

**Queenstown Lakes District Proposed District Plan
Section 32 Evaluation
Variation to Proposed District Plan**

For:

Fire Fighting Water Supply and Access in:

Chapter 21 Rural

Chapter 22 Rural Residential and Rural Lifestyle

Chapter 23 Gibbston Character Zone

Chapter 24 Wakatipu Basin

Chapter 38 Open Space and Recreation

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1. EXECUTIVE SUMMARY

- 1.1. The purpose of this variation is to manage the risk from fire to habitable buildings, in areas with no or insufficient reticulated water supply, though adequate on-site water supply and access for firefighting. It proposes changes to permitted activity standards for the four rural chapters of the Proposed District Plan (**'PDP'**) and the Open Space and Recreation chapter.
- 1.2. This report assesses the variation in accordance with section 32 of the Resource Management Act 1991 (**'the Act'** or **'the RMA'**). The purpose of the variation is considered to be an appropriate way to achieve the sustainable management purpose of the Act as it will provide for the wellbeing and health and safety of people and communities. The variation to the permitted activity standards would specify the volume of water storage, and connection and access requirements for habitable buildings. These provisions are considered to be the most appropriate way to achieve the purpose of the variation as they will be effective at ensuring adequate water supply and access is available for firefighting, in an efficient manner where low compliance costs to landowners are outweighed by the significant benefit of avoided losses and low environmental benefit as a result of an uncontrolled fire.

2. INTRODUCTION

- 2.1. This report fulfils the requirements of Section 32 of the Act, which requires the objective(s) of proposals to be examined for their appropriateness in achieving the purpose of the Act, and the policies and methods of those proposals to be examined for their costs, benefits, efficiency, effectiveness and risk in achieving the objectives.
- 2.2. The purpose of this variation is to amend rules in the Proposed District Plan in rural environments to manage the risk from fire to habitable buildings, in areas with no or insufficient reticulated water supply, though adequate on-site water supply and access for firefighting. To achieve this, the variation proposes amendments and additions to permitted activity standards for habitable buildings (**'the provisions'**) in five chapters of the PDP:
 - Chapter 21 Rural Zone
 - Chapter 22 Rural Residential and Rural Lifestyle
 - Chapter 23 Gibbston Character Zone
 - Chapter 24 Wakatipu Basin
 - Chapter 38 Open Space and Recreation
- 2.3. The changes proposed in each of these chapters are set out in Appendix A. In summary, the proposal requires that all new buildings for residential activities either install a sprinkler system, or have 45,000 litres of water available for firefighting purposes with associated connection,

hardstand area, and access requirements. The standards are based on the New Zealand Fire Service Firefighting Water Supplies Code of Practice, SNZ PAS 2409:2008 (**‘the Code of Practice’**) and have been developed with input from Council’s resource management engineering team.

- 2.4. Because there are no permitted habitable buildings in the Open Space and Recreation Zones, the current standard in Chapter 38 applies to new buildings over 20m² in area. No change to that part of the standard is proposed in this variation.
- 2.5. Chapters 21, 22 and 23 were considered in Stage 1 of the PDP review, while Chapters 24 and 38 were considered in Stage 2. There are no appeals on the provisions that are the subject of this proposal. The requirements for firefighting water supply and access vary across these five chapters. There are differences in the volume of water storage required, the requirements for access, and in the application of the requirements (to buildings or to dwellings). This variation allows for a review of the requirements and to consider consistency across the rural zones.

3. STRUCTURE OF THE REPORT

- 3.1. This report provides an analysis of the policy response proposed by the variation as required by s32 of the RMA, using the following sections:
- a) **Consultation** undertaken, including engagement with iwi authorities on the proposal.
 - b) An overview of the applicable **Statutory Policy Context**.
 - c) A description of the **Resource Management Issues** being addressed by the proposal.
 - d) An assessment of the **scale and significance** of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal.
 - e) An **Evaluation** against s32 of the RMA, including
 - Whether the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA (Section 32(1)(a)).
 - Whether the provisions (policies and methods) are the most appropriate way to achieve the objectives of the proposal (Section 32(1)(b)), including:
 - (i) identifying other reasonably practicable options for achieving the objectives
 - (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives, including consideration of risk of acting or not acting, and
 - (iii) summarising the reasons for deciding on the provisions.

4. CONSULTATION

Fire and Emergency New Zealand

- 4.1. Consultation was not undertaken with Fire and Emergency New Zealand ('FENZ') in the development of this proposal. However, a reasonable amount is known about the wishes of FENZ and its predecessor the New Zealand Fire Service ('NZFS') due to the submissions made on both Stage 1 and Stage 2 of the PDP, and evidence provided in the Stage 1 Council hearings on submissions. The firefighting water supply and access provisions being varied by this proposal are the result of the acceptance (in part) of the submissions.
- 4.2. Through the two stages of review NZFS/FENZ consistently sought a standard that would require new buildings (excluding non-habitable accessory buildings) to comply with the Code of Practice, and sought the inclusion of standards requiring compliance with the Code of Practice to the following effect:

"For new buildings where there is no reticulated water supply, provision of sufficient water supply and access to water supplies for firefighting purposes in accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008"¹

Iwi Authorities

- 4.3. Aukaha, who also provide advice on behalf of Te Ao Marama, have confirmed that they have no comment or issue in relation to this proposal. There is therefore no need to address any iwi feedback in this report.

Consultation within Council

- 4.4. Internal consultation was undertaken with Council's Team Leader, Resource Management Engineering, Subdivision and Development Contributions, who applies the PDP standards and the Code of Practice, and with Council's Senior Parks and Reserves Planner, as the administer of much of the land to which Chapter 38 applies. Feedback from these parties is incorporated into this assessment.

5. STATUTORY POLICY CONTEXT

- 5.1. The relevant requirements of the RMA, the Local Government Act 2002, and the two iwi management plans that apply in the District² have been given appropriate regard in the

¹ Stage 1 Original Submission #438 by the New Zealand Fire Service

² *The Cry of the People, Te Tangi a Tauira*: Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008 (MNRMP 2008), and *Kāi Tahu ki Otago* Natural Resource Management Plan 2005 (KTKO NRMP 2005)

preparation of this proposal. There are no relevant National Policy Statements or National Environmental Standards. The relevant provisions of the Otago Regional Policy Statement, both operative and proposed, have been considered in the preparation of this proposal. This proposal is required to give effect to the operative provisions of the RPS and have regard to the proposed provisions.

- 5.2. These national and regional level documents have been considered in the preparation of the PDP, including the rural chapters that are the subject of this variation, and the PDP provisions are considered to appropriately implement and give effect to these documents. There are no provisions in these documents that require additional consideration in the case of this variation, over and above consideration of the provisions of the PDP.

Proposed District Plan

- 5.3. The policy document of most relevance to the proposal is the PDP. The following objectives and policies of the PDP are relevant and have been given due regard in the development of proposal:

Strategic Direction Chapter 3

Plan Reference	Provision
Objective 3.2.6	The District's residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety

Rural Chapter 21

Plan Reference	Provision
Objective 21.2.1	A range of land uses, including farming and established activities, are enabled while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values
Policy 21.2.1.9	Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.

Rural Residential and Rural Lifestyle Chapter 22

Plan Reference	Provision
Objective 22.2.1	The District's landscape quality, character and amenity values are maintained and enhanced while enabling rural living opportunities in areas that can absorb development.
Policy 22.2.1.8	Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.

Gibbston Character Zone Chapter 23

Plan Reference	Provision
Objective 23.2.1	The economic viability, character and landscape values of the Gibbston Character Zone are protected by enabling viticulture and other appropriate

	activities that rely on the rural resource of the Gibbston Valley and managing the adverse effects resulting from other activities locating in the Zone.
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Wakatipu Basin Chapter 24

Plan Reference	Provision
Objective 24.2.4	Subdivision and development, and use of land, maintains or enhances water quality, ecological quality, and recreation values while ensuring the efficient provision of infrastructure.
Policy 24.2.4.4	Provide adequate firefighting water and emergency vehicle access to ensure an efficient and effective emergency response.

Open Space and Recreation Chapter 38

Plan Reference	Provision
Objective 38.2.1	The open space land and facilities administered by the Council make a major contribution towards meeting the needs of the District's residents and visitors for passive and active recreation.
Policy 38.2.1.7	Provide adequate firefighting, water, and fire service vehicle access to ensure an efficient and effective emergency response.

- 5.4. In summary, the policy framework in each of the zones seeks to provide adequate water supply and access for firefighting purposes. The permitted activity standards that are the subject of this variation should implement this policy intent.

6. RESOURCE MANAGEMENT ISSUES

- 6.1. The resource management issue addressed by this variation is that efficient and effective emergency response may be hindered by the fact that the permitted activity standards for habitable buildings in zones with no or inadequate reticulated water supply do not ensure the correct water supply or access arrangements. In addition, there is variance in the standards across the chapters, and inconsistency can reduce the effective and consistent implementation of the PDP and raises issues of equitability.
- 6.2. One of the key variances in the standards is the volume of water storage required. Chapter 22 and 24 require 20,000 litres of water storage, while Chapters 21 and 38 require 45,000 litres. Chapter 23 has no requirement for firefighting water supply or access at all.
- 6.3. Another variance is the application of the standards. The standards apply to new buildings in Chapter 21 and 22, buildings for residential activity in Chapter 24, new buildings over 20m² in area in Chapter 38, and there are no standards in Chapter 23. There is also variance in the specifications included in the standards for access, hardstand areas, and connections.

- 6.4. The Code of Practice sets out what is required for water supply and access in situations where reticulated water supply is not available or is of insufficient flow rate. Sprinklers are the preferred option of FENZ in this situation, as they require less water and are more effective at extinguishing fires. The current provisions in the PDP chapters do not allow for sprinklers, which hinders effective response to a fire emergency. In the absence of sprinklers, the Code of Practice requires 45,000 litres of water storage, meaning the PDP chapters that require 20,000 litres also hinder effective response. Inadequate access arrangements from the property road boundary to the water supply can also hinder effective response, and these provisions in the PDP chapters do not all adequately reflect the requirements of the Code of Practice.

7. SCALE AND SIGNIFICANCE EVALUATION

- 7.1. The level of detail in this evaluation is low. This has been determined by an assessment of the scale and significance of the implementation of the proposed provisions. The proposed provisions would alter the existing ones by refining the existing requirements, rather than proposing a completely new scheme. The exception is Chapter 23, where the requirement to provide for water supply and access for firefighting would be new. The addition of sprinklers to the standard would provide a choice for plan users of a more effective fire response option, which is considered to be a positive effect. Overall, the scale and significance of the implementation of the provisions is considered to be low.

8. EVALUATION OF PROPOSED OBJECTIVES

- 8.1. Section 32(1)(a) requires an examination of the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act. This variation does not propose any new objectives or changes to existing objectives. In this case, an examination of the extent to which the purpose of the proposal is the most appropriate way to achieve the purpose of the Act is required (s32(6)).
- 8.2. The purpose of this variation is to manage the risk from fire to habitable buildings, in areas with no or insufficient reticulated water supply, though adequate on-site water supply and access for firefighting. Where there is no, or insufficient, reticulated water supply, firefighting depends on an on-site supply of water to respond to fire emergencies. There needs to be a sprinkler system, or sufficient quantity of water available with appropriate access for firefighting vehicles, for firefighting to be effective.
- 8.3. The wellbeing and health and safety of people and communities is a key aspect of the sustainable management purpose of the RMA, and is also what the purpose of this proposal is aimed at achieving. Providing adequate water supply and access for firefighting is considered to be an

appropriate way to achieve the sustainable management purpose of the RMA, as it provides for the management of risk from fire, which is a serious threat to human life and property. The adequacy of water supply and access is measured by reference to the Code of Practice, which is a recognised means of ensuring sufficient water and access are available for effective firefighting.

9. EVALUATION OF THE PROPOSED PROVISIONS

- 9.1. The proposed provisions are set out in Appendix A of this report. The key elements of the provisions are as follows:
- a) Application: the standards apply to buildings for residential activities (except in Chapter 38).
 - b) Sprinklers: the standards allow for a sprinkler system as an alternative to the larger storage volume and access requirements.
 - c) Water storage: 45,000 litres of water is required, and the location and flow rate for the connection point are specified.
 - d) Access: location and dimensions of a hardstand area and access from the road boundary are specified.
- 9.2. The provisions also include the addition of the firefighting water supply and access policy to Chapter 23 Gibbston Character Zone. This is the same policy that is included in the other rural chapters.
- 9.3. Section 32(1)(b) of the Act requires an assessment of whether the proposed provisions (policies and methods) are the most appropriate way to achieve the objective or purpose of the proposal. This assessment must:
- identify other reasonably practicable options for achieving the objectives
 - assess the efficiency and effectiveness of the provisions in achieving the objectives, including consideration of the benefits and costs anticipated from the implementation of the provisions, and the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.
 - summarise the reasons for deciding on the provisions
- 9.4. The assessment of the provisions against the objectives requires an assessment against the purpose of the proposal, and also against the relevant objectives of the PDP (in accordance with s32(3)). The relevant objectives of the PDP are identified in Section 5 of this report.

Reasonably practicable options

- 9.5. The following table identifies other reasonably practicable options for achieving the relevant objectives of the PDP and purpose of the variation, which is to manage the risk from fire to habitable buildings, in areas with no or insufficient reticulated water supply, though adequate on-site water supply and access for firefighting.

Option	Achieves objective?
1. Status quo	Retaining the standards as they are will not achieve the purpose of the proposal as the deficiencies in the current standards mean water supply and access are not adequate for firefighting.
2. Amend the standards so they require adequate water supply and access for firefighting	This will achieve the purpose of the proposal by setting out the specific requirements for adequate water supply and access for firefighting. Adequacy is measured by reference to the Code of Practice.
3. Amend the standards so they require compliance with the Code of Practice	Direct reference to the Code of Practice will not achieve the purpose of the proposal as it would not be sufficiently certain and clear to be a permitted activity standard. Permitted activity standards must be unambiguous, free from discretion, and not subject to verification by a third party. They must provide certainty to enable compliance to be objectively assessed ³ .

- 9.6. Having considered these options, Option 2 is the preferred option because it achieves the purpose of the variation and the relevant objectives of the PDP.

³ Quality Planning, Writing Effective and Enforceable Rules, <https://www.qualityplanning.org.nz/node/611>

Efficiency and effectiveness

9.7. The following table considers the efficiency and effectiveness of the proposed provisions, including the costs and benefits of implementing them.

<p>Purpose of the proposal: to manage the risk from fire to habitable buildings, in areas with no or insufficient reticulated water supply, though adequate on-site water supply and access for firefighting.</p> <p>PDP Policy: Provide adequate firefighting, water, and fire service vehicle access to ensure an efficient and effective emergency response. (21.2.1.9, 22.2.1.8, 24.2.4.4, 38.2.1.7)</p>			
<i>Provisions</i>	<i>Costs</i>	<i>Benefits</i>	<i>Efficiency & Effectiveness</i>
<p>Policy for Chapter 23.</p> <p>Permitted activity standards:</p> <p>Habitable buildings to have sprinklers or 45,000l water storage with adequate connection and access</p>	<p>The implementation of the provisions would result in a compliance cost to people building habitable buildings in areas with no or insufficient reticulated water supply, as provision will need to be made for sprinklers or water storage, connection, and access. Rather than a new cost, this would increase the cost involved in providing water supply and access to a dwelling, as it requires additional water storage capacity and specific access requirements. This cost will be greatest in the Gibbston Character Zone where there is currently no requirement to provide for firefighting water supply and access, will be less in the Rural Residential and Rural Lifestyle and Wakatipu Basin zones where the current requirement is 20,000l, and minimal in the Rural and Open Space and Recreation zones that currently require 45,000l of storage for firefighting. Compared to the costs associated with building new dwellings, this compliance cost is considered to be low.</p>	<p>The economic and social benefit of the implementation of the rules is the potential losses avoided (in lives/injuries and property damage) by making adequate provision for firefighting water supply and access. The installation of sprinklers, in particular, would greatly reduce the damage that could be done by an uncontrolled fire. Ensuring water supply is available and accessible when a fire appliance arrives may not be as effective at reducing damage as sprinklers, but it would reduce damage compared to making no provision for firefighting water and access. This benefit is considered to be significant.</p> <p>There would be an environmental benefit from the implementation of the provisions, as smoke and debris from a fire could be expected to be less than if no provision was made for water supply and access. This benefit is considered to be low.</p>	<p>The provisions are considered to be efficient when the low additional costs to those building dwellings in areas with no or inadequate water supply are weighed against the significant benefit of the losses avoided by having the provisions in place and the low environmental benefit. The provisions are an efficient way to achieve the PDP policy framework and the purpose of the proposal, which is to provide adequate water supply and access for firefighting.</p> <p>The use of permitted activity standards is considered to be more efficient than requiring a resource consent for a controlled or restricted discretionary activity just to manage firefighting requirements. Permitted standards allows for the least amount of regulation.</p> <p>The provisions are considered to be effective as they will achieve the purpose</p>

	<p>There is potential for a visual effect from the implementation of the provisions, due to the additional water storage capacity required if sprinklers are not installed. This is considered to be a low environmental cost as water tanks associated with dwellings are not an unexpected part of the rural landscape and are very limited in their scale. It is also relatively common practice that conditions of subdivision consent, and/or conditions of land use consents require that the water tanks are located within the building platform or a defined curtilage area.</p> <p>There are considered to be no social or cultural costs from the implementation of the provisions.</p>	<p>There are considered to be no cultural benefits from the implementation of the provisions.</p>	<p>of the variation and the PDP policy framework. The provisions are based on the Code of Practice and have been developed with input from Council's resource management engineering team. Implementation of the provisions will result in adequate water supply and access for firefighting being available. Reference to the Code of Practice itself is not considered appropriate for a permitted activity standard as compliance could not be objectively assessed.</p> <p>Overall, the provisions are considered to be the most appropriate way of achieving the purpose of the proposal and the PDP policy framework.</p>
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- 9.8. Section 32(c) of the RMA requires an assessment of the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions. It is considered that the information about firefighting water and access is certain and sufficient, and there is no need to assess the risk of acting or not acting.

Reasons for deciding on the provisions

- 9.9. The proposed provisions are considered the most appropriate because:
- a) They are efficient and effective at achieving the purpose of the variation.
 - b) The provisions are in accordance with the relevant objectives and policies in the Strategic Directions chapter, the rural chapters, and the Open Space and Recreation Zone chapter of the Proposed District Plan.
 - c) They are in accordance with the functions of territorial authorities in s31 of the RMA and the sustainable management purpose of Part 2 of the RMA.
 - d) The proposed provisions implement an existing planning framework that gives effect to the operative Otago PRS.
 - e) Regard has been had to the Proposed Otago RPS and account has been taken of the two relevant iwi management plans, which are not considered to have a significant bearing on this proposal.

Appendices

Variation to Chapter 21 Rural Zone:

Underlined text for additions and ~~strike through~~ text for deletions.

21.7 Rules – Standards for Buildings

	Table 4 – Standards for Structures and Buildings The following standards apply to structures and buildings, other than Farm Buildings.	Non-compliance Status
21.7.5	<p>Firefighting water and access</p> <p>All <u>New buildings for residential activities</u>, where there is no reticulated water supply, or any reticulated water supply is not sufficient for firefighting water supply, must make the following provision for fire fighting <u>have one of the following</u>:</p> <p><u>either a sprinkler system installed and plumbed with a maintained static water storage supply of at least 7,000 litres available to the system, or</u></p> <p><u>water supply and access for firefighting that meets the following requirements:</u></p> <p>21.7.5.1 <u>A maintained water supply of 45,000 litres and any necessary couplings (excluding potable storage volume requirements for domestic use) with an outlet connection point that can provide 1500L/min (25 L/s).</u></p> <p>21.7.5.2 <u>A hardstand area with a minimum width of 4.5m and length of 11m located within 6m of the firefighting water supply connection point and adjacent to the firefighting water</u> capable of supporting a 20 tonne fire service vehicles.</p> <p>21.7.5.3 Firefighting water <u>The connection point within for the firefighting water supply must be located more than 6m of the hardstand, and less than 90m of from the building for residential activities and be accessible by emergency service vehicles during fire events the dwelling from any proposed building on the site.</u></p> <p>21.7.5.4 <u>Access from the property road boundary to the hardstand area</u> firefighting water connection <u>capable of accommodating a 20 tonne and supporting</u> fire service vehicles.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> the extent to which SNZ PAS 4509: 2008 can be met including the adequacy of the water supply; the accessibility of the firefighting water connection point for fire service vehicles; whether and the extent to which the building is assessed as a low fire risk.

Variation to Chapter 22 Rural Residential and Rural Lifestyle:

Underlined text for additions and ~~strike through~~ text for deletions.

22.5 Rules - Standards

Table 2	Standards - Rural Residential and Rural Lifestyle Zones	Non- compliance Status
22.5.13	<p>Firefighting water and access</p> <p>New buildings <u>for residential activities</u>, where there is no reticulated water supply, or any reticulated water supply is not sufficient for firefighting or it is not sufficient for fire fighting water supply, must have one of the following provide the following provision for firefighting:</p> <p><u>either a sprinkler system installed and plumbed with a maintained static water storage supply of at least 7,000 litres available to the system, or</u></p> <p><u>water supply and access for firefighting that meets the following requirements:</u></p> <p>22.5.13.1 A <u>maintained</u> water supply of <u>at least 2045,000 litres</u> (excluding potable storage volume requirements for domestic use) with an outlet connection point that can provide 1500L/min (25 L/s) and any necessary couplings.</p> <p>22.5.13.2 A hardstand area <u>with a minimum width of 4.5m and length of 11m located within 6m of the firefighting water supply connection point and adjacent to the firefighting water supply</u> capable of supporting a <u>20 tonne</u> fire service vehicles.</p> <p>22.5.13.3 Firefighting water <u>The connection point for the firefighting water supply must be located more than 6m and less than 90m from the building for residential activities and be accessible by emergency service vehicles during fire events within 6m of the hardstand, and 90m of the dwelling.</u></p> <p>22.5.13.4 Access from the property <u>road boundary to the handstand area</u></p>	<p>RD</p> <p>Discretion is restricted to all of the following:</p> <ol style="list-style-type: none"> the extent to which SNZ PAS 4509: 2008 can be met including the adequacy of the water supply; the accessibility of the firefighting water connection point for fire service vehicles; whether and the extent to which the building is assessed as a low fire risk.

Table 2	Standards - Rural Residential and Rural Lifestyle Zones	Non- compliance Status
	<u>capable of accommodating a 20 tonne fire service vehicle to the firefighting.</u>	

Variation to Chapter 23 Gibbston Character Zone:

Underlined text for additions and ~~strike through~~ text for deletions.

22.6 Objectives and Policies

Policies

23.2.1.14 Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.

22.9 Rules - Standards

	Table 2: Standards for buildings	Non- compliance
22.9.9	<p><u>Firefighting water and access</u></p> <p><u>New buildings for residential activities, where there is no reticulated water supply, or any reticulated water supply is not sufficient for firefighting, must have one of the following:</u></p> <p><u>either a sprinkler system installed and plumbed with a maintained static water storage supply of at least 7,000 litres available to the system, or</u></p> <p><u>water supply and access for firefighting that meets the following requirements:</u></p> <p>22.9.9.1 <u>A maintained water supply of at least 45,000 litres (excluding potable storage volume requirements for domestic use) with an outlet connection point that can provide 1500L/min (25 L/s).</u></p> <p>22.9.9.2 <u>The connection point for the firefighting water supply must be located more than 6m and less than 90m from the building for residential activities and be accessible by emergency service vehicles during fire events.</u></p> <p>22.9.9.3 <u>A hardstand area with a minimum width of 4.5m and length of 11m located within 6m of the firefighting water supply connection point and capable of supporting a 20 tonne fire service vehicle.</u></p> <p>22.9.9.4 <u>Access from the property road boundary to the handstand area capable of</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>the extent to which SNZ PAS 4509: 2008 can be met including the adequacy of the water supply;</u> <u>the accessibility of the firefighting water connection point for fire service vehicles;</u> <u>whether and the extent to which the building is assessed as a low fire risk.</u>

	<u>accommodating a 20 tonne fire service vehicle.</u>	
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Variation to Chapter 24 Wakatipu Basin:

Underlined text for additions and ~~strike through~~ text for deletions.

24.5 Rules - Standards

The following standards apply to all activities.

	Table 24.3 - Standards	Non-compliance status
24.5.19	<p>Firefighting water and access</p> <p>New Buildings for residential activities, where there is no that do not have reticulated water supply, <u>or any reticulated water supply is not sufficient for firefighting, must have one of the following where there is insufficient fire fighting water supply must provide the following provision for firefighting:</u></p> <p><u>either a sprinkler system installed and plumbed with a maintained static water storage supply of at least 7,000 litres available to the system, or</u></p> <p><u>water supply and access for firefighting that meets the following requirements:</u></p> <ol style="list-style-type: none"> A <u>maintained water supply of at least 4520,000 litres (excluding potable storage volume requirements for domestic use) with an outlet connection point that can provide 1500L/min (25 L/s) and any necessary couplings.</u> A hardstand area <u>with a minimum width of 4.5m and length of 11m located within 6m of adjacent to the firefighting water supply connection point and capable of supporting a 20 tonne fire service vehicles.</u> Firefighting water <u>The connection point for the firefighting water supply must be located more than 6m and less than 90m from the building for residential activities and be accessible by emergency service vehicles during fire events within 6m of the hardstand, and 90m of the building.</u> 	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> the extent to which SNZ PAS 4509: 2008 can be met including the adequacy of the water supply; the accessibility of the firefighting water connection point for fire service vehicles; whether and the extent to which the building is assessed as a low fire risk.

	Table 24.3 - Standards	Non-compliance status
	<p>d. Access from the property <u>road</u> boundary to the firefighting water connection <u>hardstand area</u> capable of accommodating a 20 tonne and supporting fire service vehicles.</p> <p>Advice note: excludes non-habitable accessory buildings.</p>	

Variation to Chapter 38 Open Space and Recreation:

Underlined text for additions and ~~strike through~~ text for deletions.

25.10 Rules - Standards for Open Space and Recreation Zones

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non- compliance Status
38.10.11	<p>Firefighting water supply and access for firefighting</p> <p>All new buildings over 20m² in area, that are not connected to the <u>where there is no</u> reticulated water supply, or any reticulated water supply is not sufficient for firefighting, must have one of the following must make the following provision for firefighting:</p> <p><u>either a sprinkler system installed and plumbed with a maintained static water storage supply of at least 7,000 litres available to the system, or</u></p> <p><u>water supply and access for firefighting that meets the following requirements:</u></p> <p>38.10.11.1 <u>A maintained water supply of at least 45,000 (excluding potable storage volume requirements for domestic use) with an outlet connection point that can provide 1500L/min (25 L/s).; and</u></p> <p>38.10.11.2 <u>A hardstand area adjacent to the firefighting water supply connection of a with a minimum width of 4.5m metres and a minimum length of 11m metres; and, located within 6m of the firefighting water supply connection point and capable of supporting a 20 tonne fire service vehicle.</u></p> <p>38.10.11.3 <u>A—The connection point for the firefighting water supply must be connection—located more than 6m metres but not and less than 90m from the building and be accessible by emergency service vehicles during fire events. metres away from the building; and</u></p> <p>38.10.11.4 <u>Access from the property road boundary to the handstand area capable of accommodating a 20 tonne fire service vehicle firefighting water connection of a minimum width of 4.5 metres.</u></p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the extent of compliance with any national standards for firefighting to which SNZ PAS 4509: 2008 can be met including the adequacy of the water supply; b. the accessibility of the firefighting water connection point for fire service vehicles; c. whether and the extent to which the building is assessed as a low fire risk. d. any advice that may have been received from Fire and Emergency New Zealand.