

## **Public Notice of Resource Consent Application RC13924L**

### **Public Notification – s2AB and s95A Resource Management Act 1991**

The Western Bay of Plenty District Council has received an application from **Tinex Group Limited** for resource consent (landuse) to:

Continue to operate industrial activities located on a site at **245 Te Puna Station Road, Te Puna, Tauranga**. The industrial activities include four business depots and associated outdoor storage areas. The activities are already located in the eastern portion of the site and are accessed via the site entrance at No. 205 Te Puna Station Road. The site is within the Te Puna Business Park Structure Plan Area.

#### **Application:**

The use of the site for industrial landuse prior to specified Structure Plan development works being completed is a Non-Complying Activity. The proposed landuse includes the following four activities;

#### Activity 1

Currently operated by A&J Demolition, the activity involves the storage and renovation of relocatable houses, storage of empty skip bins, portable fencing and building materials. The activity currently occupies an area of approximately 0.8ha

#### Activity 2

Currently operated by Total Relocations, the activity involves the storage and renovation of relocatable houses and occupies an area of approximately 0.21ha. The activity is currently contained with a wire mesh fence and gates from the internal accessway.

#### Activity 3

Currently operated by Compass Pools, the activity involves the storage of swimming pool shells with an approximate area of 0.3ha.

#### Activity 4

Currently operated by Earthmover Tyre Services, the activity involves the storage of large earthmoving machinery tyres in a yard area of approximately 0.26ha.

Other key components of the application:

The subject site (Lot 2 DP 22158) is one of three properties zoned Industrial and located within the Te Puna Business Park Structure Plan area. The Structure Plan requires roading upgrades, landscaping, stormwater management and water infrastructure to be established prior to the commencement of activities within the Business Park.

A consent application for a waiver of some of the Structure Plan development and staging requirements has currently been lodged and is being processed by WBOPDC (RC12979L). A separate retrospective earthworks consent for certain filling undertaken on the site has also

been lodged and is being processed by WBOPDC (RC13474L).

As part of the development of the site which has occurred to date, the applicant has established an acoustic earth bund with landscaping along the Te Puna Station Road site boundary, as well as the southern/zone boundary. Other internal planting has also been undertaken.

**Location:**

The subject site is located on Te Puna Station Road, Te Puna. The site is served by two existing vehicle entrances, an existing sealed vehicle entrance at No. 245 Te Puna Station Road which serves the existing dwelling and accessory buildings (e.g. implement sheds) in the west; and a metalled vehicle entrance in the east of the site at 205 Te Puna Station Road, which serves the area currently used for the four Industrial activities and is intended to be used as the main entrance for the future use of the site.

The application includes an assessment of environmental effects. You can view this application online at [www.westernbay.govt.nz](http://www.westernbay.govt.nz) located under Resource Consents – Current Resource Consent Applications, Publicly Notified Resource Consents – Tinex Group Limited (RC13924L) or any Western Bay of Plenty District Council office.

**Submissions:**

Any person may make a submission on the application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that –

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition

You may make a submission by sending a written or electronic submission to Western Bay of Plenty District Council, Private Bag 12803, Tauranga Mail Centre, 3143 or [rcsubmissions@westernbay.govt.nz](mailto:rcsubmissions@westernbay.govt.nz). The submission must be in Form 13. Copies of this form are available from [www.westernbay.govt.nz](http://www.westernbay.govt.nz) or any Western Bay of Plenty District Council office.

A copy of your submission must also be sent to: **Stratum Consultants Limited, PO Box 13651, Tauranga Mail Centre, Tauranga 3141, Attn: Shae Crossan or to [shae.crossan@stratum.nz](mailto:shae.crossan@stratum.nz)**

**Timeframes:**

Submissions close on **Monday the 24<sup>th</sup> of July 2023**.

If you have any queries, please contact the Council's Customer Service Planner on 0800 926 732 or via email to [csplanner@westernbay.govt.nz](mailto:csplanner@westernbay.govt.nz).

Date: **23 June 2023**