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From: Darryl Sycamore <darryl@terramark.co.nz>
Sent: Thursday, 4 March 2021 11:22 a.m.
To: District Plan Submissions
Subject: [#TM-D12414] Submission by Tuapeka Gold Print Limited
Attachments: Submission Tuapeka Gold Print on Proposed Variation 2.pdf

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

I would be grateful for an email acknowledging receipt.

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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 Gold Print Limited

Contact Person: Darryl Sycamore

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

Tuapeka Gold Print 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 Gold Print submits in opposition to the proposed rezoning.

Tuapeka Gold Print wishes to be heard in support of this submission.

Surveying, Resource Management and Engineering Consultants

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SUBMISSION ON VARIATION 2 OF THE SECOND GENERATION DISTRICT PLAN

1. INTRODUCTION

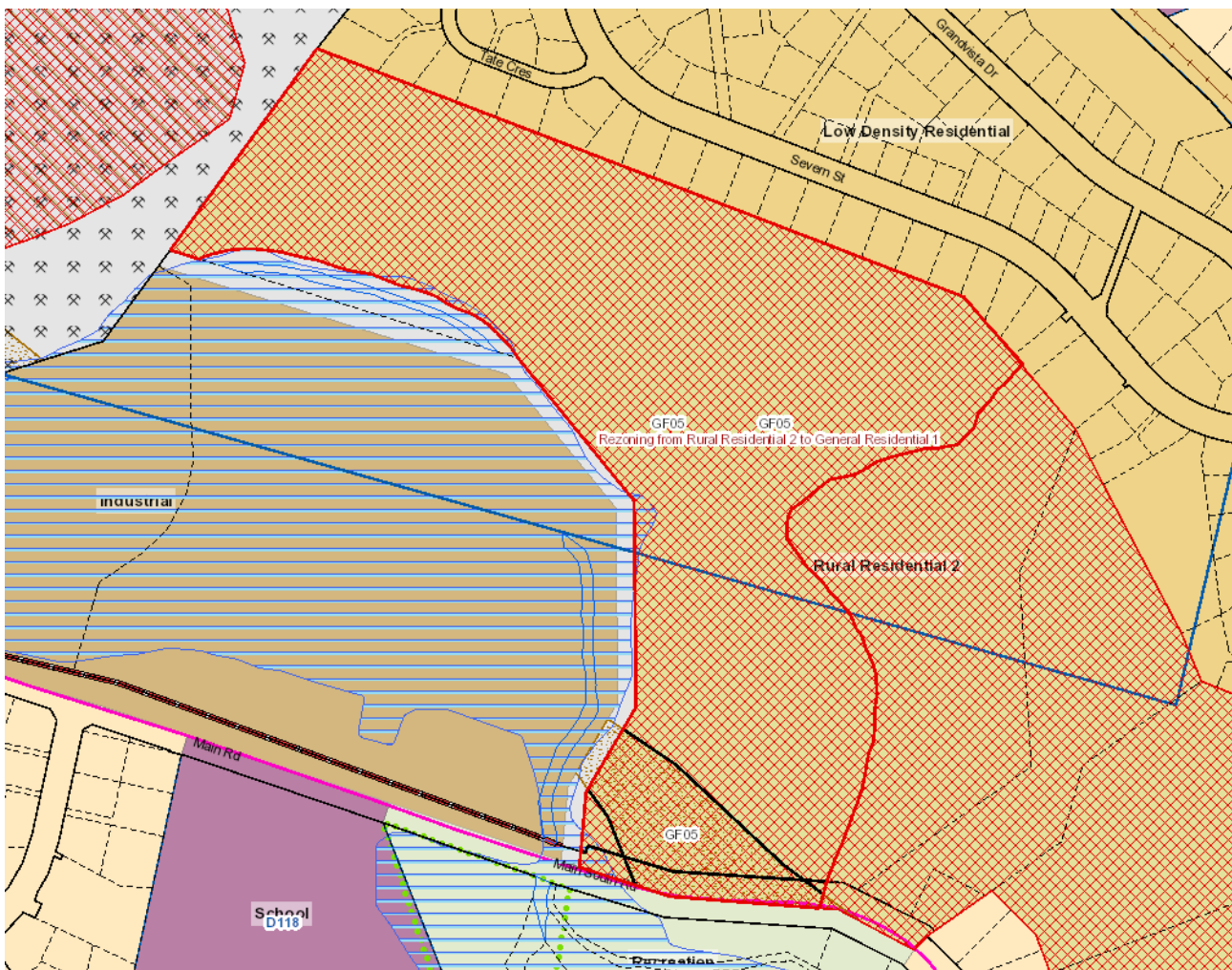
- 1.1 Tuapeka Gold Print (Tuapeka) welcomes the opportunity to submit to the Variation 2 of the 2GP.
- 1.2 Tuapeka intends to lease the site off Tuapeka Business Park Limited who own the property at 10 Chadwick Street, Fairfield. The site is zoned Industrial in the 2GP.
- 1.3 Tuapeka intend to develop 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 expected that Tuapeka Gold Print could employ 400-500 workers that require site parking and staff outdoor spaces where the traffic and circulation noise may exacerbate the effects associated with 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 Tuapeka Gold submits a submission in opposition to the proposed rezoning of 353 Main South Road. Whilst Tuapeka supports 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 Tuapeka considers residential activity on the adjacent site introduces an unacceptable risk to the ongoing security of investment made by Tuapeka. It may also affect the ability to develop and expand their business in the future.
- 3.3 Tuapeka 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 Tuapeka 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, Tuapeka 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 Tuapeka 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 Tuapeka 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