**MARGARET HARRIS**

Good morning

My name is Margaret Harris, I work for ContainerCo. Thank you for your time today.

I’m going to present a summary of my evidence, hopefully briefly, which should leave plenty of time for questions at the end.

My current role at ContainerCo is the General Manager of Innovation and Strategy. Previously I was the Manager of Projects and Strategy, and before that I worked in various operational roles throughout the business.

As part of my job, I supervise projects of various kinds. In the past this has included digital development, physical construction projects, process development, health and safety audits, and other boring but necessary functions for the success of a business.

With regards to Te Puna specifically, this was why I was seconded to TPIL in 2021. I have managed other safe, compliant, sustainable construction projects, one in Napier and another Auckland. My instructions for this project was to make Te Puna a long-term home for the company.

The planning for Te Puna has focused on making it ready for low-intensity operations. The park will be developed in stages, with ContainerCo as the first tenant but multiple other yards also being offered for businesses that are consistent with the structure plan. The yard development is therefore focused on creating something for low-intensity businesses compatible with the surrounding rural environment, with  a suitable paving system, extensive wetlands, planting, acoustic bunding, walkways, bike paths, and stormwater management. Outside the park, improvements to the intersection of the road are proposed. There are opportunities to partner with local iwi and community groups for co-design and education. The park proposed is modern, carefully planned, and correct for the area.

ContainerCo has a range of businesses. Right now, we do all these businesses on other, more valuable leased areas on or near the port. These places are suitable for high-intensity operations, but are under pressure as the port expands. It is also not ideal to co-locate high-intensity and low-intensity operations, as there are health and safety concerns which must be actively managed. Moving the low-intensity operations from the port to Te Puna will mean that ContainerCo can intensify its current leasehold land, improve health-and-safety outcomes, and our low-intensity operations also have the space to grow. It also means we do not have to find a place capable of high-intensity operations somewhere else in the region.

ContainerCo is a credible, solid business of a medium size – but land is expensive and difficult to find. The Te Puna site was rectangular, which is good because a container is also a rectangle. It is in a great location, before the major urban areas, and served from multiple directions by good roads. It is already zoned rural-industrial, and so doesn’t require a plan change. And it is large, giving the low-intensity businesses that move there are solid place to grow. Finally, frankly, it was inside ContainerCo’s budget.

Te Puna will be a safe, well-built and managed business park which will support the local area. The submitted plans demonstrate a commitment to being careful and correct. I would be pleased to answer any questions that the commissioners might have at this time.