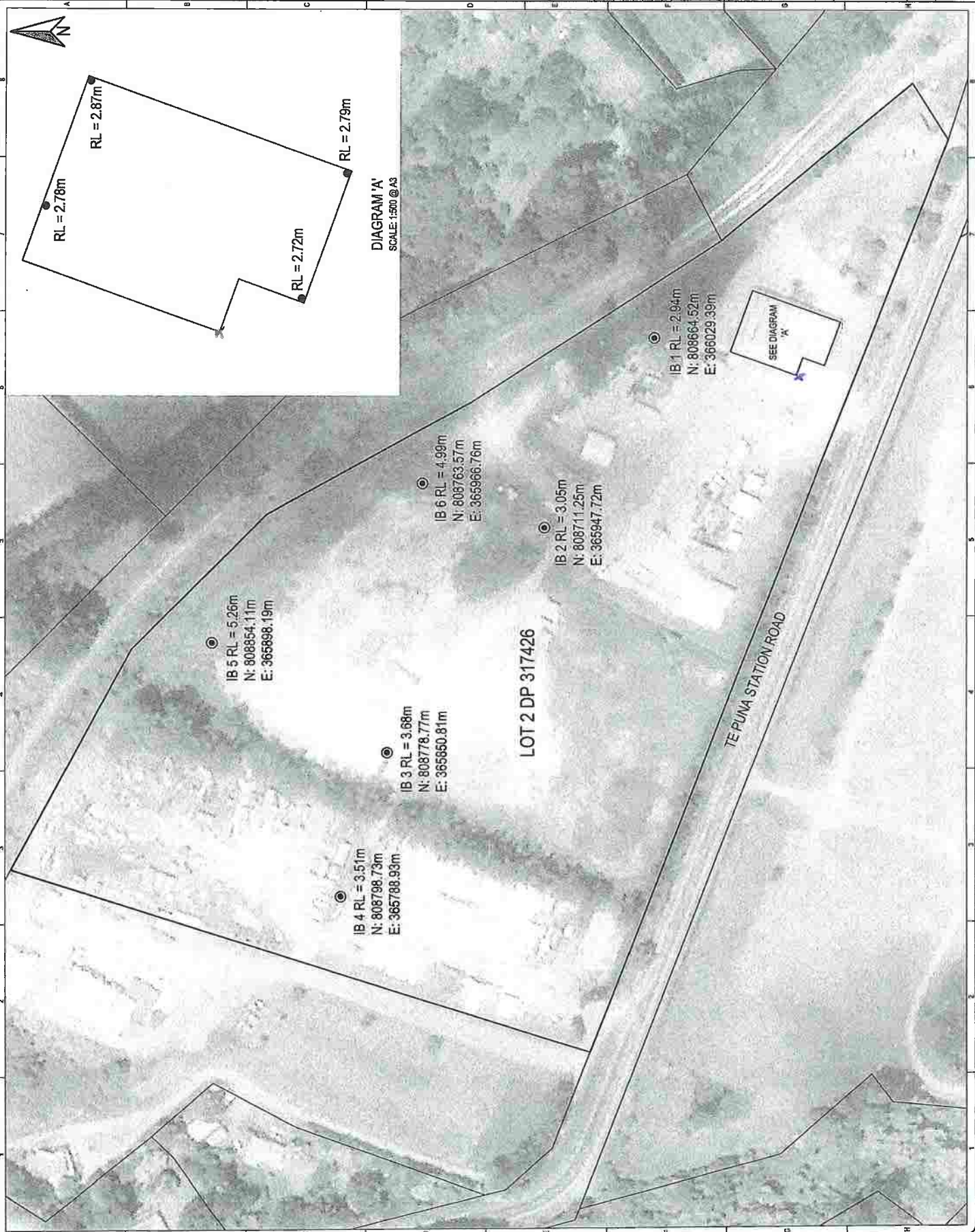




"B"



SHRIMPINGTON & LIPINSKI  
LAND DEVELOPMENT &  
DESIGN SPECIALISTS  
Unit 10/110, 1000  
P.O. Box 100, 1000  
www.sandl.co.nz



NOTE:  
DATUM LEVELS CONVERTED FROM NZVD  
USING LINZ CONVERSION TOOL.

REV	DESCRIPTION	DRN	COO	MP	DATE
0	PRELIMINARY	NP	SP	SP	03/21
1	FOR ISSUE	NP	SP	SP	03/21

NAME	DATE	NAME	DATE
SUBMITTED	HC	APPROVED	DATE

COORDINATE SYSTEM: NZGD 2000 - SPP CIRCUIT  
ORIGIN OF COORDINATES: LINZ MARK BOW  
HEIGHT DATUM: MOTURUA DATUM 1983  
POSITION OF HEIGHT: LINZ MARK BOW - RL = 2.789  
TITLE

**SITE AND BUILDING  
LEVELS**  
**LOT 2 DP 317426**

PREPARED FOR  
**OLP LTD LOGISTICS & PACKING**  
260 TE PUNA STATION ROAD

ORIGINAL SCALES @ A3 STATUS	FOR ISSUE
1:1500	
POINT SCALE DIMENSIONS	REVISION
DRAWING NO	21-31368-01-T1
	1

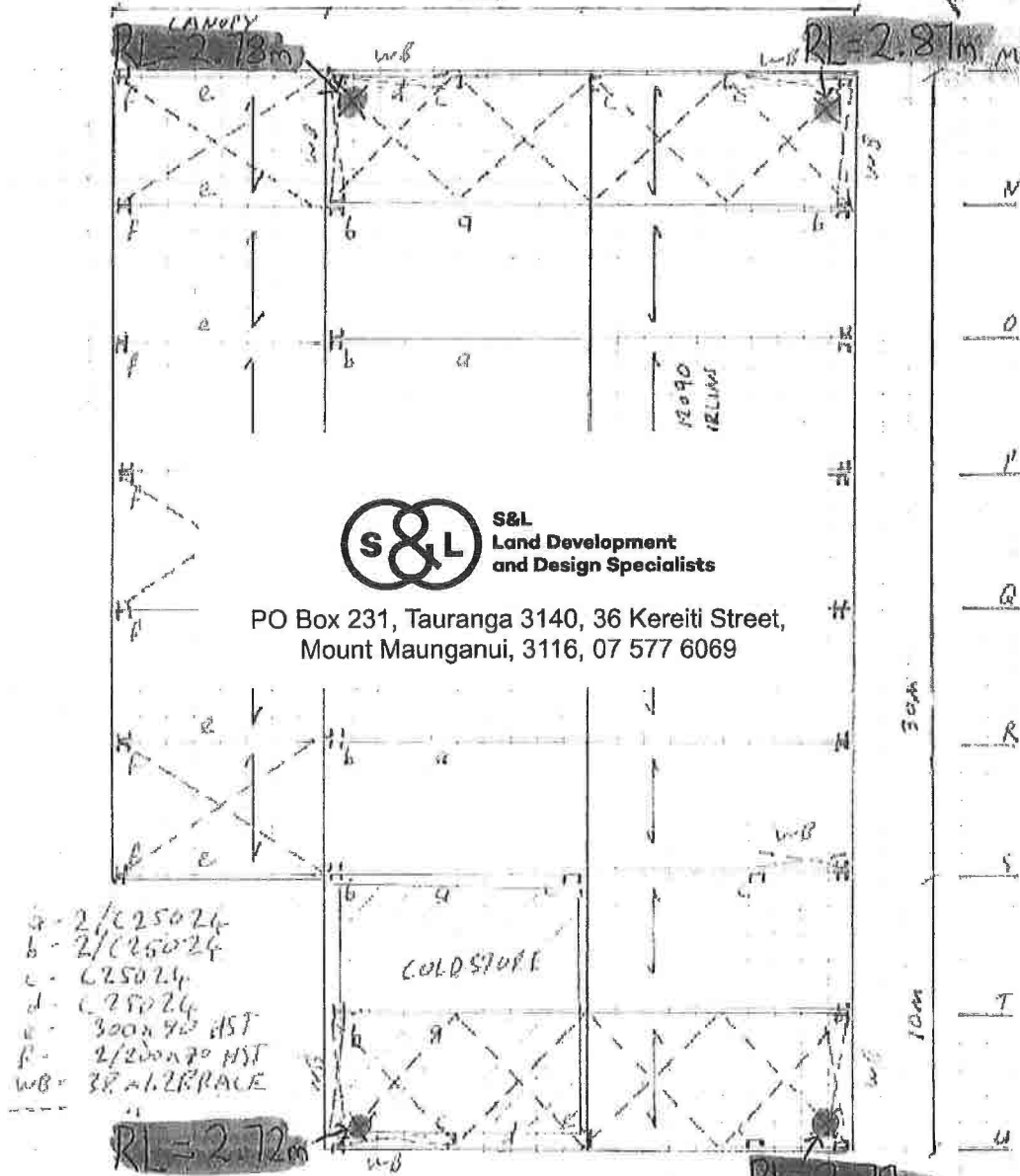
COPYRIGHT ON THIS DRAWING IS RESERVED

A

# 31368-260 Te Puna Station Road Floor Level Survey



Project No: A  
 Consultant / Provider: CONSULTING  
 Drawn by: [Signature]  
 Checked by: [Signature]  
 Scale: As Shown







PO Box 231, Tauranga 3140, 36 Kereiti Street,  
 Mount Maunganui, 3116, 07 577 6069

- a - 2/C25024
- b - 2/C25024
- c - C25024
- d - C25024
- e - 300x90 HST
- f - 2/200x70 HST
- wB - 38x126 RACE

ROOF STRUCTURAL PLAN. Engineering | Projects | Capital | Software

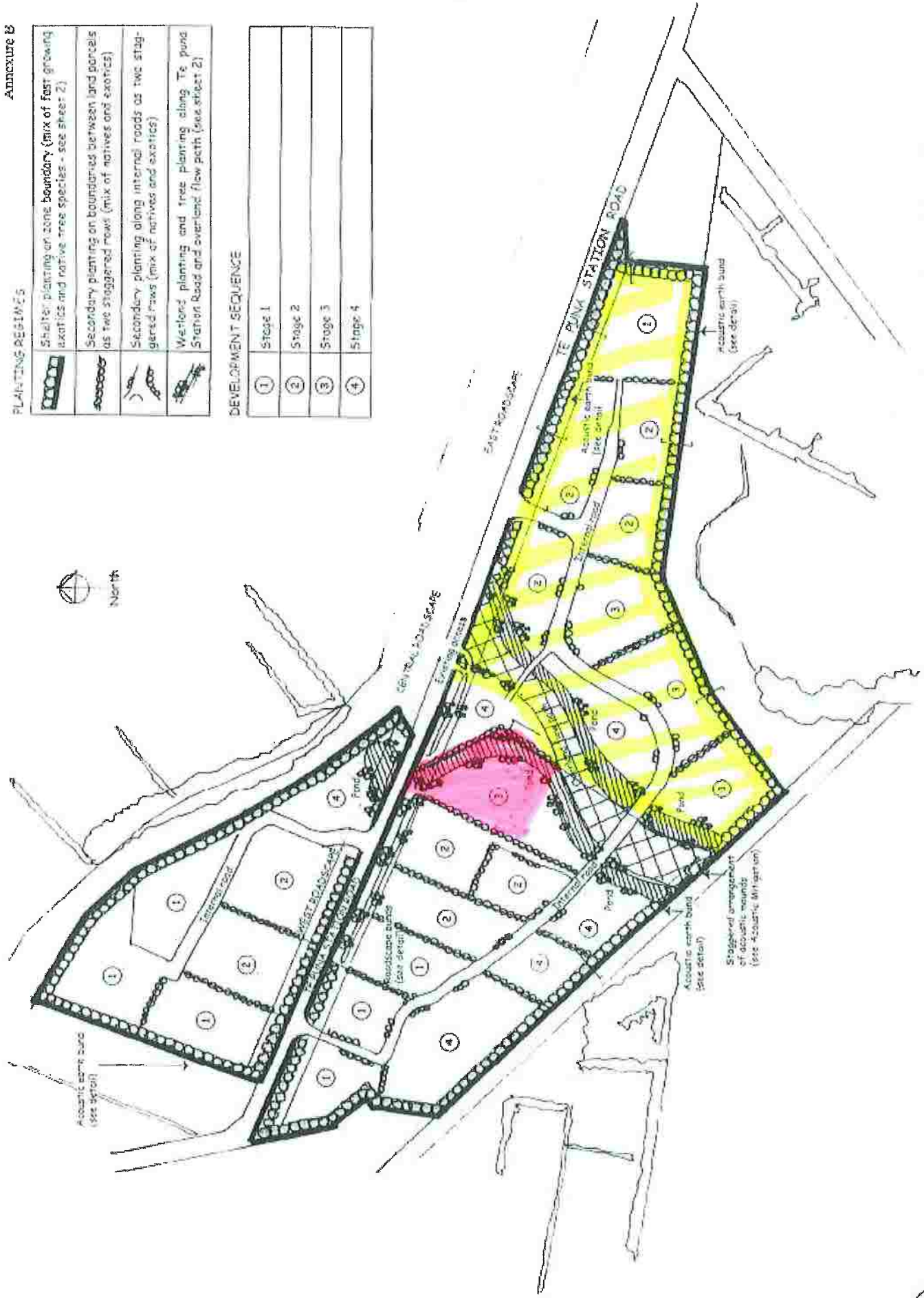
- Notes
- \*Floor level surveyed on 08/03/2021
  - \*Levels are in terms of Moturiki Datum
  - \*Origin of levels: LNZ mark BDWD RL=2.789m (using LNZ coordinate conversion from NZVD)

PLANTING REGIMES

	Shelter planting on zone boundary (mix of fast growing exotics and native tree species - see sheet 2)
	Secondary planting on boundaries between land parcels as two staggered rows (mix of natives and exotics)
	Secondary planting along internal roads as two staggered rows (mix of natives and exotics)
	Wetland planting and tree planting along Te Puna Station Road and overland flow path (see sheet 2)

DEVELOPMENT SEQUENCE

①	Stage 1
②	Stage 2
③	Stage 3
④	Stage 4



TE PUNA RURAL BUSINESS PARK  
STRUCTURE PLAN

SHEET 1 OF 2 Scale 1:4000 at A3





"E"





Facing West







"F"

---

**Grant Overton**

**From:** Grant Overton [goangro@xtra.co.nz]  
**Sent:** Monday, 2 July 2007 11:03 AM  
**To:** Phillip Martelli; michaelc@envbop.govt.nz  
**Subject:** Stormwater Te Puna Station



2flood1-7-07.jpe3flood1-7-07.jpe4flood1-7-07.jpe5flood1-7-07.jpe6flood1-7-07.jpe flooding1-7-07.j

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peg

Gentleman,

As I am sure you are aware it rained at the weekend.  
Attached are pictures supporting my position.

The Facts Briefly

July 2006

1. Contact Ebop and discuss Filling operations on two neighbouring properties and Query the effect of a heavy rain event without the Stormwater mitigation effects being in place told that it will not be an issue.  
Contact WBOPDC customer services and submit a service request for drain maintenance.

September 2006

2. Contact Ebop Consents and demand answers as to why the property has been under water for two months? Ask for service request from inroads regarding culvert under the road re blockage.

February 2007

Request answer from Paul Dell as to the dysfunctional relationship between Staff at Ebop and Wbopdc and how the stormwater/dust compliance is being managed. Told to go thru the compliance staff and will get an immediate response.

May 10

Meeting on site with Martelli, Hill (Wbopdc) Fraser, Caldwell (Ebop) Gavin Moore (H&G)  
Agreed to short term fix by clearing Drains to be organised by Moore. Until H&G supply detailed design for Detention ponds and flow path.

In short nothing has been done and the result is 2/3rds of The property at 260 Te Puna Station Road is under 500mm of water when it rains.

I now require the Wbopdc to enforce the Drainage Act under Local govt regs and Ebop to issue abatement notices to both properties refraining from any further filling until the stormwater/detention ponds (flowpath) are completed and signed off by both regional and district council.

Yours Faithfully  
Grant Overton  
Property Manager

27 July 2007



Grant Overton  
Orange Lane Packhouse (1999) Limited  
PO Box 2556  
Tauranga

Telephone: 0800 ENV BOP (368 267)

Facsimile: 0800 ENV FAX (368 329)

Email: [info@envbop.govt.nz](mailto:info@envbop.govt.nz)

Website: [www.envbop.govt.nz](http://www.envbop.govt.nz)

Pollution Hotline: 0800 73 83 93

International: +64 7 922 3390

Dear Grant

### **Enquiry made relating to flooding of property**

As a result of visiting your property on the 12 July 2007 with the Principal Compliance Officer, I would like to bring you up to date as to what progress has been made to address your concerns. On the same day of our meeting myself and the Principal Compliance Officer met with Kelvin Hill from Western Bay of Plenty District Council and representatives from Duffill Watts and King to talk about the issues you have raised and what role each group may have in addressing these concerns.

It is agreed that the area of land where you and several neighbours are situated was for some time utilised for farming purposes and is low lying and described as flood prone. This is also outlined in the Environment Court Document Decision No. A016/2005 (page 6).

From our initial site inspection of the drainage channels that are situated beside Te Puna Station Road and the drainage channels situated in the Daniels and Bax properties it was apparent to all parties that there were a number of obstructions in these drainage channels that may well prevent the free flow of water.

It was agreed on site that pursuant to the Local Government Act 1974 in particular condition 511, that Western Bay of Plenty District Council, once they have established that the free flow of water in any drainage channel is impeded by any obstruction, may in writing require the occupier or owner of the land to remove the obstruction. We were also advised that Mr Hill and the other representatives would visit the private properties of Mr Daniels and Mr Bax and inspect how free the water flow is on their properties.

Therefore, to summarise, Western Bay of Plenty District Council will deal with the flooding issues, and Environment Bay of Plenty will deal with any issues associated with the actual earthworks.

Thank you for your assistance and information during this matter.

Yours faithfully

A handwritten signature in black ink that reads "M Caldwell".

Mike Caldwell  
Environmental Compliance Officer

**For Group Manager Water Management**

R:\Mikecaldwell\LTR\Te Puna Station Road Storm Water Matter.Doc



Barkes Corner  
Greerton, Tauranga  
Private Bag 12803  
Tauranga 3030  
Telephone 07 571 8008  
Facsimile 07 577 9820  
customer@wbopdc.govt.nz  
www.wbopdc.govt.nz

2 August 2007

55027/6/2/99

Orange Lane Packhouse (1999) Limited  
PO Box 2556  
**Tauranga**

**Attention:** Grant Overton

Dear Sir

**Enquiry made relating to Flooding of Property**

In response to your enquire relating to flooding of property along Te Puna Station Road, representatives of Western Bay of Plenty District Council (WBOPDC), Duffill Watts Group and Environment Bay of Plenty (EBOP) have met onsite to assess the problem. This letter is to keep you up to date with progress.

In this meeting it was determined that WBOPDC will address the flooding concerns and EBOP will deal with issues arising from the earthworks. It was agreed on site that there were areas along the drain that could prevent the flow of water but further investigation was required. WBOPDC is currently undertaking this investigation to identify any problems.

If you have any questions please do not hesitate to contact us and thank you for your help to date.

Yours faithfully

Kelvin Hill  
**Utilities Manager**

**Copy to:**

Mike Caldwell  
Environmental Compliance Officer  
Environment Bay of Plenty  
PO Box 364  
Whakatane

Nicola Chisnall  
Duffill Watts