

Form 13

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

Section 95A Resource Management Act 1991

To: Taupō District Council

Submission on: Application for resource consent for subdivision, land use and change of condition
– Okaia Drive, Kinloch, Taupō

Reference: RM240388-389 and RM200118C

Name of Submitter: Fire and Emergency New Zealand

This submission relates to the application from Seven Oaks Kinloch Limited (**the applicant**) to Taupō District Council (**TDC**) for a subdivision, land use and change of conditions resource consent.

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

Fire and Emergency is neutral regarding the application.

1. Fire and Emergency's submission

1.1 Context

Fire and Emergency's principal objectives are to reduce the incidence of unwanted fire and the associated risk to life and property, and in relation to its main functions under section 11, and the additional functions of FENZ under section 12 of the Fire and Emergency New Zealand Act 2017, to:

- protect and preserve life,
- prevent or limit injury,
- prevent or limit damage to property and land, and
- prevent or limit damage to the environment¹.

TDC has a role in its regulatory capacity to ensure that:

- In achieving the sustainable management of natural and physical resources under the RMA, regard is given to the health and safety of people and communities.
- Any actual and potential adverse effects on the environment are avoided, remedied or mitigated.
- Fire and Emergency, as an emergency service provider, can operate effectively and efficiently across the district. This includes ensuring Fire and Emergency can adequately access both built and natural environments across the district in the event of an emergency, and ensuring new development is adequately serviced by firefighting water supply.

This submission therefore seeks to enable Fire and Emergency to carry out its requirements under the Fire and Emergency New Zealand Act 2017 more effectively in the protection of people, property, and the environment.

¹ Fire and Emergency New Zealand Act 2017 section 10(a)(b)

Fire and Emergency made a submission on the 2023 application which has since been withdrawn. The specific parts of the application that Fire and Emergency's submission relates is generally consistent with its previous submission, while acknowledging the changes to the proposal and additional work completed and included with this current application. This submission covers issues relating to:

- The provision of firefighting water supply, and
- Emergency services access.

These matters are addressed separately below.

1.2 Firefighting water supply

The principal objective of Fire and Emergency is to reduce the incidence of unwanted fire and the associated risk to life and property. To achieve this objective Fire and Emergency requires adequate water supply be available for firefighting within the new development area.

It is critical for Fire and Emergency that water supply infrastructure is in place prior to any development commencing and that this water supply has adequate firefighting capacity and pressures available to service the future development.

Adequate capacity and pressure can be determined through the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (SNZ PAS 4509:2008). SNZ PAS 4509:2008 is a non-mandatory New Zealand Standard that sets out the minimum requirements for firefighting water and access in order for Fire and Emergency to operate effectively and efficiently in an emergency.

Fire and Emergency acknowledge that more recent water modelling has been completed for this application which confirms that the development area can be serviced via high pressure mains by TDC's infrastructure. With regard to the overall capacity of the Kinloch water supply, the analysis completed and described in the water section of the Engineering Services Report confirms that the current Council infrastructure plan can also accommodate the additional water supply requirements for the proposed development area.

Fire and Emergency recognise that the TDC Engineering Code of Practice for Development of Land 2009 sets out firefighting water supply requirements for urban developments and includes performance criteria which requires the water supply infrastructure to meet SNZ PAS 4509:2008 ('Part 3 – f) Water Supply (ii)-(iv)' and 'Schedule 6 Altered Requirements to Part 6 NZS 4404: 2004 Water Supply'.

It also states in 'Part 2 Development Process – c) resource consents (iii)', that applications (particularly for subdivisions) should include reports covering 'firefighting water supply provisions', 'access for firefighting appliances'. This specific information has not been provided.

Further, 'Part 2 Development Process – d) scheme plans (v) states that *'in submitting any scheme plan for approval, the applicant shall provide documentary evidence that the general layout is sufficient for reticulation by other utility services authorities and meets New Zealand Fire Service requirements for residential areas'*. This is also not apparent on the scheme plans provided with the application documentation.

As no water supply design plans have been provided to support the subdivision application, and given TDC's Engineering Code of Practice for Development of Land 2009 is a non-statutory document, and there are no specific rules within the Taupō District Plan which requires the provision of firefighting water supply, this application presents a risk to Fire and Emergency operations if the development is enabled without a requirement to provide a firefighting water supply in accordance with SNZ PAS 4509:2008.

1.3 Emergency service access

Fire and Emergency requires adequate access to new developments, associated structures and the natural environment, such as the adjacent Reserve land, to ensure that they can respond in the event of fire, natural hazard, medical or a rescue or assist emergency.

The application documents indicate that the development of the site will incorporate an internal road network to connect to Okaia Drive in the south and Kahikatea Drive in the east. The applicant indicates that all new lots will have compliant access and vehicle crossings from a public road and that the minimum standards for driveways and accessways in the Taupō District Plan can be met.

It is understood that the proposal includes a 4m legal accessway width for all new lots. This is consistent with the 4m minimum access width requirement set out in SNZ PAS 4509:2008 and the 'Designers Guide' to firefighting operations emergency vehicle access F5-02 GD'.

Fire and Emergency encourage developers to consider the above documents during both subdivision and development stages and that Council refer to these documents when assessing proposed access arrangements, particularly where there are non-compliances that could impact Fire and Emergency's ability to access a development area or sites with when responding in an emergency. This includes the design and layout of proposed new roads, Right of Way access to lots (particularly rear lots) and vehicle access generally.

2. Fire and Emergency relief sought:

If the consent authority is minded to grant this resource consent application, Fire and Emergency seek the following decision from the consent authority:

That a condition of consent be imposed on the decision to the same or similar wording:

- **Firefighting water supply**

The reticulated water supply infrastructure servicing the site shall be designed in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. The consent holder must demonstrate to the satisfaction of Taupō District Council, that the extension of Taupō District Council's water supply system into the site and supply to the new development area does not adversely impact the firefighting water supply capacity and pressures of the wider water supply network at the time of development. Confirmation of compliance shall be provided Taupō District Council prior to issuing a section 224(c) certificate.

- **Emergency service access**

That the development complies, to the satisfaction of Taupō District Council, with the transport and access provisions of the Taupō District Plan. Confirmation of compliance shall be provided to Taupō District Council prior to issuing a section 224(c) certificate.

Fire and Emergency 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 one 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:	02/04/2025
Electronic address for service of person making submission:	Alec.Duncan@beca.com
Telephone:	07 960 7259
Postal address:	PO Box 448, Waikato Mail Centre, Hamilton
Contact person:	Alec Duncan