

Vincent

From: Margaret Harris <Margaret.Harris@containerco.co.nz>
Sent: Tuesday, 6 June 2023 12:09 pm
To: Julie Shepherd
Cc: Ken Harris; secretary@pirirakauinc.co.nz; accounts@pirirakauinc.co.nz; Vincent; kaupapa.maori@westernbay.govt.nz; Jesse Reynolds
Subject: RE: 297 Te Puna Station Road - Planned development to enable industrial uses

Kia ora Julie

We write to update Pirirākau on what has happened over the last month, and our plans for the next few months.

The council has our complete resource consent currently under review. We understand they are only awaiting peer-review of a stormwater design downstream of the Te Puna Business Park property. In the meantime, in line with our commitment to being attractive and responsible neighbors, and because of the strict requirements under both the structure and the district plan, we have approached landscapers about planting those parts of the boundary where no earthworks are required. We have received feedback from many of our neighbors especially with regards to the kinds of trees that would enhance their aspect. Many of these trees will be large at the time of planting, which we hope and trust will give immediate height for screening and pleasure for those looking at them.

Other areas, especially the wetlands, and where major construction is required, will naturally await consent. We are genuinely desirous of co-design especially in the wetland. When we spoke with Carlton on site, he indicated that Pirirākau had much to offer in this space, and was also open to the idea of the public walkways having signage which spoke the Pirirākau story. The wetlands has the opportunity to be a lasting monument, and also a functional area spawning native fish and promoting plant species important to the area.

About this, and other issues, we would value highly listening to your Kaumatua about our proposals, along with answering any questions they had, and taking feedback we could work this into the overall design of our business park. We are comfortable having such a meeting at the site of your choosing, and at our expense. We acknowledge that Pirirākau has been told incorrect information which has caused disquiet with some members, and seek to provide correct information.

We hope you will allow us this opportunity.

Nga mihi
Margaret Harris

From: Margaret Harris <Margaret.Harris@containerco.co.nz>
Sent: Friday, May 5, 2023 9:40 AM
To: Julie Shepherd <operations@pirirakauinc.co.nz>
Cc: Ken Harris <Ken.Harris@containerco.co.nz>; secretary@pirirakauinc.co.nz; accounts@pirirakauinc.co.nz; richard@mpad.co.nz; vincent@mpad.co.nz; kaupapa.maori@westernbay.govt.nz; Chris Watt <chris.watt@westernbay.govt.nz>
Subject: Re: 297 Te Puna Station Road - Planned development to enable industrial uses

Hi Julie

Thank you for your email of 02 MAY 2023.

We acknowledge Pirirākau's role as mana whenua of the area, and note that you have decided to write a statement of effects with regards to elements of the consent we have lodged with council.

With regards to the ongoing business we will establish at 297 Te Puna Station Road, and its ongoing benefits to the area, we really would be keen to discuss how this can best match the goals of Pirirākau. For instance, we are still hopefully how in issues such as the wetlands, co-design and the systemic procurement of local plants could create an area of environmental and cultural value. In other areas, such as training and employment, ContainerCo has offered to partner with Pirirākau to achieve outcomes for members. We note that Pirirākau does not wish to structure these interactions as a partnership. We were hopeful due to some communications last year, that these could be formalised into an MOU or an HOA, and we are still hopeful this might be possible. We are also open to other ways these interactions could bring us closer.

We would really value the opportunity to speak to your Kaumatua about our proposals, answer questions, and take feedback so we can work this into the overall design of our business park. We are comfortable having such a meeting at the site of your choosing, and at our expense. We acknowledge that Pirirākau has been told incorrect information which has caused disquiet with some members, and seek to provide correct information.

We hope you will allow us this opportunity.

Nga mihi
Margaret Harris

From: Julie Shepherd <operations@pirirakauinc.co.nz>
Sent: 02 May 2023 10:57 PM
To: Margaret Harris <Margaret.Harris@containerco.co.nz>
Cc: Ken Harris <Ken.Harris@containerco.co.nz>; secretary@pirirakauinc.co.nz <secretary@pirirakauinc.co.nz>; accounts@pirirakauinc.co.nz <accounts@pirirakauinc.co.nz>; richard@mpad.co.nz <richard@mpad.co.nz>; vincent@mpad.co.nz <vincent@mpad.co.nz>; kaupapa.maori@westernbay.govt.nz <kaupapa.maori@westernbay.govt.nz>; Chris Watt <chris.watt@westernbay.govt.nz>
Subject: Re: 297 Te Puna Station Road - Planned development to enable industrial uses

Kia ora Margaret

Thank you for the email.

Your application for resource consent requires a Pirirākau Assessment of Cultural effects which is underway.

Western Bay of Plenty District Council will not be enabled to process this application or take it off S92 without this.

You can expect this within the next 3 weeks.

Nga mihi

Julie

----- Original Message -----

From: Margaret Harris <Margaret.Harris@containerco.co.nz>
To: "Julie Shepherd" <operations@pirirakauinc.co.nz>
Cc: "Ken Harris" <Ken.Harris@containerco.co.nz>, "secretary@pirirakauinc.co.nz" <secretary@pirirakauinc.co.nz>, "accounts@pirirakauinc.co.nz" <accounts@pirirakauinc.co.nz>, "richard@mpad.co.nz" <richard@mpad.co.nz>, "vincent@mpad.co.nz" <vincent@mpad.co.nz>, "kaupapa.maori@westernbay.govt.nz" <kaupapa.maori@westernbay.govt.nz>
Sent: Wed, Apr 26, 2023, 12:19 PM
Subject: 297 Te Puna Station Road - Planned development to enable industrial uses

Kia Ora Julie

We write to update Pirirākau on what has happened over the last month, and our plans for the next few months.

As you will be aware, we have finished our Section 92 questions with regards to the activities we wish to pursue on the new Te Puna business park. This included additional questions about traffic, sound, and landscaping. Our consent application is therefore mostly closed. The complete application is available online for everyone in the district to look, and I will talk to Momentum Planning about getting together a packet of Section 92 information to put that up as well.

Ken Harris, our Managing Director, also attended a public meeting for Te Puna Heartlands to talk through some of the concerns the community has. He mentioned that several of your kaumatua and iwi were in attendance, and he was glad to see you there.

We remain hopeful that we will be able to host your committee either in town (such as Classic Flyers, where we can cater) or at your convenience in Te Puna. We know that the committee will be looking to find out how the project can benefit the environment, the local economy, and Pirirākau in particular. We are confident we make trusty partners, and that only good sunlight on our plans is needed to let a real relationship grow. We would make sure that Ken, Jesse, and my calendars are cleared for any dates and time you think best.

Now that the consent is under consideration, we are looking to begin work on those things which do not require such complex review. These things are the construction of a bund on the front of the property (to the limit of 1h of work, and outside of the Overland Flow Path), and the relocation of the roadside drain. The reason we wish to do this is for landscaping reasons; we wish to plant the bund such as the trees gain height and are well established, screening from the road and from Clarks Road, before the next stages of the project begin. It will also help us control acoustic and hydroform effects.

We understand that Pirirākau has hesitations about elements of the project. We understand that Pirirākau have landscape designers who have the added advantage of Mana Whenua. We would be glad for the chance to employ such a person, who could oversee the planting and have input especially in the native trees we intend. If you could suggest such a person, we would be glad.

The wetlands are beyond the scope of this work. We remain hopeful that we can co-design these such as Pirirākau gains a mahinga kai, and a place where signage can tell the story of the hapu. Perhaps this is something that can be discussed further in person.

Nga mihi ki a koe

Margaret Harris

----- Original Message -----

From: Margaret Harris <Margaret.Harris@containerco.co.nz>

To: "Julie Shepherd" <operations@pirirakauinc.co.nz>, "Ken Harri" <Ken.Harris@containerco.co.nz>

Cc: "secretary@pirirakauinc.co.nz" <secretary@pirirakauinc.co.nz>, "accounts@pirirakauinc.co.nz" <accounts@pirirakauinc.co.nz>, "richard@mpad.co.nz" <richard@mpad.co.nz>, "vincent@mpad.co.nz" <vincent@mpad.co.nz>, "kaupapa.maori@westernbay.govt.nz" <kaupapa.maori@westernbay.govt.nz>

Sent: Mon, Mar 13, 2023, 4:21 PM

Subject: Re: Re[2]: Re[2]: Re[2]: 297 Te Puna Station Road - Planned development to enable industrial uses

Kia ora Julie

We acknowledge receipt of your e-mail of 9 March. We note that you will talk with the council advising that a cultural assessment report is needed covering the consents we have in front of council. We note the relevant consent applications are with you. These consents propose some minor but sensible changes to the structure plan.

There may be some misunderstanding between us in regard to covering the cost of such work. We comment on that below.

Whether the consents prosper or not is a matter that will be behind us in a short time (perhaps a few weeks, months or a year). Our investment at Te-Puna is for a 50 year plus period. The business park sees some of our low density operations established and operating in support of local exporters (and others).

The investment is positive economically and establishes wetlands and provides other environmental benefits. Few if any negative effects arise from the development. With your input, what impacts there can be managed and positive benefits maximized.

This is the background to our proposal. We wanted to provide a framework for any current work and be supportive of paid ongoing involvement with the site's development and operations - as well as our staff and managements cultural and other training. This agreement also was proposed to support the site's governance, (covering the cost of this work) and to be a basis of support for Pirirakau's other projects where we can help. The agreement also offered to provide jobs and training preferentially. The agreement accepts that Pirirakau may well object to our consents now and in the future.

However, we note that this framework is not what you want and therefore that your proposal is to draft a report considering whether there are any cultural impacts arising from our recent consent applications. Of course, where such time needs to be spent, we are more than happy cover appropriate costs, especially when it adds to our cultural understanding and fit. Given our offered framework is not to proceed, could we perhaps start by suggesting a \$5,000 payment for a term of reference to be drafted and discussed with a view to further work. From there we can discuss work along the lines of what you currently envisage, and/or alternate work as may arise from discussions.

It has been requested that we correspond via our planning contractors. We are conscious of Mana Whenua's role as Kaitiaki and from respect for Pirirakau and to demonstrate sincerity our family and whanau have always sought to form partnerships directly with Mana Whenua rather than through contractors. We apologize if this has in some way been misunderstood.

We would also like to arrange as suggested a hui with your committee and at your convenience. Perhaps we could also meet again over lunch. In this regard Carlton has advised he has taken on more leadership responsibility, and it would be appreciated if the current chairperson role or roles could be clarified.