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Central Otago District Council
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6 August 2026

Dear Hearings Panel

Fire and Emergency New Zealand - Letter to be Tabled for Resource Consent Application Hearing (RC250155 & RC220396V3) at Shannon Farm, 112 and 144 Ripponvale Road, Cromwell

Fire and Emergency New Zealand (**Fire and Emergency**) made a submission (Submission 1) on a subdivision and land use consent applications by New Zealand Cherry Corp (Leyser) LP to establish an additional 44 residential allotments at Shannon Farm, Cromwell.

Fire and Emergency has opted not to attend the hearing scheduled to commence on 7 August 2026 and requests that, in lieu of attendance, this letter be tabled for the Commissioner's consideration.

This letter responds to matters raised in the officer's Section 42A Report (**s42A Report**), the Applicant's evidence, and Fire and Emergency's original submission.

Fire and Emergency is **neutral** to the application, but sought confirmation of the following in its submission:

- Adequate firefighting water supply; and
- Adequate emergency service access to future development.

S42A Report and Recommendations

The s42A Report acknowledges that firefighting water supply and emergency access were addressed through the underlying Shannon Farm subdivision consent, including requirements for compliance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 (**SNZ PAS 4509:2008**).

In response to Fire and Emergency's submission, the Reporting Officer recommends a condition requiring the consent holder to demonstrate, for each stage of subdivision, that:

- Adequate firefighting water supply is available in accordance with SNZ PAS 4509:2008;
- The location, flow and pressure of the hydrant network are sufficient to serve future residential development;
- Practical access is available between approved building platforms and firefighting water supplies; and
- Supplementary firefighting water supplies are provided where reticulated supply cannot adequately serve future development.

The Reporting Officer concludes that the matters raised by Fire and Emergency are capable of being appropriately addressed through conditions requiring detailed engineering certification of the final water supply network, confirmation that each allotment has adequate firefighting water supply, and provision of supplementary supplies where required.

Applicant’s Evidence

The Applicant has provided several statements of evidence relevant to Fire and Emergency’s submission, including evidence from Roy Buchanan (engineering), Andy Carr (transportation), Jake Woodward (planning), and Paul Croft (applicant).

The Applicant’s evidence confirms that:

- Firefighting water supply will continue to be provided through the reticulated water supply network established under RC220396 and designed to comply with SNZ PAS 4509:2008;
- The reservoir includes a dedicated firefighting reserve and the additional allotments can be accommodated within the approved servicing framework;
- Detailed engineering design will confirm compliance with firefighting water supply requirements for each stage of development;
- The proposed lots will connect to the water supply network approved under RC220396 and the reservoir includes a fixed firefighting reserve of 180m³; and
- The proposed road and right-of-way (ROW) network provides suitable access throughout the development for emergency services; and

Fire and Emergency’s Response

Fire and Emergency acknowledges that the Applicant’s evidence and the Reporting Officer’s recommended conditions have substantially addressed the matters raised in its submission.

In particular:

- Fire and Emergency is satisfied that the recommended firefighting water supply condition appropriately addresses the relief sought in relation to firefighting water supply and compliance with SNZ PAS 4509:2008;
- Fire and Emergency is satisfied that the proposed certification process requiring confirmation of hydrant capacity, pressure, flow, and accessibility provides an appropriate mechanism to ensure future residential allotments are adequately serviced; and
- Fire and Emergency is satisfied that the proposed emergency access arrangements, together with the evidence of Andy Carr and Roy Buchanan and proposed Condition 20(m)(viii), appropriately address the concerns raised regarding emergency vehicle access and access to firefighting water supplies. In particular, Condition 20(m)(viii) requires certification that firefighting water supplies, including hydrant location, flow and pressure, comply with SNZ PAS 4509:2008, that compliant hose-run distances and practical access are achieved for allotments accessed via ROWS, and that supplementary firefighting water supplies are provided where the reticulated network cannot provide an adequate or accessible supply

Accordingly, Fire and Emergency considers that the matters raised in its submission have been satisfactorily addressed through the Applicant’s evidence and the recommended consent conditions relating to firefighting water supply and emergency access. Should the Hearing Panel grant consent, Fire and Emergency supports the inclusion of the recommended firefighting water supply and emergency access conditions.

Yours sincerely



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on behalf of

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