

HE WHAKAKITENGA HE WHAKATINANA

From vision to reality – Ruakura Superhub opens

He ihiihi nuku!
He ihiihi rangi!

This expression of pride in the whenua and its development is ringing out today across the Waikato rohe in celebration of this significant milestone.



Looking north - the 92 ha stage 1 of Ruakura Superhub which will be officially opened today. At right is the Waikato Expressway opened in mid-July 2022.

The official opening of Ruakura Superhub today is a landmark juncture in the history of Waikato-Tainui.

The largest commercial development undertaken so far by the iwi, Ruakura Superhub's opening caps 16 years of planning and development by its commercial entity, Tainui

Group Holdings, to create an inter-generational asset that will result in decades of benefits for iwi members and economic growth for the Waikato region.



Ruakura Superhub – the right project in the right place and time

Ruakura tangata rau, Ruakura whakatupu rawa whakatupu tangata, Ruakura tauranga ki uta, Ruakura he ihihi nuku he ihihi rangi.

Ruakura Superhub is situated in a proverbial sweet spot, intersected by the East Coast Main Trunk rail line and bordered by the recently completed Waikato Expressway. Its underlying ambition is to transform the movement of freight in the upper North Island and, in the process, generate major productivity gains for the country. It's also located in the middle of the golden triangle - the area encompassing Auckland, Hamilton and Tauranga.

Once fully developed, the superhub will take in 490ha – larger than Auckland's CBD and the businesses located within this area will employ thousands of skilled people.

But the purpose and significance of Ruakura can't be measured solely in economic outputs, or captured by financial spreadsheets. The story of Ruakura, at its heart, is about the people of Waikato-Tainui, a collective will to restore and rebuild what was taken, and drive to leave future generations better off.

Tukoroirangi Morgan chairs Te Arataura, the executive committee of Waikato Tainui. He says the 16-year effort to bring the superhub to fruition reflects the intergenerational thinking of the iwi and its wish to hold and develop whenua.

"Ruakura opens the doorway for a bold and intergenerational investment as affirmed in our strategic plan, Whakatupuranga 2050. We are committed to building a legacy for those who come after us," Tukoroirangi says.

The Ruakura Superhub is part of a 605ha block of land returned to Waikato-Tainui as part of its Treaty of Waitangi raupatu (confiscation) settlement in 1995. The settlement, valued at \$170 million, included the return of land, cash, interest, and a relativity clause. The Crown also issued an apology to the tribe, acknowledging past wrongdoings.

The negotiations were led by the late Sir Robert Mahuta who, like others, appreciated the settlement was a significant compromise - with the returned land representing a small fraction of what was taken by the settler government.

"But to move into development mode we actually needed something, so we accepted that, with the promise that the development would ensue," says Rahui Papa, who serves as Waikato-Tainui's current-day lead negotiator.

Traditionally, Ruakura acted as a place where Ngāti Wairere and Ngāti Hauā would come together, talk, and resolve any inter-tribal issues, Rahui explains.

"So it [Ruakura] was a hub traditionally, and now it's moving to become a commercial hub."

Track record

Tainui Group Holdings (TGH) chair Hinerangi Raumati-Tu'ua says the superhub is a transformative project delivered by a strong team and supportive partners built up over a number of years.

"Moving the superhub from vision to reality has drawn on the same qualities of capability and self-belief which were hallmarks of our earlier projects," says Hinerangi. "Ruakura brings together the best of long-term vision with whenua endowments and single-minded



The Ruakura Superhub concept plan – rapidly becoming a reality.

focus on delivery to unleash value for Waikato-Tainui and the region. Value has many facets for Maori - economic, environmental, social and cultural. With Ruakura we expect it to deliver value and benefits in many ways."

Project of national significance

The Ruakura Superhub is anchored by an inland port situated next to the East Coast Main Trunk line which will be in operation by the end of this year. Stage one of the superhub development will see the inland port cover 9ha but it will grow to 17ha in stage two and ultimately cover 30ha.

Stage one of the development also includes a 35ha logistics zone, a 25ha industrial zone, a service centre alongside the Waikato Expressway, and a 10ha wetland.

Inland ports as a concept have grown globally over the past 20 years and complement seaports constrained by geography.

In 2020, TGH and Port of Tauranga agreed to a 50:50 joint venture to develop the inland port, which will deal exclusively with containerised freight.

One of the biggest selling points of Ruakura is its ability to bring the import and export supply chains together in one location, says Chris Joblin, chief executive of Tainui Group Holdings.

"If you have all the importers and exporters in one place, there's no need to do all the repositioning of empty containers. So that creates a huge cost saving."

Driving tenant demand are development pressures and land shortages in Auckland, a move to e-commerce models, and a need for importers and exporters to resolve supply-chain issues.

Port of Tauranga chief executive Leonard Sampson says Ruakura Superhub will benefit the seaport by staging and aggregating cargo before feeding it through to Tauranga. Leonard says reducing the movement of empty containers around the North Island will generate significant benefits.

Transporting freight by rail reduces road congestion, and aids the Government's goal to reduce carbon emissions. Once fully developed, the superhub is forecast to take 65,000 truck movements off the road each year.

Funding catalyst

In 2020, the Government invested \$16.8m into Ruakura from the Provincial Growth Fund for the construction of roads. The investment was matched by TGH (\$16.8m) while Hamilton City Council contributed \$5m. Later that year, the Government announced \$40m of 'shovel ready funding' for Ruakura to fund water infrastructure and roads.

Chris Joblin says the funding has allowed TGH to scale up Ruakura to meet demand and accelerate the delivery of the superhub with many benefits for the wider community.

"Much of the value is actually going to importers, exporters and the regional and national economy by creating supply chain efficiencies," Chris says.

"Ruakura Superhub opens the doorway for a bold and intergenerational investment as affirmed in our strategic plan, Whakatupuranga 2050. We are committed to building a legacy for those who come after us," Tukoroirangi says.

"One of the things that we strongly believe in is a rising tide floats all boats. What we are doing here, yes, will benefit our iwi. But it's going to benefit everyone. It's going to be massive in terms of jobs, productivity gains, and the environment. It touches everything."

There are also plans for medium to high density housing to be part of the Ruakura development. Depending on some land being rezoned, Joblin says as many as 3,200 sections could be created.

Parekawhia Mclean, Chair of Te Whakakitenga o Waikato, the tribal parliament of Waikato-Tainui, says the official opening of the Ruakura Superhub is a proud and symbolic day for the iwi.

"Today is about our tuupuna and kaumaatua. All those who fought so hard to see our iwi move forward for the betterment of our people. I hope they are as proud as I feel and can see that we are on a pathway that will bring positive outcomes not just for us but also for our rohe and the nation."

Acknowledgement – this article draws extensively on an Aaron Leaman feature article published in Stuff/ Waikato Times on 6 November 2021. Read the full length feature and see extra videos here: <https://www.stuff.co.nz/pou-tiaki/126881556/tainu-is-superhub-titan-set-to-supercharge-new-zealand-economy>. TGH thanks Stuff/ Waikato Times for permitting us to use this invaluable source material.

NAU MAI KI TE TAKIWAA

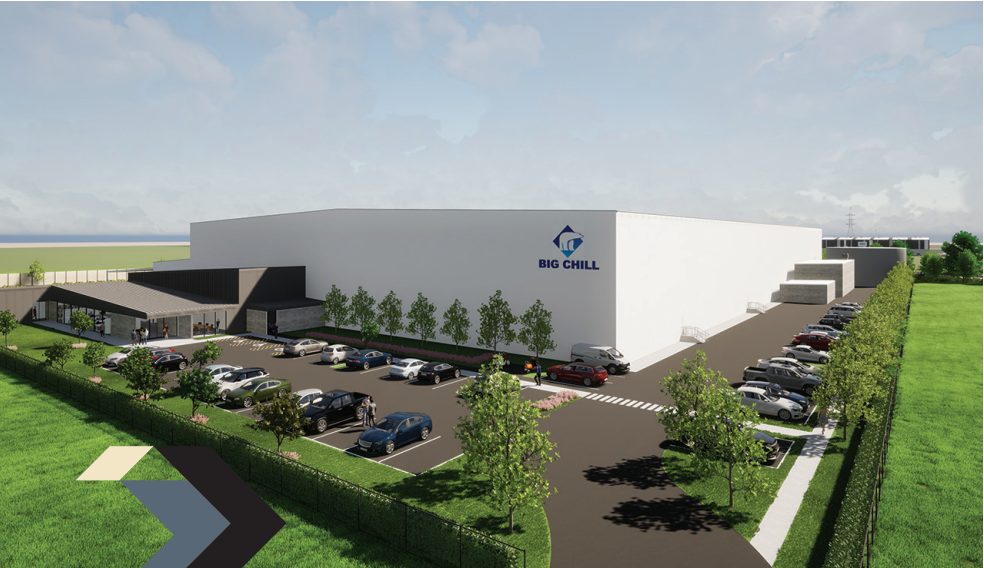
Welcome to the neighbourhood



First movers into the Ruakura Superhub include a range of global, national and local businesses with a strong interest in Waikato's logistics connections with the country and the world. Confirmed tenants to date include PBT Express Freight, Waitomo Group, Big Chill, Maersk, and Kmart. Tainui Group Holdings (TGH) warmly welcomes these market leaders to the neighbourhood. In a site closely adjacent to these leaders, TGH will jointly own and operate with Port of Tauranga the inland port which anchors Ruakura Superhub.



PBT
Ruakura Superhub Logistics



Big Chill
Ruakura Superhub Industrial



Maersk
Ruakura Superhub Logistics



Kmart
Ruakura Superhub Logistics



Waitomo
Ruakura Superhub Retail/Service Centre



Inland Port - Joint Venture of TGH and Port of Tauranga
Ruakura Superhub

Greener by design

Hundreds of thousands of native plants and a new 2.5km boardwalk and cycleway will grace the banks of Te Wairepo Reserve, the new 10 ha wetland at Ruakura which will be open to be enjoyed by iwi members and members of the public alike.

The eco-sourced plants include tiitoki, makomako, toetoe, kiokio, mingimingi, karamu, kahikatea, wheki, rewarewa, kanuka, pukatea, manuka, mahoe, totara, nikau, koowhai, miro, horoea and kawakawa, many of them grown in iwi-owned nurseries. They are part of a mass-planting of one million plants across the Reserve and adjoining swales. Many sourced from iwi-owned nurseries; Ngaati Hauaa Mahi Trust, Puniu Rivercare and Tiitoki Taiao o Waikato.

Ruakura Superhub Programme Manager Cedric Crow says the extensive planting will provide new habitat for native fish, lizards, birds and bats which are known to live in the area.

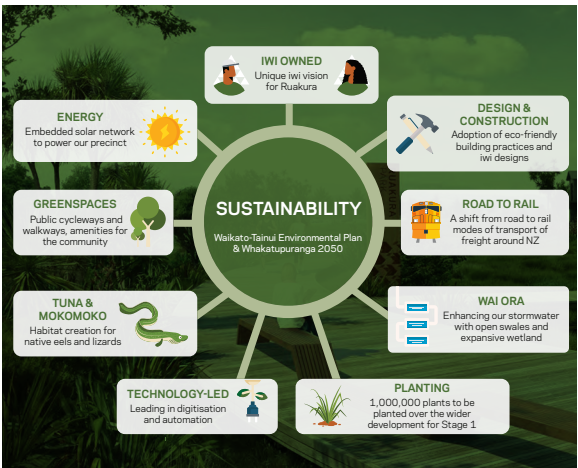
“Designed into the superhub, we have a range of features to support more native habitat, cleaner waterways, improved air quality, and reduced carbon emissions. We also have a focus on eco-friendly building practices, and the

use of an embedded solar power network throughout the precinct,” Cedric says.

Consultancy firm Beca has calculated an overall 10 percent improvement in ecological values within the development area after 20-30 years.

The shift of cargo from road to rail enabled by the inland port will help de-carbonise the supply chain. It 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.

“Te Wairepo Reserve will create a healthy habitat which we want to open up so iwi and the public alike can exercise and engage with the environment – it’s part of our role as kaitiaki of the whenua,” Cedric says.



Ruakura Superhub – powered by partnership

The 15-year journey to bring Ruakura Superhub to the start line is a story of many groups working together for a shared vision.

Tainui Group Holdings (TGH) CEO Chris Joblin says that dozens of organisations and hundreds of people are helping to bring the 490-hectare superhub to life.

“On behalf of TGH, I extend sincere thanks for the efforts of so many who have lent their shoulder to the wheel over a sustained period of time to make the ambitious vision for Ruakura Superhub a reality,” Chris says.

Ruakura Superhub has been developed under guidance of past and present governors at Te Whakakitenga o Waikato, Te Arataura and the TGH Board of directors. TGH also thanks the Ruakura Superhub Tangata Whenua Working Group for invaluable input on tikanga and cultural design at Ruakura. Representatives were from Ngaati Koroki-Kohukura, Ngaati Hauaa, Ngaati Wairere, Ngaati Maahanga and Ngaati Tama Inu Po.

Funding partners have also played a critical role. The NZ Government and Hamilton City Council funded some aspects of public infrastructure, with co-funding from TGH.

TGH thanks the people who live and work in East Hamilton for their support during the planning and construction of Ruakura Superhub. At times, more than 30 local contractors have been involved in delivering this, including a number of iwi-owned enterprises.

Key service providers include; Bloxam Burnett & Olliver, Boffa Miskell, Beca Group, Calder Stewart, Cambridge Construction Company, Chow: Hill, CMW Geosciences, C&R Developments, Fulton Hogan, KiwiRail, Pragmatix, Schick Civil Construction, Tika Group, Tonkin & Taylor, West Construction Ltd among dozens of other local sub-contractors, including eight owned by members of local iwi at one recent count.

Chris Joblin thanked TGH’s Ruakura project team and wider team for driving the project for many years, and never losing sight of the opportunity for the iwi. “I am very proud of our team for delivering this project from green fields to world-class logistics hub,” he says.

This brief acknowledgement cannot do justice to all who have played a role – and to everyone who has contributed to this milestone opening – thank you all.

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ivan.bartley@tgh.co.nz | 021 677 146

Better together

Tainui Group Holdings 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.

