

Roxanne Davies

From: Darryl Sycamore <darryl@terramark.co.nz>
Sent: Thursday, 4 March 2021 11:20 a.m.
To: District Plan Submissions
Subject: [#TM-D12414] Submission by Tuapeka Business Park Ltd
Attachments: Submission by Tuapeka Business Park on Proposed Variation 2 of the 2GP.pdf

Good morning,
Please find attached a submission by Tuapeka Business Park Limited on Proposed Variation 2 of the 2GP.

I would be grateful for an email acknowledging receipt.

Darryl Sycamore
***Resource Management
Planner***

darryl@terramark.co.nz

P: (03) 477 4783

C: 021 125 5554

www.terramark.co.nz

330 Moray Place, Dunedin

9016

PO Box 235, Dunedin 9054



The information contained in this email is confidential between Terramark Limited and the intended recipient. Any other person receiving this email is required to respect that confidentiality and may not disclose, copy or make use of its contents. If this email has been received by error, would the recipient please notify Terramark by return email.

SUBMISSION ON THE DUNEDIN CITY COUNCIL'S PROPOSED VARIATION 2 OF THE SECOND GENERATION DISTRICT PLAN

Form 5

Submission on publicly notified proposal for policy statement or plan
Clause 6 of First Schedule, Resource Management Act 1991

To: Dunedin City Council
districtplansubmissions@dcc.govt.nz

Name of submitter: Tuapeka Business Park Limited

Contact Person: Darryl Sycamore

Address for service: Terramark Limited
P.O Box 235
Dunedin 9054

Phone: 03 477 4783
Email: darryl@terramark.co.nz

This is a submission on the following proposed plan change –
Variation 2 of the Second Generation District Plan.

Tuapeka Business Park Limited could not gain an advantage in trade competition through this submission.

The specific provisions of the proposal that the submission relates to and the decisions we seek from Council are as detailed on the following pages.

Tuapeka Business Park Limited submits in opposition to the proposed rezoning.

Tuapeka Business Park Limited wishes to be heard in support of this submission.

Surveying, Resource Management and Engineering Consultants

DUNEDIN 9054

PO Box 235 - 477 4783

dunedin@terramark.co.nz

MOSGIEL 9053

PO Box 235 - 489 7107

mosgiel@terramark.co.nz

BALCLUTHA 9240

PO Box 178 - 418 0470

balclutha@terramark.co.nz

MEMBER OF NZ INSTITUTE OF SURVEYORS (NZIS) AND THE CONSULTING SURVEYORS OF NZ (CSNZ)



SUBMISSION ON VARIATION 2 OF THE SECOND GENERATION DISTRICT PLAN

1. INTRODUCTION

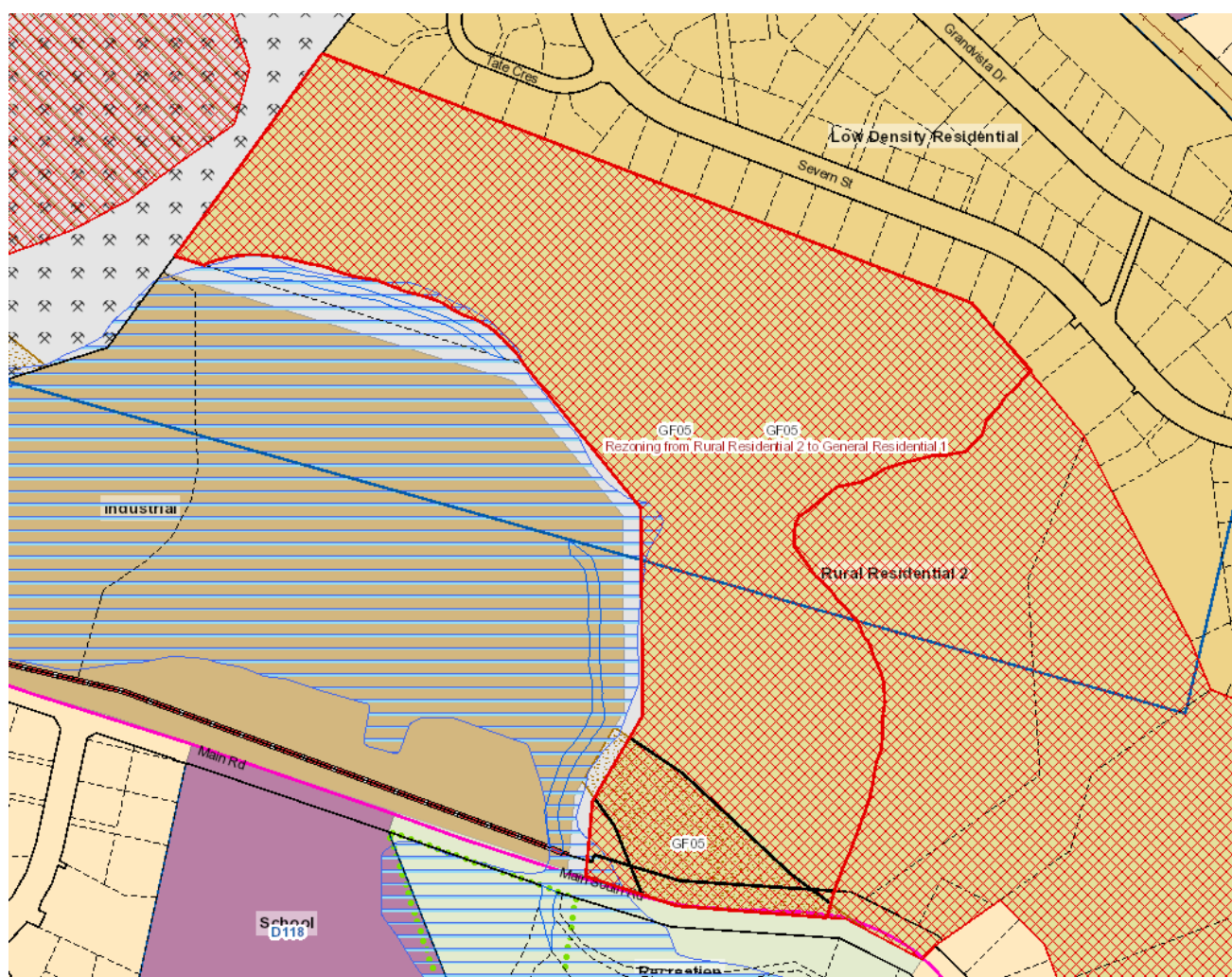
- 1.1 Tuapeka Business Park Limited (TBP) welcomes the opportunity to submit to the Variation 2 of the 2GP.
- 1.2 TBP owns the property at 10 Chadwick Street, Fairfield and intend to lease the site to Tuapeka Gold Print Limited. The site is zoned Industrial in the 2GP.
- 1.3 Tuapeka Gold Print intend to develop this land to ensure the sustainability of their company for the foreseeable future in Dunedin. This land would be developed to enable on site product storage facilities along with the construction of the new factory. This will include but not be limited to
 - Two 8,000m² warehouses, and
 - A 5,000m² factory carrying out manufacturing 24hours per day.



- 1.4 The business will operate 24hours a day, and will generate a range of effects typical of industrial activities and manufacturing to the extent the zoning allows, including
 - traffic noise from loading and unloading of containers by heavy equipment,
 - percussive noise associated with the factory operation,
 - traffic noise by staff accessing and leaving the carparks
 - light including flashing lights on machinery
 - odours
 - vibration from the use of heavy machinery and vehicles
 - noise from staff carrying out these works.
- 1.5 It is anticipated that Tuapeka Gold Print will employ 400-500 workers. They will require onsite carparking and staff outdoor spaces where the traffic and circulation noise may exacerbate the effects generated by the industrial activity.
- 1.6 There would be an expectation of significant effects typical for an industrial site with a business operation of this size. It is also reasonable to consider some effects will be experienced by adjoining residential landowners.

2. SUBMISSION ON VARIATION 2

- 2.1 Variation 2 is a change to the proposed District Plan (2GP) which includes a suite of changes to enable additional housing capacity through specific rule and policy changes and through rezoning specific sites. The National Policy Statement on Urban Development Capacity (NPS-UD) directs the Council to enable greater intensification in areas of high demand and where there is the greatest evidence of benefit
- 2.2 The NPS-UD applies to all urban environments and is informed by population size and growth rates. Dunedin is now considered a Tier 2 urban environment, which includes a number of directive measures for addressing housing supply in the medium term.
- 2.3 In response to the NPS-UD a number of sites have been proposed to be rezoned to alternative residential zones that allow a greater residential density. One of those sites is 353 Main South Road, Green Island, which adjoins the Tuapeka Business Park land at 10 Chadwick Street.
- 2.4 353 Main South Road is currently zoned Rural Residential 2 in the 2GP. It is proposed to be rezoned as General Residential 1. Under Variation 2, a residential site comprising 400m² or a duplex on 500m² would be permitted.



353 Main South Road Highlighted in Red

3.0 VARIATION 2 REZONING AND DEVELOPMENT CONCEPT

- 3.1 TBP submits a submission in opposition to the proposed rezoning of 353 Main South Road. Whilst they support the Councils intention to establish additional land supply, they consider the effects from a 24-hour industrial activity adjacent to a medium density residential zoned area are incompatible.
- 3.2 TBP considers residential activity on the adjacent site introduces an unacceptable risk to the ongoing security of investment made by Tuapeka Gold Print Limited. It may also affect the ability to develop and expand that business in the future.
- 3.3 TBP is genuinely concerned about the quality of living and enjoyment any residents may experience should they reside on the land at 353 Main South Road.

4.0 SPECIFIC RELIEF

- 4.1 TBP seeks that the proposal to rezone to land at 353 Main South Road is declined.
- 4.2 Should the Hearings Panel elect to approve the rezoning, TBP seeks the following relief.

Setbacks and Acoustic Insulation

- 4.1 Rule 15.5.1 sets out specified setbacks for noise sensitive activities including residential activity. Rule 15.5.1.6 requires a 20m setback of any industrial zone. Tuapeka supports this setback from the boundaries as a means to help mitigate the 24hour noise generated from the industrial activity.
- 4.2 Rule 9.3.1.1 requires all rooms used for noise sensitive activities within the 20m setback (other than those exclusions set out in 9.3.1.3) to have acoustic insulation that achieves a minimum design standard of $DnT, w=Ctr > 30$. The minimum requirements to achieve this standard are set out in Appendix 9A of the 2GP.
- 4.3 For rooms where the noise standard applies, they must also be supplied with a positive supplementary source of ventilation that achieves a minimum of 7.5 litres per person to enable adequate ventilation whilst the windows are closed.

Relief Sought

1. That the provisions of 15.5.1 and 9.3.1 apply to the land at 353 Main South Road, and
2. That the Record of Titles for all residential sites adjoining the industrial zone boundary include a consent notice that clearly specifies the requirements for acoustic insulation for any rooms used for noise sensitive activities to ensure any future purchasers are aware of the design requirements and potential for industrial related noise to be a nuisance.

No Complaints Covenant

- 4.4 TBP is also concerned about complaints from the residential sites that have the potential to disrupt the future of their business including any ability to expand within the site. Issues of reverse sensitivity may arise with respect to residents being exposed to noise, light, vibration or odours whilst indoors or recreating outdoors on their property at all times of the day or night.
- 4.5 TBP seeks to protect their interests with respect to reverse sensitivity.

Relief sought

1. That the site and any residential site established by way of subdivision include a consent notice on the Record of Title stipulating the owner, occupier or any surrogate may not lodge a complaint to Council about the day to day activities on the industrial site.

2. That should they elect to submit a complaint, the Council will not be bound to investigate the issue and may elect to discard it.

For Terramark Ltd

A handwritten signature in black ink, appearing to read 'Darryl Sycamore', with a stylized flourish at the end.

Darryl Sycamore
Resource Management Planner