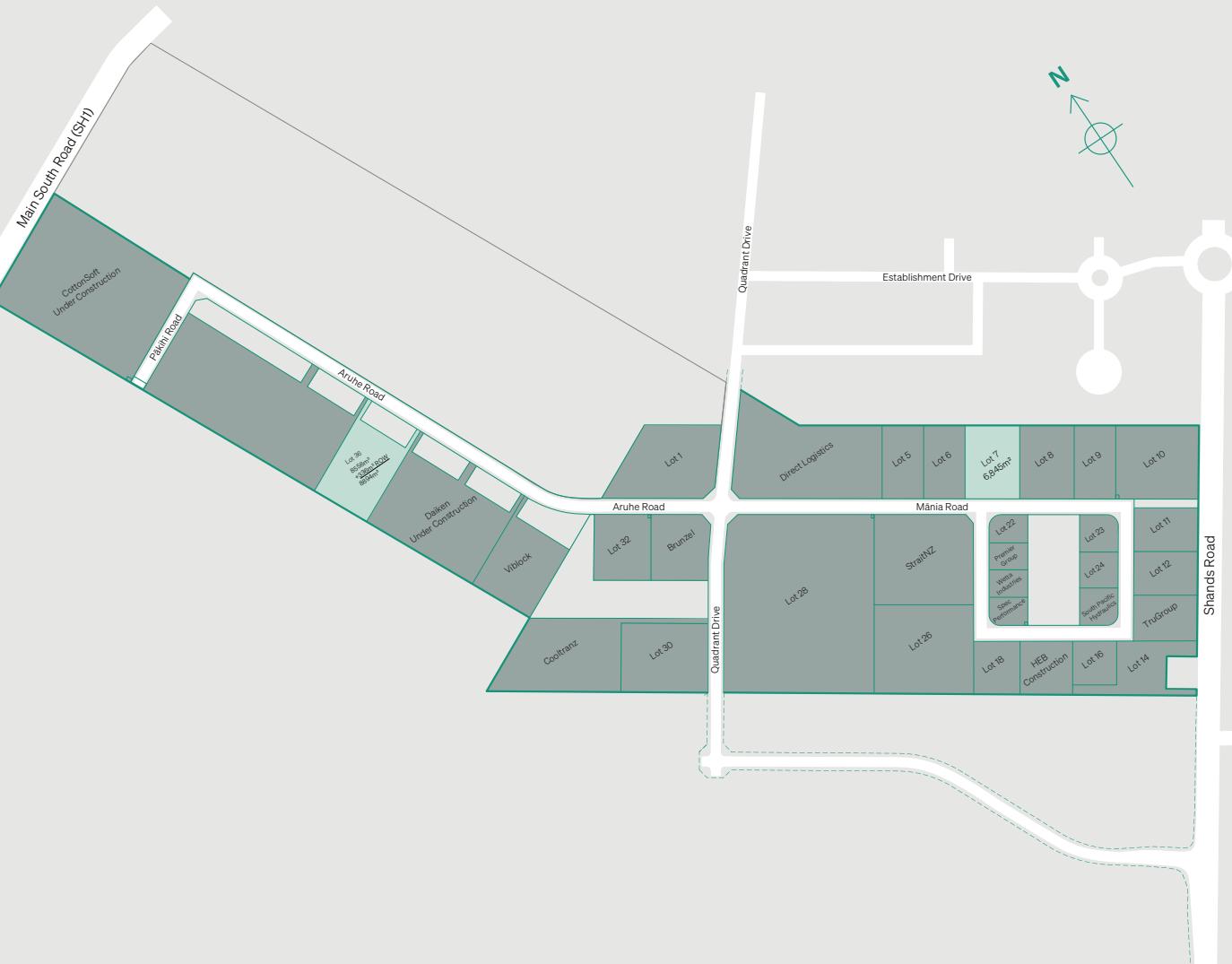


Mānia Ahumahi



Ahumahi Development Overview.

ahumahi.nz

NGĀI TAHU Property

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Mānia

Meaning and narrative of the name Mānia

The location of the Mānia development is within the claim area of Hapakuku Kairua, and on the soils and aggregate formed by a former flow of the Waimakariri River as it arced around and linked to the course now occupied by the Huritini/Halswell River. The river trail has intermittent evidence of the use of the river course as a trail and for mahinga kai, predominantly in the form of nohoanga and food refusals. This locality is also positioned within the west portion of formerly vast expanse of open plains dominated by native grasses and ferns, that bordered the western most portion of environs that became west Christchurch. The evidence denoting former open plains dominated by fern and native grasslands appears on the earliest European survey maps of the mid-19th century. To acknowledge the resources and environs once utilised by Māori ancestors, use of Māori names for features such as Grasses/**Mānia**, Ferns/Arrhe and plan-lands/Pākihi have been gifted by Te Ngāi Tūāhuriri Rūnanga to this Ngāi Tahu Property development.

Ahumahi

Ahumahi means Industrial in Te Reo, reflecting our unique approach to property development.

To find out more about the industrial developments visit ahumahi.nz

About Ngāi Tahu Property

With a market value approaching \$770.3 million, Ngāi Tahu Property is a professionally managed business, with a proud commercial and cultural history. Established in 1994, Ngāi Tahu Property is one of the largest property investors and developers in Te Waipounamu – the South Island of New Zealand with a range of successful residential, commercial and industrial developments.

1994 Ngāi Tahu Property Limited is incorporated in anticipation of the opportunity to leverage and grow the Crown Settlement. The Chief Executive is appointed as the company's first employee.

1998-1999 Ngāi Tahu settles its Waitangi Tribunal Claim with the Crown. Economic redress comprises a cash payment of \$170 million along with mechanisms that give Ngāi Tahu the right and opportunity to buy certain Crown assets (the Deferred Selection Process and the Right of First Refusal). Independent analysis by CS First Boston had valued the economic losses to Ngāi Tahu from the Crown's land purchases of last century at more than \$20 billion.

1999 This financial acknowledgement has allowed the tribe to establish itself as an economic powerhouse within the South Island. Ngāi Tahu uses its \$170 million settlement along with borrowings of \$80 million to procure the inaugural parcels of land from the Crown for the company. This included three High Country Stations, Courts and Police Stations throughout the South Island (long-term Crown tenants) and Crown forestry assets.

Late 1990's Archeron Drive, Christchurch 26 lots located off Blenheim Road, Christchurch.

2000's Sockburn Business Park 23 lots in an established area of Christchurch. Catered for owner-occupier businesses wanting medium-sized buildings.

2013 A key milestone is achieved with the value of assets under management exceeding \$500 million.

2015 Wigram Business Park, 52 lots for firms which were expanding, relocating or re-establishing their businesses post-earthquakes.

2016 Twenty years after inauguration as a company, Ngāi Tahu Property has grown the value of its assets to approx \$500 million. These include residential master-planned developments, commercial, retail and industrial property, and a substantial investment portfolio.

2019 The Ngāi Tahu Group reaches net worth of \$1.4 billion and total assets of \$1.7 billion. As a Charitable Trust, profits made by the group are directed back to the iwi for distribution.

Our Values

Personal integrity, respect and acknowledgment of the cultural heritage that comes from being part of the wider Ngāi Tahu group are an important foundation for the Ngāi Tahu Property team. We align with and commit to these shared values.

Whanaungatanga

(family)

We will respect, foster and maintain important relationships within the organisation, within the iwi and within the community.

Manaakitanga

(looking after our people)

We will pay respect to each other, to iwi members and to all others in accordance with our tikanga (customs).

Tohungatanga

(expertise)

We will pursue knowledge and ideas that will strengthen and grow Ngāi Tahu and our community.

Kaitiakitanga

(stewardship)

We will work actively to protect the people, environment, knowledge, culture, language and resources important to Ngāi Tahu for future generations.

Tikanga

(appropriate action)

We will strive to ensure that the tikanga of Ngāi Tahu is actioned and acknowledged in all of our outcomes.

Rangatiratanga

(leadership)

We will strive to maintain a high degree of personal integrity and ethical behaviour in all actions and decisions we undertake.

Development Overview

The Mānia development on Shands Road is well positioned for easy transport access to Hornby, Christchurch CBD, Christchurch International Airport, Lyttleton Port and the primary transit links north and south, the Shands Road development is ideally situated within the Hornby South industrial and commercial precincts.

The development provides freehold land opportunities for owner/operators and investors to design and build facilities that meet their operational and investment needs.

Core Attributes

Location

Hornby, Christchurch

Total Development Area

Approximately 40 hectares

Lot Sizes Available

Lot 7: 6,846m²

Lot 26: 15,067m²

Lot 36: 8,894m²

Zoning

Industrial Heavy Zone
(Christchurch District Plan)

Construction Partners

No ties to specific construction companies

Development Options

Freehold land for sale

Design, build, lease

Turnkey building

Transport links

Easy access to main routes of South Island

Planning

Christchurch City Council, District Plan

Construction

Complete

Current Industry Sectors with the Area

- Freight and Logistics
- Warehousing
- Heavy manufacturing
- Construction equipment sales and servicing
- Agribusiness
- Vehicle services
- Food processing

Development Key Benefits

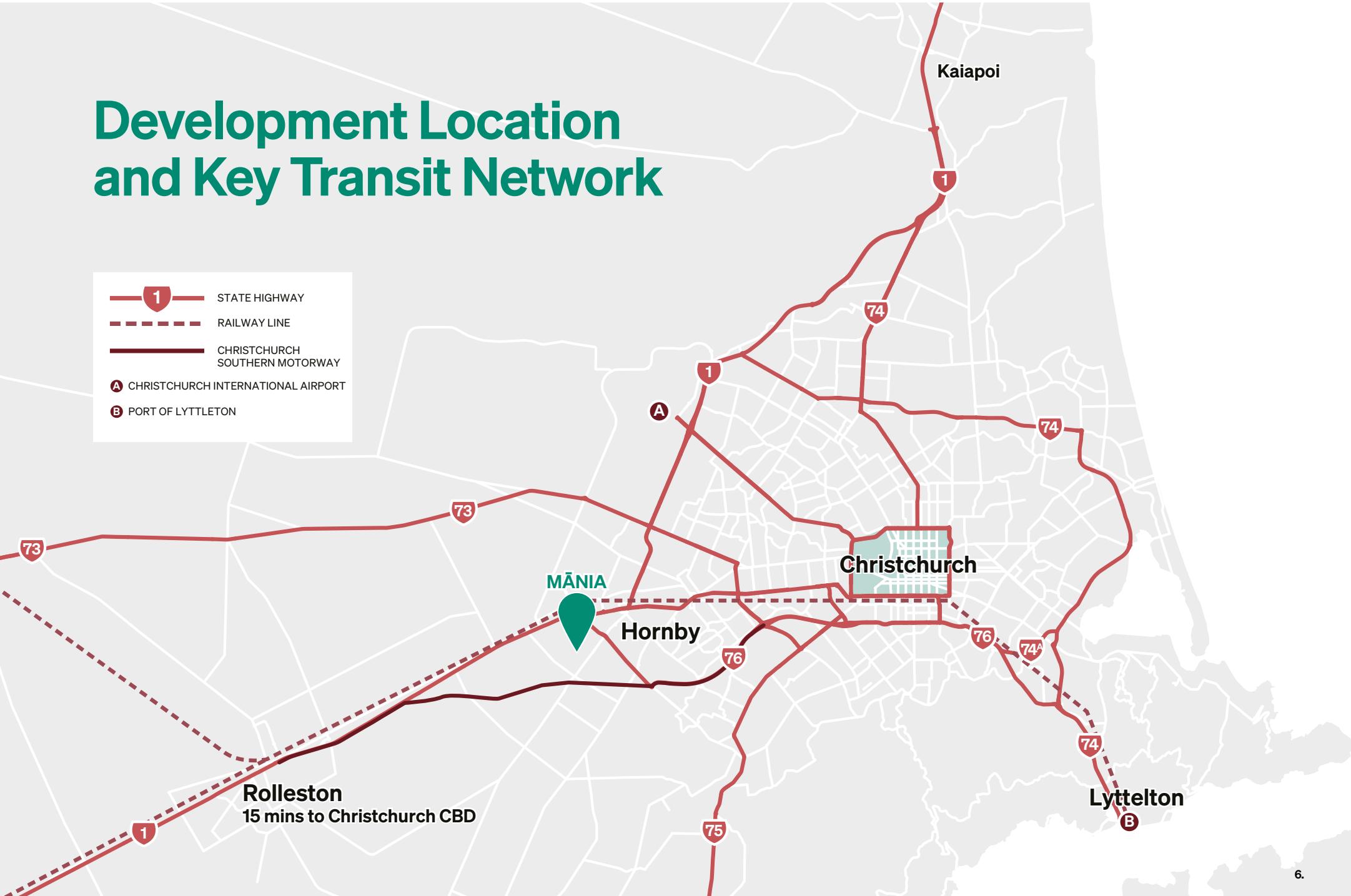
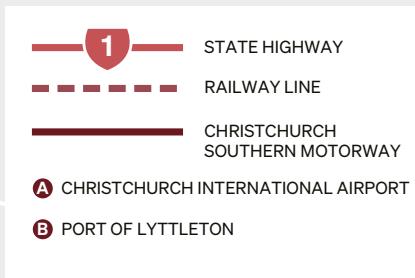
- Freehold Title
- No Building Ties
- Transport Routes
- Proximity to industry
- Proximity to Retail and Amenity



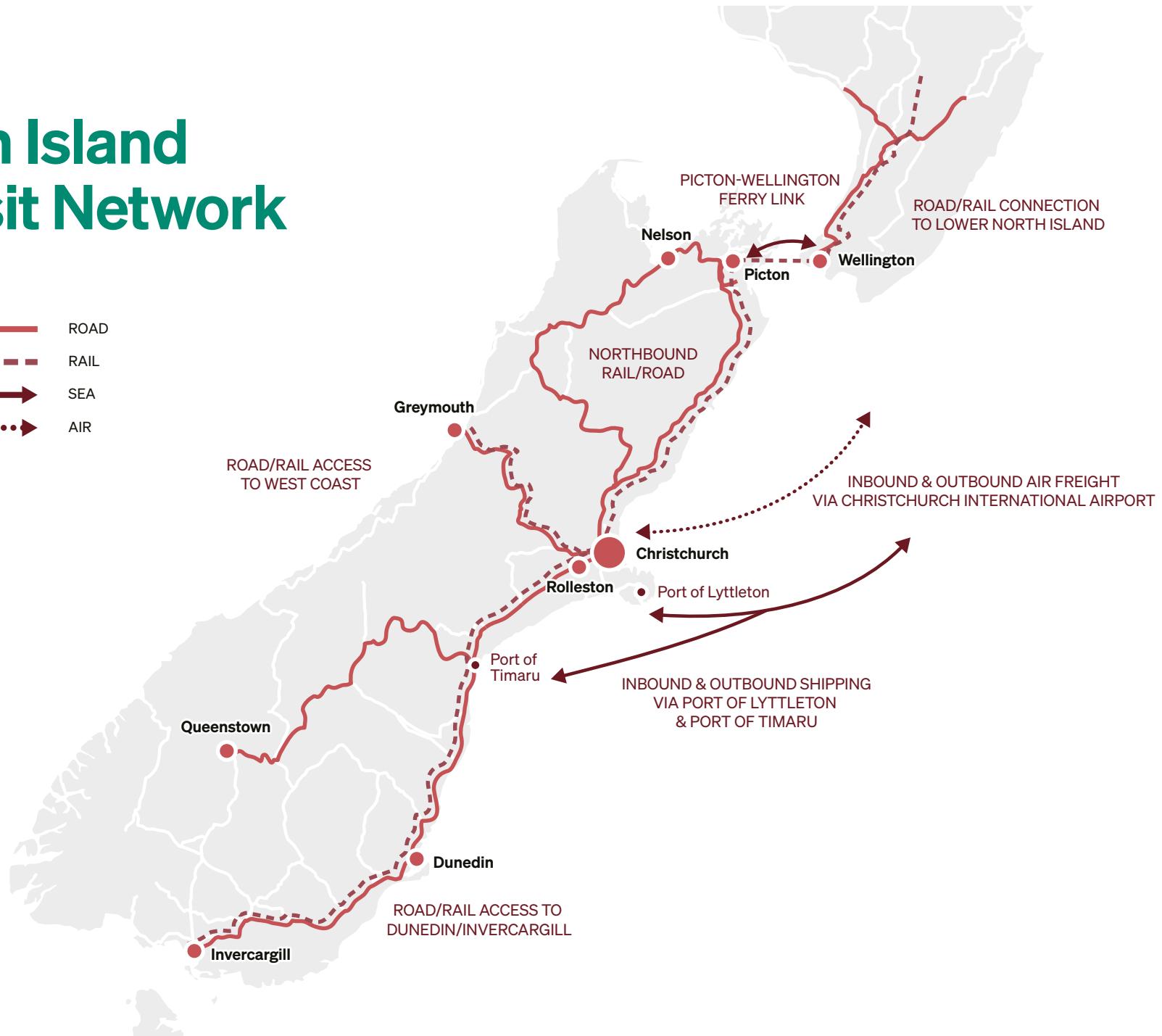
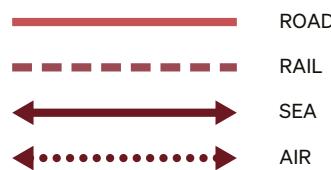
Mānia Masterplan

The specifications, details and information (including size and layout) set out on this plan are indicative only and may be subject to change.

Development Location and Key Transit Network



South Island Transit Network



Contact Us

Thanks for your enquiry.

Contact us to register your interest,
or if you would like more information.

Jason Steed

Development Manager

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021 226 7729

Disclaimer

The specifications, details and information (including size and layout) set out on this plan are indicative only and may be subject to change.

Recipients of this information are responsible for their own independent assessment of the information. Ngāi Tahu Property makes no warrantee or representation that the information is correct and is not liable if the information is inaccurate or incomplete in any way.

Mō tātou, ā, mō kā uri ā muri ake nei – For us and our children after us

NGĀI TAHU Property