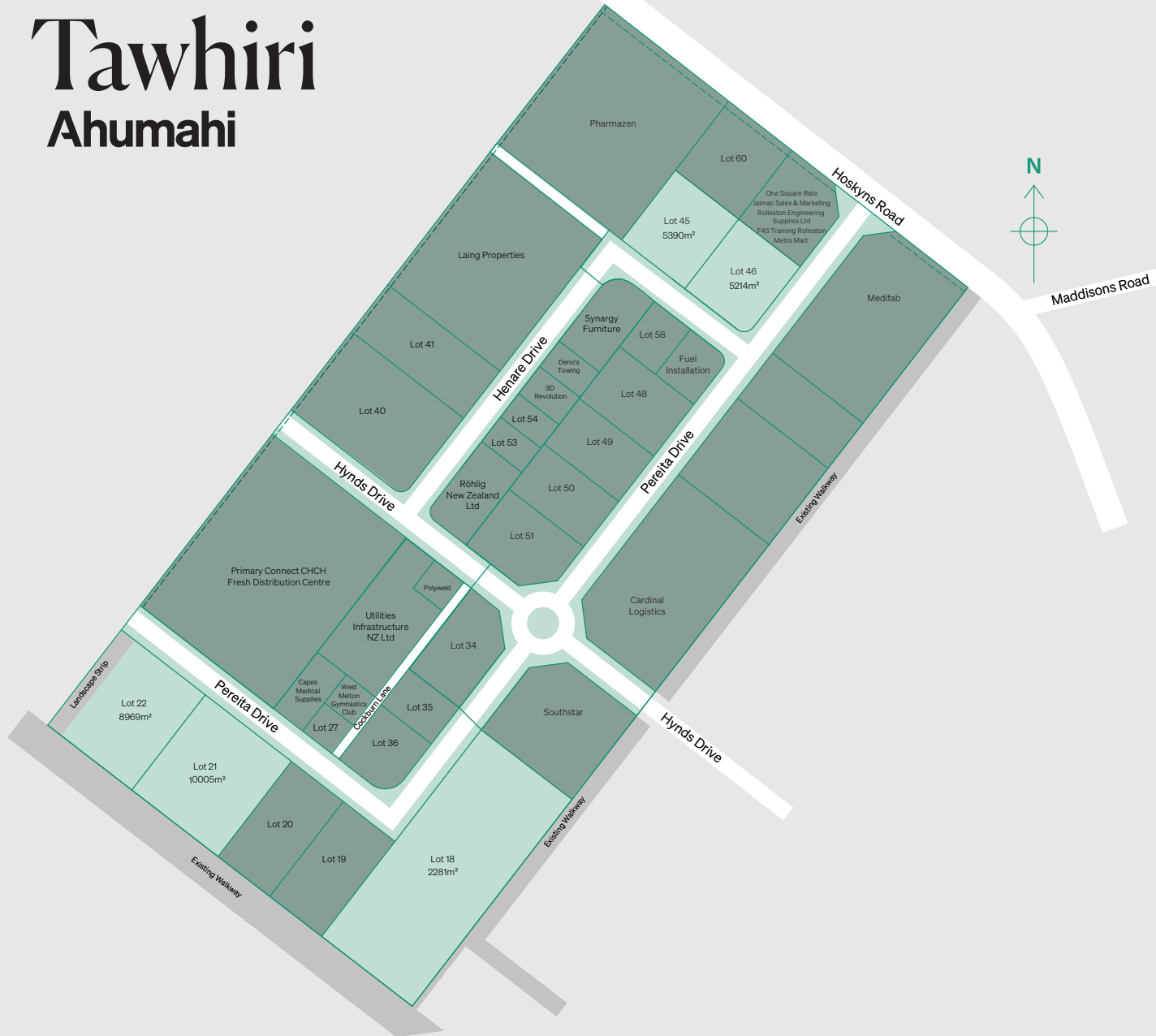


Tawhiri

Ahumahi



Ahumahi Development Overview.

ahumahi.nz

NGĀI TAHU Property

Contents

<u>About Ngāi Tahu Property</u>	3
<u>Development Overview</u>	4
<u>Tawhiri Masterplan</u>	5
<u>Development Location and Key Transit Network</u>	6
<u>South Island Transit Network</u>	7
<u>Contact Us and Disclaimer</u>	8

Tawhiri

Meaning and narrative of the name Tawhiri

In 1868 Tawhiri Henare Pereita, a leading chief from Kaiapoi, claimed lands between Christchurch the Selwyn River (Waikirikiri) as a mahinga kai on behalf of the Kaiapoi Ngāi Tahu.

While there were no other claimants, the claim was dismissed because the land had already been sold by the Crown. Henare Pereita was also a key informant to Pākehā ethnographers as they were recording histories from Kaiapoi Māori for some of the first published texts on Te Waipounamu Māori history.

Henare had knowledge of mahinga kai throughout the Canterbury plains/Kā Pakihi Whakatekateka I Waitaha.

The Ngāi Tahu Property development in Rolleston provides an opportunity to further acknowledge Henare’s rangatiratanga and claim to the area.

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

Tawhiri Rolleston adjoins the highly desirable Izone Business Hub and is in close proximity to the Iport Business Park.

The development is well positioned for major transit links including Port of Tauranga's intermodal freight hub 'Metroport', the Port of Lyttleton, the inland port 'Midland', the State Highway network, Christchurch International Airport, the Southern Motorway link between Christchurch and Rolleston and the KiwiRail network.

Rolleston is located 15 minutes from Christchurch and is the largest town in the Selwyn District. With a thriving population, Rolleston is well serviced by retail and business amenity.

The district remains a very strong region with Infometrics reporting growth ranked in the top four Territorial Authorities (September 2018) while Statistics NZ reported Selwyn District being second in population growth at 4.6% (October 2018).

Tawhiri provides several options to the market for tenure and development with land sale, design/build/lease or turnkey land and build packages available. The development will be well suited for varying sizes of operatives and for national corporates, local businesses, owner occupiers, investors and developers.

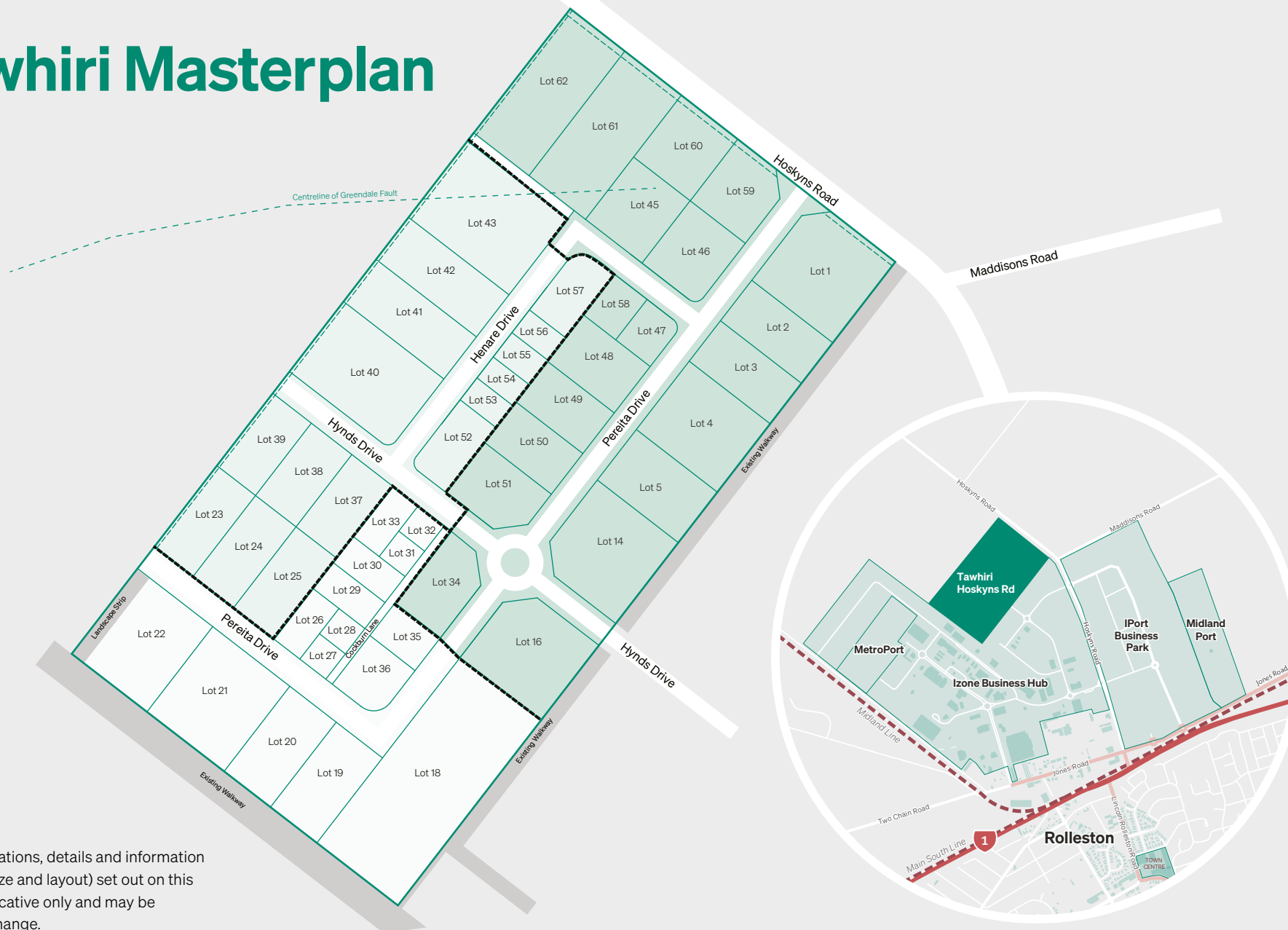
Core Attributes

- Address**
Tawhiri, 151 Hoskyns Road, Rolleston, Selwyn
- Total development area**
Approximately 32 hectares
- Lot sizes**
Approximately 0.52 hectares – 2.8 hectares
- Transport options**
MidlandPort was established as an inland hub where freight is consolidated and transferred by rail between Lyttelton and Rolleston. Midland Port is strategically positioned to offer businesses in the region connectivity to all transport modes throughout the South Island.
- Zoning**
Industrial (Business 2A)
- Construction partners**
No ties to specific construction companies
- Development options**
Freehold land for sale
- Design-build-lease**
Turnkey land and building packages

- Transport links**
Easy access to main road and rail transit routes of South Island and local rail connections to inland and seaside ports
- Flexibility**
Lot sizes can be customised to suit
- Planning**
Development-friendly Council

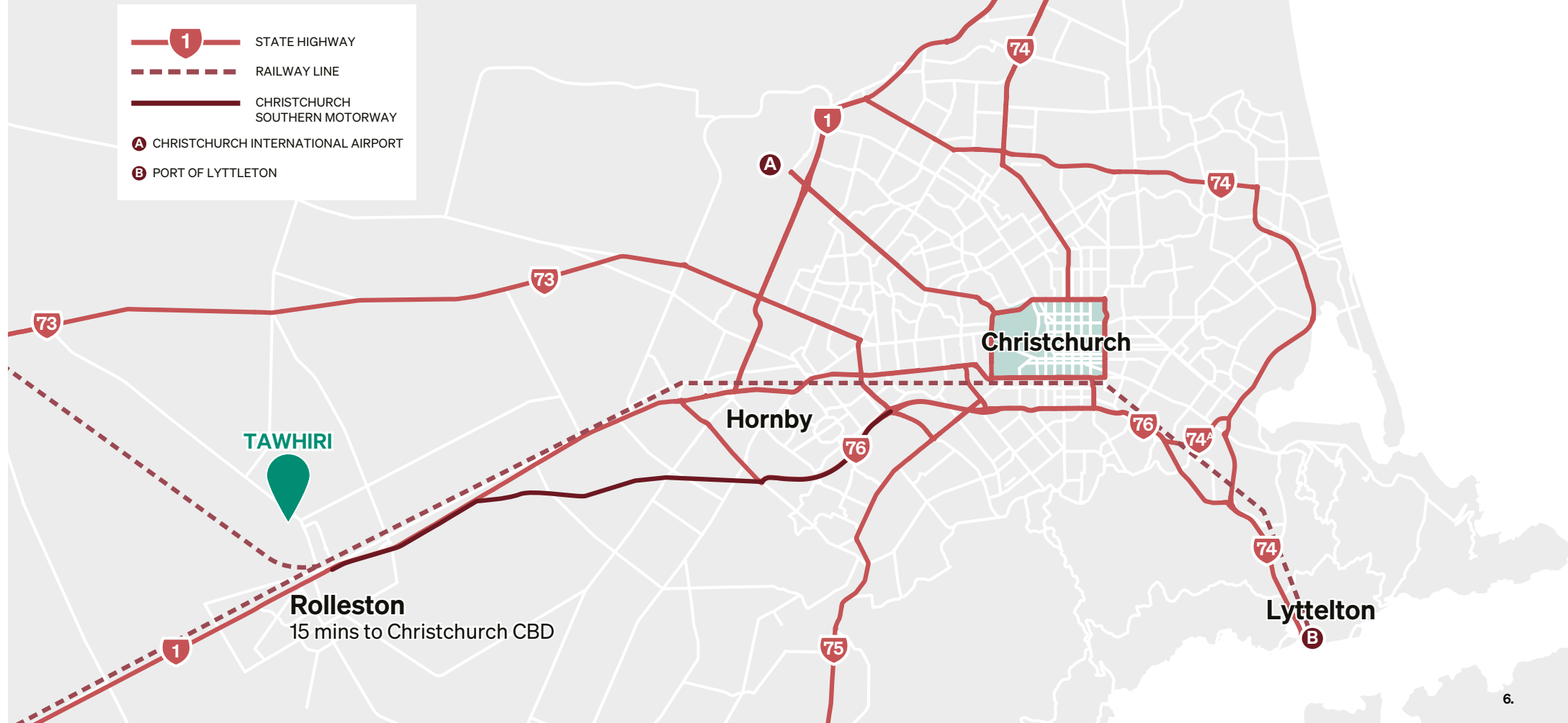


Tawhiri Masterplan



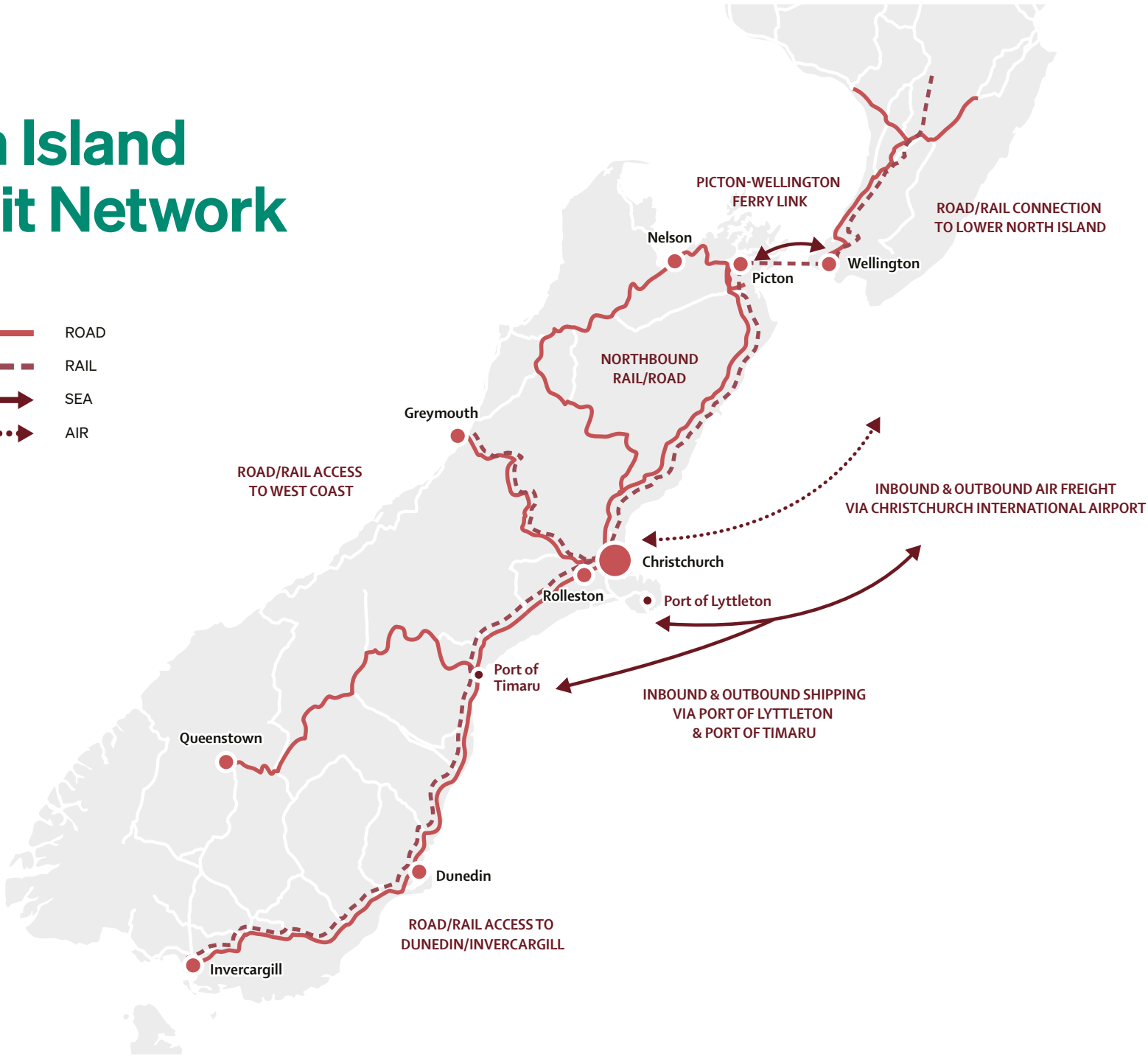
The specifications, details and information (including size and layout) set out on this plan are indicative only and may be subject to change.

Development Location and Key Transit Network



South Island Transit Network

- ROAD
- RAIL
- SEA
- AIR



Contact Us

Thanks for your enquiry.

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

Jason Steed

Development Manager

Jason.Steed@ngaitahu.iwi.nz

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