

12th November 2021

Bob Leef

Ngāti Taka

By email: bobleef42@gmail.com

Industrial Development Opportunity – 297 Te Puna Station Road

Kia ora Bob,

Following on from our conversation last week, please find within this package further detail as to the development opportunity sought to be realised at 297 Te Puna Station Road, within the rohe of Ngāti Taka.

Introduction - Applicants

Te Puna Industrial Ltd, our client, seek to establish yard-based industrial activities at the site at 297 Te Puna Station Road (Part Lot 3 DP 22158). Te Puna Industrial Ltd comprises an equal partnership between Colin Booth, a local resident, community member and investor; and ContainerCo, represented by Ben Duncan (General Manager – Commercial, ContainerCo). ContainerCo operate in the storage, repair, hire/leasing and buying/selling of shipping containers. The site has been purchased by Te Puna Industrial Ltd with the intention that ContainerCo establish a yard for the storage, repair and hiring out/leasing of containers from. This yard is intended to form the anchor tenant of the first stage of industrial use of the site.

Site Context

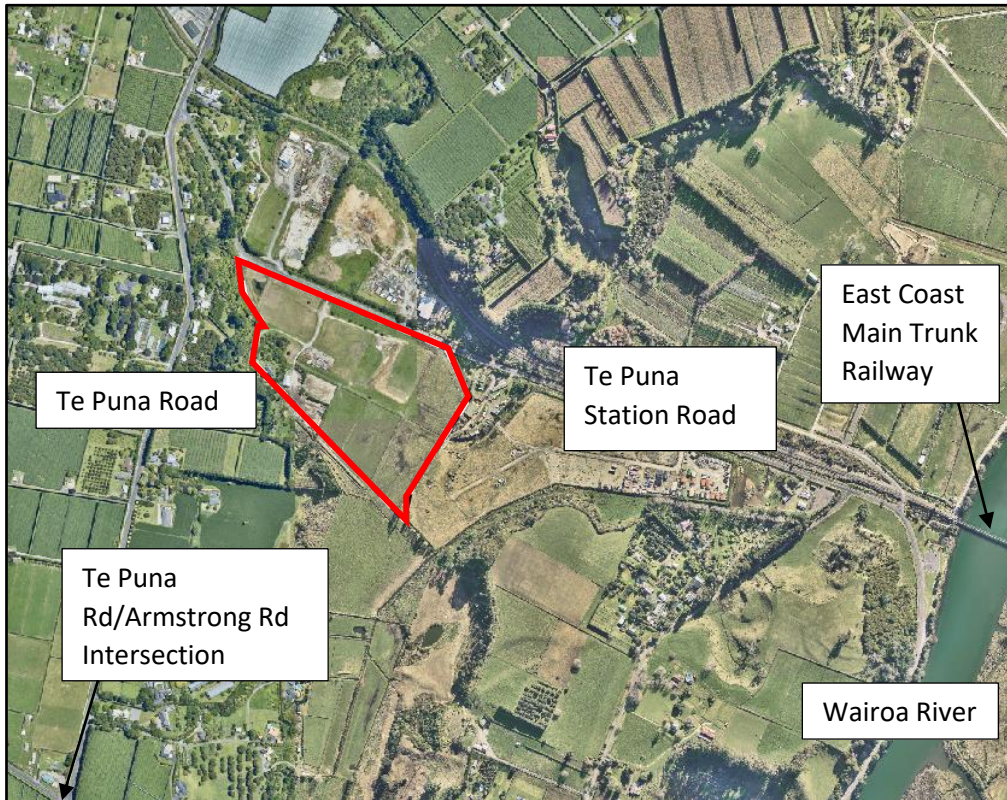
The site is located on the southern side of Te Puna Station Road, at the western end, with the vehicle entrance into the site 500m from the intersection of Te Puna Station Road and Te Puna Road. The site has 445m of frontage to Te Puna Station Road.

The site currently contains one dwelling, with associated yard spaces, periphery and discrete groups of trees within the site, and the majority of site being in use for grazing purposes. The site has historically benefitted from resource consent for earthworks for the purpose of depositing cleanfill, which has occurred incrementally from the 1990's through to the mid-2010's, based on available information. This appears to have occurred in paddocks closest to the road.

Land use surrounding the site is mixed in use however the character of the area is semi-rural interspersed with industrial activities. JMC Civil Construction Ltd and Angro Exports Ltd have yards established directly north of the site on the opposite side of Te Puna Station Road.

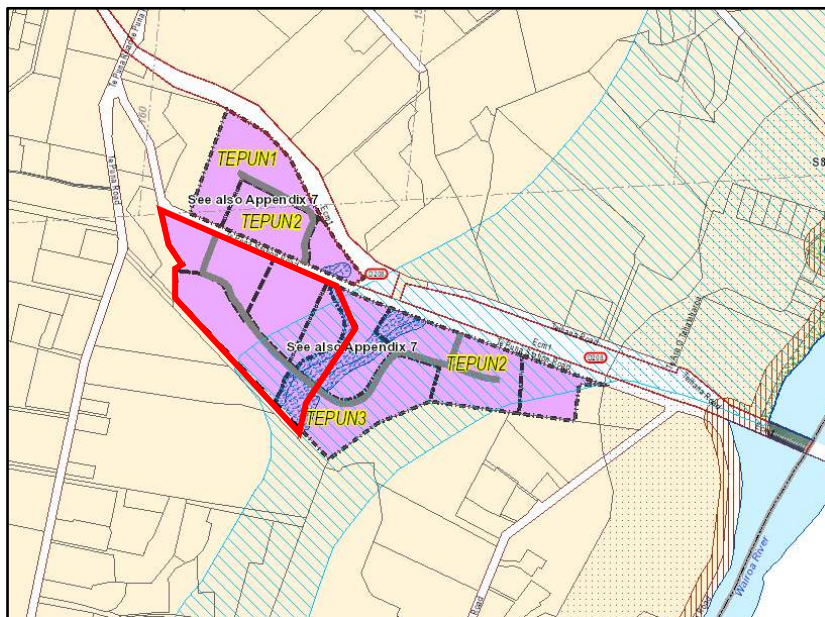
East of the site is a property partially in rural-residential use and partially in use as a base for Meredith Transport. South of the site is grazing/pastoral land. South-west of the site is land in horticultural use (avocados and kiwifruit), being orchard properties accessed from Te Puna Road, whilst directly west (elevated above the site) land is covered in bush.

Please see the aerial map below for further location context.



Planning Context

The site is zoned Industrial within the Western Bay of Plenty District Plan. Neighbouring sites to the north and east are similarly zoned Industrial, and collectively make up the Te Puna Business Park, which is subject to the provisions of a Te Puna Business Park Structure Plan at Appendix 7 of the District Plan. Beyond the business park land, surrounding land is zoned Rural. Part of the site is subject to a Floodable Area hazard overlay. Please see the image below for the District Plan context.



District Plan context. The purple zone is Industrial; beige is Rural; dashed blue is Floodable Area.

The site does not contain any zones or features as specified within the Bay of Plenty Regional Natural Resources Plan. Watercourses within the proposed development area are artificial watercourses as defined in this plan. The site is also subject to the provisions of the Pirirakau Hapu Management Plan, the Tauranga Moana Iwi Management Plan, and the Te Puna Community Plan.

Proposal

It is proposed to give effect to the Te Puna Business Park structure plan provisions by formally establishing industrial activities at the site. It is the vision of Te Puna Industrial Ltd to create flexible yard-based industrial land tenancies, in an integrated manner sensitive and complementary to the natural components and semi-rural nature of the surrounding landscape and character of the area.

A total of seven lease areas are proposed to accommodate yard-based industrial activities. These lease areas form Stage 1 of industrial development and use of the site (please see Stage 1 Site Plan appended to this document). These are detailed in the table below.

Lease 1 – Landscape contractor – 0.425ha	Lease 5 – Trailer manufacturing – 0.05ha
Lease 2 – ContainerCo – 1.54ha	Lease 6 – Yard based industrial – 0.4ha
Lease 3 – Yard based industrial – 0.689ha	Lease 7 – Yard based industrial – 0.15ha
Lease 4 – Tiny Homes fabrication – 0.01ha	

The individual lease areas are shown on the Stage 1 Activities Plan appended to this document.

Incidental to the establishment of industrial uses at the lease areas are the following development activities:

- Earthworks and construction of an internal road and vehicle access crossing to Te Puna Station Road. This includes widening to both sides of Te Puna Station Road at the improved intersection into the site;
- Earthworks, including the import of fill material, to achieve appropriate ground conditions, and slopes and heights to integrate with planned stormwater management and treatment features within the site;
- Earthworks to establish landscape bunds, planting and screening, a network of drainage treatment and passage swales, and a stormwater treatment and detention pond at the end of this network prior to a connection to the existing southern roadside drain of Te Puna Station Road; and
- Signage identifying the park and its activities.

The extent of earthworks, and indicative landscaping and drainage details, are shown on the plans appended to this document.

Earthworks and Archaeology

Resource consent is required from both Western Bay of Plenty District Council and the Bay of Plenty Regional Council in respect of the necessary earthworks to establish industrial activities and give effect to landscaping and stormwater management requirements of the structure plan. The earthworks are primarily located on ground that has already been filled (as consented) in the 1990's and 2000's. Reviewing all available records has revealed no known archaeological sites on the land

proposed to be developed. The earthworks will be generally consistent with the outcomes sought for the land by the Te Puna Industrial Park Structure Plan.

The earthworks strategy is being investigated at present, however the key concepts are likely to be:

- The establishment of erosion and sediment control measures to ensure sediment discharge does not affect adjacent drains without prior stormwater treatment. Separate clean water via diversion channels to existing drainage areas.
- Topsoil strip across the site to create perimeter bunding (also to be planted) as required by the structure plan;
- General contouring to ensure water runoff flows in a northerly or westerly direction within lease areas to be intercepted by a series of planted swales;
- The road, and Lease Areas 2 and 3 would require further excavation and import of engineered fill material to accommodate the loading requirements of ContainerCo.
- Stabilise earthworks areas as soon as possible after the earthworks are completed.

Erosion and sediment controls with respect to water networks and downstream aquatic ecosystems are identified as an important matter to address. Earthworks would be carried out in accordance with the *Erosion and Sediment Control Guidelines for Land Disturbing Activities* (produced by BOPRC) to mitigate as much as possible, if not completely avoid, silt runoff and airborne erosion during earthworks. This in turn seeks to give effect to expected environmental outcomes within the Pirirakau Hapu Management Plan and Policy 10 in particular of the Tauranga Moana Iwi Management Plan 2016-2026.

It should be noted that it is the intention to work with the existing ground profile, specifically only disturb deposited cleanfill and topsoil in the upper 0.3-0.5m of the soil profile. Original ground is sought to be avoided from disturbance as much as practicably possible. A monitoring protocol would be established with Pirirākau for earthworks on land that has previously not been filled.

Feedback Requested

Moving forward, we welcome your feedback and seek endorsement of the project.

If we could please receive your feedback at your earliest convenience, that would be much appreciated.

In the meantime, if you have any questions on the proposal, please feel free to contact me on the details below.

Ngā mihi



Vincent Murphy

Senior Planner, Momentum Planning and Design

vincent@mpad.co.nz / 021 283 0673

Vincent

From: operations@pirirakauinc.co.nz
Sent: Friday, 17 December 2021 1:45 pm
To: Vincent
Subject: Te Puna Business Park

Kia ora Vincent,

After many hui and discussions with our kaumatua and hapu, Pirirakau oppose any commercial industrial developments. We will also be engaging with Council in reverting the zoned area back into rural industrial in which it was originally zoned for.

Some of the impacts upon our hapu and community include but are not limited to, Waahi tapu, implications on the environment including the awa, the Hakao and drains, biosecurity, wear and tear on our local roads, traffic volume, noise, stacking height of the containers, and liquefaction. Also this proposal does not fit in with our values of kaitiakitanga, mana whenua, ahi kaa and long standing connection to the whenua. Pirirakau will continue to ensure the Te Puna area remains as a green belt.

If you wish to discuss this further please contact.

Nga mihi
Gabrielle Rolleston
Operations Manager
Pirirakau Incorporated Society

12th November 2021

Gabrielle Rolleston

Operations Manager, Pirirakau Incorporated Society

By email: operations@pirirakauinc.co.nz

Industrial Development Opportunity – 297 Te Puna Station Road

Kia ora Gabrielle,

Thank you for your time in meeting with the project team on the 8th of November 2021. As discussed at that meeting, please find within this package further detail as to the development opportunity sought to be realised at 297 Te Puna Station Road, within the rohe of Pirirākau.

Introduction - Applicants

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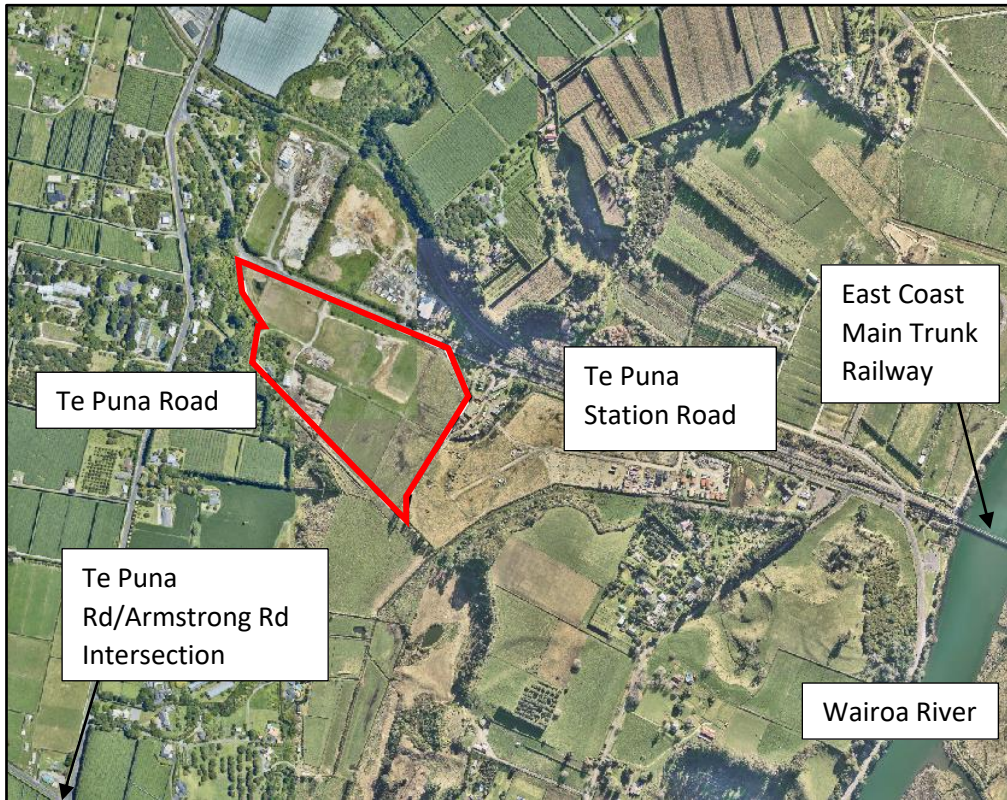
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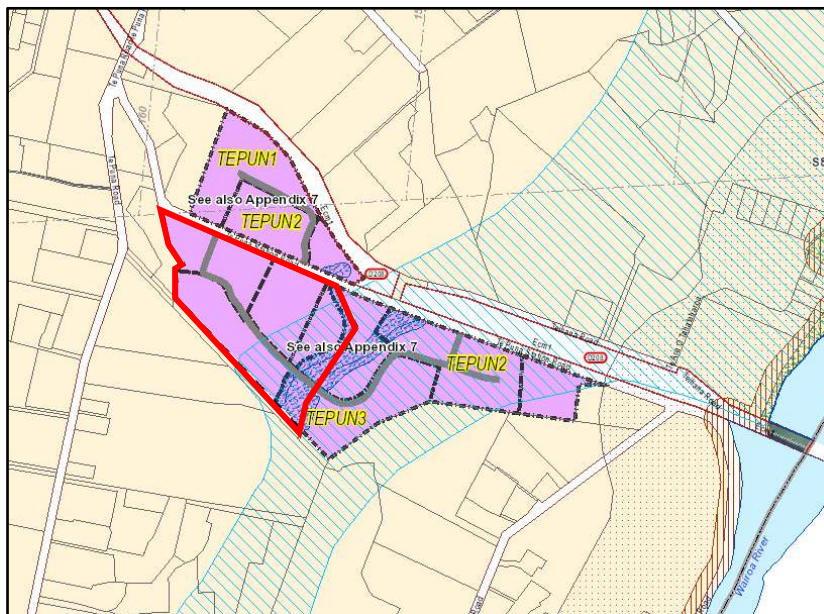
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If we could please receive your feedback at your earliest convenience, that would be much appreciated. Te Puna Industrial Ltd are happy to meet with wider hapū members and kaumātua as discussed on-site to engage on the project further.

In the meantime, if you have any questions on the proposal, please feel free to contact me on the details below.

Ngā mihi



Vincent Murphy
Senior Planner, Momentum Planning and Design

vincent@mpad.co.nz / 021 283 0673