

**APPENDIX 3:
SUBMISSIONS RECEIVED AND SUBSEQUENT
CORRESPONDENCE**

[782832]

First name

Athol

Last name

Parks

Organisation/On behalf of:

City Walks

I wish the following to be used as the address for service

Email

If other please specify

I would like my contact details to be withheld:

Yes

I am a trade competitor for the purposes of section 308B of the Resource Management Act 1991

No

I am directly affected by an effect of the subject matter of the submission that -

No

Your position

I oppose this application

The specific parts of the application that this submission relates to are

The proposal to demolish former Cadbury factory buildings and their protected facades.

My submission is

I believe that the scheduled facades have very significant heritage value and make a strong and positive contribution to Dunedin's special townscape. Furthermore, I think that several of the buildings behind those facades still have much to offer Dunedin. The Biscuit and Dispatch Building (Block 5) is outstanding: refer the photographs (interior and exterior) in the Application's Heritage appendices. I note that Appendix 6 (the WSP/ Opus report) gives this building a 20% NBS (IL2) strength rating, yet concedes that this assessment is based on an initial evaluation carried out by another firm. Even if the figure proved accurate, the owner would have 35 years to strengthen the building. Several large buildings in Dunedin will have a similar rating, and 'Earthquake-prone' buildings are not necessarily 'Dangerous' buildings.

I'm not suggesting that clinical space be housed in the Cadbury buildings, and I accept that it would be impractical to incorporate the scheduled facades within any hospital build. I'm simply asking that we exercise prudence at this very uncertain time and retain these significant buildings until such time as a Government properly commits to building a hospital on that site.

I seek the following decision from the Council

The decision I'm seeking is that consent to demolish the former Cadbury factory buildings and their scheduled facades be declined until Cabinet approves the Detailed Business Case for the New Dunedin Hospital and commits to build on that site.

Supporting documentation

No file uploaded

Supporting documentation

No file uploaded

Do you wish to speak in support of your submission to the Consent Hearings Committee

No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

Yes

Request for Independent Hearings Commissioner(s)

No

I have read and understand the Privacy statement

Yes

Topic: Submission - Resource Consents

[783532]

First name

Ted

Last name

Daniels

Organisation/On behalf of:

Exchange Renaissance Ltd

I wish the following to be used as the address for service

Email

If other please specify

I would like my contact details to be withheld:

Yes

I am a trade competitor for the purposes of section 308B of the Resource Management Act 1991

No

I am directly affected by an effect of the subject matter of the submission that -

No

Your position

I oppose this application

The specific parts of the application that this submission relates to are

The proposal to demolish the former Cadbury factory buildings

My submission is

In my opinion the demolition of the Cadbury buildings should be declined at this stage. The Cadbury buildings are still an important part of the Dunedin Street scape and part of Dunedin's history. It would be a real shame to lose these buildings and this is also a lost opportunity to repurpose these buildings and have them for future generations, in particular with no clear decisions and design for the new hospital and the uncertain future. There could be a great risk that after the Cadbury buildings have been demolished that there will be no Hospital built on the site, the design of the new hospital would not fit, or adversely affect the heritage aspect of the railway station and Stuart Street. It would be unacceptable to lose the Cadbury buildings for nothing and we will end up with another empty site. We have already lost so many buildings to proposed developments that never eventuated. Without any clear design, full government commitment to the site and

certainty that the Cadbury site is the only possible and most viable site for the new hospital, we should not be in a hurry and risk making the wrong decision unless the loss of the Cadbury buildings will be outweighed by the positive benefits of the new hospital build and the hospital will definitely be built on that site. So in my opinion we should decline the demolition until we can be sure that we have not lost the Cadbury buildings for nothing.

I seek the following decision from the Council

The decision I'm seeking is that consent to demolish the Cadbury buildings to be declined until the points in my submission have been clearly investigated so we are not losing the Cadbury buildings for nothing.

Supporting documentation

No file uploaded

Supporting documentation

No file uploaded

Do you wish to speak in support of your submission to the Consent Hearings Committee

No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

Yes

Request for Independent Hearings Commissioner(s)

No

I have read and understand the Privacy statement

Yes

Topic: Submission - Resource Consents

[783898]

First name

Karen

Last name

Billinghurst

Organisation/On behalf of:

Southern District Health Board

Postal address

Private Bag 1921

Suburb

Town/City

Dunedin

Postcode

9054

Contact phone number

021 1621 338

Email address

Karen.Billinghurst@southerndhb.govt.nz

I wish the following to be used as the address for service

Email

If other please specify

I would like my contact details to be withheld:

No

I am a trade competitor for the purposes of section 308B of the Resource Management Act 1991

No

I am directly affected by an effect of the subject matter of the submission that -

No

Your position

I support this application

The specific parts of the application that this submission relates to are

see submission - received by email

My submission is

see submission - received by email

I seek the following decision from the Council

see submission - received by email

Supporting documentation

LUC-2020-263-Submission-from-SDHB.pdf, type application/pdf, 795.1 KB

Supporting documentation

No file uploaded

10/08/2020

Squiz Consult

Do you wish to speak in support of your submission to the Consent Hearings Committee

Yes

If others make a similar submission, I will consider presenting a joint case with them at a hearing

Yes

Request for Independent Hearings Commissioner(s)

No

I have read and understand the Privacy statement

Yes

Topic: Submission - Resource Consents

LUC-2020-263 - demolish the former Cadbury factory building

SOUTHERN DISTRICT HEALTH BOARD SUBMISSION IN SUPPORT OF THE MINISTRY OF HEALTH'S RESOURCE CONSENT APPLICATION TO DEMOLISH CADBURY'S BUILDINGS AT 280 AND 336 CUMBERLAND STREET, DUNEDIN

DATE: 7 August 2020

Introduction

SDHB considers there is significant public benefit that could not otherwise be achieved, by Dunedin City Council granting the resource consent to demolish the Cadbury factory buildings on Cumberland Street, to allow the design and build of the new Dunedin Hospital located in central city Dunedin. Granting the consent reinforces the careful decision already made by government to locate the new hospital within the Dunedin city centre, near to the Medical School and Otago University.

We wholeheartedly support the new Dunedin Hospital project – it will be a significant building project in New Zealand and provide the most up to date, modern, innovative health care for the Southern region for decades to come and replace the existing, but failing, Dunedin hospital infrastructure. The project will ensure economic vibrancy in Dunedin over the next ten years, if not longer, including involving up to 1,000 workers in the city.

SDHB is responsible for planning, funding or providing all publicly funded health care services in the Southern district across its facilities located in Otago and Southland. SDHB also contracts health services from rural hospitals, the primary health organization WellSouth, pharmacies, aged residential care facilities, and much more.

Over 332,000 people make up the Southern district's population across 62,356 square kilometres. SDHB covers the largest geographic area of all DHBs in New Zealand, and we employ just under 5,000 people. We are the most significant employer in the area, arguably the most significant organisation in the region.

The new Dunedin Hospital will be at the heart of providing important healthcare services to the region. It will continue to operate as a tertiary hospital providing complex care, treatments and surgeries for patients, plus an important training environment for junior doctors, medical and nursing students, and other students on placement from allied health professions (eg. physiotherapists). New Zealand healthcare as a whole will benefit from a new generation of students receiving their training in the most modern hospital in the country.

Existing Hospital Buildings

There are substantial issues with the existing hospital buildings in Dunedin, and serious impact on the public if they are retained and renovated. The clinical services building and the ward block are both near the end of their serviceable life and not structurally sound, for example:

1. buildings contain asbestos, concrete spalling and water ingress;
2. clinical services block does not meet IL4 standards (in a significant earthquake the building maybe damaged to the point it would be unusable);

3. windows, ceilings and floors need replacing;
4. general refurbishment throughout is required;
5. poor natural daylight;
6. not suitable for delivery of a modern model of healthcare.

Expert assessment has shown renovation would be highly complex, uneconomic, and extremely disruptive to patients, staff, students, and suppliers. This will be likely to result in sub-optimal patient care and outcomes, including longer wait times for patients' access to health. Renovation has been described as "practically impossible" to do.

New Dunedin Hospital

Following a process of engaging with major stakeholders across the health service and Dunedin (including the Dunedin City Council) of site selection in 2018, a central city site for the new Dunedin Hospital was determined to provide a broader range of benefits (economic and non-economic) to the city of Dunedin and to key partners such as the University of Otago, over other non-central city sites.

The Ministry of Health (MoH) is the legal entity constructing the hospital, however the SDHB is working in partnership with the MoH to ensure that the end facility is fit for purpose and aligns with required needs once the asset is delivered. At the present stage of design, the design team is engaging with more than 400 SDHB staff and community representatives as part of the design process.

The key health-related beneficial outcomes that the new Dunedin Hospital will provide include:

1. Ability to provide modern models of care: the most up to date in NZ;
2. Facilities equipped to meet future health demands of the Southern region;
3. Improved clinical efficiencies;
4. Improved physical work environment and optimal natural daylight achieved through an entirely "new build" building (not using existing facades);
5. Improved medical training facilities;
6. Opportunity for future health precinct development and enhanced connection to the University and Polytechnic.

The essential end economic benefits of the new Dunedin Hospital can be summarised as:

1. Better patient outcomes;
2. improved patient safety;
3. improved patient and staff experience;
4. environmentally responsible and sustainable;
5. increased productivity.

Conclusion

For the reasons set out in this submission, SDHB is in favour of the Dunedin City Council granting the resource consent to allow for the demolition of the Cadbury factory buildings.

[784172]

First name

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Last name

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Organisation/On behalf of:

Heritage New Zealand Pouhere Taonga

Postal address

PO Box 5467

Suburb

Town/City

Dunedin

Postcode

9054

Contact phone number

03 470 2366

Email address

FDavies@heritage.org.nz

I wish the following to be used as the address for service

Email

If other please specify

I would like my contact details to be withheld:

No

I am a trade competitor for the purposes of section 308B of the Resource Management Act 1991

No

I am directly affected by an effect of the subject matter of the submission that -

No

Your position

I support this application

The specific parts of the application that this submission relates to are

see submission - received by email

My submission is

see submission - received by email

I seek the following decision from the Council

see submission - received by email

Supporting documentation

LUC-2020-263-Submission-from-Heritage-New-Zealand.pdf, type application/pdf, 699.6 KB

Supporting documentation

No file uploaded

10/08/2020

Squiz Consult

Do you wish to speak in support of your submission to the Consent Hearings Committee

Yes

If others make a similar submission, I will consider presenting a joint case with them at a hearing

No

Request for Independent Hearings Commissioner(s)

No

I have read and understand the Privacy statement

Yes

Topic: Submission - Resource Consents



**HERITAGE NEW ZEALAND
POUHERE TAONGA**

7 August 2020

File ref: 12009-553

Dunedin City Council
PO Box 5045
Dunedin 9058

Via email: dcc@dcc.govt.nz

To whom it may concern,

**SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA TO RESOURCE CONSENT
APPLICATION LUC-2020-263 – MINISTRY OF HEALTH**

To: Dunedin City Council

Name of submitter: Heritage New Zealand Pouhere Taonga

1. Heritage New Zealand Pouhere Taonga is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage.

This is a submission on an application number LUC-2020-263 by the Ministry of Health for resource consent

2. The proposal is for the demolition of buildings comprising the former Cadbury factory. This application relates to those buildings where the facades to Cumberland and Castle Street are listed as a Heritage item in the District Plan (B030; Cadbury Confectionary Limited Buildings). Except for the Dairy and Machine House building located at the southern end of the site on Castle Street, all the buildings are to be demolished.

3. Consent is also sought for demolition activity to breach rules in the District Plan for construction noise and vibration. The demolition work is intended to enable the construction of new buildings that will form part of the proposed Dunedin Hospital.
4. The location of the activity is 280 and 336 Cumberland Street, Dunedin, being that land legally described as: Section 53-55, 72-74 Block XVI Town of Dunedin and Part Section 56, 71 Block XVI Town of Dunedin (Record of Title OT129/279); Deposited Plan 5322 (Record of Title OT304/181); and Section 60-67 Block XVI Town of Dunedin (Record of Title OT13B/665).

The specific parts of the application that this Heritage New Zealand submission relates to are:

5. The potential effects caused by the demolition activity on surrounding historic heritage listed on the New Zealand Heritage List and the appropriate adaptive re-use of the Dairy and Machine House Building.

Heritage significance of the Cadbury Factory Buildings and site:

6. The application recognises the heritage significance of the Cadbury Factory Buildings as one of the last complexes of the continuous industrial development of nineteenth and twentieth centuries in central Dunedin (Section 4.3.1). The Cadbury Factory buildings have notable cultural values due to their connections to locally and internationally significant individuals and companies. The buildings provide a tangible link to the site's history of land use, including as a brewery, distillery and confectioner. As these land uses are under-represented amongst previously recognised heritage and archaeological sites, the Cadbury Factory buildings and site hold scientific value and education potential.
7. The Cadbury Schweppes Hudson Limited Buildings (Former) are listed as a Historic Place Category 2 on the New Zealand Heritage List in recognition of the values stated above. The purpose of the List is to inform the public and notify owners of historic places and areas and to assist historic places and areas to be protected under the Resource Management Act 1992.
8. The Assessment of Environmental Effects included in the application recognises the loss of the existing buildings with their scheduled street facades as having major adverse effects on heritage values (Section 7.6).

Public benefit of the proposal

9. The existing Dunedin Hospital facilities lack disaster resilience, are inadequate to meet anticipated future demand and unfit to service an increasing aging population. The establishment of a new, fit-for-purpose hospital will provide optimised layout and medical facilities that will serve the entire Southern District Health Board region. The new hospital complex will be built to an

importance level 4 (IL4), meaning it will be operational immediately after an earthquake or other disastrous event.

Heritage New Zealand supports this application with the amendment of some proposed conditions for the following reasons:

Mitigation Measures

10. The Dairy and Machine House Building will be retained on site as mitigation toward the loss of the protected facades. The Dairy and Machine House Building will provide a historical connection to the past uses of the site dating from 1868 to 2018. A Conservation Plan and Cyclical Maintenance Plan will be prepared to guide adaption, repair, restoration, execution of works, and maintenance of the building in a way that ensures interventions to heritage fabric of the building are sympathetic and kept to a minimum (Section 12.0).
11. The Ministry of Health has undertaken consultation with Heritage New Zealand in the preparation of the application. Heritage New Zealand's feedback on the Heritage Impact Assessment prepared by Underground Overground has been included in the application (Section 12.0). Through this feedback, Heritage New Zealand recommends that the existing heritage assessment and inventory of the Dairy and Machine House Building (Oakley Grey Architects) is utilised to guide the processes and decision-making for adaptive re-use. Additional assessment of significant internal fabric should be carried out to establish which elements are of significant heritage value and, where possible, incorporated into future design. This could include, where appropriate, the significant elements of other buildings on the wider site.
12. The applicant has responded to Heritage New Zealand's feedback by stating that the Conservation Plan and Cyclical Maintenance Plan will build on the existing heritage assessment and inventory of the Dairy and Machine House Building prepared by Oakley Grey Architects. The applicant has also volunteered a condition relating to the restoration and reuse of the Dairy and Machine House Building which states:
 - Within 6 months following the commencement of demolition of Cadbury Factory buildings, and prior to any work being undertaken to the Dairy and Machine House Building:
 - A Conservation Plan shall be prepared by a suitably qualified heritage practitioner to provide guidance for the adaption, repair, restoration, execution of works, and maintenance of the Dairy and Machine House building in a way that ensures interventions to heritage fabric of the building are sympathetic and kept to a minimum.

- A Cyclical Maintenance Plan shall be prepared by a suitably qualified heritage practitioner which sets out routine maintenance actions to be undertaken to ensure preservation of heritage fabric of the Dairy and Machine House building.

Heritage New Zealand is supportive of a condition requiring the preparation of, and adherence to, a Conservation Plan and Cyclical Maintenance Plan, however further requests that the applicant provide Heritage New Zealand with the opportunity to comment on these draft documents prior to their approval by the Dunedin City Council. The opportunity for input from Heritage New Zealand will help to ensure the restoration and re-use of the Dairy and Machine House Building is appropriate and reflects the historic land use of the site.

13. In order for the Dairy and Machine House Building to partially mitigate the significant adverse effects that the loss of the protected facades would have, the building should be restored and re-used in a manner that ensures its viability. The application states that the final use of the Dairy and Machine House Building is still to be determined but is being considered for non-clinical functions as part of the new hospital development (Section 5.1.1). This suggests that the restoration works and re-use may not eventuate. Heritage New Zealand considers that a condition requiring the retention and adaptive re-use of this building should be included if the consent is granted.

Adverse effect of vibration on surrounding heritage

14. The demolition activity has the potential for adverse effects on both the Dairy and Machine House Building and off-site, surrounding heritage buildings. Much of the proposed hospital site and surrounding land was within a tidal inlet of the Otago Harbour and reclaimed in the late 1860s (Section 4.3.1), therefore the extent of the vibration caused by demolition would be expected to have a longer reach.
15. The application includes a draft Demolition Noise and Vibration Assessment produced by Marshall Day Acoustics (Appendix 5). This assessment does not include site specific information relating to the effects from vibration (Section 7.2, pages 14-16). The final assessment should include a plan of the area of influence of vibration effects, identify the heritage structures listed on the New Zealand Heritage List within that area and set out the methods for monitoring the vibration effects on the identified heritage structures. The proposed demolition should be managed so as not to cause any material damage to listed heritage buildings.
16. The applicant has volunteered a condition relating to the drafting of a Demolition Management Plan, including a Heritage Protection Plan and a Noise and Vibration Management Plan which states:

- A Demolition Management Plan (DMP) shall be submitted to rcmonitoring@dcc.govt.nz and approved by the resource consent manager. This plan must include:
 - A Heritage Protection Plan, prepared by a suitably qualified heritage practitioner outlining how works will be conducted to ensure there are no adverse effects on structural integrity and heritage values of surrounding listed heritage buildings.
 - A Noise and Vibration Management Plan prepared by an acoustic specialist that outlines how noise and vibration will be mitigated during demolition activities, and addresses NZS6803: 1999 “Acoustics – Construction Noise” and DIN 4150-3:2016 “Vibration in buildings – Part 3: Effects on structures”. The plan must include measures for:
 - Vibration received at the ODT building, including sensitive working areas, and vibration sensitive equipment such as the printing press, including monitoring of the building for structural and cosmetic damage.

Heritage New Zealand is supportive of a condition requiring the preparation of, and adherence to, a Demolition Management Plan; however further requests that the applicant provide Heritage New Zealand with the opportunity to comment on this draft document prior to the document’s approval by the Dunedin City Council. The opportunity for input from Heritage New Zealand will help to ensure the surrounding heritage structures are recognised and appropriate protection from vibration effects is provided.

Archaeological Authority

17. The application site contains four recorded archaeological sites; I44/817, I44/922, I44/923, and I44/924. An Archaeological Authority from Heritage New Zealand Pouhere Taonga for the proposed activity is required where the proposed demolition works disturb an archaeological site. The application states that “the following authorisations are required, prior to the commencement of the above ground demolition of the existing buildings:

- An archaeological authority is required from HNZPT under the Heritage NZ Pouhere Taonga Act 2014, where the proposed demolition works affect any archaeological site.”

The application does not state whether an archaeological authority will be applied for regarding the proposed demolition. Section 8.1.1 also states that “an Archaeological Authority will be obtained” but doesn’t state at what stage of the project this will be sought.

Consistency with Planning Provisions

18. The protection of historic heritage from inappropriate development is a matter of national importance under section 6(f) of the Resource Management Act.
19. The objectives and policies framework of the operative Dunedin City District Plan and the proposed Dunedin Second Generation District Plan seek to recognise and provide for historic heritage. In addition to the heritage provisions of the Plan, there are objectives and policies that promote the protection of historic heritage from the effects of demolition. The application sets out the relevant district plan and regional policy statement provisions in their application (Sections 8.1, 8.2 and 8.3). Heritage New Zealand recognises considers the following heritage provisions of the proposed Dunedin Second Generation District Plan are of particular relevance to this application:

Dunedin Second Generation District Plan (Proposed)

Chapter 13 Heritage

- Objective 13.2.1 - Scheduled heritage buildings and structures are protected.
 - Policy 13.2.1.7 - Avoid the demolition of a protected part of a scheduled heritage building or scheduled heritage structure unless the following criteria are met:
 - (a)
 - (i) the building or part of the building poses a significant risk to safety or property; or
 - (ii) the demolition is required to allow for significant public benefit that could not otherwise be achieved, and the public benefit outweighs the adverse effects of loss of the building; and
 - (b) there is no reasonable alternative to demolition, including repair, adaptive re-use, relocation or stabilising the building for future repair;

20. The application puts forward that the demolition of the protected facades is required to allow for significant public benefit, which is servicing the entire Southern District Health Board region and enabling modern models of care that could not otherwise be achieved, and that the public benefit outweighs the adverse effects of loss of the building, which aligns with criteria (a)(ii) and (b) set out in Policy 13.2.1.7 above. The application states criteria (b)(iii) is met as there is no reasonable alternative to demolition, referring back to the Assessment of Alternatives under Section 7.2.1. The application asserts Policy 13.2.1.1, to encourage adaptive reuse, heritage, conservation,

restoration and maintenance, has been met as far as is practicable, through the re-use of the Dairy and Machine House Building and the salvaging and re-use of materials where possible. The application states that where demolition of heritage is required to be undertaken, measures have been taken to ensure best practice for demolition is followed and re-use/salvaging of materials is undertaken as mitigation where possible.

21. Heritage New Zealand considers that with the relief sought in this submission, the proposed activity will meet the criteria of Policy 13.2.1.7.

Heritage New Zealand seeks the following decision:

22. That in the event the application is granted, the following is included as:

Conditions of consent:

- A Demolition Management Plan (DMP) shall be submitted to rcmonitoring@dcc.govt.nz and approved by the resource consent manager prior to any demolition works being undertaken on the site. A copy of the DMP will be provided to Heritage New Zealand Pouhere Taonga, who shall be given 15 working days to make comments prior to the Plan's approval. This plan must include:
 - A Heritage Protection Plan, prepared by a suitably qualified heritage practitioner outlining how works will be conducted to ensure there are no adverse effects on structural integrity and heritage values of surrounding heritage buildings, and in particular the Dairy and Machine House building, and the Allied Press (Otago Daily Times) Building.
 - A Noise and Vibration Management Plan prepared by an acoustic specialist that outlines how noise and vibration will be mitigated during demolition activities, and addresses NZS6803: 1999 "Acoustics – Construction Noise" and DIN 4150-3:2016 "Vibration in buildings – Part 3: Effects on structures". The plan must include measures for:
 - Vibration received at all surrounding heritage buildings identified on a plan outlining the area of influence of vibration effects, including monitoring of the buildings for structural and cosmetic damage.
- Significant historical or archaeological features and historic building materials identified for salvage under condition 4 above, are to be carefully removed and securely stored in a manner that will not cause damage to the materials for potential reuse in the hospital development, and made available to the wider community.

- Within 6 months following the commencement of demolition of the Cadbury Factory buildings, and prior to any work being undertaken to the Dairy and Machine House Building:

- A Conservation Plan shall be prepared by a suitably qualified heritage practitioner to provide guidance for the adaption, repair, restoration, execution of works, and maintenance of the Dairy and Machine House building in a way that ensures interventions to heritage fabric of the building are sympathetic and kept to a minimum. A copy of the Conservation Plan will be provided to Heritage New Zealand Pouhere Taonga, which shall be given 15 working days to provide any comments.
- A Cyclical Maintenance Plan shall be prepared by a suitably qualified heritage practitioner which sets out routine maintenance actions to be undertaken to ensure preservation of the heritage fabric of the Dairy and Machine House building. A copy of the Cyclical Maintenance Plan will be provided to Heritage New Zealand Pouhere Taonga, which shall be given 15 working days to provide any comments.

· An advice note:

- The Heritage New Zealand Pouhere Taonga Act 2014 defines an 'archaeological site' as any place occupied prior to 1900 that may provide archaeological information on the history of New Zealand. This includes building and structures constructed prior to 1900. An Archaeological Authority is required for any works that may modify or destroy an archaeological site, including demolition of a building built prior to 1900, and it is an offence to undertake activities that may modify or destroy an archaeological site unless authorised by an Archaeological Authority issued under the Heritage New Zealand Pouhere Taonga Act 2014. A building consent or resource consent does not constitute such authorisation.

Heritage New Zealand wishes to be heard in support of our submission.

23. We are happy to answer any questions regarding our submission, and are available to discuss these matters directly with the applicant.

Yours sincerely



Sheila Watson

Director Southern Region

Address for Service:

Fran Davies

Planner

Heritage New Zealand Pouhere Taonga

PO Box 5467

Dunedin 9058

Email: fdavies@heritage.org.nz

Cc:

Ministry of Health

C/- Greenwood Roche

PO Box 139

Christchurch 8140

[784175]

First name

.

Last name

.

Organisation/On behalf of:

Allied Press Limited

Postal address

PO Box 517

Suburb

Town/City

Dunedin

Postcode

9054

Contact phone number

03 477 4760

Email address

corporate@alliedpress.co.nz

I wish the following to be used as the address for service

Email

If other please specify

I would like my contact details to be withheld:

No

I am a trade competitor for the purposes of section 308B of the Resource Management Act 1991

No

I am directly affected by an effect of the subject matter of the submission that -

No

Your position

I oppose this application

The specific parts of the application that this submission relates to are

see submission - received by email

My submission is

see submission - received by email

I seek the following decision from the Council

see submission - received by email

Supporting documentation

LUC-2020-263-Submission-from-Allied-Press-Ltd.pdf, type application/pdf, 391.2 KB

Supporting documentation

No file uploaded

Do you wish to speak in support of your submission to the Consent Hearings Committee

Yes

If others make a similar submission, I will consider presenting a joint case with them at a hearing

Yes

Request for Independent Hearings Commissioner(s)

No

I have read and understand the Privacy statement

Yes

Topic: Submission - Resource Consents



DUNEDIN CITY
COUNCIL
Kaunihera-a-rohe o Otago

SUBMISSION FORM 13

Submission concerning resource consent on publicly notified application under section 95A, Resource Management Act 1991

To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number: LUC-2020-263 **Applicant:** Ministry of Health
Site Address: 280 and 336 Cumberland Street, Dunedin, being that land legally described as: Section 53-55, 72-74 Block XVI Town of Dunedin and Part Section 56, 71 Block XVI Town of Dunedin (Record of Title OT129/279); Deposited Plan 5322 (Record of Title OT304/181); and Section 60-67 Block XVI Town of Dunedin (Record of Title OT13B/665).
Description of Proposal: The proposal is for demolition of buildings comprising the former Cadbury factory. This application relates to those buildings where the facades to Cumberland and Castle Street are listed as a Heritage item in the District Plan (B030; Cadbury Confectionary Limited Buildings). Except for the Dairy and Machine House building located at the southern end of the site on Castle Street, all the buildings are to be demolished. Consent is also sought for demolition activity to breach rules in the District Plan for construction noise and vibration. The demolition work is intended to enable the construction of new buildings that will form part of the proposed Dunedin Hospital. Note: The location and design of the hospital buildings is not the subject of this application.

I/We wish to lodge a submission on the above resource consent application (please read privacy statement):

Your Full Name: Allied Press Limited

Postal Address: PO Box 517 Dunedin 9054

Post Code:

Telephone: 477 4760

Email Address: corporate@alliedpress.co.nz

I wish the following to be used as the address for service (choose one): email ☒ post ☐ other ☐

I would like my contact details to be withheld: Yes ☐ No ☒ (tick one)

I ~~Am~~ **Am Not** (delete one) a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

Trade competitors only:

I **Am/Am Not** (choose one) directly affected by an effect of the subject matter of the submission that—

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Note: If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

I: ~~Support/Neutral/Oppose~~ this Application (choose one)

The specific parts of the application that this submission relates to are [give details]:

Refer attached

Please attach other pages as required

My submission is [include the reasons for your views]:

Refer attached

PLEASE TURN OVER

Attachment to:

Submission Form 13

Resource consent Number LUC-2020-263

Submitter: Allied Press Ltd

The specific parts of the application that this submission relates to are:

The reliance on the proposed conditions of consent for a Demolition Management Plan (DMP) to manage the effects of the proposal on people, property and the activities on the adjacent sites.

My submission is:

The potential adverse effects of the proposed demolition includes noise, vibration and dust.

The adjacent site contains a significant building resource, much of which is heritage listed in the District Plan. Further, the adjacent uses include: office, retail, restaurant and cafe.

The Allied Press site also includes the critical business infrastructure associated with the commercial printing press. The printing press is essential for the activities of Allied Press and it may be sensitive to vibration and dust.

The application makes statements such as the following:

"(t)he noise and vibration assessment undertaken by Marshall Day Acoustics ...has confirmed that the vibration limits could be exceeded where works occur adjacent to buildings beyond the site" (Application, Section 6.1)

"During any remediation works to the wall of the ODT building, internal noise may be higher (than 50 dB Laeq) as a result of structure-borne transmission of noise (e.g. from hammering or drilling on the opposite side of the wall). (Application, Section 7.4.2)

"...vibration received at the ODT building adjoining the site will not comply with the standard (DIN4150-3:2016 Vibration in Buildings – Part 3: Effects on Structures). (Application, Section 7.4.2)

The Application anticipates that the effects of the proposal will be managed via a Demolition Management Plan (DMP), which will incorporate a Noise and Vibration Management Plan (NVMP).

The details of the DMP are unknown, and will be completed by the Applicant. The DMP is to be approved by the Council resources consents manager prior to demolition commencing.

The above results in the effects being managed by a document (or documents) which are not available for review (either now or prior to approval), nor does the application envisage approval from this Submitter to these documents

The proposed conditions do not provide surety, and there is the potential for the adjacent site to be affected. Depending on the nature of those effects, the implications could be significant.

I seek the following decision from the Council:

That resource consent is **granted** with conditions that requires the Consent Holder to:

- (a) Maintain an insurance policy to cover both damage (land, buildings, equipment) and business(es) interruption in the event that the proposal results in damage and/or the interruption to surrounding properties and/or business(es) and that the Consent Holder agrees to indemnify the owners of the surrounding properties and businesses in respect of damage or loss resulting from the activity proposed under the resource consent;
- (b) Obtain independent professional advice to appropriately set the sums insured for the insurance cover so that they are adequate to meet the potential losses of the surrounding properties and businesses;
- (c) Provide a copy of the proposed demolition management plan and noise and vibration management plan (NVMP) to Allied Press Limited prior to the DCC approving the demolition management plan and NVMP.

CORRESPONDENCE FROM SUBMITTERS

Karen Bain

Subject: LUC-2020-263 - email re submissions from Athol Parks and Ted Daniels - not withdrawn but no longer opposing application

From: Athol Parks
Sent: Thursday, 10 September 2020 7:11 p.m.
To: Lauren Semple ; Pete Hodgson ; Wendy Collard
<Wendy.Collard@dcc.govt.nz>
Cc: Campbell Thomson <Campbell.Thomson@dcc.govt.nz>; Ted daniels
Subject: Resource consent application LUC-2020-263

Dear All,

Ted Daniels and I no longer oppose this application.

We understand that a commissioner will decide on the application. We'd like to receive a copy of the report which the DCC will submit to the commissioner, and hope that the commissioner will keep in mind the submissions we made.

We trust that all parties will proceed in good faith and seek the best outcome for Dunedin.

Yours faithfully,

Athol Parks and Ted Daniels

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CITY WALKS

www.citywalks.co.nz

Karen Bain

From: Campbell Thomson
Sent: Monday, 28 September 2020 02:25 p.m.
To: Wendy Collard
Cc: Karen Bain; Alan Worthington
Subject: LUC-2020-263 - Allied Press withdrawal of submission

FYI

Allied Press have withdrawn their submission

From: Blair Collie
Sent: Monday, 28 September 2020 2:22 p.m.
To: Campbell Thomson <Campbell.Thomson@dcc.govt.nz>
Cc: Lauren Semple (lauren@greenwoodroche.com) <lauren@greenwoodroche.com>; Ken Gimblett <Ken.Gimblett@boffamiskell.co.nz>; Maurice Dale (Maurice.Dale@boffamiskell.co.nz) <Maurice.Dale@boffamiskell.co.nz>
Subject: FW: Resource Consent Withdrawn- LUC 2020-263 Demolition of Cadbury

Hi Campbell,

I see you weren't in the CC list, please see below from Allied Press regarding their submission.

Regards,

Blair Collie
+64 21 240 8985



COVID-19 Protocol - For the latest on RCP's office protocols for COVID-19 please [click here](#). If you visit any RCP office nationally, please continue to use the QR code at the entry and ensure you follow all safety and hygiene protocols.

[Click here for our email disclaimer.](#)

From: Grant McKenzie <grant@alliedpress.co.nz>
Sent: Monday, 28 September 2020 2:05 PM
To: resconsent.submission@dcc.govt.nz
Cc: lauren@greenwoodroche.com; phil.marshall@dcc.govt.nz; Conrad Anderson <conrad_a@xtra.co.nz>; Blair Collie <bcollie@rcp.co.nz>; Raja Chakrabarti <raja.chakrabarti@alliedpress.co.nz>
Subject: Resource Consent Withdrawn- LUC 2020-263 Demolition of Cadbury

Hi,

Allied Press has been in discussion with the Ministry of Health representatives. We have been provided with additional information and assurances. Based on this additional information we are withdrawing our resource consent application.

If you have any questions or require further information please give me a call.

Regards

Grant

--



Grant McKenzie
Chief Executive Officer
Allied Press Limited
PO Box 517, Dunedin 9054 / 52 Stuart Street, Dunedin, 9016
grant.mckenzie@alliedpress.co.nz
www.alliedpress.co.nz
DDI: (03) 479 3502 | Phone: (03) 477 4760 | Fax: (03) 474 7420

LATE SUBMISSION

11/08/2020

Squiz Consult

[784305]

First name

.

Last name

.

Organisation/On behalf of:

The Otago Chamber of Commerce Inc

Postal address

PO Box 5713

Suburb

Town/City

Dunedin

Postcode

9054

Contact phone number

03 479 0181

Email address

dougal@otagochamber.co.nz

I wish the following to be used as the address for service

Email

If other please specify

I would like my contact details to be withheld:

No

I am a trade competitor for the purposes of section 308B of the Resource Management Act 1991

No

I am directly affected by an effect of the subject matter of the submission that -

No

Your position

I support this application

The specific parts of the application that this submission relates to are

see submission - received by email

My submission is

see submission - received by email

I seek the following decision from the Council

see submission - received by email

Supporting documentation

LUC-2020-263-Submission-from-Chamber-of-Commerce-Late.msg, type application/vnd.ms-outlook, 161.5 KB

<https://www.dunedin.govt.nz/rma-consult/print#/full/779529>

11/08/2020

Squiz Consult

Supporting documentation

No file uploaded

Do you wish to speak in support of your submission to the Consent Hearings Committee

Yes

If others make a similar submission, I will consider presenting a joint case with them at a hearing

No

Request for Independent Hearings Commissioner(s)

No

I have read and understand the Privacy statement

Yes

Lorna Jackson

From: Wendy Collard
Sent: Monday, 10 August 2020 12:55 p.m.
To: City Planning Administration
Subject: FW: Cadburys demolition

Categories: Lorna

Hiya

The Chamber of Commerce have sent me their submission to the Resource Consent for the demolition of Cadburys.

Thanks

Wendy

[Wendy Collard](#)

Governance Support Officer

Civic

P 03 477 4000 | DD 03 474 3374 | E wendy.collard@dcc.govt.nz

Dunedin City Council, 50 The Octagon, Dunedin

PO Box 5045, Dunedin 9054

New Zealand

www.dunedin.govt.nz

From: Dougal McGowan
Sent: Monday, 10 August 2020 12:04 p.m.
To: Wendy Collard
Subject: Cadburys demolition

Hi Wendy

Hope you are well

The board of the Otago Chamber of commerce support the demolition of the current Cadbury site to prepare it for the future Dunedin Hospital rebuild. We believe it will be a positive driver for future work flows during an already challenging time for business and will create certainty in work and employment for individuals and companies

Kind regards,

[Dougal McGowan](#)

Chief Executive

T 03 479 0181

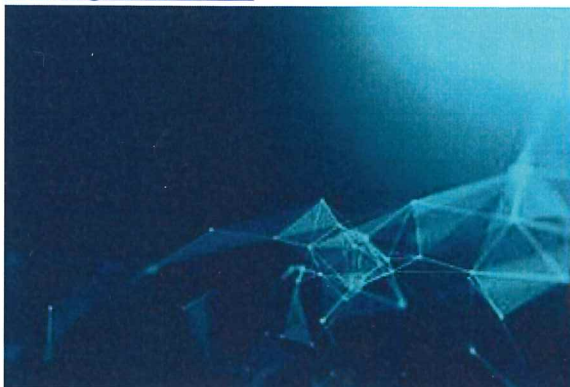
E dougal@otagochamber.co.nz

The Otago Chamber of Commerce Incorporated

Level 3, 442 Moray Place

PO Box 5713, Dunedin 9058

www.otagochamber.co.nz



Dunedin Business Expo 2020
27 August, 5pm to 7:30pm

The Dunedin Business Expo provides a unique opportunity for business people to connect with other businesses over drinks and nibbles

Otago Polytechnic, The Hub, Forth St,
Dunedin

Connecting People & Advancing Business

<https://www.otagochamber.co.nz/whats-on/calendar/dunedin-business-expo-attendees-sign-up/>

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