

Vincent

From: Vincent
Sent: Wednesday, 3 November 2021 10:42 am
To: des_heke@xtra.co.nz
Subject: Ngāti Ranginui - Request for engagement regarding Te Puna Business Park land - 297 Te Puna Station Road

Kia ora Des,

Hope this finds you well. By way of introduction, I am a Senior Planner who has recently joined Momentum Planning and Design (MPAD), working with Richard Coles who you may have been in touch with previously concerning other developments.

I am contacting you with respect to your role with Ngāti Ranginui. A site a client of MPAD's is looking at for development opportunities – 297 Te Puna Station Road – is within the rohe/area of interest of Ngāti Ranginui as iwi, as well as the Pirirākau and Ngāti Taka hapū amongst others. This site is shown in the image below, and is zoned Industrial (subject to a Te Puna Business Park structure plan within the WBOPDC District Plan). We are keen to engage and collaborate with Ngāti Ranginui and other tangata whenua concerning the potential to give effect to the Te Puna Business Park-zoned land. It is early stages however the application would likely be premised on yard-based industrial/depot/workshop leases, with associated earthworks required to form the lease areas, internal road, drainage etc. There would be considerable landscaping and stormwater management measures so as to be consistent with the structure plan requirements and ensuring no adverse downstream/groundwater ecological and cultural effects within the terrestrial and nearby marine environments, and mitigation of flood risks.

I am just wondering how you would like to engage and advise further – we can meet to discuss (in person/via MS Teams/Zoom etc as best works for you), I can send you some more detailed information when ready for review and comment, we are open to the form of engagement. Fundamentally, as the site is located in the rohe of Ngāti Ranginui, we would like to understand the values this site has for Ngāti Ranginui, your views on development of the site, and any proposed action and mitigation that would be necessary.

If you can please consider and advise at your earliest convenience, that would be much appreciated.

Ngā mihi
Vince

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





Vincent

From: Vincent
Sent: Wednesday, 3 November 2021 11:02 am
To: phil.smith55@xtra.co.nz; hvaimoso@gmail.com
Subject: Ngāti Hinerangi - Request for engagement regarding Te Puna Business Park land - 297 Te Puna Station Road

Kia ora Phillip and Hinerangi,

I hope this finds you both well. By way of introduction, I am a Senior Planner who has recently joined Momentum Planning and Design (MPAD), working with Richard Coles who you may have been in touch with previously concerning other developments.

I am contacting you with respect to your role with Ngāti Hinerangi. A site a client of MPAD's is looking at for development opportunities – 297 Te Puna Station Road – is within the rohe/area of interest of Ngāti Hinerangi. This site is shown in the image below, and is zoned Industrial (subject to a Te Puna Business Park structure plan within the Western Bay of Plenty District Plan). We are keen to engage and collaborate with Ngāti Hinerangi and other tangata whenua concerning the potential to give effect to the Te Puna Business Park-zoned land. It is early stages however the application would likely be premised on yard-based industrial/depot/workshop leases, with associated earthworks required to form the lease areas, internal road, drainage etc. There would be considerable landscaping and stormwater management measures so as to be consistent with the structure plan requirements and ensuring no adverse downstream/groundwater ecological and cultural effects within the terrestrial and nearby marine environments, and mitigation of flood risks.

I am just wondering how you would like to engage and advise further – we can meet to discuss (in person/via MS Teams/Zoom etc as best works for you), I can send you some more detailed information when ready for review and comment, we are open to the form of engagement. Fundamentally, as the site is located in the rohe/area of interest of Ngāti Hinerangi, we would like to understand the values this site has for Ngāti Hinerangi, your views on development of the site, and any proposed action and mitigation that would be necessary.

If you can please consider and advise at your earliest convenience, that would be much appreciated.

Ngā mihi
Vince

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Vincent

From: Buddy Mikaere <buddy@buddymikaere.com>
Sent: Wednesday, 3 November 2021 11:07 am
To: Vincent
Subject: RE: Ngāti Pūkenga - Request for engagement regarding Te Puna Business Park land - 297 Te Puna Station Road

Kia ora Vincent

Thank you for getting in touch with us about this proposal development.

I have checked with my iwi colleagues this morning who advise there are no known associations for Ngati Pukenga for this site.

Our only concern is in respect of the proposed earthworks and the potential for sediment loss from the site and - via local waterways - reaching the Wairoa River and in turn Te Awanui - Tauranga Harbour.

Along with other hapu and iwi we have a kaitiaki obligation for the maintenance of water quality within the harbour and that is our main concern.

We assume Regional Council can put in place an appropriate consent condition to address this issue.

All other matters in respect of earthworks such as monitoring etc. we leave to the mana whenua - Pirirakau - in this instance.

That being the case happy for you to use the contents of this email to advance the application.

There will be a small charge to your client for this assessment.

Nga mihi

Buddy Mikaere

Buddy Mikaere Consultant
Ngati Pukenga Iwi ki Tauranga Trust
Environmental Unit
+6421384620
buddy@buddymikaere.com



From: Vincent <vincent@mpad.co.nz>

Sent: Wednesday, 3 November 2021 10:31 AM

To: Buddy Mikaere <buddy@buddymikaere.com>

Subject: Ngāti Pūkenga - Request for engagement regarding Te Puna Business Park land - 297 Te Puna Station Road

Kia ora Buddy,

Hope this finds you well. We have met in my previous role with BBO and the Takitimu North Link project/Te Paerangi – I hope that project is going well for you and no doubt the many others you are involved in.

I am contacting you with respect to your role with Ngāti Pūkenga. I am advised that a site a client of MPAD's is looking at for development opportunities – 297 Te Puna Station Road – is within the rohe/area of interest of Ngāti Pūkenga. This site is shown in the image below, and is zoned Industrial (subject to a Te Puna Business Park structure plan within the WBOPDC District Plan). We are keen to engage and collaborate with Ngāti Pūkenga (and other tangata whenua) concerning the potential to give effect to the Te Puna Business Park-zoned land. It is early stages however the application would likely be premised on yard-based industrial/depot/workshop leases, with associated earthworks required to form the lease areas, internal road, drainage etc. There would be considerable landscaping and stormwater management measures so as to be consistent with the structure plan requirements and ensuring no adverse downstream/groundwater ecological and cultural effects within the terrestrial and nearby marine environments, and mitigation of flood risks.

I am just wondering how you would like to engage and advise further – we can meet to discuss (in person/via MS Teams/Zoom etc as best works for you), I can send you some more detailed information when ready for review and comment, we are open to the form of engagement. Fundamentally, as the site is located in your rohe, we would like to understand the values this site has for Ngāti Pūkenga, your views on development of the site, and any proposed action and mitigation that would be necessary.

If you can please consider and advise at your earliest convenience, that would be much appreciated.

Ngā mihi

Vince

Vincent Murphy

Senior Planner

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Vincent

From: Pia Bennett <pia@ngaiterangi.org.nz>
Sent: Wednesday, 3 November 2021 1:22 pm
To: Vincent
Cc: andrealaison@xtra.co.nz; Carlton Bidois
Subject: Re: Ngāi Te Rangi - Request for engagement regarding Te Puna Business Park land - 297 Te Puna Station Road

Kiaora Vincent

We don't need to be engaged. Prefer you focus your efforts on Pirirakau who are the hau kainga in Te Puna. Have copied a couple of Pirirakau points of contact that may be able to advise further.

All the best,

Paimārire

Nāku nā



Piatarahi Bennett
Kaiarataki
Te Ohu Kaupapa Taiao | Natural Resources & Environment Unit
Te Rūnanga o Ngāi Te Rangi Iwi

Phone: (07) 5753 765 | +64 21 394155

Address: Te Awa o Tukorako Lane,
Taiaho Place, Whareroa
Mount Maunganui 3116

Postal: PO Box 4369, Mount Maunganui South 3149
www.ngaiterangi.com

Postal Office hours: Monday – Thursday, 9am – 230pm

NGĀ TURE ĪMERA: He mea muna te kōrero me ngā tāpiritanga i roto i tēnei ĩmera. E tika ana mō te kaiwhiwhi anake. Ki te mea e tukuna ki ā koe, ā, kāore e tika ana māu me whakakore. Kia kaua e pupuri, kia kaua e kape. Paimārire

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From: Vincent <vincent@mpad.co.nz>
Date: Wednesday, 3 November 2021 at 10:55
To: Pia Bennett <pia@ngaiterangi.org.nz>
Subject: Ngāi Te Rangi - Request for engagement regarding Te Puna Business Park land - 297 Te Puna Station Road

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Kia ora Pia,

Hope this finds you well. By way of introduction, I am a Senior Planner who has recently joined Momentum Planning and Design (MPAD), working with Richard Coles who you may have been in touch with previously concerning other developments.

I am contacting you with respect to your role with Ngāi Te Rangi. A site a client of MPAD's is looking at for development opportunities – 297 Te Puna Station Road – is within the rohe/area of interest of Ngāi Te Rangi. This site is shown in the image below, and is zoned Industrial (subject to a Te Puna Business Park structure plan within the WBOPDC District Plan). We are keen to engage and collaborate with Ngāi Te Rangi and other tangata whenua concerning the potential to give effect to the Te Puna Business Park-zoned land. It is early stages however the application would likely be premised on yard-based industrial/depot/workshop leases, with associated earthworks required to form the lease areas, internal road, drainage etc. There would be considerable landscaping and stormwater management measures so as to be consistent with the structure plan requirements and ensuring no adverse downstream/groundwater ecological and cultural effects within the terrestrial and nearby marine environments, and mitigation of flood risks.

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