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14 October 2022

Proposed Plan Change 55
Upper Hutt City Council
Private Bag 907
Upper Hutt, 5140

Attention: Hearing Commissioners

Dear Commissioners

Proposed Plan Change 55 – Gabites Block: Independent Hearing

Fire and Emergency New Zealand (Fire and Emergency) made a submission on the Proposed Plan Change 55: Gabites Block. Among other topics, Fire and Emergency's submission relates to the:

- Provision of a firefighting water supply, and access to such supply, in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 in both reticulated and non-reticulated areas; and
- Trimming or removal of vegetation for the purposes of establishing or maintaining a fire break

The Section 42A report has been reviewed and it is noted that the applicant and Section 42A Officer has accepted, in part, the relief sought in Fire and Emergency's submission. Therefore, Fire and Emergency has opted not to attend the hearing scheduled to commence on 18th October 2022 and requests that in lieu of attendance this letter is tabled for the Commissioners' consideration.

Fire and Emergency's Response

The following has been noted from the Officer's Section 42A report:

Submission reference	Relevant provision	Applicant / Officer's recommendation	Fire and Emergency's response
S30.1 S30.2 S30.3	SUB-DEV3-S2 and DEV3-S15	Accept in part	Fire and Emergency sought to amend SUB-DEV3-S3 to ensure all new allotments were provided with a firefighting water supply, and access to that supply, in accordance with the Code. Fire and Emergency's submission also sought to retain an advice note which recommended that the most appropriate means of compliance with the Code would be the installation of a sprinkler system. The subject standard now applies to all subdivisions within the Gabites Block Development Area which is supported.

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Submission reference	Relevant provision	Applicant / Officer's recommendation	Fire and Emergency's response
			<p>Where connections to a reticulated supply are unavailable, the applicant has amended the standard to introduce a mandatory requirement to install a domestic fire sprinkler system in accordance with NZS 4541:2013 and a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (hereafter referenced as 'the Code'). This is fully supported by Fire and Emergency.</p> <p>Within this standard at part (1), the Officer also recommends amendments to provide greater certainty to the interpretation of an 'available' connection to the reticulated water supply. This proposed amendment is fully supported by Fire and Emergency.</p> <p>A new permitted activity standard (DEV3-S15) is also proposed which requires the installation of a sprinkler system in new residential buildings that are not connected to the reticulated water supply. This standard, the consequential amendments to Buildings and Structures rule DEV3-R1 and associated matters of discretion, requiring explicit consideration of alternative firefighting water supplies, is fully supported.</p>
S30.4	SUB-DEV3-P1	Accept in part	<p>Fire and Emergency sought to amend this policy to ensure that the requirement for allotments to be appropriately serviced includes specific consideration of firefighting water supply. This amendment would also ensure that the provision of an adequate firefighting water supply is a matter of discretion where permitted activity standards are unable to be met. The applicant has therefore proposed to amend SUB-DEV3-P1 to include a requirement for allotments to be serviced by an adequate firefighting water supply and access to such a supply. While Fire and Emergency note that reference to the Code has not been included within the amended policy itself, SUB-DEV3-P1 is considered to give effect to the rules within the Subdivision Development Area 3 chapter. As such, Fire and Emergency support SUB-DEV3-P1 as proposed to be amended.</p>
S30.5	SUB-DEV3-S6	Accept in part	<p>Fire and Emergency sought to amend SUB-DEV3-S6 to require roads, accessways and private driveways to be constructed in accordance with the</p>

Submission reference	Relevant provision	Applicant / Officer's recommendation	Fire and Emergency's response
			<p>Code to provide appropriate access for fire appliances throughout the plan change area, to support operational requirements of Fire and Emergency and enable an efficient response in an emergency.</p> <p>In response to the relief sought, the applicant proposed a new standard (SUB-RUR-S3) requiring access within allotments to meet the requirements of Appendix B of the Code. Appendix B of the Code relates to firefighting access to alternative water supplies. The Section 42A Officer has recommended that the proposed standard is best placed within the Subdivision chapter for Development Area 3 rather than the Subdivision chapter for the Rural Zones (SUB-DEV3-S9). The applicant's introduction of a specific standard is fully supported by Fire and Emergency and the Officer's recommendation to include the standard within the Subdivision chapter for Development Area 3 is supported.</p>
S30.6	SUB-DEV3-P2	Accept in part	<p>Fire and Emergency sought to amend transport policy SUB-DEV3-P2 to include specific reference to the requirement to provide access for emergency vehicles. While this has not been included within the Officer's recommendations, Fire and Emergency consider that the introduction of standard SUB-DEV-S9 appropriately provides for firefighting access requirements.</p>
S30.7	DEV3-ECO-R1	Oppose	<p>The Officer's recommendation did not accept Fire and Emergency's submission to allow the trimming or removal of vegetation for the purpose of establishing a fire break. Fire and Emergency note from the s42A discussion that this is largely due to the high ecological values of the vegetation in the area. Fire and Emergency nevertheless support the retention of existing permitted activity standards which provide for vegetation removal / trimming where compliant with relevant sections of the Fire & Emergency NZ Act 2017.</p>

Fire and Emergency welcomes the amendments proposed by both the applicant and Section 42A Officer with respect to introducing and/or refining policies, rules and standards which provide for the operational requirements of Fire and Emergency.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'SR', written in a cursive style.

Signature of person authorised to sign on behalf of
Fire and Emergency

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