

Kua tiimata te mahi Up & running A guide to Ruakura Superhub



He ihiihi nuku!
He ihiihi rangi!
Pride of place
from land to sky

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August 2022 – the 92-hectare stage 1 of Ruakura Superhub stands out alongside the newly opened Waikato Expressway

He Whakakitenga he whakatinana

From vision to reality

“The journey from vision to reality for the Ruakura Superhub has had as many twists and turns as the Waikato River.

Ruakura Superhub is part of 605ha of whenua (land) returned to Waikato-Tainui under the 1995 Treaty of Waitangi raupatu settlement. This whenua was confiscated by the Crown following the Land Wars of the 1860s and today we are proud to work with the Ruakura Tangata Whenua Working Group, which includes representatives of local hapuu, to bring this vision to life.

Thinking and planning for the best economic use for the land got underway in earnest in 2006. This work was led by Mike Pohio, CEO of Tainui Group Holdings (TGH) at the time, who had an extensive background in shipping and logistics, and could see the potential for an inland port and major mixed-use development at Ruakura.

Many years of work were required to get the whenua into the relevant local government planning frameworks such as Future Proof (2009), the Waikato Regional Policy Statement (2010), and Hamilton City Proposed District Plan (2012).

In late June 2013 TGH, together with residential developer Chedworth Properties lodged our application for a private plan change. Our application was directed to an independent Board of Inquiry on the grounds of being a project of 'national significance'.

Finally in early September 2014 after more than a year of notifications, submissions and hearings, the Board of Inquiry issued their decision to accept the plan change. This arrived just in time to support the case for a full diamond interchange on the Waikato Expressway due to start construction the following year.

The full Ruakura site is around the same size as the Auckland CBD and adds 8% to the urban footprint of Hamilton. Master planning has been intensive and ongoing.

For such an ambitious project, a key circuit breaker was the signing of Port of Tauranga in 2020 as a 50% JV partner for the inland port. And in the same year the Government invested \$56.8m in grants and loans through the PGF and 'Shovel Ready' fund. This was matched by TGH and topped up with \$5 million from Hamilton City Council to get critical infrastructure such as link roads out of the ground.

In the fine, hot weather of January 2021, 15 years after the initial vision, widespread earthworks and construction were finally underway with more than 30 local contractors involved in the delivery, including a number of iwi-owned enterprises.

This unplugged a wave of tenant demand. The signing, in short order of PBT, Waitomo Group, Big Chill, Maersk, and Kmart tells its own story. Now, with the official opening of Ruakura Superhub in mid- 2022, the bold vision has become a reality.”

Chris Joblin
CEO, Tainui Group Holdings
September 2022



He tirohanga whaanui

The big picture – Superhub overview

Unlocking the golden triangle

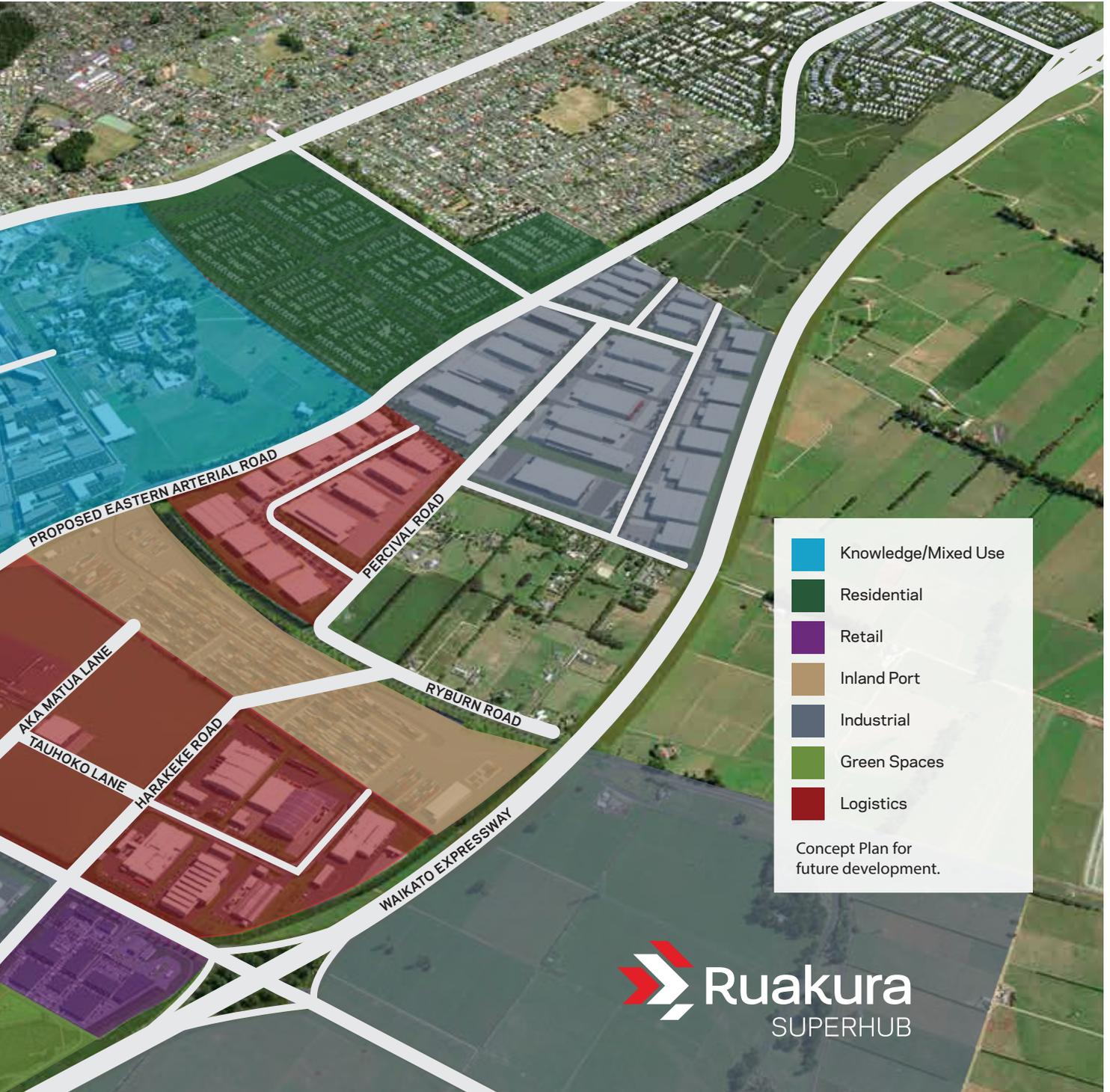
The 'golden triangle' of Auckland-Hamilton-Tauranga is home to around half the total population of New Zealand and generates 50% of the total economic activity and 65% of the total freight flows. Ruakura is 4km from the Hamilton CBD and broadly equidistant from the cities and seaports of Auckland and Tauranga.



Ruakura Superhub is a 490-hectare development by TGH on behalf of our iwi, Waikato-Tainui. It offers some of New Zealand's largest flat sites, and the ability to scale for the emerging class of super distribution centres demanded by global supply chains.

Deemed a 'project of national significance', Ruakura Superhub is anchored by an inland port with adjacent logistics, industrial, retail, residential and knowledge zones.

Adjacent 'green' swales and a 10-hectare wetland will be home to more than two million native plants as part of extensive sustainability features in the Superhub.





He aha i peenei ai? Why we do what we do

The things that matter most to our iwi, Waikato-Tainui, are our people, culture and tikanga, whenua, tupuna awa (Waikato River), environmental sustainability, and the world we are creating today for our mokopuna o aapoopoo (grandchildren of the future).

All profits generated by Tainui Group Holdings fund education, health, kaumaatua (elderly), marae, cultural and language, housing, and environmental programmes, and are reinvested into further growing the commercial assets.



Te tauranga ki uta o Ruakura - te puumanawa

Ruakura Inland Port – at the centre of it all



Ruakura Inland Port is a 50/50 joint venture of Tainui Group Holdings (TGH) and Port of Tauranga.

The first 9-hectare stage will open in late 2022 with an initial handling capacity of 60,000 TEU per year. From day one, the inland port will feature two 800m sidings from the East Coast Main Trunk line, with more than 80 scheduled cargo train movements on the line each week between Metroport in Auckland and Port of Tauranga.

A further 8 hectares and 90,000 TEU capacity will be added in stage 2. The fully built out inland port will encompass 30 hectares with a capacity of 1 million TEU per year.

Ruakura Inland Port



Decarbonisation

Economic modelling by Castalia has identified that moving cargoes from road to rail will remove 65,000 truck long haul movements per year from the regional roading network when Ruakura Inland Port is fully developed.

Other operational and sustainability synergies will come from the co-location of import and export companies with high volumes of container movements.

Whakarere rawa me te ahumahi – wahanga 1

Logistics and industrial – stage 1

Stage 1 offers 35 hectares of logistics space and 25 hectares of industrial development space close to the inland port.

Ruakura offers space options for businesses looking to create sizeable facilities and future-proof their growth strategies. In a rapidly evolving logistics market, many firms are moving to 'just-in-case' rather than 'just-in-time' supply chains, there's more holding of on-shore inventory, e-commerce and last-mile delivery requirements.



Who's on board?

Kmart

Kmart, one of New Zealand's best known retail brands will establish a state of the art 40,000 square metre distribution centre at Ruakura Superhub to serve the North Island and wider country, following a planned move from its Wiri site in South Auckland. The hub will employ around 100 people on a 9-hectare site that will incorporate autonomous mobile robot (AMR) technology and is scheduled to be operational in late 2023 to service customers for Kmart's 25 New Zealand stores.

"Moving to a larger, purpose-built facility in the high-profile Ruakura Superhub will allow us to improve availability for customers and meet future business needs through improved productivity, reliable flow of stock to stores and shipment diversification."

John Gualtieri, CEO Kmart

Big Chill

Cold-chain specialists Big Chill's new 13,000sqm facility at Ruakura Superhub will strengthen its network and take its nationwide roster of depots to an even 10.

"Our new Waikato facility will play an important role in the network, anchoring one corner of the golden triangle and acting as a pivot point for distribution to and from the west coast, central North Island and east coast."

Phil Clarke, General Manager, Big Chill



PBT

PBT was the first commercial tenant confirmed for Ruakura Superhub. The express freight specialist has leased a 10,000sqm land site at Ruakura to future proof its multi-modal operations and optimise connections across its 21 locations nationwide.

"Ruakura's location and exceptional road and rail links make it a natural centre of gravity for our network services to access the rapidly growing upper North Island region, and beyond. We are planning ahead for growth and our initial 4,000sqm logistics facility at Ruakura Superhub will be future-proofed for expansion."

Dave Lovegrove, CEO, PBT Express Network



Maersk

Global shipping and logistics provider Maersk will develop 16,000 sqm of fully convertible temperature-controlled space with temperatures ranging from -25°C to 15°C. The facility will provide handling and storage for over 29,000 pallets of cold chain products, and offer full blast freezing services. The facility is targeting a Green Star 5 rating.

"We have seen significant growing demand from exporters, importers and local processors who rely on temperature-controlled storage in the region. With the new facility in place and its close integration with Maersk's logistics solutions, we will offer more transparency and visibility of refrigerated cargoes and help customers build more efficient and resilient supply chains."

Tony Mildon, Head of Reefer, Maersk Oceania



Tauhokohoko me te waahi maatauranga

Retail facilities and Knowledge Zone



Retail Amenities

As a master-planned community, Ruakura will offer residents, business owners and the workforce access to a wide range of amenities. This will include retail, with several carefully curated retail precincts incorporated in our master plan.

Town centre type retailing is proposed adjacent to transportation hubs, serving the local community and commuter traffic, and suburban centre retail (including supermarkets) are also included within the master plan for Ruakura.

First mover, Waitomo Group will open a 1.6 hectare service centre by the end of 2022. It will incorporate alternative energy options including hydrogen refuelling and EV charging stations as well as commercial truck refuelling lanes, a touch-free carwash, two quick-service restaurants, a café and a convenience store.

Jimmy Ormsby, MD of **Waitomo Group**, says the flagship Waitomo site at Ruakura cements the company's commitment to the region it calls home.

"Our new service centre development will reflect the scale and quality expected from a project of national significance such as Ruakura Superhub,"

Jimmy Ormsby





Knowledge Zone

The 108ha Knowledge Zone at Ruakura Superhub is currently zoned for research, education and innovation purposes. It is already home to Crown Research agency AgResearch and Waikato Innovation Park, a commercial hub where businesses and research organisations collaborate to drive commercial growth. The University of Waikato is located nearby and together these organisations anchor what will be a significant knowledge and innovation cluster.

The area is also close to a Transpower Grid Exit Point making it attractive to large-scale data centres and there is zoning in place for future development of up to five hectares of retail amenities to serve the many knowledge workers in the precinct.



Kaainga moo aapoopoo

Homes for the future



TGH is a highly experienced residential developer, with a track record that includes around 4,000 sections developed over a two-decade period. Ruakura Superhub includes residential zones for a further 3,230 sections for future new homes.





Tuumata Rise

The name Tuumata means to lift one's eyes above the horizon and onto a new future.

Already underway, Tuumata Rise is a 10ha block located on Powells Rd which will include mixed density housing with a range of freestanding homes and townhouses.

This is a 144-section subdivision, with the first 70 sections targeted to receive titles in mid-2023. Tuumata Rise is in close proximity to the Hamilton CBD, Five Crossroads, Chartwell Square, Claudelands Park, AgResearch, the University of Waikato, a range of quality schooling options and of course Ruakura Superhub.

The use of Design Guidelines and a Design Review Panel will ensure a consistent, high-quality approach is taken to the design and construction of houses and gardens fronting public areas, supporting the growing of a quality neighbourhood.

Tramway Block

Tramway Block is located south of Powells Road Block and includes the potential for 1015 sections developed in line with new guidelines for intensive urban development, and subject to zoning changes currently being sought.

Taapapa

Taapapa is a medium-density zoned 3ha block, proposed to accommodate 100 apartments and town houses. It is located at the south-east end of the Superhub opposite the University of Waikato.



LIVING IN HAMILTON - PLENTY TO SMILE ABOUT

- › A thriving economy
- › A proud Maori heritage as home to Waikato iwi
- › A diverse population with more than 80 ethnicities
- › An average age of 32 years, one of the youngest in the country
- › Excellent schooling options from primary through to tertiary
- › Efficient transport links
- › Quality sporting facilities and numerous green spaces
- › Within two hours of east and west coast beaches and snow skiing
- › Restaurants, bars, shows, concerts, and shopping
- › Close proximity to Auckland via the new Waikato Expressway



He manawa-aa-whenua, he wairepo Sustainability and wetland



Ruakura Superhub has a wide range of features to support cleaner waterways, increased native habitat, improved air quality, and reduced carbon emissions.

Local nurseries, including a number that are iwi-owned, are cultivating an initial one million native plants for the 10-hectare wetland and the swales which convey storm water across the site, and act as a natural filtration system to ensure that water leaves the site in a better state than it arrived.

Consultancy firm Beca has calculated an overall 10 percent improvement in ecological values within the development area after 20-30 Years. It has modelled the environmental impact of installing a microgrid of up to 5MW of solar photovoltaics at Ruakura Superhub, which is an active part of our energy planning with the potential to reduce CO₂ by 600 tonnes per year.

Castalia forecasts that the shift from road to rail cargo transport enabled by the inland port will remove 65,000 long haul truck journeys per year when the port is at full capacity, reducing CO₂ emissions by some 13,100 tonnes per year for the region's importers and exporters according to modelling by Beca.

Green spaces to provide recreational amenities and nature walks, protect the local ecology, and ensure efficient management of storm water have been designed into Ruakura Superhub. Stage 1 includes three reserves.

Te Wairepo Reserve

Te Wairepo Reserve is a 10ha reserve located on the south eastern corner of Ruakura Superhub. Currently under construction, Te Wairepo will be open for public use and will include 2.2km of board walks and walking and cycling tracks

Designed in consultation with local hapuu, Te Wairepo will reflect the historic lowland forest and wetland landscape of Ruakura with extensive native planting including; tiitoki, makomako, toetoe, kiokio, mingimingi, karamu, kahikatea, wheki, rewarewa, kanuka, pukatea, manuka, mahoe, totara, nikau, koowhai, miro, horoeka and kawakawa.

Taunui Reserve

Taunui Reserve is located on Silverdale Rd opposite the University of Waikato. This 1 hectare park will feature a large grassed area and native trees, shrubs and plants. Taunui is a koha (gift) from Waikato-Tainui for the community to enjoy.

Tauiti Reserve

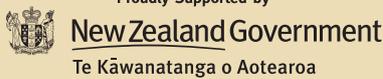
Tauiti Reserve is located alongside Taunui Reserve. At half a hectare Tauiti Reserve is a smaller park area offering a place of respite, relaxation and play. It too is provided for the community.



Photo: Stuff Limited

Nurseries are cultivating millions of eco-sourced plants for Ruakura Superhub

TGH wishes to acknowledge key investment partners for the Ruakura Superhub.



Supporting development with funding of public infrastructure through the Provincial Growth Fund and Crown Infrastructure Partners.



Providing funding for transport infrastructure and is leading public road construction within the Superhub.



New Zealand's largest port operator and TGH's JV partner for Ruakura Inland Port.

Ruakura Superhub is also supported by many local, national and iwi businesses spanning civil engineering, earthworks, plant nursery, environmental management, project management, and planning, design and construction.

We also worked closely with Waka Kotahi which has delivered the Waikato Expressway.

About Tainui Group Holdings

Tainui Group Holdings is the wholly-owned commercial entity of Waikato-Tainui - one of the largest iwi (tribal) groups in New Zealand with around 83,000 members. We protect and grow our commercial assets with a diverse portfolio which spans commercial, retail, and residential property, hotels, farming, fishing and forestry, infrastructure, equities and direct investment. We are deeply committed to the development, sustainability and prosperity of our region and take a disciplined, long-term view to delivering commercial leadership with an iwi worldview for a prosperous iwi today and for generations to come.

www.tgh.co.nz



Ruakura
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www.ruakura.co.nz

Email enquiries@ruakura.co.nz

FREEPHONE 0508 RUAKURA (0508 782 5872)



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