

Daniel Thorne | Town Planning Group

From: Lineham, Jordan <Jordan.Lineham@fireandemergency.nz>
Sent: Friday, 12 June 2026 1:54 pm
To: Daniel Thorne | Town Planning Group
Subject: RE: Punakiaki Wild- Fire and Emergency

Hi Daniel,

Thanks for sending that through.

Fire and emergency support your volunteered condition regarding firefighting water supplies.

Please let me know if you require anything else.

Regards

Jordan Lineham
Senior Advisor Risk Reduction
Specialist Fire Investigator
West Coast Area



M: 027 421 8813
Jordan.lineham@fireandemergency.nz
www.fireandemergency.nz

From: Daniel Thorne | Town Planning Group <daniel@townplanning.co.nz>
Sent: Friday, 12 June 2026 11:40 am
To: Lineham, Jordan <Jordan.Lineham@fireandemergency.nz>
Subject: RE: Punakiaki Wild- Fire and Emergency

Hi Jordan,

Thanks for coming back to me, and apologies, I had thought Ant had circulated the volunteered condition. I have attached the volunteered condition document we submitted to BDC, but have copied our suggested condition below:

RC240079 – Applicant Volunteered Conditions of Consent (in response to RFI, s	
	Condition Text
1.	Prior to the operation of the lodge and visitor accommodation, the consent holder must ensure that a firefighting water supply is provided in accordance with the New Zealand Fire Water Supplies Code of Practice (SNZ PAS 4509:2008), or an alternative fire water supply is provided that is deemed acceptable to Fire and Emergency New Zealand, and that the supply is to be provided to Council.

As noted in my email below, the intent of the condition was to require compliance with the COP, but if that proved problematic as we get into detailed design, the condition afforded an opportunity to confirm an alternative solution (subject to acceptance by Fire and Emergency).

Let me know your thoughts,

Cheers



Daniel Thorne – Director

Cell: +64 27 465 8099 | Email: daniel@townplanning.co.nz
Town Planning Group | www.townplanning.co.nz
Offices in Tāhuna & Ōtautahi

From: Lineham, Jordan <Jordan.Lineham@fireandemergency.nz>

Sent: Friday, 12 June 2026 11:34 am

To: Daniel Thorne | Town Planning Group <daniel@townplanning.co.nz>

Subject: RE: Punakiaki Wild- Fire and Emergency

Hi Daniel,

I'm not sure what the current consent condition includes? I got the below consent condition from an email from Arlia to yourself.

If it is different to the below, can you please provide me with a copy of your intended consent condition.

My understanding from our previous discussions was that the intent of the development was to comply with the Code of Practice, rather than pursue an alternative firefighting water supply solution. Therefore, meeting the consent condition volunteered.

Regards

Jordan Lineham

Senior Advisor Risk Reduction

Specialist Fire Investigator

West Coast Area



M: 027 421 8813

Jordan.lineham@fireandemergency.nz

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From: Daniel Thorne | Town Planning Group <daniel@townplanning.co.nz>

Sent: Tuesday, 9 June 2026 1:43 pm

To: Lineham, Jordan <Jordan.Lineham@fireandemergency.nz>

Subject: FW: Punakiaki Wild- Fire and Emergency

Hi Jordan,

Thanks for the below clarification. As I understand it, you would be comfortable with the proposal if the consent condition was amended to reflect the wording outlined in your email below? If that's the case, I'll update our volunteered condition accordingly, but if you're able to confirm your position in writing (or by way of return email) so I can respond to the RFI point from BDC, that would be appreciated. They're seeking prompt feedback so the matter can be addressed in their reporting.

I note that we are not at the detailed engineering design stage at present, and the earlier condition was intended to provide some flexibility should an alternative water supply solution ultimately be acceptable to Fire and Emergency. Notwithstanding that, we expect to continue discussions with Fire and Emergency as the design progresses to determine the most appropriate solution. Given the development comprises a number of separate structures, it may be that multiple strategically located water supplies provide the best outcome.

Let me know if you're keen to discuss,

Cheers



Daniel Thorne – Director

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Town Planning Group | www.townplanning.co.nz

Offices in Tāhuna & Ōtautahi

From: Lineham, Jordan <Jordan.Lineham@fireandemergency.nz>

Sent: Wednesday, 3 June 2026 11:09 am

To: Ant Beale <Ant@abconsultancy.nz>

Cc: Daniel Thorne | Town Planning Group <daniel@townplanning.co.nz>; Jessica Hollis <jessica@hollisplanning.co.nz>

Subject: RE: Punakiaki Wild- Fire and Emergency

Hi Ant,

From what I can see, no correspondence was sent directly to Council. My understanding is that you were proposing to include the following volunteered consent condition:

"Prior to the operation of the luxury lodge and visitor accommodation, the consent holder shall ensure that firefighting water supply is provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008), and evidence of this shall be provided to Council."

During my site visit, we discussed the potential for a reservoir or dedicated water tanks to provide the required firefighting water supply volume. We also discussed the installation of infrastructure, including pipework and hydrants, throughout the development to ensure the applicable distance requirements of the Code of Practice could be achieved.

Based on our discussions at the time, it appeared that the intent of the development was to comply with the Firefighting Water Supplies Code of Practice. As such, there was no requirement for Fire and Emergency New Zealand to consider or approve an alternative firefighting water supply solution.

We also discussed the benefits of installing a fire sprinkler systems within the buildings. Given the location of the development and the extended response times due to travel distance, sprinklers would significantly reduce the potential impact of a fire.

In relation to the comments below regarding water volume, there may be some confusion around the quantity of water required. The required firefighting water supply volume is determined by the Firefighting Water Supply Classification for the buildings.

The important thing to note would be to ensure that the lodges water supply classification is correctly identified then this would be the required volume as long as distance is met to all structures

As an example, if ten buildings each require a firefighting water supply of 45,000 litres, and that water supply is available within the required distance of all buildings, a total storage volume of 45,000 litres may be sufficient. This is because the Code of Practice is based on the assumption of a single structure fire event rather than multiple structures.

Please give me a call if you would like to discuss this further.

Kind regards,

Jordan
Jordan Lineham
Senior Advisor Risk Reduction
Specialist Fire Investigator
West Coast Area



M: 027 421 8813
Jordan.lineham@fireandemergency.nz
www.fireandemergency.nz

From: Ant Beale <Ant@abconsultancy.nz>

Sent: Monday, 25 May 2026 11:08 am

To: Taylor, Myles <myles.taylor@fireandemergency.nz>; Lineham, Jordan <Jordan.Lineham@fireandemergency.nz>

Cc: Daniel Thorne | Town Planning Group <daniel@townplanning.co.nz>; Jessica Hollis <jessica@hollisplanning.co.nz>

Subject: Fw: Punakiaki Wild- Fire and Emergency

Some people who received this message don't often get email from ant@abconsultancy.nz. [Learn why this is important](#)

Gidday Myles and Jordan,

We are nearing what has been an incredibly long process to achieve a Resource Consent for Punakaiki that we discussed 12 months ago and met on site.

A hearing date has been set which is great news but the council have asked for a few final clarifications leading up to it including one on Fire Fighting

When we last left off it was along the lines of " ***When the times comes to prepare our Building Consent package, FENZ would be acceptable to discussing a solution that was mutually agreeable and practical along the lines of an alternative solution that gets the right outcome.***

There were a few possibilities such as a water reservoir/Dam which could be used for fire fighting purposes but didn't expect us to have to hold 500,000 + litres of water.. only an adequate supply.

If this still holds true it would be great if you could please respond to this email confirming your support so we can include it in the final response package and if possible, share a copy of the email or confirm you had a discussion directly with BDC in June last year regarding your position as above it would be very much appreciated.

Kind Regards and hopefully we will be in touch in a few months to formalise a plan.

Ant Beale

021 615 935

From: Daniel Thorne | Town Planning Group <daniel@townplanning.co.nz>

Sent: Monday, May 25, 2026 9:50 AM

To: Ant Beale <Ant@abconsultancy.nz>

Subject: FW: Punakiaki Wild- Fire and Emergency

Hi Ant,

In the latest RFI from Buller DC they have requested the following:

Fire-Fighting Water Supply

1. Provide a copy of any correspondence with Fire and Emergency New Zealand confirming the approach to fire-fighting water supply conditions is supported.

Are you able to liaise with Myles and obtain a copy of the correspondence they provided to Buller DC? I have attached our volunteered conditions which includes a condition that captures the previous discussions with Fire and Emergency, but might be worth confirming they're comfortable with this at the same time.

Cheers



Daniel Thorne – Director

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Town Planning Group | www.townplanning.co.nz

Offices in Tāhuna & ōtautahi

From: Ant Beale <Ant@abconsultancy.nz>

Sent: Monday, 9 June 2025 5:08 pm

To: Arlia O'Sullivan <Arlia.OSullivan@beca.com>; Daniel Thorne | Town Planning Group <daniel@townplanning.co.nz>; Taylor, Myles <myles.taylor@fireandemergency.nz>

Cc: Louisa Armstrong <Louisa.Armstrong@beca.com>; Raewyn Mayo <raewyn.mayo@bdc.govt.nz>; Jessica Hollis <jessica@hollisplanning.co.nz>

Subject: RE: Punakiaki Wild- Fire and Emergency

Hi Arlia,

As discussed I had a chat with Myles this afternoon and he advised that when the time comes to pull together our Building Consent package they would be acceptable to discuss a solution that was mutually agreeable and practical along the lines of an alternative solution that gets the right outcome.

We could possibly create a water reservoir/Dam which could be used for fire fighting purposes but didn't expect us to have to hold 500,000 + litres of water.. only an adequate supply for fire fighting purposes.

Myles said he would follow up with an email tomorrow when he is back in the office.

Thanks for your follow ups and @Myles I have attached the Site Map as discussed so you can see what I was referring to in terms of cabin separations.

Regards

Ant Beale

021 615 935

From: Arlia O'Sullivan <Arlia.OSullivan@beca.com>

Sent: 09 June 2025 04:13 PM

To: Ant Beale <Ant@abconsultancy.nz>; Daniel Thorne | Town Planning Group <daniel@townplanning.co.nz>

Cc: Louisa Armstrong <Louisa.Armstrong@beca.com>; Raewyn Mayo <raewyn.mayo@bdc.govt.nz>; Jessica Hollis <jessica@hollisplanning.co.nz>; Taylor, Myles <myles.taylor@fireandemergency.nz>

Subject: Re: Punakiaki Wild- Fire and Emergency

Hi Ant,

Thank you for your email below.

I have just been in contact with the local Fire and Emergency District Manager (Myles Taylor) for the West Coast. In terms of discussing an alternative solution, if you could please contact Myles directly that would be great.

I have cc'd him into the email and his contact information is as follows:

Myles Taylor

District Manager

Te Ihu- West Coast

Myles.Taylor@fireandemergency.nz

021 0210 8467

Any questions let me know.

Kind regards,

Arlia O'Sullivan

Planner

Beca

DDI: +64 33743199

www.beca.com



Sensitivity: General

From: Ant Beale <Ant@abconsultancy.nz>

Sent: Friday, June 6, 2025 3:05 PM

To: Arlia O'Sullivan <Arlia.OSullivan@beca.com>; Daniel Thorne | Town Planning Group <daniel@townplanning.co.nz>

Cc: Louisa Armstrong <Louisa.Armstrong@beca.com>; Raewyn Mayo <raewyn.mayo@bdc.govt.nz>; Jessica Hollis <jessica@hollisplanning.co.nz>

Subject: RE: Punakiaki Wild- Fire and Emergency

Hi Arlia,

Thanks taking my call.

We confirm we are happy to proceed with the wording as you have outlined below and provide a fire fighting water supply solution that is compliant and acceptable to all parties.

As noted based on the code we would need 45,000 litres of stand by water for each house/cabin and if we have 16 cabins it would be in excess of 700,000 litres (without sprinklers) .

The cabins will all have a minimum of 200m separation so would like to be able to discuss an alternative solution that reduces the standby supply required as it would be extremely unlikely multiple cabins would combust simultaneously.

Appreciate your input and comments .

Regards

Ant Beale

ACG Properties - Punakaiki Wild

021 615 935

Sensitivity: General

From: Arlia O'Sullivan <Arlia.OSullivan@beca.com>

Sent: 06 June 2025 10:31 AM

To: Daniel Thorne | Town Planning Group <daniel@townplanning.co.nz>

Cc: Louisa Armstrong <Louisa.Armstrong@beca.com>; Raewyn Mayo <raewyn.mayo@bdc.govt.nz>; Ant Beale <Ant@abconsultancy.nz>; Jessica Hollis <jessica@hollisplanning.co.nz>

Subject: Re: Punakiaki Wild- Fire and Emergency

Hi Daniel,

Thanks for your response- a suggested condition wording for your consideration is below.

Prior to the operation of the luxury lodge and visitor accommodation, the consent holder shall ensure that firefighting water supply is provided in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS 4509:2008) and evidence of this shall be provided to Council.

Could you please advice, if possible, by EOB today if this volunteered condition would be acceptable. Just cautious of timeframes on my end for submissions and recommendation letters. Feel free to give me a call also.

Thank you,

Arlia O'Sullivan

Planner

Beca

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Sensitivity: General

From: Daniel Thorne | Town Planning Group <daniel@townplanning.co.nz>

Sent: Wednesday, June 4, 2025 5:31 PM

To: Arlia O'Sullivan <Arlia.OSullivan@beca.com>; Jessica Hollis <jessica@hollisplanning.co.nz>

Cc: Louisa Armstrong <Louisa.Armstrong@beca.com>; Raewyn Mayo <raewyn.mayo@bdc.govt.nz>; Ant Beale

<ant@abconsultancy.nz>

Subject: RE: Punakiaki Wild- Fire and Emergency

You don't often get email from daniel@townplanning.co.nz. [Learn why this is important](#)

Hi Arlia,

Our initial view is that we're comfortable with a condition along the lines you suggest – I suspect you will have some standard template conditions you could share? As we're not in detailed design, and given the scale of the cabins and their separation, we would prefer any condition provides a degree of flexibility in terms of the fire fighting solution i.e. compliance with SNZ PAS 4509:2008, unless an alternative solution is deemed acceptable by Fire and Emergency or similar.

I've left a message with Jordan Lineham at Fire and Emergency to discuss matters further, but happy for you to provide a suggested condition wording for our consideration?

Cheers



Daniel Thorne – Director

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Offices in Tāhuna & ōtautahi

NB: PLANNED LEAVE | OUT OF OFFICE 5-19 AUGUST 2025

Sensitivity: General

From:

Arlia O'Sullivan <Arlia.OSullivan@beca.com>

Sent: Wednesday, 4 June 2025 11:45 am

To: Daniel Thorne | Town Planning Group <daniel@townplanning.co.nz>; Jessica Hollis <jessica@hollisplanning.co.nz>

Cc: Louisa Armstrong <Louisa.Armstrong@beca.com>; Raewyn Mayo <raewyn.mayo@bdc.govt.nz>

Subject: Re: Punakiaki Wild- Fire and Emergency

Thank you Jessica for passing this onto Daniel.

Just cautious of timeframes, could you please let me know your thoughts on this one by **EOB tomorrow** Daniel?
Just need to ensure we have enough time to prepare a submission if this is not resolved as per the below.

Thank you and look forward to hearing from you.

Kind regards,

Arlia O'Sullivan

Planner

Beca

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Sensitivity: General

From: Jessica Hollis <jessica@hollisplanning.co.nz>

Sent: Tuesday, June 3, 2025 4:31 PM

To: Arlia O'Sullivan <Arlia.OSullivan@beca.com>

Cc: Louisa Armstrong <Louisa.Armstrong@beca.com>; Daniel Thorne | Town Planning Group <daniel@townplanning.co.nz>; Raewyn Mayo <raewyn.mayo@bdc.govt.nz>

Subject: RE: Punakiaki Wild- Fire and Emergency

Kia ora Arlia

I am actually the processing planner on behalf of Buller District Council. I have copied in Daniel Thorne who is the planning consultant for the applicant. Daniel will be best placed to discuss options for volunteered consent conditions with you in the first instance.

Ngā mihi



Jess Hollis

Principal Planner / Consultant

Phone: 027 597 5831

Email: jessica@hollisplanning.co.nz



Sensitivity: General

From: Arlia O'Sullivan <Arlia.OSullivan@beca.com>
Sent: Tuesday, 3 June 2025 2:41 pm
To: Jessica Hollis <jessica@hollisplanning.co.nz>
Cc: Louisa Armstrong <Louisa.Armstrong@beca.com>
Subject: Punakiaki Wild- Fire and Emergency

Kia ora Jessica,

I am emailing on behalf of Fire and Emergency New Zealand on this publicly notified resource consent application for the proposed land use activity to establish and operate a luxury lodge and visitor accommodation development (Punakaiki Wild).

Having read through the application it states that the proposed water supply will be sufficient for firefighting and indicates that discussions are ongoing with Fire and Emergency re:options. The access appears adequate. As part of ongoing discussions Fire and Emergency would be seeking compliance with SNZ PAS 4509:2008.

Unfortunately, neither the operative nor proposed District Plan has requirements for land use activities to comply with SNZ PAS 4509:2008. Given that the applicant has engaged with Fire and Emergency and has proposed firefighting water supply solutions for their development, **I am therefore reaching out prior to submission close to** determine whether you and the applicant are willing to offer a condition of consent that requires the alternative firefighting water supply solution to comply with SNZ PAS 4509:2008. This would avoid the need for Fire and Emergency to formally make a submission.

Alongside this, Fire and Emergency need to ensure that the facilities stated in the planning documents in terms of access, sprinklers and hydrants or tank supply are still proposed as part of the development.

Look forward to hearing from you.

Kind regards,

Arlia O'Sullivan

Planner

Beca

DDI: +64 33743199

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Arlia O'Sullivan

Planner

Beca



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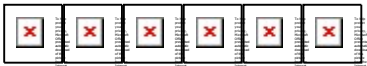


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