

SUBMISSION 11/10/23 Tinex

<p>TRAFFIC</p>	<p>We have lived in the Te Puna district on Te Puna Rd for almost 40 years, so are well aware of the growth of the district & the 10 year plan as presented by the WBOP Council. This plan refers to green-space & how these areas tie into the local community adding to the aesthetic outlook for the area.</p> <p>We love living in Te Puna & have enjoyed developing our venue into a peaceful, tranquil place perfect for loved ones to spend time in an area with a lovely rural outlook.</p> <p>We now find that the Te Puna community including ourselves have to contend with TINEX and the non-resourced activities of its various leaseholders. An increase in heavy industrial traffic to Te Puna due to the industrial activity has resulted in some oversized, noisy, smelly vehicles barreling down Te Puna Rd at all hours of the day & night. Not to mention the damage that these vehicles cause over time to the roads – who pays for the upkeep & maintenance of these roads when they become pitted with suspension-damaging potholes?!</p> <p>We have personally experienced abuse, horn-sounding & near-misses or close calls as we exit from Te Puna Rd into our driveway and vice-versa. Also, the routine, mundane tasks of checking the letterbox and putting rubbish out for collection means putting one’s life on the line as trucks flyby at breakneck speed creating impressive wind-tunnels!</p> <p>We have worked extremely hard to ensure visually that we are a real asset to the community, neighbours & staff and ensuring that our legally resourced business serves as a place for guests to relax & enjoy.</p> <p>Unfortunately, the negative impact of increased heavy traffic has forced us to rearrange our venue layout to try to minimize the noise factor from industrial trucks trundling past throughout the day & evening. Our beautiful historic gazebo popular as a wedding ceremony area now stands</p>
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	<p>redundant due to the unpredictability of heavy traffic movement & the noise that accompanies it.</p> <p>I have written & spoken over the years via submissions on traffic concerns but to no avail.</p> <p>There is a real concern for P.Lane that our very expensive mitigation measures may not be sufficient in countering adverse effects created by Mr Daniel's activities.</p>
<p>DIRECT IMPACT</p>	<p>This rearranging of the venue layout has come at great personal & financial cost to ourselves as we have had to discuss & implement viable alternatives to allow our venue to continue operating.</p> <p>Obviously, Mr Daniels is not concerned, even knowing these negative effects he has created, making no attempt to contact, visit or even understand his impact on his community. His total disregard for the community speaks volumes & to supply his & his family's medical history, sporting prowess & schooling is irrelevant and offers no excuse to continue to blatantly make people's lives hell!</p> <p>He has chosen to ignore his neighbours by illegally filling his property with all manner of rubbish including used tyres and then proceeded to create a dirt track for cars to race resulting in huge noise & dust! Bund planting, native wetlands & general aesthetics have generally been disregarded resulting in an eyesore for all.</p>
<p>Cultural Significance</p>	<p>Te Puna (The Spring), the area bounded by the harbour, the Waroa River, the Te Puna Stream and Te Rangituanehu (Minden ridge), including Motuhua Island has great cultural significance for all, so for adverse impacts to be considered so lightly is of real concern & does not bode well for future generations to be able to appreciate & enjoy cultural understanding & learning due to disregard of maintenance & care of sacred areas.</p> <p>Significant Wetland development in the area is imperative to protect native flora & fauna & also to mitigate flooding</p>

	<p>in a flood-prone, liquefaction area. Vibrations caused from heavy truck movement also help to de-stabilize earth structure leading to slips & landslides which pose a risk to all.</p> <p>The local community was led to believe that the industrial land development was to be professionally managed and a landscape design was to be presented, approved and put in place before any introduction on businesses (permitted activities) as directed by the Environment Court. Instead we have a haphazard site that has been operating without consents, creating what can only be described as an embarrassment of epic proportions!</p>
<p>AMENITY VALUES</p> <p>ENVIRONMENT COURT</p>	<p>Amenity – what does that mean to us & why should we care?</p> <p>According to the RMA, amenity values have been defined as natural of physical qualities & characteristics of an area that contributes to people’s appreciation of its pleasantness, aesthetic coherence, and cultural & recreational attributes.</p> <p>We do not believe any of the above has been addressed and until such time as the Developer fulfils his obligations, industrial activity needs to stop.</p> <p>I believe this is why we have specific ENVIRONMENT COURT & government bodies to monitor & protect these values for all.</p> <p>When applying for a resource consent, these values are outlined very clearly as one of the most important aspects to be taken into consideration & understood fully by the applicants & necessary steps taken to ensure adequate planning & implementation of systems supporting & upholding these values.</p> <p>This is why the ENVIRONMENT COURT I think, would have set the strict conditions imposed by Judge Smith. We as a community trusted the WBOP Council – the body who monitors these decisions to ensure the protection of our</p>

	<p>environment, rural activities, property values & recreational enjoyment for Te Puna residents & visitors to the area.</p> <p>Even with the WBOPDC over-riding a crucial re-zoning of the Te Puna Business Park to an Industrial Park without clearly outlining the conditions to ratepayers, we had trusted and believed conditions would be enforced to protect our Greenbelt & delicate infrastructure as well as to future-proof the area for the very real issue of climate change!</p> <p>Council have allowed development along the river, cycle & walkways to allow a heavy industrial area to emerge. An industrial area that would have been better & more appropriately suited to another designated area. This defies 'Common Sense'! Obviously Clarke Rd will be used for ingress & egress now.</p>
	<p>Despite Mr Daniels obviously concern for the wellbeing of his leaseholders, I have no sympathy for them as it defies credibility that they could have no knowledge of what Mr Daniels was doing with illegal activities. I could be wrong & they may have been totally ignorant of his lack of resource consent & conditions imposed by various bodies, but I believe that they would have conducted some due diligence before commencing with activities of their own.</p> <p>Mr Daniels was not being "Kind to Help Out" It all came as financial benefits to the Daniels. Also, why would he not take "Helping the Te Puna Community – his very own community by abiding by conditions set-out" into account? If kindness was his only motivation??!</p>
SUMMARY	<p>In closing, we fully support WBOPDC in their decision to not support TINEX and its application, both from a procedural, visual, environmental & cultural perspective.</p> <p>Mr Daniels has had ample opportunity to step-up & rectify the situation but his non-compliance highlights the key-points of his conduct in the community – Our Community &</p>

	his total disregard for law, order & the peace of the neighbourhood.
THANK YOU	I would like to thank you for your time & patience today. I appreciate that there are many aspects up for consideration & that resolution of this may not happen overnight but that it must be resolved quickly & effectively to ensure that the integrity of key values is restored. Thank You.
	<p>NB: As an addition</p> <ul style="list-style-type: none"> • My husband’s vehicle was written-off on the corner of Te Puna & Station Rd. Due to driver of other vehicle suffering from sun-strike. Travelling North approximately early afternoon. • Unable to safely navigate footpaths especially with prams – too high to climb up to footpath & dangerous with vehicles on the road. • Insurance question mark over Tinex operation & lease holders. • Visual aspect from home property.