

NELSON CITY COUNCIL

Nelson Resource Management Plan

Proposed Plan Change 26

Firefighting Provisions

Proposed Plan Amendments

Notification Date

25 September 2010

Submissions Close

5pm Friday 3 December 2010



1.0 Introduction (*not part of the Plan Change*)

1.1 Background and development

In October 2009 the New Zealand Fire Service submitted on Proposed Plan Change 13 (Marsden Valley Rezoning) and in March 2010 the Fire Service commented on the draft of Proposed Plan Change 14 (Residential subdivision, land development manual and comprehensive housing). In both cases, the Fire Service requested adoption of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (the Code). The Code sets water storage requirements in unreticulated areas, and recommends a valve size for water tanks of 100mm. This affects rule RUr.28 of the NRMP, which currently includes different water storage requirements for firefighting and domestic water supply in the Rural Zone.

This Plan Change is also consistent with the standards in the NCC Land Development Manual 2010 (adopted by the Council on 29 July).

This is an externally referenced document to the NRMP. In accordance with clause 34 of the First Schedule of the RMA, prior to notification a copy of the Code of Practice will be made available for inspection at the Council during working hours and a public notice will be advertised stating the material is available, where and how copies can be purchased, and inviting comments on the proposal to incorporate this Code of Practice in the NRMP.

1.2 Description of the Plan Change

RUr.28.1 currently requires residential units in the Rural Zone to have one 23,000 litre water tank solely for firefighting water, and one 15,000 litre water tank for domestic water use. (There are exemptions to this rule where sufficient water is available from community supplies and/or natural watercourses. Under the Code of Practice 2008, the amount of water required to be available from natural water courses has also increased, from 19 litres per second for a minimum of 20 minutes, to 25 litres per second for a minimum of 30 minutes.)

After discussions with the New Zealand Fire Service, a pragmatic approach to meeting the requirements was agreed upon – to either require a sprinkler system (and 7,000 litres of water permanently available for that system), or 45,000 litres of water tank capacity on the understanding that up to 22,000 litres of this water can also be used for domestic water use.

Clauses f) and g) of Rule Rur.28.1 have been rewritten to make the meaning of the provisions clearer.

Assessment criterion (p) has been amended to state that a New Zealand Fire Service representative should make the judgements on where a lesser amount of storage than 45,000 litres is required (rather than the vaguer term of a suitably qualified and experienced person approved by the Council).

An additional criterion (q) has been added “extent of compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008)” to allow applicants the option of using that Code to establish alternative means of compliance with the Code, as a discretionary activity.

A change from the requirement for a 50mm valve on the tank, to a 100mm valve is also proposed. A 50mm outlet compromises water flows through 100mm pumps even if a 50mm/100mm adaptor is used. A 100mm outlet provides the required water flows for the urban fire brigade (who attend structure fires and are the most likely users of the water in water tanks). A 100mm/50mm adaptor will allow the rural firefighter’s pumps to also connect without compromising water flows.

1.3 Format of the Plan Change provisions (not part of the plan change)

For the ease of the reader the full text of provisions to be changed have been used in this document.

The reader should be aware that current operative provisions that are not proposed to be changed are unable to be submitted upon.

Within this Plan Change:

- ‘Normal’ text applies to current operative provisions to remain unchanged.
- ‘Underline’ text applies to proposed new provisions.
- ‘~~Strikethrough~~’ text applies to operative provisions proposed to be deleted or amended as described.
- ‘*Italic*’ text applies to instructions.

Plan Change 26: Proposed Amendments to the Nelson Resource Management Plan (Statutory Provisions)

Delete the existing clauses f) and g) of the permitted rule of RUr.28.1 (Buildings - all) as follows:

- f) ~~in the case of a residential unit or a building used or intended to be used for commercial or industrial activities (unless it is connected to a community supply with its own fire fighting water storage), a water tank with a storage capacity of at least 23,000 litres of water is available to the site for fire fighting purposes (which must be fitted with a 50mm female 'Camlock' controlled by a valve), or a water source capable of delivering a minimum of 19 litres per second for a minimum of 20 minutes is available within 150m of the building and is accessible by a portable pump, and~~
- g) ~~in the case of a new residential unit, short term living accommodation unit or papakainga, 15,000 litre minimum storage is available to the site for household water use (unless the unit is connected to a community supply with its own storage for periods of minimum flow). (The fire fighting storage tank, as required under condition (f), should be kept full of water solely for that purpose).~~

and replace with new clauses f) and g) of RUr.28.1 (Buildings - all) by adding the following:

RUr.28.1

Permitted

Permitted if:

- f) a residential unit, (unless it is connected to a community supply with its own firefighting water storage, or a water source capable of delivering a minimum of 25 litres per second for a minimum of 30 minutes is available within 150m of the building and is accessible by a portable pump) has either:
 - i) a sprinkler system installed in the building, plumbed to ensure 7,000 litres of water is always available to the sprinkler system in the event of a fire, or
 - ii) water tanks with a storage capacity of at least 45,000 litres available to the site for firefighting purposes. Tanks must be fitted with a 100mm female Screw Thread controlled by a valve.

Tanks should not be located directly beside a house, but must be within 90m of the building.

These firefighting water supply requirements also apply for a building used or intended to be used for commercial or industrial activities, and

- g) a new residential unit, short term living accommodation unit or papakainga has 15,000 litres of water storage available to the site for use as a domestic water supply during periods of minimum flow (unless the unit is connected to a community supply with its own storage for periods of minimum flow). Where a house has 45,000 litres of water supply for firefighting purposes, this domestic water storage capacity can be a proportion of that total, but at least 23,000 litres needs to be stored permanently for firefighting purposes only, and

Amend clause p) of RUR.28.4 as follows:

RUR.28.4

Assessment criteria

- p) in buildings without sprinkler systems, whether a lesser amount of water storage than 45,000 23,000 litres, or no storage is required, for rural firefighting purposes for a particular building, due to proximity to a water source, as assessed by a New Zealand Fire Service Fire Risk Management Officer suitably qualified and experienced person approved by the Council. Confirmation should be provided in writing.

Add clause q) to RUR.28.4 as follows:

- q) the extent of compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008).