

## Vincent

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**From:** Margaret Harris <Margaret.Harris@containerco.co.nz>  
**Sent:** Tuesday, 24 January 2023 4:05 pm  
**To:** Julie Shepherd; Vincent  
**Cc:** pirirakau.hapu@gmail.com; Ken Harris  
**Subject:** Re: 297 Te Puna Station Road - Planned development to enable industrial uses

Kia Ora Julie

Thank you for your e-mail of 20 Jan (to Vincent). Ken and I have been busy baling hay and lifting it into the shed, so it sounds like we are in the same boat *vis a vis* the summer "holidays". When Carlton is next down to WGN please do get him to call Ken as I am sure he can arrange some hunting opportunities for him in the Moonshine valley and perhaps that will go some way to making up for working over the holiday period.

The supply chain has also been busy. There is far more for our teams to do than we can keep up with. In the Te Moana Toi Te Huatahi region next year, it will be "interesting". Kiwi Fruit production is increasing. Space to handle the containers already fully used.

As reported we will be moving to Te-Puna some of our non-intensive activity, such as refrigerated engineering, and hire and sales plus our offices. We will also hold and process a small stock of local supply containers. This will free up our on-port land by moving these secondary activities, and will assist the horticultural industry and jobs. But as above probably is not enough. A further satellite site at Te-Puke may also assist in the future.

We have been keeping you up to date and inviting feedback as to our plans for Te-Puna over last two years but in addition have suggested a partnership agreement. While consultation that has been ongoing, this provides for the long term value to both parties.

In summary the partnership agreement suggests we work alongside Mana Whenua creating jobs and training. A high percentage of our team (at all levels) are Māori and we have a great track record training for trades, management and skilled work. In the region as your partner this would be preferentially for Te-Puna Mana Whenua.

We would also partner with yourselves as Mana Whenua in environmental programs and as part of consultation in the ways we have already suggested (subject to your preference), passing to yourselves or council the small areas of land we have close to the Hakao stream.

Thank you for your ongoing engagement. Jesse and I look forward to catching up when you schedule allows. (Ken is trying to retire with mixed success).

Kind Regards  
Margaret

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**From:** Julie Shepherd <operations@pirirakauinc.co.nz>  
**Sent:** Monday, January 23, 2023 6:55 PM  
**To:** Vincent <vincent@mpad.co.nz>  
**Cc:** pirirakau.hapu@gmail.com <pirirakau.hapu@gmail.com>; Ken Harris <Ken.Harris@containerco.co.nz>; Margaret

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

**Subject:** Re: 297 Te Puna Station Road - Planned development to enable industrial uses

Kia ora Vince

Happy New Year and same to you I hope you are rested as Carlton and I haven't had a break.

For clarity there are two matters.

1. Resource Consent which requires a CIA
2. The Hakao restoration

However both processes will compliment the other and the agreed outcomes which you have outlined are to be discussed thoroughly so we are clear in communication of events to our hapū members.

Please note Carltons email address change above. Vince can you please propose some meeting times and dates for our next meet which will be kaupapa focused.

Nga mihi

Julie

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

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

**To:** "pirirakau.hapu@gmail.com" <pirirakau.hapu@gmail.com>, "operations@pirirakauinc.co.nz" <operations@pirirakauinc.co.nz>

**Cc:** "kaupapa.maori@westernbay.govt.nz" <kaupapa.maori@westernbay.govt.nz>, "Ken Harris" <Ken.Harris@containerco.co.nz>, "Margaret Harri" <Margaret.Harris@containerco.co.nz>

**Sent:** Mon, Jan 23, 2023, 12:23 PM

**Subject:** 297 Te Puna Station Road - Planned development to enable industrial uses

Kia ora Julie,

Trust this finds you well and rested over the Xmas break.

The applicant's are keen to progress a partnership agreement with mana whenua Pirirakau to establish the framework for delivering benefits of interest to both parties. From this the likes of cultural impact assessment, detail on contribution to the Hakao Stream restoration project could follow, alongside training and employment benefits, investment opportunity exploration, all of which has been scoped in and provided for in the draft agreement.

We look forward to hearing from you regarding next steps from Pirirakau's perspective for completing a partnership agreement with Pirirakau.

Ngā mihi

Vince

**Vincent Murphy**

**Senior Planner**

021 283 0673 [vincent@mpad.co.nz](mailto:vincent@mpad.co.nz)

[www.mpad.co.nz](http://www.mpad.co.nz)



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**From:** Margaret Harris <Margaret.Harris@containerco.co.nz>  
**Sent:** Wednesday, 23 November 2022 12:48 pm  
**To:** pirirakau.hapu@gmail.com  
**Cc:** kaupapa.maori@westernbay.govt.nz; Ken Harris <Ken.Harris@containerco.co.nz>; Vincent <vincent@mpad.co.nz>  
**Subject:** Fw: Re[2]: Re[2]: Re[2]: Meeting

Kia Ora Julie

As below; the operations inbox suggested that it was full and unable to receive, so I asked Vincent if there was an alternative email. Hopefully this one reaches you.

Nga mihi mahana

Margaret Harris

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**From:** Margaret Harris <[Margaret.Harris@containerco.co.nz](mailto:Margaret.Harris@containerco.co.nz)>  
**Sent:** Monday, November 21, 2022 12:13 PM  
**To:** [operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz) <[operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz)>  
**Cc:** [carltonbidois@xtra.co.nz](mailto:carltonbidois@xtra.co.nz) <[carltonbidois@xtra.co.nz](mailto:carltonbidois@xtra.co.nz)>; Jesse Reynolds <[Jesse.Reynolds@containerco.co.nz](mailto:Jesse.Reynolds@containerco.co.nz)>; Ken Harris <[Ken.Harris@containerco.co.nz](mailto:Ken.Harris@containerco.co.nz)>; [kaupapa.maori@westernbay.govt.nz](mailto:kaupapa.maori@westernbay.govt.nz) <[kaupapa.maori@westernbay.govt.nz](mailto:kaupapa.maori@westernbay.govt.nz)>; [wendos04@live.com](mailto:wendos04@live.com) <[wendos04@live.com](mailto:wendos04@live.com)>; Rozella Borell <[roze@nmo.org.nz](mailto:roze@nmo.org.nz)>; [vincent@mpad.co.nz](mailto:vincent@mpad.co.nz) <[vincent@mpad.co.nz](mailto:vincent@mpad.co.nz)>  
**Subject:** Re: Re[2]: Re[2]: Re[2]: Meeting

Kia ora Julie

Thank you again for taking the time to reach out and meet with us on site. Ken enjoyed meeting both you and Carlton, and listening to your thoughts.

As you will be aware we have been sending as much information as we have, and have discussed internally what value a partnership with ContainerCo could deliver for the wider hapu. Please find attached our draft thoughts,

Nga mihi mahana

Margaret Harris, PhD  
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[Margaret.harris@containerco.co.nz](mailto:Margaret.harris@containerco.co.nz)

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**From:** [operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz) <[operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz)>  
**Sent:** Thursday, October 27, 2022 4:02 AM  
**To:** Margaret Harris <[Margaret.Harris@containerco.co.nz](mailto:Margaret.Harris@containerco.co.nz)>  
**Cc:** [carltonbidois@xtra.co.nz](mailto:carltonbidois@xtra.co.nz) <[carltonbidois@xtra.co.nz](mailto:carltonbidois@xtra.co.nz)>; Jesse Reynolds <[Jesse.Reynolds@containerco.co.nz](mailto:Jesse.Reynolds@containerco.co.nz)>; Ken Harris <[Ken.Harris@containerco.co.nz](mailto:Ken.Harris@containerco.co.nz)>;

[kaupapa.maori@westernbay.govt.nz](mailto:kaupapa.maori@westernbay.govt.nz) <[kaupapa.maori@westernbay.govt.nz](mailto:kaupapa.maori@westernbay.govt.nz)>; [wendos04@live.com](mailto:wendos04@live.com) <[wendos04@live.com](mailto:wendos04@live.com)>; Rozella Borell <[roze@nmo.org.nz](mailto:roze@nmo.org.nz)>; [vincent@mpad.co.nz](mailto:vincent@mpad.co.nz) <[vincent@mpad.co.nz](mailto:vincent@mpad.co.nz)>; [gary.allis@westernbay.govt.nz](mailto:gary.allis@westernbay.govt.nz) <[gary.allis@westernbay.govt.nz](mailto:gary.allis@westernbay.govt.nz)>; Chris Watt <[chris.watt@westernbay.govt.nz](mailto:chris.watt@westernbay.govt.nz)>; [angela.crean@nzta.govt.nz](mailto:angela.crean@nzta.govt.nz) <[angela.crean@nzta.govt.nz](mailto:angela.crean@nzta.govt.nz)>

**Subject:** Re[2]: Re[2]: Re[2]: Meeting

Thank you Margaret for your valued response.

We are soon to engage with Vincent Murphy of MPAD in regards to the review of resource consents and provision of our Pirirākau Assessment of Cultural Effects to align to planning requirements to best articulate our cultural response.

In regard to the Hakao Restoration we are keen to capture and acknowledge reserve contributions to enable multiple shared benefits, so thank you for drawing attention to these details.

Pirirākau are composing the totality of the restoration for presentation in collaboration with Te Puna Heartlands, Gary Allis of Western Bay of Plenty District Council and Angela Crean of Waka Kotahi (Takitimu North Link Project Manager).

Chris Watt has been put on notice that Pirirākau wish to formally engage in the resource consent application currently on s92 hold.

We will retrieve engagement and full documentation from Vincent Murphy.

We look forward to having positively presentable information of the Hakao Restoration which encapsulates a wahi tapū feature which has connectivity to the wider Pukewhanake Pa site complex.

To acknowledge previous occupation of Ngāti Ranginui to provide for the maintained relationship of Pirirākau hapū and all landowners in the Hakao valley as a collaborative arrangement.

Nga mihi ki a koe

Julie Shepherd  
Pirirākau

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

**From:** Margaret Harris <[Margaret.Harris@containerco.co.nz](mailto:Margaret.Harris@containerco.co.nz)>

**To:** "[operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz)" <[operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz)>

**Cc:** "[carltonbidois@xtra.co.nz](mailto:carltonbidois@xtra.co.nz)" <[carltonbidois@xtra.co.nz](mailto:carltonbidois@xtra.co.nz)>, "Jesse Reynold" <[Jesse.Reynolds@containerco.co.nz](mailto:Jesse.Reynolds@containerco.co.nz)>, "Ken Harri" <[Ken.Harris@containerco.co.nz](mailto:Ken.Harris@containerco.co.nz)>, "[kaupapa.maori@westernbay.govt.nz](mailto:kaupapa.maori@westernbay.govt.nz)" <[kaupapa.maori@westernbay.govt.nz](mailto:kaupapa.maori@westernbay.govt.nz)>

**Sent:** Tue, Oct 25, 2022, 2:34 PM

**Subject:** RE: Re[2]: Re[2]: Re[2]: Meeting

Kia ora Julie

Thank you again for taking the time to reach out and contact us.

As you will be aware we have been sending as much information as we have while we progress with the various design elements of our Te-Puna project. We will continue to do that and we do invite your feedback on any aspect of these.

I am also aware that our executive team would welcome the opportunity to meet with your committee and suggest that we look to organise this in the new year. Especially Jesse Renyolds, who's whanau hails from the east coast, but who has other family in the area.

Your plans for the Hakao stream is of interest. Can you please advise what work is proposed to be undertaken?

For our part we will be developing wetlands, as well as pedestrian & cycle walkways on our site, all consistent with the Environment court decision.

Looking at some of the exact geography, the Hakao Stream seems to touch on around 10m of our property we own, at the end of a closed paper road. Currently this is part of the overall plan for environmental enhancement as outlined by the environmental court. I am sure this already is, or can be, consistent with/enhance your own plans for the stream. I work from the AKL office but I can arrange for one of our senior executives to discuss your plans at this site once we have seen them.

We also note that the location may be helpful in being part of access to council reserve. Would you perhaps favour a boundary adjustment that made this stream area part of the council reserve?

Our earlier communications touched on who we are and what we do. However I have written up a short introduction to us as below. We cover this as the opportunity to work together on employment and training has been of mutual value to our Māori partners in Napier. A high percentage of our 250 strong team (at all levels) are Māori, including half of the SLT. Like our MD, many started as labourers and stevedores and went on with us into trades and management. We look forward to further discussion as the project progresses.

Again thank you for willingness to engage.

Nga mihi mahana

Margaret Harris

Regards

Margaret Harris, PhD

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[Margaret.harris@containerco.co.nz](mailto:Margaret.harris@containerco.co.nz)

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**From:** [operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz) <[operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz)>

**Sent:** Tuesday, 18 October 2022 3:49 PM

**To:** Margaret Harris <[Margaret.Harris@containerco.co.nz](mailto:Margaret.Harris@containerco.co.nz)>

**Cc:** [anna.price@wbopdc.govt.nz](mailto:anna.price@wbopdc.govt.nz); [gary.allis@wbopdc.govt.nz](mailto:gary.allis@wbopdc.govt.nz); [carltonbidois@xtra.co.nz](mailto:carltonbidois@xtra.co.nz)

**Subject:** Re[2]: Re[2]: Re[2]: Meeting

Kia ora Margaret

It would be best to meet you on site and talk about the Hakao restoration project.

Do you have time possibly next Monday at 10am?

I did sign off my email, I am Julie Shepherd the Chairperson for Pirirakau.

Also as your application for resource consent is on a s92 hold we would like to also discuss a review of your application and an assessment of cultural effects.

I have copied key Council staff to make them aware of our commitment to such engagement.

We have more to say than we simply oppose as we need to better understand.

Can you please share or confirm s or with the landowner.

Again I look forward to your response and potential opportunity of engagement.

Nga mihi mahana

Julie Shepherd  
Pirirakau Incorporated society  
Chair  
0272105522

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

**From:** Margaret Harris <[Margaret.Harris@containerco.co.nz](mailto:Margaret.Harris@containerco.co.nz)>  
**To:** "[operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz)" <[operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz)>, "[carltonbidois@xtra.co.nz](mailto:carltonbidois@xtra.co.nz)" <[carltonbidois@xtra.co.nz](mailto:carltonbidois@xtra.co.nz)>  
**Cc:** "Jesse Reynolds" <[Jesse.Reynolds@containerco.co.nz](mailto:Jesse.Reynolds@containerco.co.nz)>, "Ken Harri" <[Ken.Harris@containerco.co.nz](mailto:Ken.Harris@containerco.co.nz)>, "Ben Duncan" <[Ben.Duncan@containerco.co.nz](mailto:Ben.Duncan@containerco.co.nz)>, "[kaupapa.maori@westernbay.govt.nz](mailto:kaupapa.maori@westernbay.govt.nz)" <[kaupapa.maori@westernbay.govt.nz](mailto:kaupapa.maori@westernbay.govt.nz)>  
**Sent:** Tue, Oct 18, 2022, 12:19 PM  
**Subject:** Re: Re[2]: Re[2]: Meeting

Tēnā koe - sorry, you didn't sign your email! But a pleasure to talk with you regardless. Could you tell us more about your plans re: the Hakao Stream?

Regards  
Margaret

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**From:** [operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz) <[operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz)>  
**Sent:** Tuesday, October 18, 2022 3:40 AM  
**To:** Margaret Harris <[Margaret.Harris@containerco.co.nz](mailto:Margaret.Harris@containerco.co.nz)>; [carltonbidois@xtra.co.nz](mailto:carltonbidois@xtra.co.nz) <[carltonbidois@xtra.co.nz](mailto:carltonbidois@xtra.co.nz)>  
**Cc:** Jesse Reynolds <[Jesse.Reynolds@containerco.co.nz](mailto:Jesse.Reynolds@containerco.co.nz)>; Merehine Waiar <[Merehine.Waiari@westernbay.govt.nz](mailto:Merehine.Waiari@westernbay.govt.nz)>; Ken Harris <[Ken.Harris@containerco.co.nz](mailto:Ken.Harris@containerco.co.nz)>; Ben Duncan <[Ben.Duncan@containerco.co.nz](mailto:Ben.Duncan@containerco.co.nz)>  
**Subject:** Re[2]: Re[2]: Meeting

Tēnā koe Margaret

Our organisation has undertaken some changes and your email has come at a very welcome time.

As a landowner we would like to discuss with you a restoration plan of the Hakao Stream through the Hakao Valley Floor south west of your location.

This is a project which requires everyone's awesome participation as landowners as community and hapū partnering to make contributions which are beneficial to your immediate environment and our shared historic waterways and wetlands of the area.

You are an important piece of our puzzle.

Please let us know if we can discuss this with you further.

Please allow me to introduce myself as the Chairperson of our organisation - Julie Shepherd and I have copied Carlton of Pirirākau.

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

**From:** Margaret Harris <[Margaret.Harris@containerco.co.nz](mailto:Margaret.Harris@containerco.co.nz)>

**To:** "Jesse Reynolds" <[Jesse.Reynolds@containerco.co.nz](mailto:Jesse.Reynolds@containerco.co.nz)>, "[operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz)" <[operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz)>

**Cc:** "Merehine Waiari" <[Merehine.Waiari@westernbay.govt.nz](mailto:Merehine.Waiari@westernbay.govt.nz)>, "Ken Harri" <[Ken.Harris@containerco.co.nz](mailto:Ken.Harris@containerco.co.nz)>, "Ben Duncan" <[Ben.Duncan@containerco.co.nz](mailto:Ben.Duncan@containerco.co.nz)>

**Sent:** Mon, Oct 17, 2022, 4:34 PM

**Subject:** Re: Re[2]: Meeting

Tēnā kōrua

ContainerCo is writing to update you for the half-month of OCT around our Te Puna development.

ContainerCo and its partners remain open to a meeting either at a venue of your choice to discuss what we have done, and plan to do. Perhaps we can suggest a time that might suit?

As we were last month, we are working through the last few questions from the council, and anticipate finishing this process in mid-NOV. (Around then might be good for a meeting.) The engineers have presented a few options around water, and how it might be channeled into place through our wetlands. To recap, the site has a large OLF which takes in both Te Puna Industrial and the neighbouring industrial site. This goes into a wetland, which contains a series of green swale treatments, then into a series of culverts and out into the river. What we're thinking about is how high the land might need to sit in order for this to work most effectively.

The council has also been asking us for generic breakdowns of where lease-hold sections will be placed. We have roughed out a draft for them, which shows the approximate positions of three reasonably sized yards. Please find this attached. You will see we have also roughed out some approximate landscaping bunds, etc. The house and current exotic planting are as per now. This is a draft at this stage.

We continue to graze the fields with cows and rent space to beekeepers. If any member of Pirirakau has cow beasts and wishes to rent grazing from us we would welcome the enquiry and give priority to such a request.

Te Puna Industrial continues to move slowly and carefully to ensure correctness. We continue to engage with a number of local residents' groups and further helpful suggestions have been incorporated back into the design work.

Again, we would welcome the opportunity to meet and speak with you so that your own concerns can be similarly compassionately handled.

We will continue to update you with progress when such is made.

Nāku iti noa, nā

Margaret Harris

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**From:** Margaret Harris

**Sent:** Tuesday, October 4, 2022 11:15 AM

**To:** Jesse Reynolds <[Jesse.Reynolds@containerco.co.nz](mailto:Jesse.Reynolds@containerco.co.nz)>;  
[operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz) <[operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz)>

**Cc:** Merehine Waiar <[Merehine.Waiari@westernbay.govt.nz](mailto:Merehine.Waiari@westernbay.govt.nz)>; Ken Harris  
<[Ken.Harris@containerco.co.nz](mailto:Ken.Harris@containerco.co.nz)>; Ben Duncan <[Ben.Duncan@containerco.co.nz](mailto:Ben.Duncan@containerco.co.nz)>

**Subject:** RE: Re[2]: Meeting

Tēnā kōrua

ContainerCo is writing to update you for the month of SEP around our Te Puna development.

ContainerCo and its partners remain keen to take concerns and feedback, and to incorporate learnings back into the planning we are doing. We remain open to a meeting either at a venue such as Classic Flyers, or elsewhere of your choice.

We are still working through questions from the council, who have been both careful and correct. While questions of traffic and sound seem to have been resolved along the lines previously outlined, we are still discussing water. The site has a large OLF which takes in both Te Puna Industrial and the neighbouring industrial site. This drains into a series of culverts and out into the river.

The potential effect on water falling from the hills causing flooding for adjacent areas has been cause for discussion. The structure plan anticipates this water, and the OLF has adequate controls as it is designed. However our neighbours may have developed in an unsympathetic way and the Te Puna Industrial site is being inundated. We are currently engaging with our stormwater engineers to understand our obligations and also how the proposed wetlands can be implemented correctly. We will also continue to support council as required. This includes discussions on upgrading culverts – however, frankly, the water must cross our neighbour's legally required OLF to reach those outlets.

We continue to graze the fields with cows and rent space to beekeepers. If any member of Pirirakau has cow beasts and wishes to rent grazing from us we would welcome the enquiry and give priority to such a request.

As you can tell from these updates, Te Puna Industrial is moving slowly and carefully to ensure correctness in this development. Our engineers have completed the review of previous work, and agree as to their fundamental soundness, which is comforting. We have also engaged with a number of local residents groups and taken tours across the site to explain what we are doing, and why – helpful suggestions have been incorporated back into the design



work. Again, we would welcome to opportunity to meet and speak with you so that your own concerns can be similarly compassionately handled.

We will continue to update you with progress when such is made.

Nāku iti noa, nā

Margaret Harris

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**From:** Margaret Harris <[Margaret.Harris@containerco.co.nz](mailto:Margaret.Harris@containerco.co.nz)>  
**Sent:** Monday, 29 August 2022 1:43 PM  
**To:** Jesse Reynolds <[Jesse.Reynolds@containerco.co.nz](mailto:Jesse.Reynolds@containerco.co.nz)>;  
[operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz)  
**Cc:** Merehine Waiar <[Merehine.Waiari@westernbay.govt.nz](mailto:Merehine.Waiari@westernbay.govt.nz)>; Ken Harris <[Ken.Harris@containerco.co.nz](mailto:Ken.Harris@containerco.co.nz)>; Ben Duncan <[Ben.Duncan@containerco.co.nz](mailto:Ben.Duncan@containerco.co.nz)>  
**Subject:** Re: Re[2]: Meeting

Tēnā kōrua

ContainerCo is writing to update you, and provide more space for discussion, around our Te Puna development. ContainerCo and its partners remain keen to take concerns and feedback, and to incorporate learnings back into the planning we are doing. We remain open to a meeting either at a venue such as Classic Flyers, or elsewhere of your choice.

At the moment, we are working through questions from the council. These fall broadly into light, sound, traffic, and water.

Regarding these, Te Puna Industrial have modelled the traffic and the intersections at both ends of Te Puna Station Road, and offered different ways the wetlands can be emplaced which support green treatment of water. The traffic falls well under the levels anticipated by the structure plan, and are also mostly light vehicles (we plan to put our offices in one of the leased spaces) which is pleasing and should provide a great deal of relief to council and yourselves. We have also raised some questions about the acoustic bunding and its potential effect on water falling from the hills causing flooding for adjacent areas, as we are worried that water will back up against them. The council is considering this, and we think a swale might be the answer. But at this time we plan to follow the district plan exactly, which anticipates the bunds, and also probably is the best outcome regarding potential sound mitigation.

Practically, while this is in train we are grazing the fields with cows and renting other space to beekeepers. If any member of Pirirakau has cow beasts and wishes to rent grazing from us we would welcome the enquiry.

The whole process will take some time, but after these outlines are established and consent is in place we will be in a position to approach landscaping. Our engineers at WSP have been peer-reviewing all prior work, and we have other tier 3 engineers putting in the work to make sure the three C's are delivered ("Careful, Correct, Complete").

We will continue to update you with progress when such is made.

Nāku iti noa, nā

Margaret Harris

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**From:** Jesse Reynolds <[Jesse.Reynolds@containerco.co.nz](mailto:Jesse.Reynolds@containerco.co.nz)>  
**Sent:** Friday, April 22, 2022 11:32 AM  
**To:** [operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz) <[operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz)>; Margaret Harris <[Margaret.Harris@containerco.co.nz](mailto:Margaret.Harris@containerco.co.nz)>  
**Cc:** Ken Harris <[Ken.Harris@containerco.co.nz](mailto:Ken.Harris@containerco.co.nz)>; Ben Duncan <[Ben.Duncan@containerco.co.nz](mailto:Ben.Duncan@containerco.co.nz)>; Merehine Waiar <[Merehine.Waiari@westernbay.govt.nz](mailto:Merehine.Waiari@westernbay.govt.nz)>  
**Subject:** RE: Re[2]: Meeting

Morena Gabrielle

My name is Jesse Reynolds, GM of property and legal at ContainerCo. We look forward to a meeting with you once your new environment team is in place. At this stage we wanted to keep you up to date with the ongoing preliminary works at the development on Te Puna Station Road. We are currently working through Council requirements in regards to traffic management and potential road upgrades including widening, drains and bike lanes. We are further engaging on public access requirements to the wetlands to be established. These are all issues to be discussed in consultation with your environment team in due course, but we wanted to keep you updated in the interim.

We are also looking to sort out the long grass and may move some cattle on to control the length or prepare the paddocks for a cut of hay at the appropriate time.

Feel free to contact me directly if you have any questions. We look forward to meeting with you when the environment team is in place and you have an idea of availability.

Regards

Jesse Reynolds  
GM Property & Legal  
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021-2294708  
[www.containerco.co.nz](http://www.containerco.co.nz)



**From:** [operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz) <[operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz)>  
**Sent:** Thursday, 7 April 2022 9:29 AM  
**To:** Margaret Harris <[Margaret.Harris@containerco.co.nz](mailto:Margaret.Harris@containerco.co.nz)>  
**Cc:** Ken Harris <[Ken.Harris@containerco.co.nz](mailto:Ken.Harris@containerco.co.nz)>; Ben Duncan <[Ben.Duncan@containerco.co.nz](mailto:Ben.Duncan@containerco.co.nz)>; Jesse Reynolds <[Jesse.Reynolds@containerco.co.nz](mailto:Jesse.Reynolds@containerco.co.nz)>; Merehine Waiar <[Merehine.Waiari@westernbay.govt.nz](mailto:Merehine.Waiari@westernbay.govt.nz)>  
**Subject:** Re[2]: Meeting

Tena koe Margaret,

Pirakau are currently in the process of hiring a new Environment Team and unfortunately with this new restructure happening within the next month or so, we will be unavailable to meet until mid May. We will contact when we have availability.

Nga mihi  
Gabrielle Rolleston  
Operations Manager  
Pirakau Incorporated Society

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

**From:** Margaret Harris <[Margaret.Harris@containerco.co.nz](mailto:Margaret.Harris@containerco.co.nz)>  
**To:** "[operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz)" <[operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz)>  
**Cc:** "Ken Harris" <[Ken.Harris@containerco.co.nz](mailto:Ken.Harris@containerco.co.nz)>, "Ben Dunca" <[Ben.Duncan@containerco.co.nz](mailto:Ben.Duncan@containerco.co.nz)>, "Jesse Reynold" <[Jesse.Reynolds@containerco.co.nz](mailto:Jesse.Reynolds@containerco.co.nz)>, "Merehine Waiar" <[Merehine.Waiari@westernbay.govt.nz](mailto:Merehine.Waiari@westernbay.govt.nz)>  
**Sent:** Fri, Apr 1, 2022, 1:39 PM  
**Subject:** RE: Meeting

Tēnā kōrua

ContainerCo continues to make progress planning our Te Puna development.

Have you had a chance to think about the below? Both ContainerCo and its partners are keen to take concerns and feedback, and to incorporate learnings back into the planning we are doing.

With regards to our suggestion of two meetings, one smaller and one larger. Can we suggest the initial, smaller informational meeting be held on WED 13 APR 22 at a location convenient to you? We are happy to come to any of Piriakau's meeting places, or to arrange for food and discussions at a convenient place. Do let us know.

My phone number is 021 525 848. I am more than happy to be contacted, and live locally.

Nāku iti noa, nā

Margaret Harris

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**From:** Margaret Harris  
**Sent:** Wednesday, 23 March 2022 3:45 PM  
**To:** [johnk@tpk.co.nz](mailto:johnk@tpk.co.nz); [operations@pirirakauinc.co.nz](mailto:operations@pirirakauinc.co.nz)  
**Cc:** Ken Harris <[Ken.Harris@containerco.co.nz](mailto:Ken.Harris@containerco.co.nz)>; Ben Duncan <[Ben.Duncan@containerco.co.nz](mailto:Ben.Duncan@containerco.co.nz)>; Jesse Reynolds <[Jesse.Reynolds@containerco.co.nz](mailto:Jesse.Reynolds@containerco.co.nz)>  
**Subject:** Meeting

Tēnā kōrua

My name is Margaret Harris, and I am the General Manager of Strategy and Projects at ContainerCo, I am also the daughter of Ken Harris (the

owner of ContainerCo) and the representative of that family here in Tauranga.

ContainerCo as a company does many different things which you might not have heard about. For instance, we do technical refrigeration services, freight forwarding, and hire and sales of shipping containers. We also do services you might have heard about; the storage, repair and upgrades for containers on ports around New Zealand. The company is family owned (Pāuatahanui, in Wellington) in partnership with a large shipping line (COSCO). The family has a controlling share.

The company is 60% Māori. At a personal level, this includes my brother-in-law/ContainerCo's property manager (based in Pāuatahanui right now, but his iwi is from the East Coast). Māori also make up a significant proportion of our leadership team. We are also currently in a long-term partnership with Mana Ahuriri in Napier, where together we remediated a tyre dump into an environmentally compliant industrial estate. This partnership is for at least thirty years starting in 2013, but eight years on both sides have expressed the hope that it will be for longer.

Why we are writing to you. In 2021, ContainerCo was part of a consortium of companies that purchased a block of land inside an industrially zoned area along Te Puna Station Road. We have become the focus of attention since then in the area. Many residents have questions and concerns about our service plans, our record with the land in other places, and how the land will look and be treated.

Piriakau will likely have many of these same questions, with the added imperative of mana whenua.

ContainerCo has been working diligently to understand how we ourselves would approach the land. Ken would welcome the opportunity to speak to you and discuss these with you.

We respectfully suggest two meetings; one with limited participants, and one larger more public one for any member of the iwi that wishes to speak and be heard. For the first, we are happy to come to any of Piriakau's meeting places, or to arrange for food and discussions at a convenient place.

As a project, we expect the land to be developed slowly, carefully, and correctly. We would welcome the opportunity to talk with you at your convenience; perhaps you have some time in April? Please do suggest a time.

In the meantime, my phone number is 021 525 848. I am more than happy to be contacted, and live locally.

Nāku iti noa, nā

Regards

Margaret Harris, PhD  
7a Earl Richardson Drive, Wiri

Auckland, New Zealand

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