

F

Appendix F – 21 Tennessee Avenue

21 Tennessee Avenue

Description	No. of units	No. of parks	No. of storeys	Total site area
21 Tennessee Avenue will be a 14-unit development with two street facing units and the rest accessed along a pedestrian accessway running parallel to the site. Council mapping shows a flood prone area on a small portion of the rear of the site.	14	8	2	1533m ²

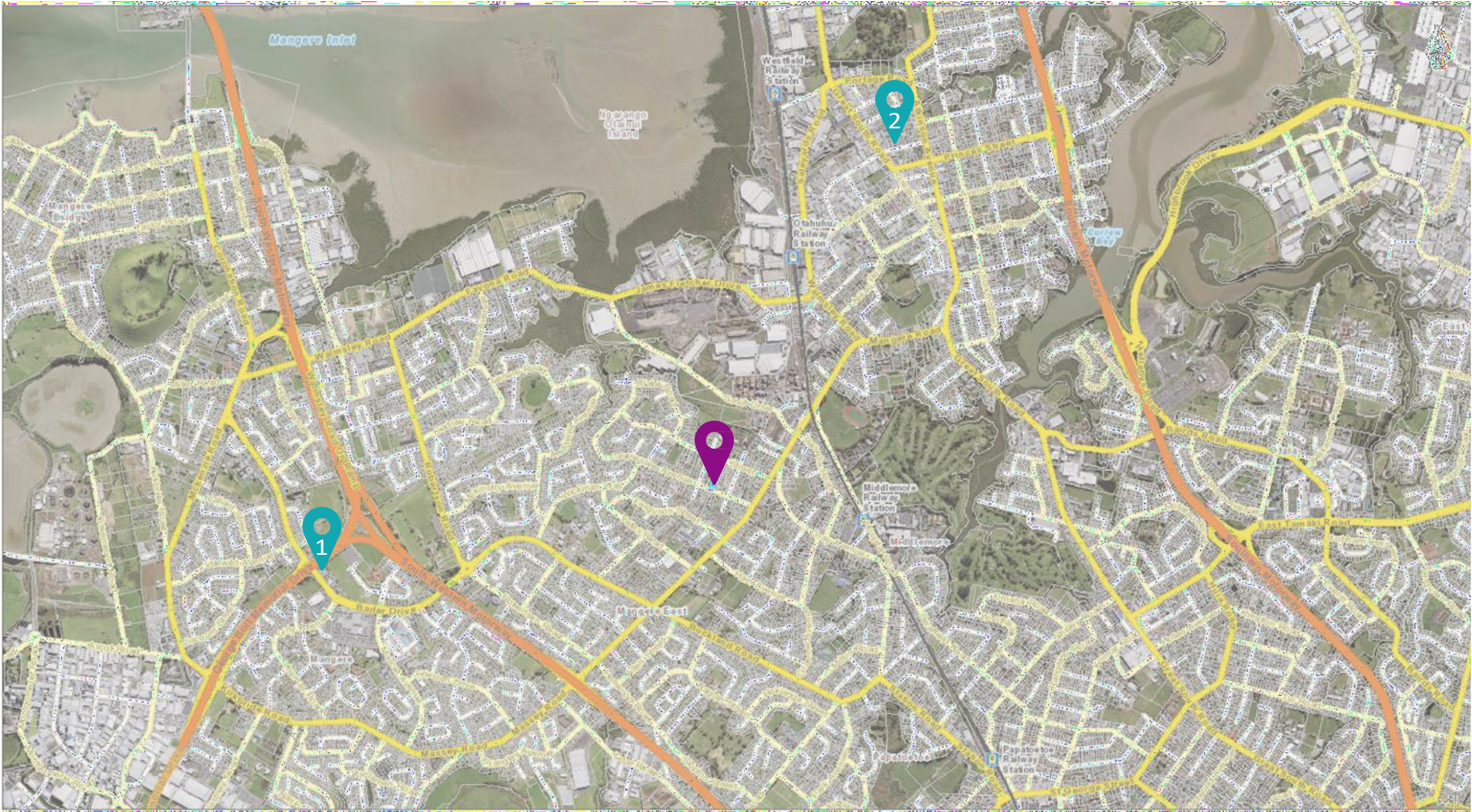
Auckland Unitary Plan Zone	Relevant land use resource consent triggers	Notified/ non-notified	Watercare and Fire and Emergency considerations ²⁹
Mixed Housing Suburban	<ul style="list-style-type: none"> 14 dwellings Height in relation to boundary infringements Dwellings 1 and 2 encroach front yard setback Earthworks of 1490m² and 370m³ 	No evidence of notification.	<p>Watercare reviewed the application in December 2021 for compliance with Auckland Water Supply and Wastewater Network Bylaw 2015 and confirmed that subject to standard conditions the application complies with the bylaw and Watercare’s Water and Wastewater Code of Practice for Land Development and Subdivision.</p> <p>Statement in Watercare letter that “<i>the granting of this application does not constitute a guarantee from Watercare Services Limited to provide a fire fighting capability in accordance with Fire and Emergency New Zealand Code of Practice</i>”.</p> <p>The land use consent decision dated October 2022 includes an advice note that “<i>further investigation of the existing watermains is required as capacity issues have been identified. Watercare will be undertaking this work</i>”.</p> <p>Provided for Fire and Emergency comment as part of Building Code checks.</p>

²⁹ Where included in property file

21 Tennessee Ave



No. of units	No. of parks	No. of storeys	Total site area
14	8	2	1533m ²



Fire Station Context Map: 21 Tennessee Avenue

LEGEND



21 Tennessee Avenue



Otahuhu Station



Mangere Station



Scale @ A3
= 1:25,000

21 Tennessee Ave

- Flood Prone Areas**
 - Flood Prone Areas
- Flood Sensitive Area**
 - Flood Sensitive Area
- Flood Plains**
 - Flood Plains





Site Specific Maps with Nearest Water Hydrants: 21 Tennessee Avenue

	Street, fire appliance, and hydrant considerations	<p>Meters</p>
	On-site personnel access and evacuation considerations	
	Matters disrupting/hindering emergency response	<p>Scale @ A2 = 1:500</p>
	Matters supporting emergency response	

Rating	Description
Optimal	Likely to support effective and efficient emergency response
Neutral	Not likely to be positively or negatively impactful in a reasonable way.
Disruptive	Likely to disrupt emergency response (something that is disruptive may have a moderate negative impact but can be worked around but may slow or otherwise hinder an effective response)
Critical	Likely to hinder or prevent effective and efficient emergency response - that cannot effectively be worked around

Assessment criteria	Rating	Comments
Wider Environment	Closest stations and distance	Māngere Station – 3.3km Ōtāhuhu Station – 3.6km Papatoetoe Station – 6.2km Ōtara Station – 7.6km
	Incident trends of station (and neighbouring stations)	Incidents have gone up by 4% for Ōtāhuhu Station per year since 2018 and decreased by 1% per year for Māngere Station. Ōtara Station has seen an increase of 7% per year.
	Likely travel time	Typically 5 – 7 minutes at 12pm or 5 – 9 minutes at 5.30pm from Māngere Station. Māngere, Ōtāhuhu and Papatoetoe Stations have experienced slower callout speeds since 2016.
	Any other identified barriers	Workshop attendees identified that the second appliance to the site would be required to cross the railway which could delay response.
	Hazards mapping	Small areas of flood plains and flood prone areas spread across wider environment between stations and site.
	Demographics / socio economic	NZ Deprivation Index Decile 10
Street Environment	Road width	7.2m width acceptable
	On street parking / barriers	Space for on street parking provided outside of the road width.
	Distance from hydrants to likely appliance parking	Appliance would likely parking on street given narrow driveway and inability to manoeuvre on site. One 100mm hydrant directly outside site and two further hydrants within 65m.
	Set up space	Fire appliance could take one lane of the road, providing space for ongoing access past the site and additional vehicles to access the site.
On-site	Potential fire spread beyond site	Current design of neighbouring sites has no building structures in close proximity to the structures on site.

Assessment criteria	Rating	Comments
Distance from appliance to furthest unit		Approximately 100m from road to the front door of the furthest unit. Delays likely from needing to add additional lengths of hose to reach this unit, also resulting in potential loss of pressure.
Accessway adequacy		Accessway from street is only 1.2m wide and is very long. Fire in a middle unit would block escape route for all units further back on the site.
Presence of onsite barriers		Fenced backyards only accessible through units.
Space available for equipment use		Limited space available to use ladders and transport equipment to location of fire.
Exits and entries		Only one very long entry/exit. Personnel may choose to demolish fences and potential other structures on neighbouring sites to get to the units.
Potential car usage		Using rate of 1.9 cars per unit, could expect up to 27 cars, 19 more than the number of carparks provided.
Risk reduction elements		No risk reduction measures identified – no sprinklers.
Hazards mapping		Small area of site flood prone but looks unlikely to impact Fire and Emergency significantly.

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