FORM 13

SUBMISSION ON A RESOURCE CONSENT APPLICATION FOR THE REDEVELOPMENT OF SIX PROPERTIES LOCATED AT 32-42 VICTORIA STREET, CAMBRIDGE FOR A FOUR STOREY MIXED USE DEVELOPMENT THAT IS SUBJECT TO LIMITED NOTIFICATION BY CONSENT AUTHORITY

Clause 6 of the First Schedule to the Resource Management Act 1991

To **Waipa District Council**

Private Bag 2402

Te Awamutu 3440

Attention: Consents Planning

Sent via email to: submissions@waipadc.govt.nz

1. This is a submission from Whitehall Fruitpackers Holdings Limited ("**The Submitter**") to the application for resource consent by Grovic Property Limited to redevelop six properties within the Cambridge Central Business District, and located at 32-42 Victoria Street, Cambridge ("**The Site"**).

2. The proposal is for the construction of a new four-storey mixed-use development comprising ground-floor retail, first-floor offices, residential apartments across the upper levels, and a basement car park which require consent under the Waipa District Plan; and Disturbing Soils on an identified HAIL site which requires consent as a Discretionary Activity under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ("**The Application**").

3. The Waipa District Council Reference is Resource Consent Application Number LU/0148/25.

4. The extent of the Site is identified in **Figure 1** (below).



Figure 1: Aerial Photo of the Site (identified in solid red shading).

5. The Submitter is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

6. The Submitter owns land at 46A Victoria Street, Cambridge. This land has vehicle access provided via an existing service lane adjacent to The Site and the existing building on the Submitters land is identified as a Heritage Item in Appendix N1 of the Operative Waipa District Plan (Item H92 -Veale's Building: Category C – Community Significance).

7. The Submitter **supports** this resource consent application subject to conditions being imposed on any resource consent decision to manage potential adverse effects on The Submitter (including noise, vibration, dust, traffic and roading, amenity and hours of operation, and property damage).

8. Specifically, conditions of consent must be included in any resource consent decision with respect to the following, and as set out in **Attachment A** of this submission:

    i. To manage potential adverse effects (including noise, vibration, dust, traffic and roading effects, amenity and hours of operation, and property damage) on The Submitter;

    ii. That require the consent holder to undertake building surveys at specified intervals to monitor the effects of the building and construction activities authorised by this consent(s) on the existing heritage building on the Submitters land;

iii. That require the consent holder to repair or compensate the Submitter for any damage incurred to the Submitters land (and the heritage building thereon) attributed to the activities authorised by consents sought in The Application; and

iv. To implement the mitigation measures proposed within the application and associated technical reports, including but not limited to the following:
- The establishment of a 2m high acoustic fence along the northern boundary of the Application Site;
- Restrictions on the hours of operation for noise and vibration generating works;
- Specifying noise limits in accordance with the requirements of the WDP that take into account the commercial receivers in the vicinity of the Site;
- Adoption of appropriate equipment restrictions to manage potential vibration effects;
- Adopting the relevant vibration standard for the protection of sensitive structures (heritage building);
- Adoption of appropriate dust mitigation measures to manage potential dust nuisance effects;
- Adoption of appropriate traffic and roading measures to maintain access to the adjacent businesses and the existing unnamed service lane (for access, parking, refuse, loading and service vehicles);
- The requirement to prepare a Construction Traffic Management Plan (CTMP) to manage construction traffic effects; and
- The requirement to communicate the construction timetable and potential disruptions for nearby properties and surrounding businesses.

9. Alternatively, if Council is not mindful to grant the application with the above relief sought, The Submitter **opposes** this resource consent application and requests that that the application be **declined.**

10. The reasons for this submission are set out below:

> The Submitter acknowledges that the Site is zoned Commercial and has been utilised for a range of commercial activities for a number of years. However, the Application has the potential to have effects on the Submitter, to the extent that the Submitter has concerns (particularly in relation to construction effects) in light of their own property, and specifically the existing heritage building and commercial tenants thereon. In this respect the Submitter is especially concerned that the construction activities associated with The Application (including noise, vibration, dust, traffic and roading

effects; amenity and hours of operation) will extend beyond the boundaries of The Site, including onto the Submitters land.

> The Submitter owns a commercial property in close proximity to the Site (immediately to the north). Specifically;

- The Submitters property is situated at 46A Victoria Street, Cambridge and is legally described as Part Lot 1 DP 27598 comprised in Record of Title Identifier SA13B/1344.

> **Figure 2** (below) shows the location and boundaries of The Submitters land (identified as solid yellow shading) relative to The Site (identified as solid red shading).



Figure 2: Location of the Application Site relative to the Submitters' land

> There is an existing commercial building on the Submitters land. Vehicle access is provided via an existing service lane to the rear (south) of the Submitters land.

> The existing building on the Submitters land is identified as a Heritage Item in Appendix N1 of the Operative Waipa District Plan (Item H92 -Veale's Building: Category C – Community Significance).

> The building is occupied by three separate commercial premises as follows:

- Paddock Café (at 46 Victoria Road, Cambridge);
- Rumor Streetwear (at 45 Duke Street, Cambridge); and

- Paterson Burn Optometrists (at 49 Duke Street, Cambridge).

> The Submitter has recently completed significant building alterations and improvements to the existing heritage building. These works include:

- External alterations (to replace the roof and guttering, and minor ancillary works including affixing rainwater heads to the downpipes); and
- Internal alterations (to change the internal layout and refurbish the existing tenancies).

> The Application has the potential to adversely impact the Submitter. Potential adverse effects on the Submitter include (but are not limited to) noise, vibration, dust, traffic and roading; amenity and hours of operation, and property damage, including effects that are of a temporary or intermittent nature, and that extend beyond the boundaries of the Application Site.

> These effects include (but are not limited to) the following:

- **Noise Effects** associated with construction activities, including the use of machinery and hours of operation;
- **Vibration Effects** associated with construction activities, including the use of heavy machinery during the site preparation and building works (including earthworks to clear the site and construct the building foundations and basement parking area);
- **Dust Effects** associated with construction activities (including the demolition and removal of the existing buildings, earthworks and building works);
- **Traffic and Roading Effects** associated with construction activities, including the use of heavy vehicles and construction traffic, and maintaining access to the adjacent service lane; and
- **Amenity Effects** associated with construction activities, and the proximity of the Site to the Submitters land (including hours of operation and potential property damage with respect to the adjacent heritage building).

Specifically;

- The anticipated noise levels at various stages of constriction will breach the required Construction Noise standards (and therefore have the potential to adversely impact upon the existing commercial tenants at the Submitters land);
- The vibration effects at various stages of construction have the potential to adversely impact the existing heritage building on the Submitters land; and

- The construction activities have the potential to restrict access to the service lane for other businesses, including the existing commercial tenants at the Submitters land (required for access, parking and service vehicles).

11. As stated in Sections 7 - 9 above, the submission by the Submitter seeks that Council make the following decision:

> That Waipa District Council **grants** the resource consent application for the Mixed Use Development conditional upon the following relief being addressed in full:

Conditions of Consent being included in any resource consent decision to manage the potential adverse effects on The Submitter (including noise, vibration, dust, traffic and roading, amenity and hours of operation, and property damage)– as summarised in **Attachment A** of this submission.

i. To manage potential adverse effects (including noise, vibration, dust, traffic and roading effects, amenity and hours of operation, and property damage) on The Submitter;

ii. That require the consent holder to undertake building surveys at specified intervals to monitor the effects of the building and construction activities authorised by this consent(s) on the existing heritage building on the Submitters land;

iii. That require the consent holder to repair or compensate the Submitter for any damage incurred to the Submitters land (and the heritage building thereon) attributed to the activities authorised by the resource consents sought in The Application; and

iv. To implement the mitigation measures proposed within the application (as appropriate) including but not limited to the following:
    - The establishment of a 2m high acoustic fence along the northern boundary of the Application Site;
    - Restrictions on the hours of operation for noise and vibration generating works;
    - Specifying noise limits in accordance with the requirements of the WDP that take into account the commercial receivers in the vicinity of the Site;
    - Adoption of appropriate equipment restrictions to manage potential vibration effects;
    - Adopting the relevant vibration standard for the protection of sensitive structures (heritage building);

- Adoption of appropriate dust mitigation measures to manage potential dust nuisance effects;
- Adoption of appropriate traffic and roading measures to maintain access to the adjacent businesses and the existing unnamed service lane (for access, parking, refuse, loading and service vehicles).
- The requirement to prepare a Construction Traffic Management Plan (CTMP) to manage construction traffic effects.
- The requirement to communicate the construction timetable and potential disruptions for nearby properties and surrounding businesses.

12. Alternatively, if Council is not mindful to grant the application with the above relief sought, The Submitter **opposes** this resource consent application and requests that that the application be **declined.**

13. The Applicant has not contacted the Submitter to discuss the Application.

14. The Submitter **wishes to be heard** in support of its submission.

15. The Submitter does not wish to present a joint case with other people having similar submissions.

Signature of submitter

(Mark Chrisp – as Agent for the Submitter):



Date: 22 October 2026

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Attachments:

- **Attachment A:** Proposed Resource Consent Conditions

Attachment A – Resource Consent Conditions

Heritage Building Monitoring

1. Prior to the commencement of any physical works on the site and following consultation with the landowner, the consent holder must engage at its expense a suitably qualified and experienced Structural Engineer to undertake building surveys of the existing heritage building (Heritage Item H92 -Veale's Building) located at 46 A Victoria Road, Cambridge (Part Lot 1 DP 27598) at the times specified below to monitor the effects of the building and construction activities authorised by this consent on the existing heritage building.
    a) *Before the building and construction activities commence (to confirm the existing / baseline condition of the heritage building);*
    b) *During the building and construction activities (if there is any evidence of deterioration of the heritage building which may be reasonably attributed to the construction activities on the development site); and*
    c) *Within three months following the completion of the building and construction activities (this being the final report to confirm whether and to what extent there has been any effect on the structural integrity and condition of the heritage building).*

    The results of this monitoring *must be provided to the landowner (Whitehall Fruitpackers Holdings Limited) and Waipa District Council within ten (10) working days of it being undertaken.*

    To the extent that the results in Condition 1(b) and/or 1(c) above reveal any damage or deterioration which is attributable to the building construction activities authorised by this consent the consent holder shall either
    a) *fix any damage at their cost (including the costs associated with any consenting requirements) or*
    b) *otherwise provide financial compensation to the landowner of the heritage building to the equivalent value to fix any damage (including the costs associated with any consenting requirements).*

    Advice Note: *The consent holder must confirm suitable times with the landowner and tenants prior to undertaking the building surveys required in Condition (1) above.*

Conditions Proffered as Part of the Application

The following conditions are proffered within the application and are also required to mitigate adverse effects on the Submitter:

2. The establishment of a 2m high acoustic fence along the northern boundary of the Application Site;
3. Restrictions on the hours of operation for noise and vibration generating works;
4. Specifying noise limits in accordance with the requirements of the WDP that take into account the commercial receivers in the vicinity of the Site;
5. Adoption of appropriate equipment restrictions to manage potential vibration effects;
6. Adoption of the relevant vibration standard for the protection of sensitive structures (heritage building);
7. Adoption of appropriate dust mitigation measures to manage potential dust nuisance effects;
8. Adoption of appropriate traffic and roading measures to maintain access to the adjacent businesses and the existing unnamed service lane (for access, parking, refuse, loading and service vehicles);
9. The requirement to prepare a Construction Traffic Management Plan (CTMP) to manage construction traffic effects; and
10. The requirement to communicate the construction timetable and potential disruptions for nearby properties and surrounding businesses.