

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 SIMON POTTOW ON BEHALF OF
COSGROVES LIMITED FOR INDUSTRIE PROPERTY RUA LIMITED**

FIRE PROTECTION

DATED 8 NOVEMBER 2023

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MAY IT PLEASE THE COMMISSIONER

INTRODUCTION

1. My full name is Simon Pottow. I hold the position of a Fire Protection Engineer at Cosgroves Limited (**Cosgroves**).
2. I hold the qualification of Bachelor of Mechanical Engineering (Honours) from The University of Auckland.
3. I have over 8 years of experience as a Fire Protection Engineer with experience working on buildings with extra high hazard classifications. I have also received technical advice and quality assurance from the wider fire engineering team at Cosgroves.
4. This evidence is in support of the application (the **Application**) 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

5. 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

6. I was retained by Industrie to provide fire protection design services to assist in the serving and design of the firefighting tank and sprinkler system for the Site.
7. My evidence addresses the following matters:
 - (a) Firefighting water tank, pump supply, and sprinkler system; and
 - (b) Draft consent conditions.

FIREFIGHTING WATER TANK, PUMP SUPPLY AND SPRINKLER SYSTEM

8. Standards for automatic fire sprinkler systems in New Zealand are governed by NZS 4541:2020, which provides an integrated set of rules for the design, installation, and maintenance of sprinkler systems.¹ These rules ensure systems can reliably protect against the loss of life and minimise property damage from fire by controlling the fire. NZS4541:2020 does not provide design criteria for the protection of combustible liquids. Guidance has been sought from the United States National Fire Protection Association code NFPA30 which sets the requirements for the safe storage, handling, and use of flammable and combustible liquids.
9. Additionally, the New Zealand Fire Service Firefighting Water Supplies Code of Practice (**SNZ PAS 4509:2008**) outlines requirements and guidance for access to sufficient water during emergencies.²
10. The Site has been designed to provide a sprinkler system that complies with NZS4541:2020 and NFPA 30 and a firefighting water supply (of approximately 1,800,000 litres) to be provided in compliance with SNZ PAS 4509:2008.
11. Design advice has also been provided by Dangerous Goods Compliance Limited (**DGC**) for the construction of the dangerous goods storage facility (**DG Facility**) on the Site and this advice has been incorporated into the overall Site design.³
12. As per the requirements within NZS4541:2020 and NFPA30 for the storage of Class 3.1B and 3.1C flammable liquids and Class 2.1.2 Aerosols, these will be stored within the warehouse and the DG Facility as outlined within Dangerous Goods Compliance report.

¹ Standards New Zealand *Automatic fire sprinkler systems NZS 4541:2020* dated 6 May 2020.

² New Zealand Fire Service *SNZ PAS 4509:2008 New Zealand Fire Service Fire-fighting Water Supplies Code of Practice* dated 29 July 2008.

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

DRAFT CONDITIONS

13. It is proposed to provide the following condition of consent in relation to the firefighting water supply:

A water tank(s) to provide a dedicated water supply for firefighting purposes shall be provided on site in compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008).

14. In accordance with this condition, there is to be a dedicated firefighting water supply tank and pump to be provided on 16A Wickham Street meaning that 16A Wickham Street site will be self-sufficient for fire protection. The water tank and pump of sufficient capacity will be provided for the site to provide compliance with NZS4541:2020 and the C clauses of the NZ building code.
15. The volume of the fire water tank required also takes into account the DG Facility forming part of the proposed Site development. The fire water tank will need to be filled initially by water tankers and any subsequent top-ups also by water tanker. Top up of these tanks may also be provided by rainwater harvesting tanks.
16. I consider that this condition of consent will provide certainty to Council and ensure compliance with the relevant standards and regulations.

CONCLUSION

17. A dedicated firefighting water tank and pump of sufficient capacity will be provided for firefighting and sprinkler systems that meets the C clauses of the NZ building code, SNZ PAS 4509-2008, NZS4541:2020 and NFPA 30 requirements for the Site.

18. The WattyI buildings will have a sprinkler system throughout in compliance with NZS4541:2020 designed to meet the storage requirements outlined within the Dangerous Compliance Goods report.⁴

Simon Pottow

8 November 2023

⁴ Dangerous Goods Compliance Limited, above n 3.

