

Dunedin City Council
50 The Octagon, Dunedin

21 November 2022

Attention: Dunedin City Council's Consents Department

Dear Hearing Commissioner,

**Fire and Emergency New Zealand – letter to be tabled for GK Accommodation (LUC-2022-177)
Hearing**

Fire and Emergency New Zealand (Fire and Emergency) made a submission on GK Accommodations publicly notified resource consent (land use) application to convert a caravan park to worker accommodation involving 46 one-bedroom units at 1044 Brighton Road, Dunedin.

The s.42a report concluded in paragraph 212 that the application be declined for various reasons unless amended. The reason for the decline recommendation included that the proposal has the potential to adversely affect public health and safety due to lack of sufficient access and manoeuvring for fire appliances.

Fire and Emergency have been in contact with the applicant to discuss concerns regarding the ability for a fire appliance to manoeuvre within the property. The discussion included an option to separate the row of units closest to Brighton Road. This would result in areas being unfenced between each unit to allow for emergency access and egress between rows similar to the current set out of the caravan park. This would mitigate concerns regarding medical and fire rescue access and fire spread between units. This would be supported by Fire and Emergency should the resource consent be granted.

It is also noted that the a condition of consent has been recommended that the application must supply confirmation of adequate access consistent with the New Zealand Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 at building consent stage. As the hearing is set for 30 November, it is noted that the set of conditions may change through the hearing process and as such, Fire and Emergency would like to review the finalised set of conditions for review should the outcome of the hearing be for approval.

Based on discussions between Fire and Emergency and the applicant, Fire and Emergency do not consider it necessary to be heard at the hearing.

Should you have any queries or seek clarification on the above, please contact me on the details below.

Yours sincerely,



Jessica Mangos – Authorised on behalf of Fire and Emergency

on behalf of

Beca Limited

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