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18 April 2011

Lakes Environmental Limited
Private Bag 50077
Queenstown

Attention: Brian Fitzpatrick

Dear Brian

Proposed Lakes Environmental Agreement

As discussed with you on 4 August 2010, Beca represents the New Zealand Fire Service (NZFS) throughout the Southern Fire Region, including the Queenstown Lakes District Council, in respect of resource management issues. NZFS monitors notified resource consent applications in the district and lodges submissions on applications where necessary. Most commonly, NZFS requests that a standard fire fighting water supply condition is imposed. This condition is based on the New Zealand Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 and Lakes Environmental Ltd generally imposes the condition on applications.

NZFS is appreciative of the position adopted by Lakes Environmental Ltd. In order to make this process more efficient it is proposed that NZFS and Lakes Environmental Ltd enter into an agreement which benefits both parties.

Specifically, NZFS requests that Lakes Environmental Ltd recommend the following condition on every granted subdivision or land use consent where a lot or dwelling will not be connected to a reticulated water supply, unless there are unusual circumstances which make the condition inappropriate, without the requirement for NZFS to make a submission. This condition is the NZFS standard condition with minor amendments shown by underlining.

"1. At the time a dwelling is erected on any building platform, domestic water and fire fighting storage is to be provided.

A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be made available for each dwelling in association with a domestic sprinkler system installed in each

dwelling to an approved standard. A fire fighting connection in accordance with Appendix B – SNZ PAS 4509:2008 is to be located within 90 metres of any proposed building on site. Where pressure at the connection point/coupling is less than 100kPa (a suction source – see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source – see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that any proposed dwelling provides for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

The Fire Service connection point/coupling/fire hydrant must be located so that it is not compromised in the event of a fire.

The connection point/coupling/fire hydrant shall have a hardstand area adjacent to it to allow for a New Zealand Fire Service appliance to park on it. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width in accordance with QLDC's roading and access standards for rural roads (as per NZS 4404:2004 with amendments adopted by QLDC or the prevailing QLDC standards), be trafficable in all weathers and be capable of withstanding a laden axle load of 8.2 tonnes or, have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above.

The Fire Service connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and / or provided with appropriate signage to enable connection of a fire appliance.

Fire fighting water supply may be provided by means other than the above if the written approval of the New Zealand Fire Service is obtained for the proposed method.

The fire fighting water supply, tank and/or the sprinkler system shall be installed prior to the occupation of the building.”

In addition to the above condition, NZFS request that the following advice note be attached to consents for sites which are isolated as standard practice. In this context NZFS considers a site to be isolated if it takes longer than 10 minutes for a fire appliance to reach the site from the nearest NZFS Fire Station. I note that NZFS has been contacting applicants directly, recommending the installation of a domestic sprinkler system where sites are isolated to reinforce the desirability of such a system.

“Advice Note:

The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling(s) is(are) are approximately Xkm from the nearest New Zealand Fire Service Fire Station (OR OTHER REASON) the response times of the New Zealand Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the(each) new dwelling(s)”

In recognition of Lakes Environmental Ltd imposing the condition and advice note NZFS will only submit on a notified subdivision or land use consent application if the application has unusual

characteristics which have implications for NZFS and the standard condition is not appropriate or acceptable. If such applications are received, Lakes Environmental Ltd will identify the NZFS as a potentially affected party and serve notice of the application upon the NZFS. Otherwise, the NZFS will not be considered an affected party. The agreement has benefits for both parties and will result in a more efficient resource consent process.

In addition to the above, we recommend the brochure "*A Fire-fighter in every room: A home owners guide to Home Sprinklers*" be made available at both Lakes Environmental Ltd and Queenstown Lakes District Council offices.

We propose that the agreement in respect of the condition and advice note be reviewed in 1 year by both parties in order to determine whether the condition is still functioning satisfactorily.

Can you please confirm in writing that the above agreement is acceptable.

Should you wish to discuss any aspect of this letter, please contact the undersigned, or George Tetzlaff of the NZFS (03 467 7579)

Yours sincerely

Kristina Mead

Planner

on behalf of

Beca Carter Hollings & Ferner Ltd

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