
From: Sarah Hunt <Sarahh@cheal.co.nz>
Sent: Monday, 9 June 2025 10:59 am
To: Louise Wood
Subject: FW: [#Cheal220225] Seven Oaks - FENZ submission

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Hi Louise,
Further to my comments in the s92 letter re FENZ conditions, we have made progress over the weekend.

FENZ are happy for just one condition:

Condition 1: The reticulated water supply infrastructure servicing the site shall be designed in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Therefore the highlighted yellow, can be deleted from the proposed conditions.

12. The reticulated water supply infrastructure servicing the site shall be designed in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. The consent holder must demonstrate to the satisfaction of the Taupō District Council Development Committee that the extension of Taupō District Councils water supply system into the site development area does not adversely impact the firefighting water supply or the wider water supply network at the time of development. Confirmation must be provided to Taupō District Council prior to issuing a section 224 (c) certificate.
13. The consent holder shall demonstrate to Taupō District Council Development Committee, upon a section 224 (c) certificate being issued, that the development complies with the provisions of the Taupō District Plan.

Sarah Hunt (MNZPI)
Cheal Consultants Ltd

P: +64 7 378 6405 | M: +64 21 325 103
E: SarahH@cheal.co.nz

From: Alec Duncan <alec.duncan@beca.com>
Sent: Saturday, 7 June 2025 3:26 PM
To: Sarah Hunt <Sarahh@cheal.co.nz>
Subject: RE: [#Cheal220225] Seven Oaks - FENZ submission

Hi Sarah,

Thank you for providing confirmation from Council regarding the management of their water supply network. With this, Fire and Emergency would be agreeable with the following condition of consent:

Condition 1: The reticulated water supply infrastructure servicing the site shall be designed in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

On the basis that the above revised condition forms part of the application by Seven Oaks', Fire and Emergency confirm that the issues raised in its submission have been resolved, and no longer wish to be heard at the hearing.

Fire and Emergency appreciate the opportunity to work through this with you to get to a pragmatic outcome for both parties.

Ngā mihi,

Alec Duncan

Senior Planner

Beca

DDI: +64 7 960 7259

www.beca.com



Sensitivity: General

From: Sarah Hunt <Sarahh@cheal.co.nz>
Sent: Friday, June 6, 2025 10:29 AM
To: Alec Duncan <alec.duncan@beca.com>
Subject: FW: [#Cheal220225] Seven Oaks - FENZ submission

Hi Alec,
See below response from Tom Swindells (TDC's water asset manager).

Sarah Hunt (MNZPI)
Cheal Consultants Ltd

P: +64 7 378 6405 | M: +64 21 325 103

E: SarahH@cheal.co.nz

Sensitivity: General

From: Tom Swindells <tswindells@taupo.govt.nz>
Sent: Friday, 6 June 2025 10:26 AM
To: Sarah Hunt <Sarahh@cheal.co.nz>
Cc: Thomas Brand <ThomasB@cheal.co.nz>
Subject: RE: [#Cheal220225] Seven Oaks - FENZ submission

Agree that impacts on the wider network are for TDC to manage. Seven Oaks responsibility is to demonstrate all hydrants within the development can achieve FW2 fire standard.

From: Sarah Hunt <Sarahh@cheal.co.nz>
Sent: Friday, 6 June 2025 9:53 am
To: Tom Swindells <tswindells@taupo.govt.nz>
Cc: Thomas Brand <ThomasB@cheal.co.nz>
Subject: FW: [#Cheal220225] Seven Oaks - FENZ submission

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Hi Tom,
I am negotiating with FENZ about proposed conditions for Seven Oaks, to see if we can address their concerns, so they no longer need to attend the hearing.

See email train below.

FENZ would like a condition that at the time of subdivision the consent holder shall demonstrate any extensions of the water supply system and supply to new development areas do not adversely impact the firefighting water supply capacity and pressures on the wider water supply network. Seven Oaks' view is this has already been demonstrated through the WSP report as part of the application, and it would be Council's responsibility to ensure this, therefore a condition specifying this is not necessary.

What are your thoughts? Can you confirm the point in yellow below?

Sarah Hunt (MNZPI)
Cheal Consultants Ltd

P: +64 7 378 6405 | M: +64 21 325 103
E: SarahH@cheal.co.nz

From: Alec Duncan <alec.duncan@beca.com>
Sent: Friday, 6 June 2025 9:11 AM
To: Sarah Hunt <Sarahh@cheal.co.nz>
Subject: RE: [#Cheal220225] Seven Oaks - submission

Hi Sarah,

Thanks for clarifying – on that basis, we are comfortable that the second condition (condition 14 in your email dated 6 May) is removed.

Regarding condition 1, it would be good if Council could confirm roles and responsibilities around this matter. If Council can confirm that their existing subdivision and development processes include ensuring that any extensions of the water supply system and supply to new development areas do not adversely impact the firefighting water supply capacity and pressures on the wider water supply network at the time of development, then we'd be happy to work with you to focus on the first half of the condition as relief.

I think we can come to a pragmatic solution here but it would be good to get that clarification from Council before any agreement is reached.

Ngā mihi,

Alec Duncan
Senior Planner
Beca

DDI: +64 7 960 7259

www.beca.com



Sensitivity: General

From: Sarah Hunt <Sarahh@cheal.co.nz>
Sent: Friday, June 6, 2025 8:11 AM
To: Alec Duncan <alec.duncan@beca.com>
Subject: RE: [#Cheal220225] Seven Oaks - submission

Hi Alec,
Thanks – yes the application intends to comply with all the applicable transport and access provisions.

Re condition 1 – I understand the intent. The practicalities of demonstrating that is more difficult for the applicant. The model is owned by Council, and they engage WSP to do it. For the applicant to get to Council to engage WSP and undertake the water modelling for the application took 1.5 years. The condition has to be phrased in a way, that the applicant has control over it.

Would this not be Council's responsibility?

Sarah Hunt (MNZPI)
Cheal Consultants Ltd

P: +64 7 378 6405 | M: +64 21 325 103
E: SarahH@cheal.co.nz

Sensitivity: General

From: Alec Duncan <alec.duncan@beca.com>
Sent: Friday, 6 June 2025 8:00 AM
To: Sarah Hunt <Sarahh@cheal.co.nz>
Subject: RE: [#Cheal220225] Seven Oaks - submission

Hi Sarah,

It would be Fire and Emergency's preference that the first condition remains in full. It is acknowledged that modelling has been completed to inform the application, but the intent of the condition is to demonstrate that the extension of Council's water supply system into the site and supply to the new development area does not adversely impact the firefighting water supply capacity and pressures of the wider water supply network at the time of development. This acknowledges that wider network capacity (flow and pressure) may change between when the modelling was completed and when the applicant's development commences.

The reason for the second condition is to ensure that the roading and access complies with the Taupo District Plan roading and access standards to facilitate emergency response into the development area. I do however acknowledge that the development will need to proceed in general accordance with resource consent, otherwise a s127 or new resource consent would be required. Are you able to confirm for me whether the application intends to comply with all the applicable transport and access provisions?

Ngā mihi,

Alec Duncan
Senior Planner
Beca
DDI: +64 7 960 7259
www.eca.com



Sensitivity: General

From: Sarah Hunt <Sarahh@cheal.co.nz>
Sent: Wednesday, June 4, 2025 8:00 AM
To: Alec Duncan <alec.duncan@eca.com>
Subject: FW: [#Cheal220225] Seven Oaks - submission

Hi Alec,
I'm following up on the email below.

Regards
Sarah Hunt (MNZPI)
Cheal Consultants Ltd

P: +64 7 378 6405 | M: +64 21 325 103
E: SarahH@cheal.co.nz

Sensitivity: General

From: Sarah Hunt
Sent: Wednesday, 28 May 2025 2:34 PM
To: 'Alec Duncan' <alec.duncan@eca.com>
Subject: RE: [#Cheal220225] Seven Oaks - submission

Hi Alec,
I had a meeting this morning discussing the draft conditions with the applicant.

The applicant would like to change condition the following conditions as follows:

The reticulated water supply infrastructure servicing the site shall be designed in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. ~~The consent holder must demonstrate to the satisfaction of the Taupō District Council Development Engineer, that the extension of Taupō District Councils water supply system into the site and supply to the new development area does not adversely impact the firefighting water supply capacity and pressures of the wider water supply network at the time of development. Confirmation of compliance shall be provided to Taupō District Council prior to issuing a section 224 (c) certificate.~~

The reason for this change is the applicant has already demonstrated through the WSP modelling report included in application that the proposal will not adversely impact the firefighting water supply capacity, and pressures of wider supply network.

Therefore this full condition is not necessary. The applicant is happy to keep the part that the water supply servicing will be designed in accordance with the Fire Service code of practice.

Was there a particular reason for the 2nd part of this condition?

~~The consent holder shall demonstrate to Taupō District Council Development Engineer prior to the section 224 (c) certificate being issued, that the development complies with the transport and access provisions of the Taupō District Plan.~~

The applicant is happy to keep this condition if you request it, but again it is a double up of compliance. The development has to comply with the transport and access provisions of the district plan, otherwise a s127 application will be required, or 224(c) wouldn't be granted. What was the reason behind this condition?

Regards

Sarah Hunt (MNZPI)
Cheal Consultants Ltd

P: +64 7 378 6405 | M: +64 21 325 103
E: SarahH@cheal.co.nz

From: Alec Duncan <alec.duncan@beca.com>
Sent: Thursday, 8 May 2025 7:28 PM
To: Sarah Hunt <Sarahh@cheal.co.nz>
Subject: RE: [#Cheal220225] Seven Oaks - submission

Hi Sarah,

Thanks for getting in touch. On the basis that proposed conditions 13 and 14 (as set out below) now form part of the resource consent application, Fire and Emergency confirm that the issues raised in its submission have been met, and no longer wish to be heard at the hearing.

Note Fire and Emergency will not be withdrawing their submission from the process.

Ngā mihi,

Alec Duncan
Senior Planner
Beca
DDI: +64 7 960 7259
www.beca.com



Sensitivity: General

From: Sarah Hunt <Sarahh@cheal.co.nz>
Sent: Tuesday, May 6, 2025 1:29 PM
To: Alec Duncan <alec.duncan@beca.com>
Subject: [#Cheal220225] Seven Oaks - submission

Hi Alec,
Thanks for FENZ's submission on the Seven Oaks subdivision in Kinloch.

The applicant is happy to offer the suggested conditions as part of the application. We are drafting proposed conditions which will be provided as further information. The proposed FENZ conditions are included – see conditions 13 and 14 below.

6. → The consent holder shall advise Taupō District Council's Development Engineer in writing ten working days prior to the commencement of earthworks of the commencement date for the earthworks for each Stage. A sign detailing the contractors contact details shall be erected at the site entrance (top of Kahikatea and Okaia Drives) prior to the commencement of works and shall remain in place for the duration of works.	1
7. → Prior to earthworks commencing for each Stage, an on-site meeting shall be held between the contractor and Taupō District Council staff to discuss the approved Earthworks Management Plan (including protocol under Condition 16) and ensure all the measures are in place. The consent holder shall ensure that all earthworks undertaken within each Stage(s) are carried out in accordance with the approved Earthworks Management Plan and that the approved Earthworks Management Plan is always kept onsite and available for inspection.	Storm 1
8. → The consent holder shall ensure that fully detailed roading and earthworks engineering drawings are submitted to the Taupō District Council Development Engineer for design approval prior to commencement of construction. Road design shall be undertaken in general accordance with the Taupō District Council Code of Practice for Development of Land (September 2009) and shall address stormwater runoff and management; vehicle crossings over stormwater swales; roading classification; street trees; footpaths and any street lighting.	1
9. → The consent holder shall ensure that a detailed Planting Plan is prepared and submitted to the Resource Consents Manager for approval prior to commencement of subdivision works. The Planting Plan shall include, but not be limited to:	
a)→Details of the plant species, spacings, numbers, plant heights at time of planting and at maturity;	Earth 1
b)→Planting methodology and maintenance regime;	
c)→Pest control and weed management.	
Servicing Conditions [All Stages]	
10. → The consent holder shall service all residential lots with individual wastewater, water, electricity and telecommunications connections to the service provider's standards. Easements shall be provided as necessary to secure services to allotments.	1
11. → The consent holder shall prepare and submit detailed design plans of the upgraded storage volume at the Lisland Drive pump station to Taupō District Council's Development Engineer for approval prior to commencement of subdivision works.	
12. → The consent holder must upgrade the storage volume at the Lisland Drive pump station in accordance with the approved plans (condition 11) prior to s224(c) application for Stage 9.	2
13. → The reticulated water supply infrastructure servicing the site shall be designed in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. The consent holder must demonstrate to the satisfaction of the Taupō District Council Development Engineer, that the extension of Taupō District Councils water supply system into the site and supply to the new development area does not adversely impact the firefighting water	

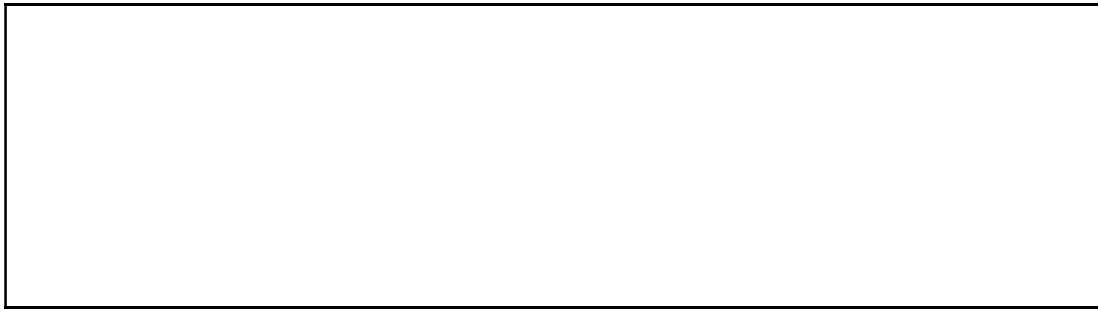
Given the proposed conditions will be included in the application, has this satisfied FENZ concerns?
Can FENZ withdraw the submission, as the concerns are resolved?

Ngā Mihi

Sarah Hunt (MNZPI)
Planning Lead, Taupo
Cheal Consultants Ltd

P: +64 7 378 6405 | M: +64 21 325 103
E: SarahH@cheal.co.nz

Level 1, 4 Horomatangi Street, TAUPŌ 3330
Post: PO Box 165, Taupō 3351



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