

Takaka Fire Fighting Water Supply Proposal

Summary of Information

Introduction

Takaka has inadequate access to water for fire fighting. The existing firewells are unacceptable to the NZ Fire Service for front-line fire fighting as they cannot supply enough water and in some cases are unusable. They would be unable to protect the Central Business District (CBD) due to the close proximity of older style flammable buildings and lack of water supply.

Tasman District Council proposes to construct a pressurised reticulated fire fighting water supply in the Takaka CBD at an estimated cost of \$1.065 million (GST exclusive) funded by a mixture of general and targeted rates.

In response to negative public feedback on a proposal to install a fully reticulated drinking (potable) water supply, Council requested a Working Party review the options available and find a solution to the lack of water supply for fire fighting in Takaka.

The Working Party included Councillors, the Golden Bay Community Board, the NZ Fire Service, Takaka Fire Service Trust, community representatives, Council staff and Council's consultants.

Assessing the Options

The Working Party identified and assessed the most appropriate, cost-effective and affordable options. The do-nothing option for the CBD was considered untenable as it places too much risk on the whole community should part or all of the business area be destroyed in a fire. A set of screening criteria was used to short-list the original ten options down to the following options for detailed evaluation which included costing.

Options for the Takaka CBD:

- Pumped Fire Wells
- Pressurised Fire Mains
- Pressurised Fire Mains with Reservoir Storage

Options outside the CBD:

- Tankering Water to Fire
- Pressurised Fire Mains
- Pressurised Fire Mains with Reservoir Storage

The option of pressurised fire mains with reservoir storage for the entire Takaka township was seen as the most effective fire fighting system, but it would cost at least \$4.5 million.

Screening Criteria used by the Working Party

Criteria used to assess each option and select the final options for more rigorous assessment:

Feasibility (practical to construct)	
Easily maintained (practical to maintain on an ongoing basis)	
Effectiveness for Fighting Fires	Meets Fire Code
	Water Supply – pressure/storage
	Ease of Connection
	Security
	Visibility / Accessibility
	Robustness / Reliability
Resourcing	



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The Working Party settled on the option of a reticulated fire fighting water supply within the Takaka CBD, with an estimated cost of \$1.1 million, and continued use of a tanker as back-up for Takaka township residential areas.

The Working Party recommended a 10 / 20 / 20 / 50 % split among the four groups of ratepayers defined below as being the most equitable. That split has been amended slightly by Council because the minimum amount for a targeted rate is \$10.00 per property. The following funding mechanism was recommended:

	Funding Source	Contribution	Recovery Mechanism (Including GST)
Capital Projects	Tasman District	10% \$106,500	General rate
	Golden Bay Ward	23% \$244,950	Targeted Rate - \$10 per property per annum for 20 years
	Takaka residential	17% \$181,050	Targeted Rate - \$51 per property per annum for 20 years*
	Commercial CBD	50% \$532,500	Targeted Rate - \$0.00157 per dollar of capital value based on capital value for 20 years*, eg Capital value of \$500,000 property = rate \$785 per annum, Capital value of \$1,000,000 property = rate \$1,570 per annum.
Maintenance – Takaka Residential & CBD		\$20,000	Targeted Rate - \$45 per property per annum
<p><i>*The final targeted rate will be dependent on the number of rateable properties at the time rates are set. The Takaka Residential and Commercial CBD properties are excluded from the Golden Bay Ward.</i></p>			

The “Commercial CBD” and “Takaka Residential” areas are shown on *Figures 1 and 2*.

The Working Party also discussed the financial impact of this project on the community and considered opportunities to make the funding package more affordable. It recommended that the Council consider several matters in more detail if necessary:

- Whether residential properties within the CBD area (of which there are 15-25) should pay on the same basis as the commercial/industrial properties, or whether they should pay at the same rate as residential properties outside the CBD or some separate amount in between?
Council proposes that the residential properties within the CBD area be treated on the same basis as the commercial or industrial properties. Rates will vary according to capital value.
- Whether the commercial/industrial properties in the CBD should pay on capital value or improvement value, rather than a flat rate per property? It is the improvements on the property that are at risk from fire.
Properties can only be rated on land value or capital value. Capital value is recommended.
- Reviewing the current Takaka Firewells Area to determine whether it should be altered to better reflect the area of benefit.
Some alterations have been made and this amended area is shown on Figure 2 as the Takaka Residential Target Rating Area.
- Determining whether Takaka residential and CBD properties could make lump sum contributions instead of paying by targeted rate?
An option for lump sum payments has been included in the proposal.

Proposal Summary of Information

The Proposal

Having considered the recommendations of the Working Party on Takaka fire fighting, Tasman District Council proposes that:

- The Council construct as soon as practical a pressurised reticulated fire fighting water supply in the Takaka Commercial CBD area as defined in Figure 1 (estimated cost \$1.065 million).
- That 10% of this project be funded from District-wide general rates because of the importance to the district of having a strong vibrant CBD in Takaka.
- That the remainder of the project funds be sourced as follows:
 - 23% from a targeted rate of \$10 on rateable properties in the Golden Bay Ward, excluding those properties that are included in the following two groups.
 - 17% from a targeted rate on residential properties within the Takaka "Residential Area" as defined in Figure 2, as well as commercial and industrial properties that are outside the CBD area but also within the Takaka "Residential Area" defined in Figure 2.
 - 50% from a targeted rate on all properties within the Commercial CBD area of Takaka, as defined in Figure 1, based on a rate per dollar of property capital value.

And that lump sum payments will be accepted per property instead of paying through annual rates from the Takaka Residential and CBD target rate areas.

- The proposal provides for a fire fighting water supply only for the Takaka CBD which meets the requirements of the Code of Practice for Fire Fighting Water Supply. The arrangements for the wider Takaka township will not meet the code and although supported by the NZ Fire Service it is considered that this is an interim measure and that options need to be reconsidered in the next 10 years with input from the NZ Fire Service and representatives of the Takaka community.
- The proposal is based on fire fighting water supply only and is not designed to provide a potable (drinking) water supply for the Takaka CBD. Although the infrastructure will be able to be used for a potable supply, considerable work will be required to support this future option.

Consultation process

This document is a summary of Council's full Statement of Proposal which contains the detailed findings of the Working Party's assessment process; it lists and evaluates the options identified, and the reasons for the resulting proposal, in accordance with the requirements of Part 6 of the Local Government Act 2002 with regard to Council decision-making and use of the special consultative procedure.

Copies of the full Statement of Proposal can be inspected at any Council office or Library or can be obtained from the Engineering Secretary, Robyn Scherer (phone 03 543 8524 or email – robyn.scherer@tdc.govt.nz) or on Council's website www.tasman.govt.nz.

A public open day will be held from 2.00 pm – 4.00 pm on Wednesday 28 January 2009 to provide an opportunity for people to come and view information and ask questions on an informal basis. This will be followed by a public meeting at 7.00 pm. The open day and meeting will be held in the Takaka Fire Station to present the option chosen by the Council and receive feedback from members of the Golden Bay community.

Submissions on this proposal should be sent to Robyn Scherer, Engineering Secretary, Tasman District Council, Private Bag 4, Richmond 7050 (Email – robyn.scherer@tdc.govt.nz) before **16 February 2009**.

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