

**Wanaka Community Board
16 March 2016**

Report for Agenda Item: 1

Department: Infrastructure and Property

New licence for the Fire Service to install a siren in Lismore Park Wanaka

Purpose

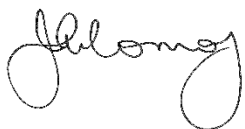
The purpose of this report is to consider a new licence for the Fire Service to locate a fire siren on Lismore Park.

Recommendation

That the Wanaka Community Board:

1. Note the contents of this report;
2. Recommend to Council that a new licence be granted to the Fire Service on Lismore Park for a new aerial and siren subject to the following conditions:
 - a) Commencement 1 April 2016
 - b) Term Five years
 - c) Rent – Pursuant to the Community pricing Policy – initially \$1 per annum
 - d) Reviews – Five-yearly
 - e) Renewals – Three of five years each by agreement of both parties
 - f) Termination – Council to give twelve months written notice of termination if the siren and/or pole have to be removed to facilitate Council's utilisation of the land for other purposes.
 - g) Insurance – The Fire Service to provide \$2 million public liability insurance.

Prepared by:



Joanne Conroy
Property Manager - APL
1/03/2016

Reviewed and Authorised by:



Aaron Burt
Planner: Parks & Reserves
2/03/2016

Background

- 1 The Fire Service will soon be relocating from its current premises in Ardmore Street in Wanaka to new premises in Ballantyne Road, Wanaka (as set out in Attachment A).
- 2 The Fire Service advises that the location of the new station does not give great coverage for their siren because it is against a hill and sound can only travel to the west.
- 3 The Fire Service has identified that a site alongside the water reservoirs on Lismore Park would be suitable. It is proposed to mount the siren on top of a new wooden power pole, just less than 10 metres tall. It would have a 6 metre long, 48mm diameter steel tube attached to one side and projecting approximately 3.5 metres over the top of the timber post. Four aerials are attached to the steel tube, of which three project from one side of the tube and a fourth whip antenna extends approximately 3.5 metres above the top of the steel tube.
- 4 If there is a fire call out during the day, the siren starts immediately. If the callout occurs between 2100 and 0700 hours the volunteers are paged, then if the siren is not cancelled at the station within four minutes, it will operate for a maximum of 60 seconds before shutting down. The siren will require a power supply which will be available from a nearby power supply.
- 5 The Fire Service has been granted resource consent RM150872 to relocate the Wanaka fire/civil defence siren and breach noise standards, after undertaking a fully notified application. There were three submissions received from neighbours in opposition to the proposal because of noise. None wished to be heard.
- 6 The infrastructure team has confirmed that the siren will not interfere with operations and should that change, the licence would be terminated by giving reasonable notice.

Comment

- 7 As the resource consent was notified, the Reserves Act allows a licence to be granted without further notification.
- 8 The Lismore Park, Kelly's Flat and Allenby Park reserve management plan allows for (Council) utility services to be placed where the reserve is not likely to be materially altered or permanently damaged, or the rights of the public using the reserve permanently affected (policy 7.2). While this proposal is not Council infrastructure, it does benefit the community by facilitating essential firefighting equipment. The location proposed is already compromised to some extent because of the reservoirs and associated infrastructure, so the pole is unlikely to further alter or damage the reserve or prevent the public from using it.
- 9 The plan suggests that services be placed underground unless it is impractical due to exceptional circumstances (policy 7.3). In this instance, the aerial could not operate underground.

10 The plan refers to granting an easement, but a licence would give Council better control in this instance and so a licence is recommended. The suggested terms are as follows:

- a) Commencement: 1 April 2016
- b) Term: Five years
- c) Rent: Pursuant to the Community pricing Policy – initially \$1 per annum
- d) Reviews: Five-yearly
- e) Renewals: Three of five years each by agreement of both parties
- f) Termination: Council to give twelve months written notice of termination if the siren and/or pole have to be removed to facilitate Council's utilisation of the land for other purposes. There will be no compensation payable to the tenant if termination is exercised.
- g) Insurance: The Fire Service to provide \$2 million public liability insurance.

12 Granting a new licence on a recreation reserve requires the approval of the Minister of Conservation. That approval has been delegated to Queenstown Lakes District Council and therefore the Board can recommend to Council that the licence be granted.

Options

11 This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002.

12 Option 1 That the Wanaka Community Board recommend to Council that a new licence be granted to the Fire Service on Lismore Park subject to the terms and conditions outlined above.

Advantages:

13 Will facilitate the installation of a fire siren to ensure the Fire Service can alert its members to a call out.

Disadvantages:

14 Some members of the public may not be happy with the location as it will be closer to some residences than the previous siren.

15 It may interfere with Council's ability to use the land for infrastructure or recreation purposes.

16 Option 2 That the Wanaka Community Board decline the request for a new licence on Lismore Park for a fire siren and aerial.

Advantages:

- 17 Council will not have noise complaints about a siren located on this site.
- 18 Council will have full, unencumbered access to its land.

Disadvantages:

- 19 The Fire Service may not be able to find a suitable location for its siren and have to operate with sub-optimal performance.
- 20 Option 3 That the Wanaka Community Board recommend to Council that a new licence be granted to the Fire Service on Lismore Park subject to different terms and conditions from those outlined above.

Advantages:

- 21 As detailed above.

Disadvantages:

- 22 As detailed above.
- 23 Option 4 That the Wanaka Community Board recommend to Council that an easement be granted to the Fire Service on Lismore Park for an aerial and siren on Lismore park.

Advantages:

- 24 As detailed above.

Disadvantages:

- 25 As detailed above.
- 26 It is more difficult to impose a broad range of conditions in an easement such as reviews, renewals by agreement, termination.
- 27 This report recommends **Option 1** for addressing the matter because it enables the Fire Service to continue to install a siren that gives them the best coverage.

Significance and Engagement

- 28 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy because it will affect the immediate neighbours. Those residents have already been consulted.

Risk

- 29 This matter related to the operational risk OR 11 – Decision making as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk because Council is required to follow regulatory and legal process.

Financial Implications

30 The Fire Service will meet any costs incurred in granting this licence. No other financial implications have been identified.

Council Policies, Strategies and Bylaws

31 The following Council policies, strategies and bylaws were considered:

- Lismore Park, Kelly's Flat and Allenby Park Reserve Management Plan
- Reserves Act 1977
- Council's Significant and Engagement Policy

32 The recommended option is consistent with the principles set out in the named policy/policies.

33 This matter is not included in the 10-Year Plan/Annual Plan because it is not significant and there are no financial implications.

Local Government Act 2002 Purpose Provisions

34 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by ensuring the Fire Service can operate in the most effective way.
- Can be implemented through current funding under the 10-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

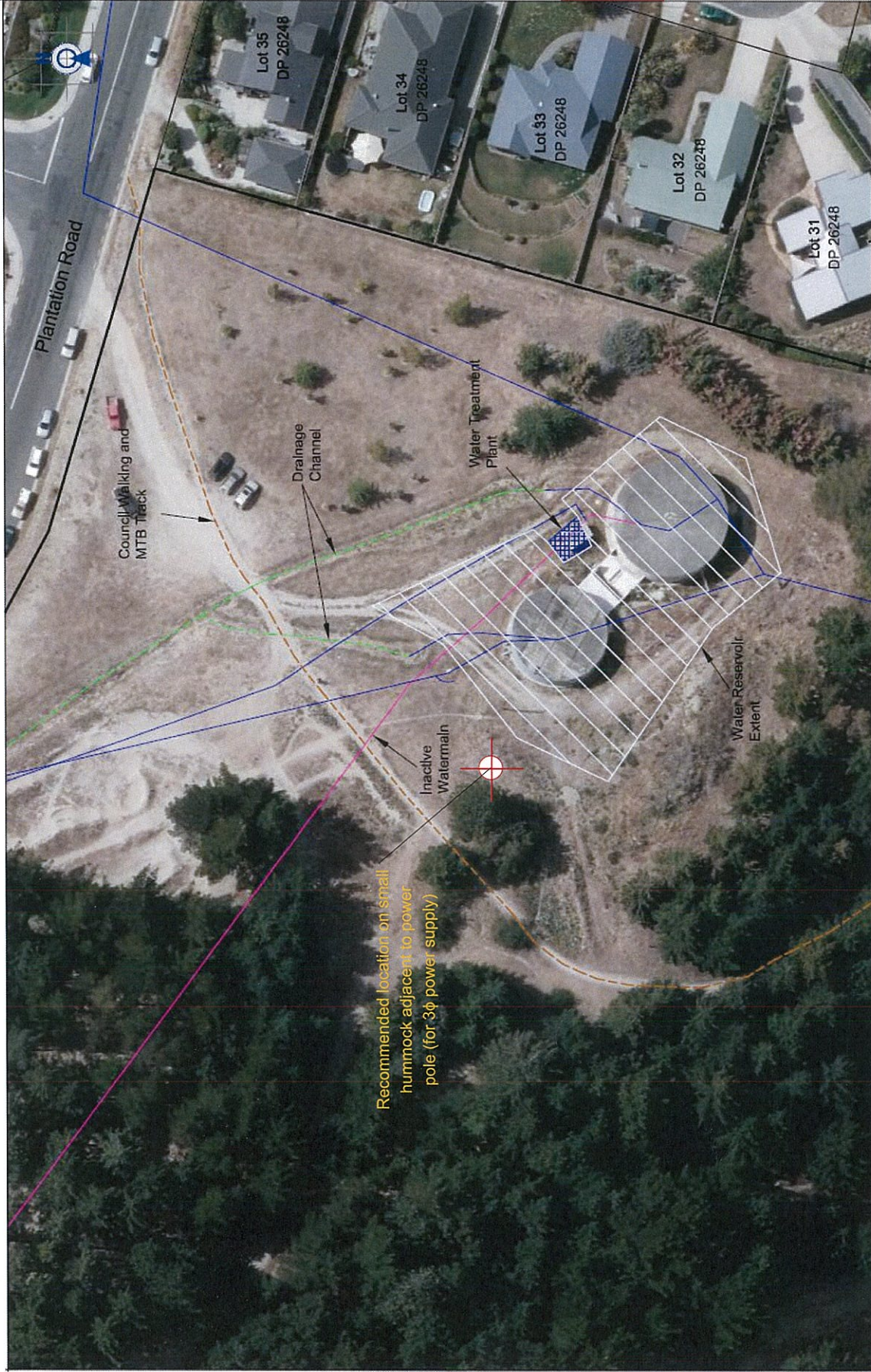
Consultation: Community Views and Preferences

35 The persons who are affected by or interested in this matter are residents in the immediate vicinity. Those affected have had the ability to submit to the fully notified resource consent application. A number objected to the proposal but consent has been granted because of the infrequent and short duration of the siren use.

36 No further consultation is proposed.

Attachments

A Site plan showing the proposed location of the pole and elevation plan.



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Site Location

**NZ Fire Service
 Plantation Road
 Reservoir Site**

Project Details

**Scheme Plan
 New Communications Aerial
 and Siren Site**

Client

Waikeke Fire Service

Scale

1:500 @ A3

Drawings

W4480

Revision

1

Author

W4480

Check

W4480

Drawn

W4480

Checked

W4480

Approved

W4480

Project Manager

W4480

Project

W4480

Project Date

26/03/2014



| | |
|--|--------|
| Remote Siren and Paging Station Location | |
| Size | A3 |
| Scale | 1:50 |
| Sheet | 1 OF 1 |
| Rev | A |
| DWG NO | |
| Rev | |

**APPROVED PLAN:
RM150872**

01-02-2016

Antenna Data

DA-SH

Height 1.8m
Boom Length 1.5m
Boom Dia 48mm
Weight 4.9 kg
Wind loading @ 150km/hr 165 N
Projected Area 0.15 m²

DE-SH

Height 1.0m
Boom Length 1.0m
Boom Dia 48mm
Weight 3.7 kg
Wind loading @ 150km/hr 100 N
Projected Area 0.09 m²

Y6U

Height 0.38 m
Boom Length 1.2 m
Boom Dia 38mm
Weight 1.8 kg
Projected Area 0.078 m²

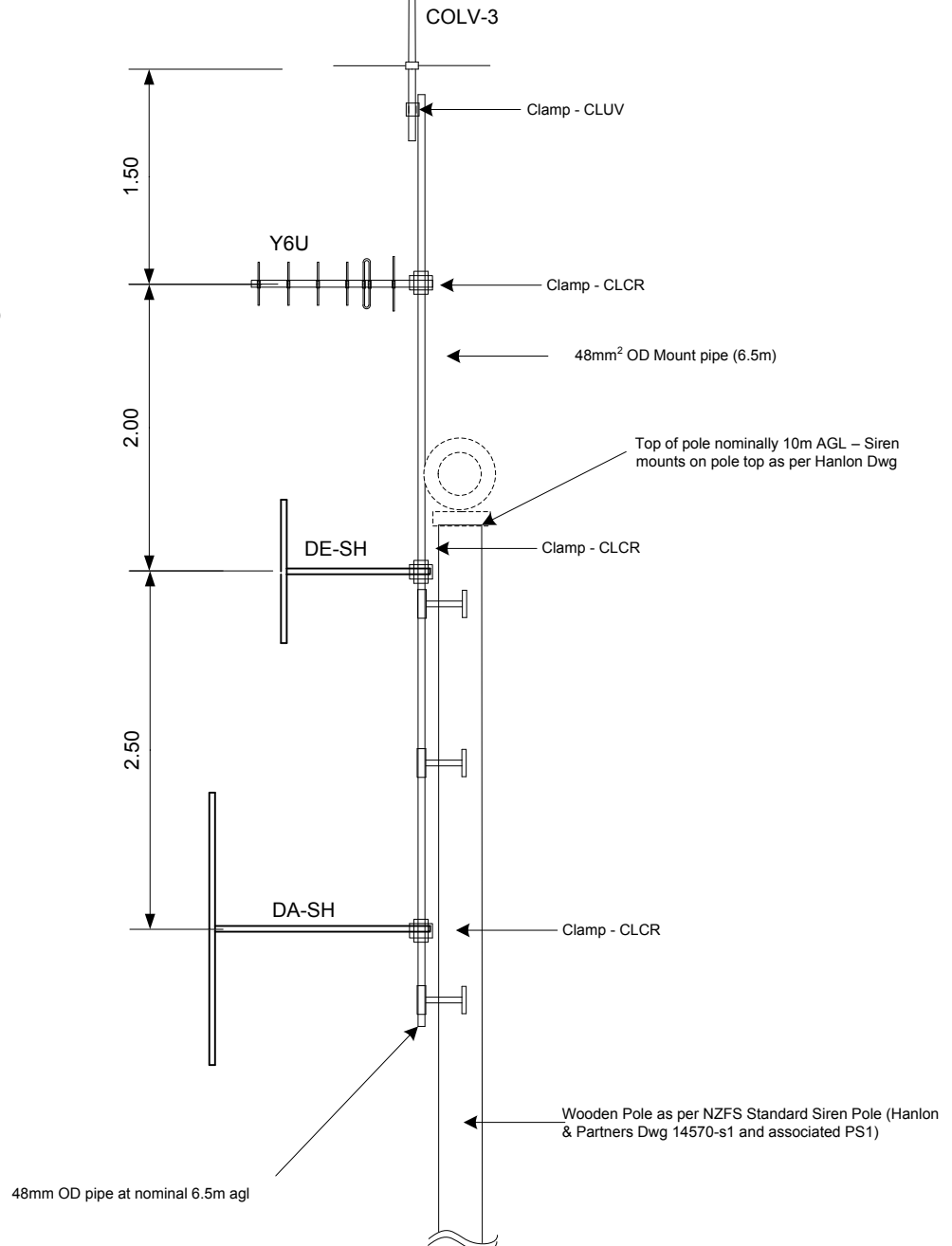
COLV3

Height 3.5m
Weight 2kg
Mount tube 38mm
Projected Area 0.08m²
Use clamp CLUV

Antenna Mount Clamps

Model CLCR
Weight 2.3 kg (1 per antenna)
Size 160 x 160 x 160 mm

Model CLUV
Weight 1.2kg
Size 90 x 90 x 120



| | | | | | |
|--------|---------------|---|---------|--------|----------|
| | | Wanaka Station | | | |
| | | Communications Antennas & Siren Pole Detail | | | |
| Drawn: | R.G. Smart | SIZE | FSCM NO | DWG NO | REV A |
| Date: | 16 April 2014 | SCALE | 1:50 | SHEET | 1 OF 1 |