

Submission on Notified Resource Consent PL261097485



1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

03 440 0056

Info@codc.govt.nz
www.codc.govt.nz



Submission on Notified Resource Consent

Reference	PL261097485	Submitted	07 May 2026 02:05
-----------	-------------	-----------	-------------------

Notified Submission

SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

Section 95A (public) Resource Management Act 1991

To: The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340

This is a submission on the following resource consent application:

Resource Consent Number	RC250155
Valuation Number	2842121800
Applicant	New Zealand Cherry Corp (Leyser) LP
Location of Site	112
Brief Description of Application	Subdivision consent and land use consent to establish another 44 residential allotments in the rural resource area
Submissions Close	4:00pm 7 May 2026

Writing a submission

The following will be required during this process:

- Your full name and address, telephone number and email address
- Whether you support or oppose the application for resource consent
- The reason for your submission
- The decision you wish the Council to make, including any conditions sought
- Whether you wish to be heard.

Important information so you don't lose your data

If you wish to take some time completing this form, we strongly recommend that you **create a [login](#) and log in to your account prior to starting to complete the form**. This gives you the ability to save a draft and return to it later.

If you are a club or organisation, please use an email that is associated with the club rather than your work or personal email.

Logging in before starting to enter information into the form also means you won't lose your information if the form times out, or if you accidentally navigate away from the screen you're working on.

You cannot save your information and return to it later unless you log in before you start the form.

Regardless whether you are logged in, once you have completed and submitted the form, you will receive a copy of your submission to the email address you specify in the form.

Either go to our [Online Services](#) page to create an account (or log in if you already have an account) or continue below to start without logging in.

Privacy

The information you provide is official information and is used to help process your application. The information is held and used in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 2020. This means that your information may be disclosed to other people who request it in accordance with the terms of these Acts. Under the Privacy Act 2020 you have the right to see and correct any personal information that Council may hold about you.

Declaration

By continuing with this application you certify that: The Yes information you provide is true and correct to the best of your knowledge.

Notified Submission

Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - it is frivolous or vexatious:
 - it discloses no reasonable or relevant case:
 - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
 - it contains offensive language:

It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

In lodging this submission, your submission, including contact details, become public information and will be available for anyone to view.

DETAILS OF SUBMITTER

Full name	Fire and Emergency New Zealand
Contact person (if applicable)	Arlia O'Sullivan
Electronic address for service of submitter:	arlia.osullivan@beca.com
Phone number - day time	+64 (3) 3743199
Postal address (or alternative method of service under section 352 of the Act):	ANZ Centre, Level 2, 267 High Street, Christchurch Central City, Christchurch 8011

Your Application

Please select one regarding the application	I neither support or oppose
Do you wish to be heard in support of this submission?	Yes - I wish to be heard
Are you a trade competitor for the purposes of section 308B of the Resource Management Act 1991?	I am not
I would consider presenting a joint case if others make a similar submission	Yes

Details of submission

The specific parts of the application that my submission relates to are: Please refer to the submission attached.

The submission - include:

Please refer to the submission attached.

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

[Submission-Central Otago District Council-112 and 114 Ripponvale Road.pdf](#) (182 kb)

I seek the following decision from the consent authority.

Give precise details, including the general nature of any conditions sought Please refer to the submission attached.

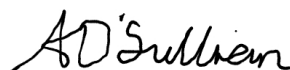
Select below - Pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 (second tab) as you may incur costs relating to this request."

Any other comments?

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

Yes

Please sign (click on the words CAPTURE)



Date signed:

07/05/2026

Form 13

Submission on application concerning resource consent that is subject to public notification by consent authority

Sections 95A Resource Management Act 1991

To: Central Otago District Council

Name of submitter: Fire and Emergency New Zealand

This is a submission on an application from New Zealand Cherry Corp (the applicant) for a subdivision consent and land use consent relating to land at 112 and 144 Ripponvale Road, Cromwell (ref. RC250155). It is understood that the applicant holds existing consents to subdivide the site into a 151 lot rural-residential development. The subject application is seeking resource consent to intensify the development through the creation of an additional 44 residential allotments.

Fire and Emergency New Zealand (**Fire and Emergency**) is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (**RMA**).

Fire and Emergency is neutral on this resource consent application, subject to the relief sought in this submission.

Specific parts of the application that Fire and Emergency's submission relate to are:

- firefighting water supply; and
- the provision of adequate emergency service access

Fire and Emergency's submission is:

In achieving the sustainable management of natural and physical resources under the RMA, decision makers must have regard to the health and safety of people and communities. Furthermore, there is a duty to avoid, remedy or mitigate actual and potential adverse effects on the environment.

The risk of fire represents a potential adverse effect of low probability but high potential impact. Fire and Emergency has a responsibility under the Fire and Emergency New Zealand Act 2017 to provide for firefighting activities to prevent or limit damage to people, property and the environment. As such, Fire and Emergency monitors development occurring under the RMA to ensure that, where necessary, appropriate consideration is given to fire safety and operational firefighting requirements.

In order for Fire and Emergency to achieve its principle objective which includes reducing the incidence of unwanted fire and the associated risk to life and property, protecting and preserving life, and preventing or limiting injury, damage to property land, and the environment, Fire and Emergency requires adequate water supply be available for firefighting activities; and adequate access to ensure that Fire and Emergency can respond to emergencies.

Firefighting Water Supply

Firefighting water supply was considered as part of the underlying subdivision consent and was subject to a condition which requires the subdivision to be fully reticulated and to meet the requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (SNZ PAS 4509:2008). The applicant states that the consented water servicing infrastructure is sufficient to service the increased domestic and firefighting demands arising from the intensification. It is assumed that the

requirement for the subdivision to comply with SNZ PAS 4509:2008 will be carried through to any eventual decision on the subject application, however, clarification is sought from CODC on this assumption.

Access

In order for a development to be fully compliant with SNZ PAS 4509:2008, the developer must consider both water supply capacity and operational accessibility. In this regard, it is essential that firefighting water supplies are useable in practice and provide for appliance access and effective hose deployment. Excessive distances between appliance attendance points, hydrants and future building platforms can adversely affect firefighting operations

The intensified subdivision proposes a number of road upgrades along with several new rights of way (**ROW**) to service the increased number of lots.

A new ROW with a minimum legal width of 10m is proposed to service Lots 161-166, which appears to have a maximum length of approximately 183m. It is unclear whether reticulated fire hydrants would extend to the ROW itself or whether this is limited to the public roads within the development. In the event that the ROW is not proposed to include reticulated hydrants, the distance between future building platforms and the nearest hydrant on the public road would exceed practical hose-run distances.

A number of additional ROW with a legal width of 6m are also proposed from a public road to serve new rear lots at Lots 103 and 105, Lots 125 and 125, and Lots 135 and 137. The lengths of these ROW appear to be between 45m and 67m. Whilst the proposed legal width is adequate for emergency access, the ROW lengths may pose operational issues for Fire and Emergency if any future building platform is located more than 75m between the nearest reticulated hydrant on the public road and the furthest point of any proposed building platform. This is consistent with the Acceptable Solutions C/AS1 and C/AS2 under the Building Act and seeks to provide for situations where an emergency response is required at the rear of the building.

Where reticulated fire hydrants cannot practically serve all future building platforms within effective hose-run distances, the consent holder shall provide alternative or supplementary firefighting water supplies in accordance with Clause 4.3.2 and Section 6 of SNZ PAS 4509 to achieve full compliance. Alternative firefighting water supplies may include, but are not limited to, on-site static water tanks, either on individual lots or as a shared supply, provided the intent of SNZ PAS 4509:2008 is met.

Fire and Emergency advises that while alternative measures such as shared static water tanks or domestic sprinkler systems may contribute to overall fire safety outcomes, these measures may not provide optimal operational effectiveness for external firefighting response. Where practicable, extension of the reticulated firefighting water supply to ensure all future building platforms are served within effective hose-run distances is the preferred outcome for life and property safety. Fire and Emergency New Zealand would also consider other solutions that demonstrably meet the intent and operational requirements of SNZ PAS 4509:2008.

Fire and Emergency seek the following decision from the consent authority:

If the consent authority is minded to grant resource consent, Fire and Emergency seeks that the following be included as a consent condition, with the same or similar wording as below:

- Where practicable, reticulated fire hydrants shall be designed and installed to ensure all future dwellings, measured from the furthest point of any future building platform, achieve effective hose-run distances in accordance with the Firefighting Water Supplies Code of Practice SNZ PAS 4509 : 2008. Where reticulated fire hydrants cannot practically serve all future building platforms within effective hose-run distances, the consent holder shall provide alternative or supplementary firefighting water supplies in accordance with Clause 4.3.2 and Section 6 of SNZ PAS 4509:2008.

Fire and Emergency wish to be heard in support of its submission. If others make a similar submission, Fire and Emergency will consider presenting a joint case with them at the hearing.

Fire and Emergency does not request, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.



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

Date: 7/05/2026

Electronic address for service of person making submission: arlia.osullivan@beca.com

Telephone: +64 (3) 3743199

Postal address: ANZ Centre Level 2/267 High Street, Christchurch Central City, Christchurch 8011

Contact person: Arlia O'Sullivan