



Resource Management Act 1991

The following applications for resource consent have been received by Bay of Plenty Regional Council (RM22-0010) and Western Bay of Plenty District Council (RC13360L).

The application documents, including an assessment of environmental effects, can be viewed at Bay of Plenty Regional Council, 1 Elizabeth Street, Tauranga during normal office hours or on our website (<https://www.boprc.govt.nz/environment/resource-consents/notifications>).

Applicant's address for service

The Applicant's postal address Te Puna Industrial Limited, C/o – Vincent Murphy, Momentum Planning and Design Limited, Level 1, 136 Willow Street, Tauranga, or email: vincent@mpad.co.nz

Nature of the Application

The Applicant has applied to the Bay of Plenty Regional Council (RM22-0010) for a new resource consent to disturb land as a result of earthworks, for the temporary discharge of sediment-contaminated stormwater to land associated with earthworks, and for the permanent discharge of stormwater to land where it will enter surface water, at their property located at 197 Te Puna Station Road, Te Puna.

The proposed earthworks include the following:

- Importation of fill material for pre-loading to achieve appropriate ground conditions and ground levels,
- Earthworks to establish necessary landscape screening planting and bunds (including acoustic bunds), drainage swales, two stormwater treatment ponds and a wetland; and
- Earthworks and construction of an internal private road and new intersection with Te Puna Station Road.

Permanent stormwater management from the site is proposed to be through a series of swales that drain to a stormwater treatment pond and artificial wetland, and ultimately discharge to the roadside drain and out to the Hakao Stream and Wairoa River.

The Applicant has applied to Western Bay of Plenty District Council (RC13360L) for resource consent to authorise development of the site at 297 Te Puna Station Road for industrial activities. The proposal requires resource consents for the following departures from the Structure Plan:

- Development of a site in the Te Puna Business Park, not in accordance with the requirements of the structure plan,

- Commencement of industrial activity prior to road intersection upgrades being completed,
- Development and use of the site not in accordance with the staged sequence,
- Commencement of industrial activity prior to landscape planting, bunding, vesting, and stormwater management being completed across Te Puna Business Park,
- Development of a structure planned site without wastewater servicing,
- Development not in accordance with the structure plan requirements for internal road layout,
- Earthworks / filling in a floodable area,
- Provision of industrial parking and loading spaces without sealing,
- Proposed road greater than 100 metres in length,
- Proposed site access within 200 metres of an adjacent access,
- Development of a proposed building platform that is not free from inundation; and
- A building greater than 100 square metres in area within Te Puna Business Park.

Submissions

Any person may make a submission on the applications by sending a written submission to the Bay of Plenty Regional Council at PO Box 364, Whakatāne 3158 or email RegulatoryAdmin@boprc.govt.nz, no later than **5:00 p.m.** on **Monday, 30 October 2023**.

When making your submission, please clearly identify whether your submission is to the district council or the regional council or both. The regional council's regional plan concerns issues that affect the coast, air, water or land. The district council's district plan concerns the management of land use and subdivision. Be clear about your reasons and the outcome you are seeking. Where possible, please use each Council's template submission form.

The submission must be dated, signed by you, and include:

1. Your name, postal address, telephone number and email address.
2. Details of the application, including location.
3. Whether you support or oppose the application.
4. Your reasons for the submission.
5. The decision you wish the Bay of Plenty Regional Council or Western Bay of Plenty District Council to make.
6. Whether you wish to be heard in support of your submission.

A submission template can be downloaded from our website www.boprc.govt.nz or submission forms are available from our offices or an online submission can be made [here](#). Guidance on making a submission is available [here](#).

A copy of your submission must also be served on the Applicant at the address given, as soon as reasonably practicable.

Dated at Whakatāne this **Friday, 22 September 2023**.

Fiona McTavish
Chief Executive