

Jason Kaye

From: Palmer, Bob <bob.palmer@fireandemergency.nz>
Sent: Tuesday, August 31, 2021 8:59 AM
To: Jason Kaye
Subject: RE: RM210103 - Subdivision Consent Application, Cnr SH50 & Wakarawa Road
[Filed 16 Sep 2021 22:06]

Categories: Filed by Mail Manager

Hi Jason,

FENZ prefers that an adequate firefighting water supply (FFWS) be available.

The requirements of 4509 can be a difficult to achieve at times so we take a more practical approach.

With similar type subdivisions we have suggested that tanks are positioned in locations (either below ground or above) within the subdivision so the distance from a FFWS to each building site be no greater than the 90 metre requirement in 4509. (One tank could service 2 or 3 properties). The type of tank is a normal 30000l tank with a 100mm FENZ approved coupling. We accept a 30000 litre tank as FENZ tankers are on response to Rural areas. The 200 litres suggested by the Council and Tikokino Fire Brigade would not be sufficient for firefighting purposes.

As mentioned in the correspondence below Home Sprinkler systems can be a good option. Each property would only need 7000l and could be part of a building covenant.

If you need any further help please call.

Cheers
Bob

Bob Palmer
Fire Risk Management Officer
Specialist Fire Investigator
Hawkes Bay Area 11



Mobile: 027 4997343
Email: bob.palmer@fireandemergency.nz

From: Jason Kaye [mailto:jason.kaye@developmentnous.nz]
Sent: Friday, 27 August 2021 7:27 p.m.
To: Palmer, Bob <bob.palmer@fireandemergency.nz>
Subject: FW: RM210103 - Subdivision Consent Application, Cnr SH50 & Wakarawa Road

Dear Bob,

Further to my email earlier today regarding firefighting water storage and associated requirements for our 312 lot subdivision in Ongaonga, we have advised Council that we would prefer to comply with 4509, despite their position that no storage is required.

Can you please review and confirm that this is consistent with FENZ preference.

Kind regards,

Jason Kaye
Development Nous Limited
Phone +64 6 876 2159
Mobile +64 220 880 360

From: Jason Kaye
Sent: Friday, August 27, 2021 7:14 PM
To: Robyn Burns <robyn.burns@chbdc.govt.nz>
Cc: 'Philip McKay' <Philip.McKay@mitchelldaysh.co.nz>
Subject: RE: RM210103 - Subdivision Consent Application, Cnr SH50 & Wakarawa Road [Filed 27 Aug 2021 19:14]

Thanks Robyn,

Our application advised that firefighting water supply would be addressed on an individual lot basis. No centralised water supply was proposed, with dedicated storage for pumped sprinklers or gravity tanks for supply to be provided for each lot at the time of future development.

Thank you for directing me to the bylaw. To confirm, the bylaw reflects the Council's current position that no firefighting water storage is required to be provided with new development.

While not required by Council's standards, one of the suggestions from your community consultation meeting is that the development should include provision of a centrally located 200 litre water storage for firefighting.

Our preference is to continue as proposed by the application. No central water storage will be provided. Lot development will need to address firefighting capacity on an individual basis. We will however, clarify that the individual arrangements will be in accordance with the requirements of the FENZ informed New Zealand Standard 4509:2008. These requirements require storage provision of 7,000 litres for houses with sprinkler systems and 45,000 litres for non-sprinklered houses.

The individual supply arrangement will provide a water source immediately adjacent each home. Assuming 50% of homes have sprinkler systems, the 45,000 litre dedicated firefighting storage across the remaining 50% of lots (when completed) would provide a dedicated capacity of 7,020,000 litres of stored water accessible by 100mm coupling distributed across the site. As all houses will be required to have a rainwater fed domestic supply tank, and taking a conservative value of 10,000 litres domestic supply available to each house at any one time, this will provide a further circa 3,120,000 litres of water stored across the site. The houses with sprinkler systems will each hold 7,000 litres of stored water, and on the 50% sprinklered scenario, would provide a further 1,092,000 litres of water storage across the site.

In addition to the individual storage in accordance with the 4509:2008 requirements, the development will therefore provide an ample additional volume of stored water dispersed across the site that could be accessed when required for fire control. On the basis that 50% of homes incorporate sprinkler systems, the storage across the site would be circa 11,232,000 litres.

We are awaiting feedback from FENZ to confirm their support for this proposed arrangement.

As firefighting water supply storage is not required by the Council, we hereby formally offer the following condition to enable the proposed arrangement to be secured through the decision:

Firefighting Water Supply

The following consent notice shall be registered on the record of title of all lots other than road, access or reserve lots:

Any application for building consent for a habitable building shall include provision of details of the compliance of the building with the firefighting water supply requirements of 4509:2008. The firefighting water supply shall be installed in accordance with the submitted details and maintained for firefighting purposes thereafter.

We will update when we receive feedback from FENZ. I trust that the above satisfies the Council that an adequate firefighting water supply will be provided throughout the development.

Kind regards,

Jason Kaye

Development Nous Limited

Phone +64 6 876 2159

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From: Robyn Burns <robyn.burns@chbdc.govt.nz>

Sent: Friday, August 27, 2021 8:16 AM

To: Jason Kaye <jason.kaye@developmentnous.nz>

Cc: Philip McKay <Philip.McKay@mitchelldaysh.co.nz>; Laura Bielby <laura@ricespeir.co.nz>

Subject: RE: RM210103 - Subdivision Consent Application, Cnr SH50 & Wakarawa Road

Hi,

Thanks for your response Jason. I acknowledge receipt.

We will review and send the draft Remediation Plan and Waste Water commentary for peer review by Stantec.

Re firefighting – CHBDCs new bylaw (May 2021) does not require provision for fire-fighting water storage on site. Practically the rural fire service dispatches tankers to each callout. The request for 200L, centrally located onsite storage within the development was a direct request from the Tikokino firefighting crew and based on concerns around managing multiple fires on the one site. Perhaps a discussion with them directly may provide some more context? I'd be happy to provide contact details.

I trust you're keeping safe and well out there .

Kind regards,

Robyn



Robyn Burns

**Customer and Consents Manager | Kaiwhakahaere Kiritaki & Whakaaetanga
Central Hawke's Bay District Council**

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From: Jason Kaye <jason.kaye@developmentnous.nz>
Sent: Thursday, 26 August 2021 11:16 pm
To: Philip McKay <Philip.McKay@mitchelldaysh.co.nz>
Cc: Robyn Burns <robyn.burns@chbdc.govt.nz>
Subject: RM210103 - Subdivision Consent Application, Cnr SH50 & Wakarawa Road

Dear Phillip,

Please find attached to this email a letter providing additional response to identified matters and the missing draft remediation action plan.

Kind regards

Jason Kaye
Senior Planner
Development Nous Limited



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