

Vincent

From: Daina-Jane Cunningham <Daina-Jane.Cunningham@boprc.govt.nz>
Sent: Tuesday, 25 May 2021 4:54 pm
To: Richard Coles
Subject: Pre-App for 297 Te Puna Station Road

Kia Ora Richard,

Thank you for your time last week to discuss 297 Te Puna Station Road. Your client and you have proposed to fill land, to raise levels for building platforms.

1 Compliance regarding filling of overland flow path on the neighbouring property.

I have spoken with one of our compliance officers, and the original owner of 297 Te Puna Station Road, had previous resource consent for the underlying subdivision however this has been since surrendered (62951) . The officer advised that currently we aren't dealing with anything at that site. They did note that Western Bay of Plenty are dealing with the neighbouring property. So, please get in touch with them for more detail. If they are filling the overland flow path, they do require consent.

2 Harbour Inundation Level:

Based on the report entitled "Tauranga Harbour Inundation Modelling", (Glen Reeve, Scott Stephens and Sanjay Wadhwa, NIWA, December 2018), the 1% AEP (1 in 100 year return period) flood level for Tauranga Harbour at this site is **3.85m RL (Moturiki Datum)**.

The above level is the combined storm tide and wave set-up elevation during a 1% AEP storm event in the year 2130 with 1.25m sea level rise. The level includes an allowance for estimate imprecision and phenomena not explicitly included in the calculations, such as fluctuating estuary effects.



3 Flooding from intense rainfall:

You will need to request the flood level due to rainfall from WBOPDC as we do not have permission to share this data yet (I believe the model has not yet been finalised for public use). The WBOPDC model appears to include the effects that drains and streams have on flood levels across the property. The harbour level and floodable extents mapped above are likely to be the critical factor for the site design and assessment of effects

4 Activity status of a Wetland

A concern was brought up whether the southern end of the property contains a wetland or not. The area is not listed as a wetland on our system, there are some limitations to this as, these areas are not ground trothed. The definition of a wetland is listed below, a wetland specialist/ecologist will be able to provide confirmation if the wetland is a wetland or not if. If it meets the definition of a wetland then it will be subject to the rule of the National Environmental Standard for Freshwater.

natural wetland means a wetland (as defined in the Act) that is not:

- (a) a wetland constructed by artificial means (unless it was constructed to offset impacts on, or restore, an existing or former natural wetland); or
- (b) a geothermal wetland; or
- (c) any area of improved pasture that, at the commencement date, is dominated by (that is more than 50% of) exotic pasture species and is subject to temporary rain-derived water pooling

As you have mentioned that there may be discharge of water near the wetland (if it meets the above definition). Then under regulation 54 of the NES-Freshwater, the activity is considered a non-complying activity, if this occurs within 100 m setback of the wetland.

54 Non-complying activities

The following activities are non-complying activities if they do not have another status under this subpart:

- (a) vegetation clearance within, or within a 10 m setback from, a natural wetland:
- (b) earthworks within, or within a 10 m setback from, a natural wetland:
- (c) the taking, use, damming, diversion, or discharge of water within, or within a 100 m setback from, a natural wetland.

Summary of engineering aspects discussed:

- The applicant will need to assess the effects of filling the floodable area and provide mitigation measures (offset flood storage) if the effects are more than minor.
- The applicant will need to allow for overland flow paths through our around the site (i.e. filling of the site shall not result in ponding of upstream properties). Overland flow paths may be diverted as long as capacity for the 100-year climate adjusted event is provided.
- Stormwater discharge into the existing Te Puna Station Road drain will likely need written approval from WBOPDC to demonstrate the drain has capacity to accept the discharge. If stormwater is discharged to the south of the site, the applicant will need to comply with RNRP Rule R20 or apply for a discharge consent.
- If the stormwater management includes a discharge structure in the stream, the applicant will also need to comply with BW R6 or apply for consent.
- We did not discuss this during the meeting, but if cut depths greater than 2m or fill heights greater than 4m and steeper than 5H:1V batters are proposed, than stability effects need to be assessed by a certified geotechnical professional. If earthworks are in close proximity to permanent drains, the applicant should also assess whether earthworks will have any effect on the stability/function of those drains.

Other points discussed:

- If consent is required then a full Cultural Impact Assessment (CIA) will be required, it is expected that consultation occurs to inform the CIA, the Iwi contact details for the area are listed below:

RoleName	FullName	Email	PhoneNo	PostAddre	GroupName
RMA Contact	Des Heke	des_heke@xtra.co.nz	027 3489146	162 Ohaui	Ngati Rangit
RMA Contact	Buddy Mikaere	buddy@buddymikaere.com	07 5724140	Tauranga I	Ngati Puker
RMA Contact	Piatarahi Bennett	pia@ngaiteurangi.org.nz	07 5753765	PO Box 47	Ngai Te Rar
RMA Contact	Ngai Te Rangit (Te Runanga o Ngai Te Rangit Iwi Trust)	pia@ngaiteurangi.org.nz	07 5753765	PO Box 43	Ngai Te Rar
Secretary	Pirirakau Incorporated Society	secretary@pirirakauinc.co.nz		3 Lochhea	Pirirakau In
RMA Contact	Eruera Tuhakaraina	tiamana@pirirakauinc.co.nz	07 5524461	3 Lochhea	Pirirakau In
Secretary	Hinerangi Vaimoso	hvaimoso@gmail.com	021 1991699	PO Box 20	Ngati Hiner
Chairperson	Phillip Smith	phil.smith55@xtra.co.nz	021 1818981	PO Box 20	Ngati Hiner

- Permitted rule for Earthworks and Stormwater is as follows:

LM R1 (Rule 1) Permitted – Earthworks and Quarries

The disturbance of land and soil as a result of earthworks or a quarry, where the activity does not exceed the limits in Table LM 1 within any 12 month period is a permitted activity subject to the following conditions:

Table LM 1 Permitted Limits for Earthworks and Quarries

	General Area	Land Slope	Distance from Water Body	Permitted Limits within any 12 month period
(a)	Urban areas on Sand Dune Country, and previously developed subdivisions on Sand Dune Country	No greater than 35°	Coastal land between 50 metres landward of the Coastal Marine Area and either: (i) 150 horizontal metres landward of the Coastal Marine Area; or (ii) the point where land changes from sand dune country to another soil type; whichever is the lesser distance.	Exposed area no greater than 400 m ² and volume no greater than 200 m ³ .
(b)	Riparian Management Zone – Rotorua Lakes	0 to 15°	Between 0-20 horizontal metres from the edge of the lake	Exposed area no greater than 100 m ² and volume no greater than 50 m ³ .
		>15 to 25°	Between 0-25 horizontal metres from the edge of the lake	
		>25 to 35°	Between 0-40 horizontal metres from the edge of the lake	
(c)	Riparian Management Zone - other lake not specified in (b), wetland or the bed of any river or stream, excluding streams and rivers with Water Supply water quality classification and Schedule 1 streams	0 to 7°	Between 0-5 horizontal metres from the edge of the water body	Earthworks excluding stream crossings - Exposed area no greater than 400 m ² and volume no greater than 200 m ³
		>7 to 15°	Between 0-10 horizontal metres from the edge of the water body	
		>15 to 25°	Between 0-20 horizontal metres from the edge of the water body	Earthworks for stream crossing purposes – exposed area no greater than 1,000 m ² per crossing.
		>25 to 35°	Between 0-25 horizontal metres from the edge of the water body	
(d)	Riparian Management Zone – streams and rivers with Water Supply water quality classification	0 to 15°	Between 0-20 horizontal metres from the edge of the water body	Earthworks excluding stream crossings – Exposed area no greater than 400 m ² and volume no greater than 200 m ³ .
		>15 to 25°	Between 0-25 horizontal metres from the edge of the water body	
		>25 to 35°	Between 0-40 horizontal metres from the edge of the water body	Earthworks for stream crossing purposes – exposed area no greater than 1000 m ² per crossing.
(e)	Riparian Management Zone – Schedule 1 streams	0 to 7°	Between 0-5 horizontal metres from the edge of the water body	Earthworks excluding stream crossings - Exposed area no greater than 400 m ² and volume no greater than 200 m ³ .
		>7 to 15°	Between 0-10 horizontal metres from the edge of the water body	
		>15 to 25°	Between 0-20 horizontal metres from the edge of the water body	Earthworks for stream crossing purposes – exposed area no greater than 600m ² per crossing.
		>25 to 35°	Between 0-25 horizontal metres from the edge of the water body	

	General Area	Land Slope	Distance from Water Body	Permitted Limits within any 12 month period
(f)	Ephemeral Flowpath not in the Erosion Hazard Zone	No greater than 35°	N/A	Earthworks excluding roading crossings - Exposed area no greater than 100 m ² and volume no greater than 50 m ³ per individual flowpath. Earthworks outside urban areas for roading crossing purposes – exposed area no greater than 400 m ² per crossing.
(g)	Coastal Margin	No greater than 35°	Land between 20-40 horizontal metres as measured from the Coastal Marine Area on the edge of an estuary, harbour, or the open rocky coast.	Exposed area no greater than 400 m ² and volume no greater than 200 m ³ .
(h)	Land not in areas covered by (a) to (e), and not in the Erosion Hazard Zone	0 to 15°	N/A	Exposed area no greater than 1 hectare and volume no greater than 5,000 m ³ .
		>15 to 25°	N/A	Exposed area no greater than 5,000 m ² and volume no greater than 5,000 m ³ .
		>25 to 35°	N/A	Exposed area no greater than 500 m ² and volume no greater than 500 m ³ .

Notes:

- 1 Any earthworks:
 - (a) In the Erosion Hazard Zone, or
 - (b) On slopes greater than 35 degrees; or
 - (c) On coastal land between 0-50 metres of the Coastal Marine Area on Sand Dune Country; or
 - (d) On coastal land between 0-20 metres of the Coastal Marine Area on the Coastal Margin;
 are discretionary activities under LM R4.
- 2 The area covered by Table LM 1(a) will be interpreted to be modified or stabilised Sand Dune Country which has a vegetative cover, sealed or compacted soil, and a previously modified or flattened topography. This excludes unmodified or natural dune systems.
- 3 Any earthworks in the Coastal Margin between 0 to 20 horizontal metres as measured from the Coastal Marine Area on the edge of an estuary, harbour, or the open rocky coast are a discretionary activity under LM R4.

- (a) There shall be no point source discharge of sediment contaminated stormwater to surface water from the activity.
- (b) The diffuse discharge of sediment contaminated stormwater to surface water from the activity shall not cause the following effects, except where a 20% AEP flood event is exceeded:
 - (i) The production of any conspicuous oil, grease films, scums or foams, or floatable or suspended solids.
 - (ii) Any conspicuous change in colour or visual clarity.
 - (iii) Any emission of objectionable odour.
 - (iv) The rendering of fresh water unsuitable for consumption by farm animals.
 - (v) Any more than minor adverse effects on aquatic life.

The full permitted earthworks rule is LM R1 can be [located at this link here](#) on pages 9 to 12.

Permitted – Discharge of Stormwater to Surface Water

The discharge of stormwater to surface water, or to land where the discharge enters surface water, is a permitted activity, subject to the following conditions:

- (a) The suspended solids concentration of the discharge shall not be greater than 150g/m³, except where a 10 minute duration 10% AEP storm event (10 year return period storm) is exceeded.
 - (b) The discharge shall not be to a surface water body in an area otherwise covered by a Comprehensive Catchment Discharge Consent.
 - (c) The discharge shall not cause the production of conspicuous oil or grease films, scums or foams, or floatable materials.
 - (d) The rate of discharge shall not exceed 125 litres per second for a 10 minute duration 10% AEP storm event (10 year return period storm).
- (e) The discharge shall not contain any stormwater from a timber preservation site, timber treatment site, or a site where chemically treated timber is stored.
 - (f) The discharge shall not cause or induce erosion to the bed or banks of any surface water body, or to land, where the erosion is persistent or requires active erosion control measures to bring it under control. Erosion includes:
 - (i) Instability of land or the banks of the surface water body.
 - (ii) Scour to the bed of the surface water body.
 - (iii) Damage to the margins or banks of the surface water body.
 - (g) The discharge shall not cause nor contribute to flooding or ponding on any land or property owned or occupied by another person.
 - (h) The discharge shall not contain hazardous substances, or substances that are toxic to aquatic ecosystems (as measured relative to the ANZECC Guidelines for Fresh and Marine Water Quality, 2000).²⁴
 - (i) The discharge shall not contain any wastes (including, but not limited to, wastewater or condensates) from a trade or industrial process.
 - (j) The discharge shall not cause a conspicuous change in the colour of the receiving waters.
 - (k) Where the discharge is to a part of a receiving water body that is classified as Water Supply, the discharge shall not contain any substance that renders the water unsuitable for treatment (equivalent to coagulation, filtration, disinfection or micro-infiltration) for human consumption.

This activity is also subject to the requirements of the rules in the Rotorua Lakes section of this regional plan.

Advisory Note

- 1 If a resource user wishes to discharge stormwater to water at a greater rate or suspended solid concentration than permitted under DW R20, they must apply for a resource consent and the effects of the discharge will be assessed on a case by case basis. The Regional Council will assess the effects of a proposed higher suspended solids limit providing the results of appropriate investigations are in the Assessment of Environmental Effects for a resource consent application.
- 2 In relation to the application of condition (d), stormwater management systems for State Highways and other roads may be designed to allow multiple discharges along a length of roadway, providing each individual discharge does not exceed the stated rate.
- 3 In relation to condition (c), the term 'conspicuous' refers to a visually evident effect.

It is also a permitted activity to divert stormwater which is attached below.

WQ R14 (Rule 44A) Permitted – Diversion of Stormwater (Surface Runoff)

The diversion of stormwater is a permitted activity subject to the following conditions:

- (a) The activity shall not cause or induce erosion to the bed or banks of any surface water body, or to land, where the erosion is persistent or requires active erosion control measures to bring it under control.

Erosion includes:

- (i) Instability of land or the banks of the surface water body.
 - (ii) Scour to the bed of the surface water body.
 - (iii) Damage to the margins or banks of the surface water body.
- (b) The activity shall not cause flooding or ponding on any land or property owned or occupied by another person, where that land would not naturally carry water during storm or flood events.

Advisory Note

- 1 The discharge of stormwater to surface water, or to land soakage, must comply with the requirements of DW R20 or DW R22, or a resource consent must be obtained.

The full permitted discharge rule is DW R20 can be [located at this link here](#) and is on pages 36 to 37. Please note that the drain may be an asset of Western Bay of Plenty Council, please check before discharging.

Please let me know if you have any further queries, or if you require a consent. Please do get in touch.

Ngā Mihi nui,

Daina-Jane Cunningham

Consents Planner

Bay of Plenty Regional Council Toi Moana

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From: Heather Perring
Sent: Tue, 28 Sep 2021 02:14:10 +0000
To: 'James Masemann'; Richard
Cc: Greer Golding; Chris Watt
Subject: RE: 297 Te Puna Station Rd

Hi James and Richard,

Thanks for the discussion about the proposed storage activity at this site.

The earthworks/flood hazard rules are 8.3 of the District Plan. In particular, 8.3.3 RD activities c. Floodable Areas and Coastal Inundation Areas.

Also any RC application will need to cover the relevant provisions of chapter 12 Subdivision and Development, where as per the District Plan definitions, 'development' means:
"any work that involves the disturbance and/or an excavation of the land surface and/or the provision of services for the purposes of compliance with Resource Consent approvals or as required to fulfill the obligations of a Permitted Activity, but excludes day to day farming activities such as fencing, cultivation, maintenance of farm tracks, and orchard activities such as shelterbelt and tree removal and root ripping. It also may include the land use development process which can incorporate a multitude of activities which can be social, residential, commercial or industrial in nature and can also include building and civil construction activities."

The advice we have provided to the other landowners in TPBP is that development is everything up to the point of operating an industrial activity onsite, and will include the measures required to fulfil the structure plan as per 12.4.16.1.

Should your client wish to vary any of the structure plan requirements, they will need to seek a Non Complying activity as per 21.3.12. As advised, industrial activities cannot operate from the site until either the structure plan requirements have been fulfilled, or a resource consent authorises any non-compliances with the requirements.

We will come back to you as soon as we can on roading upgrades.

Kind regards,

Heather

Heather Perring

Senior Consultant Planner

Kaimahere Matua Whakaae ā-rawa



**Western
Bay of Plenty**
District Council

**For our
people**

E heather.perring@westernbay.govt.nz

P 021 619 602 | FP 0800 926 732

1484 Cameron Road, Greerton, Tauranga 3112

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From: James Masemann [mailto:james.masemann@vitruvius.co.nz]
Sent: Thursday, 23 September 2021 11:50 AM
To: Heather Perring <Heather.Perring@westernbay.govt.nz>
Cc: Richard <richard@mpad.co.nz>; Charlie Sherratt <charlie.sherratt@vitruvius.co.nz>
Subject: RE: [EXTERNAL] RE: 297 Te Puna Station Rd - Stormwater

Hi Heather,

Good to chat just now. As discussed, our Client has very recently taken ownership of 297 Te Puna Station Rd and wishes to establish industrial activities on the site, so we're carrying out a period of initial consultation to inform consenting requirements.

If we could tee up a meeting with yourself and Rachel Davie next week that would be great. I would like to bring Charlie Sherratt from here to discuss stormwater, and Richard Coles to discuss planning issues.

How does next Tuesday afternoon look? Say 1pm? Probably have to be a Teams meeting but if in person is allowed that would be better.

Hope to hear back soon.

Cheers
James.

James Masemann
Technical Lead – Land Development

Vitruvius

From: Heather Perring <Heather.Perring@westernbay.govt.nz>
Sent: Thursday, 23 September 2021 7:31 am

To: James Masemann <james.masemann@vitruvius.co.nz>
Subject: RE: [EXTERNAL] RE: 297 Te Puna Station Rd - Stormwater

Hi James,

Anytime today other than 9 – 10.30am and 1.30 – 3pm is good for me!

Talk then,

Heather

Heather Perring

Senior Consultant Planner

Kaimahere Matua Whakaae ā-rawa



E heather.perring@westernbay.govt.nz

P 021 619 602 | **FP** 0800 926 732

1484 Cameron Road, Greerton, Tauranga 3112

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From: James Masemann [<mailto:james.masemann@vitruvius.co.nz>]

Sent: Wednesday, 22 September 2021 3:54 PM

To: Heather Perring <Heather.Perring@westernbay.govt.nz>

Subject: FW: [EXTERNAL] RE: 297 Te Puna Station Rd - Stormwater

Hi Heather,

I was about to follow up with Coral, then checked my phone messages for a missed call today, and voila! There was your message. No notifications my end so sorry about that!

If you could please let me know when is a good time to call and catch up about the unconsented fill next door to 297, that would be much appreciated.

Take care.
James.

James Masemann

Team Leader Infrastructure Tauranga

Vitruvius

From: Coral-Lee Ertel <Coral-Lee.Ertel@westernbay.govt.nz>
Sent: Tuesday, 14 September 2021 6:18 am
To: James Masemann <james.masemann@vitruvius.co.nz>
Subject: [EXTERNAL] RE: 297 Te Puna Station Rd - Stormwater

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi James

Western Bay is still largely working from home as well.

I'll follow up on who is best to meet with you to discuss the unconsent fill.

Regarding the comprehensive stormwater consent this does not cover the properties at 297 Te Puna Station rd. The comprehensive consent only covers the urban areas of Te Puna West and parts of the Minden.

Regards,
Coral-Lee

From: James Masemann <james.masemann@vitruvius.co.nz>
Sent: Monday, 13 September 2021 5:09 pm
To: Coral-Lee Ertel <Coral-Lee.Ertel@westernbay.govt.nz>
Subject: 297 Te Puna Station Rd - Stormwater

Hi Coral-lee,

I hope this finds you well and surviving the lockdown? I'm not sure if Western Bay is back but have heard TCC are still working from home.

I would like to tee up a meeting to discuss a site at 297 Te Puna Station Rd as it seems the eastern boundary neighbour at No. 245 seems to have carried out some unconsented filling. We would also like to know the confines of the Comprehensive Discharge Consent for the area.

If you could let me know what date and time might suit for a chat about the above (OR who else you think might be able to help if you're too busy!) that would be greatly appreciated.

Hope to hear from you soon.

Cheers

James.

Kind Regards,

James Masemann / NZDE(Civil), MEngNZ

Team Leader – Infrastructure Tauranga

Mobile: +64 27 931 8955

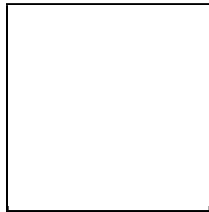
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Vincent

From: Rachel Darmody <RDarmody@heritage.org.nz>
Sent: Wednesday, 8 December 2021 11:13 am
To: Vincent
Subject: RE: Potential for archaeological authority - 297 Te Puna Station Road

Tena koe Vincent

We accept that you would like to use an accidental discovery protocol in this instance. If any archaeological material is uncovered you will need to stop work and contact us immediately for advice on how to proceed. You may then be required to apply for an authority under the Heritage New Zealand Pouhere Taonga Act 2014. Please be aware of the time delays involved in stopping mid-construction.

Nga mihi
Rachel

From: Vincent <vincent@mpad.co.nz>
Sent: Wednesday, 8 December 2021 10:33 am
To: Rachel Darmody <RDarmody@heritage.org.nz>
Subject: FW: Potential for archaeological authority - 297 Te Puna Station Road

Hi Rachel,

As discussed just now. Please see info I have sent to Ken (attached) which he has responded to in his email below, expressing the opinion that the likelihood of the project affecting unrecorded archaeological sites within the property is considered low. We would employ an accidental discovery protocol during earthworks.

If you can please advise if an archaeological authority is required at your earliest convenience.

Thanks
Vince

Vincent Murphy
Senior Planner
021 283 0673 vincent@mpad.co.nz
www.mpad.co.nz



From: KJS.Phillips@xtra.co.nz <KJS.Phillips@xtra.co.nz>
Sent: Wednesday, 8 December 2021 8:57 am
To: Vincent <vincent@mpad.co.nz>
Subject: Re: Potential for archaeological authority - 297 Te Puna Station Road

Hi Vincent

I provide the following information and advice regarding archaeological issues associated with the proposed light industrial development at 297 Te Puna Station Road. I have not carried out a survey of the property consequently this is a desk top assessment only. A field survey would clarify any potential archaeological issues. While there are recorded archaeological sites on neighboring properties there are no known sites within 297 Te Puna Station Road. The greater part of the property is low lying poorly drained land. Archaeological sites relating to

settlement are rarely found in such environments although associated cultivation may have occurred in this area. Wetlands adjacent to settlement sites can also preserve artifacts including those made of organic material in anaerobic environments.

however the likelihood of the development project affecting unrecorded archaeological sites within the property is considered low.

Let me know if you require further information or field assessment of the property.

Regards

On 07/12/2021 11:13 Vincent <vincent@mpad.co.nz> wrote:

Good morning Ken,

Thanks for your call just now. As discussed, development is proposed at 297 Te Puna Station Road (Part Lot 3 DP 22158 and Secs 2 and 3 SO 61751) to facilitate industrial use as anticipated by the industrial zoning.

Please see attached plans for information. The application relates to Stage 1 only, however earthworks slightly beyond this (west of the internal road) are proposed – see earthworks plan. Earthworks will comprise a top-soil strip (approx. 300mm) to the earthworks extent. Beyond this, the exact methodology is to be confirmed between the client and their geotechnical engineer – likely after some trial pits are done, several options are available. However the ground water line is roughly 0.5m below ground level, and geotechnical improvement works may occur at this depth, no deeper.

Relevant is that the earthworks area corresponds to two historically consented activities:

1. Leases 4-7 are in the location of a consented rural contractors depot. This land has been cleared and levels, and is surfaced with gravel/aggregate embedded in fine soil. Earthworks in these areas would be restricted to 300mm below the surface.
2. Leases 1-3 and the additional earthworks area west of the internal road near the front of the site, overlap with consented deposition of cleanfill from the mid-2000's to the mid-2010's. The consent from BOPRC authorised the depositing of cleanfill to a depth of 1.4m. In these locations, the geotechnical engineer has identified the ground water table is generally 0.5m below the existing surface. This is the maximum depth that any geotechnical improvements would need to go – in general the site would be largely raised with compacted cleanfill to minimise flood risk to future lessees.

With this information, and with regard to known/suspected archaeological sites in the vicinity of the land, if you could advise as to the need to apply for archaeological authority from Heritage NZ, that would be much appreciated. As discussed, I am hoping to lodge this consent application by mid next-week. Hence if a response could be received as soon as possible, to prove appropriate consideration of the matter, that would be much appreciated.

Thanks

Vince

Vincent Murphy

Senior Planner

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Ken Phillips

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Ph 027 276 9919

Vincent

From: Vincent
Sent: Monday, 13 December 2021 1:59 pm
To: Bev.Higginbotham@powerco.co.nz
Cc: Richard Coles
Subject: RE: Development concept request
Attachments: Jellicoe Power Bill.pdf

Hi Bev,

I am working with Richard on this project. Trust this finds you well.

We have advised our clients to commence the formal process with Powerco and dialogue is occurring with Northpower. However at a high level, we have been provided with a power-bill for the same operation in Auckland (see attached). I am just enquiring to see if in-principle such power demand raises any red flags with Powerco as the lines company at the site.

Any feedback would be much appreciated.

Kind regards

Vincent Murphy
Senior Planner
021 283 0673 vincent@mpad.co.nz
www.mpad.co.nz



From: Bev Higginbotham <Bev.Higginbotham@powerco.co.nz>
Sent: Monday, 15 November 2021 1:34 PM
To: Richard Coles <richard@mpad.co.nz>
Subject: RE: Development concept request

Our privacy policy is [here](#). It tells you how we may collect, hold, use and share personal information.

Hi Richard

Nice to speak with you and hear you are busy 😊

As mentioned, you may wish to progress this connection inquiry by:

1. Completing the attached SCIF which I could then share with Planning/Customer Initiated Works team for a high level assessment of the connection; or
2. Engage a Powerco Approved Contractor (PAC) to assess and get the design/connection process underway. This is probably the ideal option given the extended processing delays and asset

procurement lead times (20 + weeks for transformers/switchgear). List of providers may be found on Powerco's website – Downer, Northpower, NPE Tech etc. Link provided below:

[Powerco-approved contractors](#)

Hope this helps 😊

Kindest regards

Bev Higginbotham | Regional Account Manager - Tauranga | **POWERCO**

Ext 5778 | DDI +64 7 926 2778 | Mobile +64 27 404 6183

From: Richard Coles <richard@mpad.co.nz>
Sent: Monday, 15 November 2021 12:12 pm
To: Bev Higginbotham <Bev.Higginbotham@powerco.co.nz>
Subject: FW: Development concept request

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Bev,

The Te Puna Industrial Park has been zoned for around 15 years. Our client Colin Booth at 297 Te Puna Station Road is seeking to establish some yard based industrial activities. From our discussion on the Omokoroa Town centre late last year, I understand there are supply limitations. I think there is an 11 or 33kv line down Te Puna Station Road which is immediately adjacent to the site.

Could one of your team help confirm the adjacent power reticulation kv.

Happy to deal with a contractor you recommend regarding calculating supply requirements.

Kind Regards

Richard Coles
Director/Planner MNZPI
0274 325 154 richard@mpad.co.nz
mpad.co.nz



From: Vincent <vincent@mpad.co.nz>
Sent: Monday, 15 November 2021 10:43 AM
To: Richard Coles <richard@mpad.co.nz>
Subject: FW: Development concept request