

Waipa District Council
101 Bank Street
Te Awamutu

15 March 2021

Attention: Hearing Panel Commissioners

Dear Commissioners

Proposed Private Plan Change 12: Structure Plan and Rezoning of Growth Cell T2

Fire and Emergency New Zealand (Fire and Emergency) has lodged a submission on the Proposed Private Plan Change 12 (PPC12). Fire and Emergency has opted not to attend the hearing scheduled to commence Monday 22nd March 2021 and requests that in lieu of attendance this letter be tabled for the Hearing Commissioners' consideration.

The section 42A Officer's Report (Officer's Report) has been received. Fire and Emergency's response to the Officer's report recommendations on these submission points are set out below.

Fire and Emergency Submission

Through its submission, Fire and Emergency has supported PPC12, subject to PPC12 being amended to include a rule provision that requires adequate firefighting water supply being provided to the T2 Growth Cell prior to development commencing. The term 'adequate' is intended to mean in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (Code of Practice) and the Regional Infrastructure Technical Specifications. The relief sought was the inclusion of a rule within PPC12 regarding provision of water supply for firefighting purposes.

Officers Report Response

Council's Development Engineers have reviewed the Civil Infrastructure Report provided by Nicklin regarding water supply for the T2 Growth Cell. This review confirms:

- *(A water supply) connection will be made to existing council infrastructure.*
- *Modelling results from Opus (3-39433.00 WSP T2 Water Supply Assessment July 2020: 176 – 186 of 548) have determined that there is sufficient supply under the provision that upgrades are undertaken to the existing reticulation network via way of detailed design for booster pump installation/operation. At present, the booster supply design is being worked into an IFS agreement with Opus and will service both the T2 initial stages and [sic] T1 developments later stages.*
- *At time of relevant future consent, conditions will be recommended by development engineering to be [sic] mitigate potential effects in conjunction with the information provided in the report. Conditions will likely include the submission of design, construction, quality assurance and as built drawings [sic] as well as separate connection applications if required.*

Relying on the above advice, the Reporting Officer is satisfied that there is adequate water supply to service the T2 Growth Cell and that the concerns raised by Fire and Emergency can be rejected.

Fire and Emergency Response

Fire and Emergency are supportive of the measures taken by Council to date in ensuring that appropriate upgrades to the water supply network and installation of a booster pump will occur to service the T2 and future T1 developments to subsequently address the water pressure issues and provide for FW2 for all residential housing lots in the T2 growth cell.

However, Fire and Emergency note that the Officer's Report has not addressed the inadequacies relating to the proposed water supply network not being able to achieve FW3, which is a requirement for the proposed retirement village and all other structures characterised by a fire hazard category in the Code of Practice. It is noted that this is based on the Water Supply Assessment prepared by WSP dated July 2020 that states that it is highly unlikely that FW3 flow can be achieved. The assessment recommends that consideration should be given to this requirement for any specific fire sprinkler requirements for the Country Club (the proposed Retirement Village) and any other proposed non-residential facilities.

Given that adequate water supply is a fundamental safety and wellbeing issue, and that Fire and Emergency hold concerns about the existing water pressures in Te Awamutu, Fire and Emergency strongly recommend that Council address the water supply deficiencies holistically and at an early stage to ensure that adequate water supply for firefighting purposes is available to both T1 and T2 growth cells, prior to development commencing. This includes, as a minimum, provision of FW2 and FW3 flow for fire protection for all new developments prior to occupation of those developments.

Fire and Emergency would be happy to work with both Council and the future developers to ensure that provision of adequate water supply (and access to) for firefighting purposes within the T2 Growth Cell (and the wider Waipa area) is achieved to reduce the risk to life, property and the surrounding environment in the event of a structural fire or release of hazardous substances.

The key Fire and Emergency contacts for the Waipa district are Kevin Holmes and George Jensen. Contact details for Kevin and George are:

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Yours sincerely



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on behalf of

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