

under: the Resource Management Act 1991

in the matter of: an application by Ryman Healthcare Limited for resource consent to construct, operate and maintain a comprehensive care retirement village at 26 Donald Street and 37 Campbell Street, Karori, Wellington

between: **Ryman Healthcare Limited**
Applicant

and: **Wellington City Council**
Consent Authority

Summary Statement of **Brady William Cosgrove** on behalf of Ryman Healthcare Limited

Dated: 13 September 2022

Reference: Luke Hinchey (luke.hinchey@chapmantripp.com)
Nicola de Wit (nicola.dewit@chapmantripp.com)

SUMMARY STATEMENT OF BRADY WILLIAM COSGROVE ON BEHALF OF RYMAN HEALTHCARE LIMITED

- 1 My full name is Brady William Cosgrove. My qualifications and experience are set out in my statement of evidence dated 29 August 2022.
- 2 In my capacity as Fire Engineer, I have advised Ryman on fire safety requirements for the Proposed Village buildings and building use with regard to the NZ Building Code requirements. In my experience, fire safety matters are addressed through the building consent process under the Building Act 2004. The focus of the Building Code is on meeting the performance requirements within clauses C1-C6. The fire safety solution for a given building development is not generic. Every design has subtle or distinct differences to address the performance requirements. A holistic solution is needed to address all factors that can present a risk within a building relating to a fire event.
- 3 The Building Code can be met through an 'Acceptable Solution' (a gazetted solution for establishing compliance with the Building Code) or an alternative solution can be developed if better suited to the particular building design and use. If a new building adopts an Acceptable Solution, the Council does not need to pass the building consent application to FENZ for comment (but may choose to anyway). If a new building relies on an alternative solution, the Council must provide a copy of the building consent application to FENZ. FENZ may then provide advice, which needs to be considered by Council in granting or refusing the application. Either way, I consider the building consent process comprehensively regulates fire safety design and access and involves FENZ as appropriate with due regard to clause C5, New Zealand Building Code "Access and Safety for Firefighting Operations".
- 4 I also note that FENZ regulates the evacuation scheme approval separate to the building consent process. In my experience, FENZ needs to be satisfied that in the event of a fire emergency there are suitable building safeguards and staff response procedures to meet its expectations for an approved evacuation scheme.
- 5 As is normal practice, the Proposed Village fire safety design is currently at 'concept design' level only. In my experience, the detailed fire safety design is not prepared until resource consents are obtained and building consents will be sought. To advance the design to a detailed level before obtaining a resource consent is inefficient and unnecessary in my opinion.
- 6 The current concept design involves a number of sub-systems that collectively act to detect a fire, control a fire, internally fight a fire, stop the spread of a fire, and allow occupants to escape away from

the fire zone to a place of safety. In my opinion, the current concept fire safety design presents a holistic solution for the Proposed Village which can adhere to the performance requirements of the 'C' clause of the NZ Building Code for the specific use and risk at Ryman's Karori Retirement Village. I note that Mr Leo Hills for Ryman provides further commentary on emergency vehicle access provisions for the Site.

- 7 I understand FENZ's key concern relates to access to the Site for aerial vehicles. In my opinion, a number of design adjustments have been proposed by Ryman that materially address these matters.
- 8 The fire fighting water supply for the Site will need to meet the requirements of SNZ PAS 4509. Mr Ajay Desai for Ryman confirms the Site can achieve necessary water supply for fire fighting and can fully comply with SNZ PAS 4509.
- 9 For the reasons given, the other conditions addressing vehicle access are unnecessary or inappropriate because they will duplicate and potentially complicate other statutory processes. I also do not agree that it is appropriate to require the Proposed Village to "comply with" the "Designers Guide to Firefighting Operations Emergency Vehicle Access" F5-02 GD. This document is intended to be a guide and does not replace any part of the Building Code.
- 10 Overall, I am satisfied that the final fire safety design solution for the Proposed Village will be able to meet the fire safety needs of the staff, residents and visitors, and provide for firefighting attendance requirements through adapting the NZ Building Code 'C' clause requirements including clause C5 "Access and Safety for Firefighting Operations".

Brady Cosgrove
13 September 2022