balance lot intended for future development.
- Lot 51 is a 0.53ha balance lot.
- Locating buildings on Lot 4, 5, 6, 13, 14, 15 to 20 within a building line restriction.

Fire and Emergency New Zealand's (Fire and Emergency) interests relates to the proposed accessways and their ability to obtain access to the property in the case of an emergency.

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 this submission.

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

- Emergency service access in accordance with the Designers' guide to firefighting operations, Emergency vehicle access, F5-02-GD.

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.

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.

Access

Fire and Emergency requires adequate access to the newly created lots to ensure that they can respond in fire emergencies. This includes access in the event of natural hazard, hazardous substances, medical or a rescue or assist. Fire appliance access to both the source of a fire (or other emergency) and the firefighting water supply provided is essential to the efficient operation of Fire and Emergency.

Fire and Emergency require carriageway width of 4m and gradient not steeper than 1:5 (20%) to enable fire appliance access. However, it is Fire and Emergency's preference that the gradient is 1:8 or less (12.5% or less).

The application states that sealed carriage way access will be a minimum of 4m in width, therefore providing adequate width for Fire and Emergency vehicles to access the proposed lots.

The application states that there will be some accesses with gradients for certain lots above 1:5 (20%) and these are:

- Lots 15 – 18 – a gradient of 1:5 (20%)
- Lots 19 & 20 – a gradient of 1:4 (24%)

The application also indicates that these accesses may be surfaced with chipseal. The Bartlett Consulting report provided with the application recommends that the gradient be design in accordance with the current NZ Standards with the access surfacing amended to accommodate winter conditions in Central Otago.

There is a potential risk to Fire and Emergency that they would have difficulty accessing a number of the proposed lots, given the steepness of the gradient for lots 15 – 20, particularly lots 19 and 20.

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

Fire and Emergency seeks that the accesses for Lots 15 – 20 have a gradient not steeper than 1:5 (20%) and confirmation of the surfacing of these accesses.

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

Date: 07/08/2024

Electronic address for service of person making submission: kate.oranje@beca.com

Telephone: 03 363 3455

Postal address: ANZ Centre 267 High Street
Christchurch Central City
Christchurch, 8011

Contact person: Kate Oranje