

BEFORE AN INDEPENDENT COMMISSIONER

UNDER the Resource Management Act 1991 (**RMA**)

IN THE MATTER OF an application by Industre Property Rua Limited for resource consent for a light industrial development at 16A Wickham Street, Hamilton (application number LU/0038/23)

**STATEMENT OF EVIDENCE OF JAROD PARKER FOR INDUSTRIE
PROPERTY RUA LIMITED**

ARCHITECTURE

DATED 8 NOVEMBER 2023

MAY IT PLEASE THE COMMISSIONER

INTRODUCTION

1. My full name is Jarod Selwyn Morley Parker. I am a Registered Architect and member of the New Zealand Institute of Architects (NZIA) and am a lead architect at Stiffe Hooker Limited.
2. I have 15 years of experience working on large scale commercial, industrial, retail and infrastructure type projects in New Zealand and abroad. I was the lead design architect for the adjacent Waste Management industrial site development for Industrie Property Rua Limited, located at 16 Wickham Street.
3. This evidence is in support of the application (the **Application**) to Council by Industrie Property Rua Limited (**Industre**) for a light industrial development, including construction of a storage and distribution facility, three warehouses and ancillary offices at 16A Wickham Street, Hamilton (**Site**).

Code of Conduct for Expert Witnesses

4. I have read and am familiar with the Environment Court's Code of Conduct for Expert Witnesses, contained in the Environment Court Practice Note 2023, and agree to comply with it. My qualifications as an expert are set out above. Other than where I state that I am relying on the advice of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

Scope of my evidence

5. I was retained on behalf of Industrie to provide architectural design services and act as the lead design architect for the development site.
6. My evidence addresses the following matters:
 - (a) Reverse sensitivity effects;

- (b) Fire-fighting water supply to the Site; and
- (c) Dangerous Goods Facility design incorporation of non-combustible materials and secondary spill containment.

RELOCATION OF OFFICE SPACE

7. Submissions from Hamilton City Council and Enviro NZ Services Limited raised concerns regarding reverse sensitivity effects to the existing Hamilton Organic Centre (**HOC**) located at 18 Wickham Street.¹ In response, the office space referred to as 'Office 3' that is located in the northeast position on the Site has been relocated further westward within the Site to provide a further 23m of separation distance between the HOC and the nearest office space on the Site. This provides a total separation distance of >46m from the boundary of the HOC site (made up of the 20m Wickham Street access leg + 3m landscaped area + 23m car parking space).
8. An updated Site plan (RC03 rev2) is attached for reference at **Appendix A**.
9. I note that the potential for reverse sensitivity effects have been considered in the Council's s42A report (**s42A Report**).² The s42A Report confirms that the resource consent and Waipa District Plan rules require the activity at 18 Wickham Street not to have any adverse effects beyond its property boundaries, and that no further mitigation is required.
10. Although it is not considered necessary by the author of the s42A Report, I consider that relocating the office space will further reduce the concerns raised by Hamilton City Council and Enviro NZ Services Limited. I also note that Industrie had offered a no-complaints covenant to be registered on the title of the Site but having regard to the conclusions in the s42A Report and the relocation of 'Office 3' I do not consider this is required.

¹ Submission of Enviro NZ Services Limited dated 4 August 2023, at [8b] and submission of Hamilton City Council dated 7 August 2023, at [27]-[28].

² Section 42A Hearing Report, at paragraphs 10.17 – 10.24.

DESIGN SPECIFICATIONS FOR WATTYL DANGEROUS GOODS FACILITY

11. As outlined in the Application, the Site will be tenanted by Wattyl Limited (**Wattyl**), a wholesaler of paint and paint-related products. The site plan includes areas to enable the efficient storage, mixing and distribution of products, including a dedicated dangerous goods building.
12. Design advice has been provided by Dangerous Goods Compliance Limited (**DGC**) for the construction of the dangerous goods storage facility (**DG Facility**) and this advice has been incorporated into the overall Site design.³ The purpose of this report was to provide options to ensure compliance with the requirements of the Health and Safety at Work (Hazardous Substances) Regulations 2017 (**Regulations**).
13. As part of Industre's compliance with the Regulations, the DG Facility will be constructed as a 'type B' store. A type B store is a framed building that has non-combustible cladding. All cladding of the building, including the roof, must be made of non-combustible materials.⁴
14. As a type B store, the DG Facility also requires a separation distance of 20m from 'protected places', which includes the Site boundaries and main warehouse and associated office building.⁵ This is shown in the Site plan at Appendix A, where a breezeway (which is a transitional holding zone) of 30 metres in length separates the DG Facility from the main warehouse.

ON-SITE WATER TANKS AND SPRINKLER SYSTEM

15. Fire protection design advice has been provided by Cosgroves Limited (**Cosgroves**) and incorporated within the overall Site

³ AEE, Dangerous Goods Compliance Limited *Wattyl Hamilton Distribution Centre Report prepared for Stride Property Limited* dated December 2022.

⁴ At page 4.

⁵ At page 4.

design.⁶ This includes space for a fire water supply of 1,800,000 litres and an associated pump/valve room which can be seen in the updated Site plan attached at **Appendix A**.

16. The fire water tanks will not be connected to a town main supply as also confirmed within the evidence of Adair Brimelow. The fire water tanks will be filled by water tanker and topped up as required to maintain the required water storage capacity.
17. A fire sprinkler system will also be provided and incorporated as part of the further detailed design for the project as outlined in evidence of Simon Pottow. The fire engineering / protection design will be provided by Cosgroves and included within the architectural and building service design packages for the building consent application.

SECONDARY CONTAINMENT SYSTEM

18. The DG Facility also includes a secondary/spill containment system. The technical design advice for secondary spill containment has been provided by DGC and Tonkin & Taylor and incorporated into the overall design of the Site.⁷
19. The secondary containment will occur by way of bunded areas and dedicated holding tanks to cater for any spillage of dangerous goods, which would be addressed and managed under the Site's emergency response plan. A reference example of this plan has been prepared by Tonkin & Taylor and included in the AEE, Appendix E of the Hazardous Substances Assessment report.⁸
20. The secondary containment for the DG building is 136,000 litres (25% of total warehouse storage capacity) which is provided by way of a recessed floor level inside the building. In the event of a spill the liquid will be contained and appropriate measures in place to

⁶ EIC of Simon Pottow dated 8 November 2023.

⁷ AEE, Dangerous Goods Compliance Limited, above n 3, at page 10; Tonkin & Taylor *Hazardous Substances Assessment* dated March 2023, at pages 57-84.

⁸ AEE, Tonkin & Taylor, above n 7, at 58.

have this sucked out and tankered off site to an approved facility. The breezeway area provides for 37,500 litres (25% of total storage capacity) of secondary containment by way of sloping concrete slabs. These fall to catchpits which drain to a dedicated holding tank and, as with the DG Facility, will have measures in place in the event of a spill as referenced in the Tonkin & Taylor Hazardous Substances Assessment report Appendix E, (sub appendix 3 of the example Watty! Emergency Response Plan).⁹

CONCLUSIONS

21. **Relocation of Office Space** – to address reverse sensitivity concerns raised by Enviro NZ and HCC, the separation distance between 'Office 3' (in the north east of the Site) and the Hamilton Organics Centre, operated by Enviro NZ has been increased from 23 metres to 46 metres.
22. **Design Specifications for Watty! Dangerous Goods Facility** – the DG Facility will be constructed as a 'type B' dangerous goods facility with 20 metre minimum separation distance to 'protected places' and will be constructed of non-combustible materials to comply with Dangerous Goods Compliance technical design advice.
23. **On-Site Water Tanks and Sprinkler System** – the Site plan has been updated to provide dedicated fire-fighting water supply tanks and associated pump room based on technical design advice received from Cosgroves fire protection engineer. Industrie has confirmed that a sprinkler protection system will be provided during the detailed design stages of the project to comply with the relevant fire protection standards, as outlined in the evidence of Simon Pottow.
24. **Secondary Containment System** – as part of the DG Facility design, a secondary spill containment system has been incorporated based on technical advice received from DGC and Tonkin & Taylor. A reference example of an Emergency Response

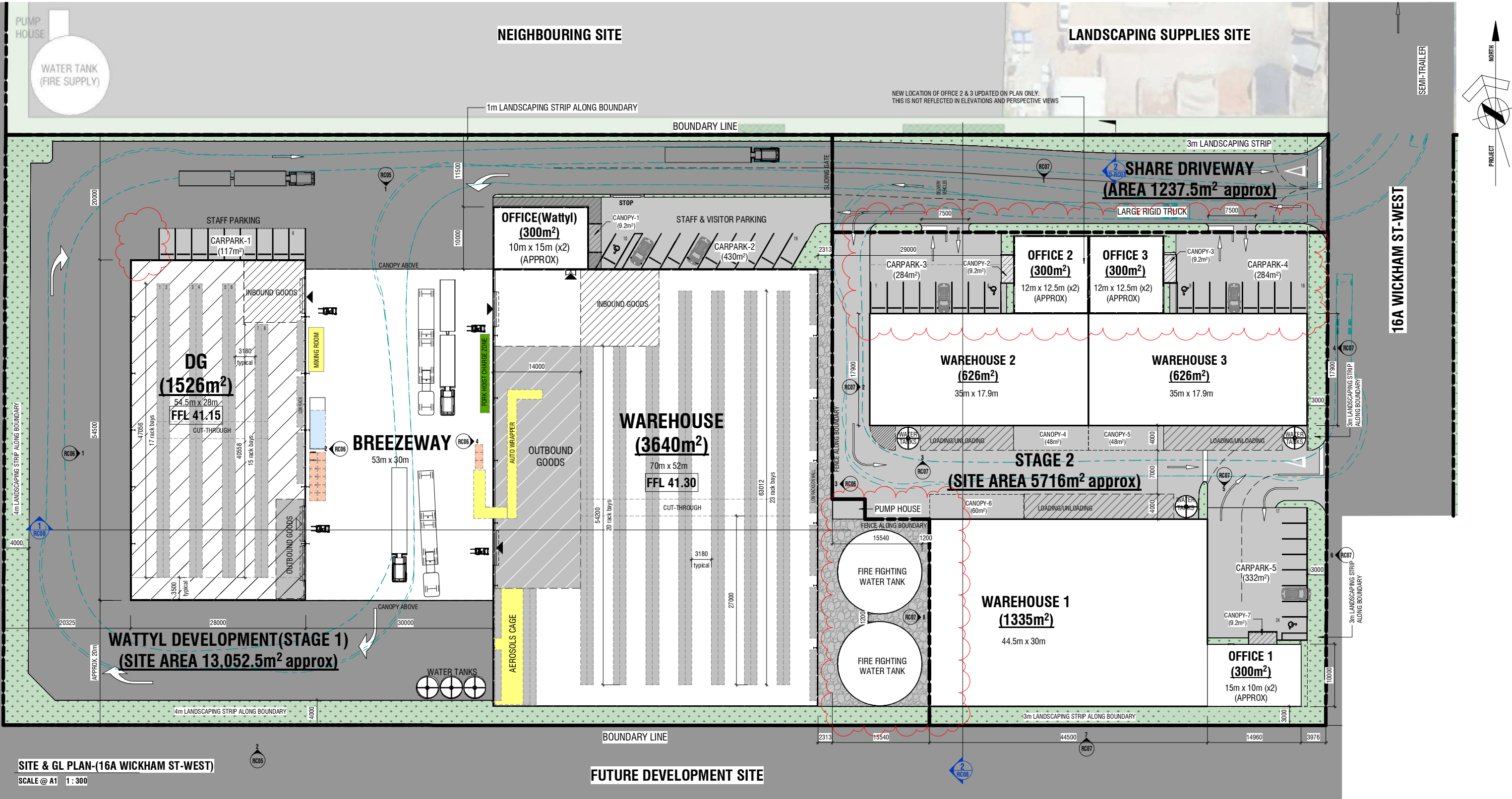
⁹ Tonkin & Taylor, above n 7, at Appendix 3 within the reference Emergency Response plan in Appendix E.

Plan has been provided within the Tonkin & Taylor Hazardous Substances Assessment report to address emergency response procedures.

Jarod Parker

8 November 2023

APPENDIX A – UPDATED SITE PLAN



SITE & GL PLAN-(16A WICKHAM ST-WEST)

SCALE @ A1 1:300

FUTURE DEVELOPMENT SITE

LOT DESCRIPTION	
16A WICKHAM STREET-WEST, HAMILTON	
LOT 1 - DP 396081	
SITE INFORMATION	
TOTAL SITE AREA:	20,006.5 m ²
AREA	SITE COVERAGE
TOTAL BUILDING AREA:	10,150.8m ² (50.7%)
TOTAL IMPERMEABLE AREA:	7,691.7m ² (38.5%)
TOTAL PERMEABLE AREA:	2,164m ² (10.8%)

WATTYL DEVELOPMENT (STAGE 1)		
SITE AREA	13,052.5 m ²	
CARPARK SCHEDULE		
CARPARK-1	9 SPACES	117m ²
CARPARK-2	10 SPACES	430m ²
TOTAL CARPARKS	19	547m²
CANOPY 1	9.2m ²	
BREEZEWAY	1590m ²	
GROSS FLOOR AREAS		
WAREHOUSE	3,640m ²	
OFFICE	300m ²	
DANGEROUS GOODS	1,526m ²	
PUMP HOUSE	15.0m ²	
TOTAL	5,481m²	

STAGE 2		
SITE AREA	5,716m ²	
CARPARK SCHEDULE		
CARPARK-3	8 SPACES	284m ²
CARPARK-4	8 SPACES	284m ²
CARPARK-5	8 SPACES	332m ²
TOTAL CARPARKS	24 SPACES	900m²
CANOPY 2	9.2m ²	
CANOPY 3	9.2m ²	
CANOPY 4	48m ²	
CANOPY 5	48m ²	
CANOPY 6	60m ²	
CANOPY 7	9.2m ²	
TOTAL	183.6m²	
GROSS FLOOR AREAS		
WAREHOUSE 1	1,335m ²	
OFFICE 1	300m ²	
TOTAL	1,635m²	
WAREHOUSE 2	626m ²	
OFFICE 2	300m ²	
TOTAL	926m²	
WAREHOUSE 3	626m ²	
OFFICE 3	300m ²	
TOTAL	926m²	

SHARE DRIVEWAY	1237.5 m ²
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2 03-11-2023 RC - Fire water tanks added, future development allocated offices
 1 21-03-2023 Resource Consent

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PROJECT
 PROPOSED DEVELOPMENT AT 16A WICKHAM STREET-WEST

FOR
 STRIDE PROPERTY

DRAWING
 PROPOSED SITE & GL PLAN-(16A WICKHAM ST-WEST)

CAD FILE 110368 - Stiffe - Watty Development Wickham DP Rev01 03/2023 - Watty Development - Wickham Street - Central - v22 - mixed 2023/01/04

JOB NO **10368**

SCALE AT A1 As indicated SHEET **RC03** REV **2**

SCALE AT A3

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