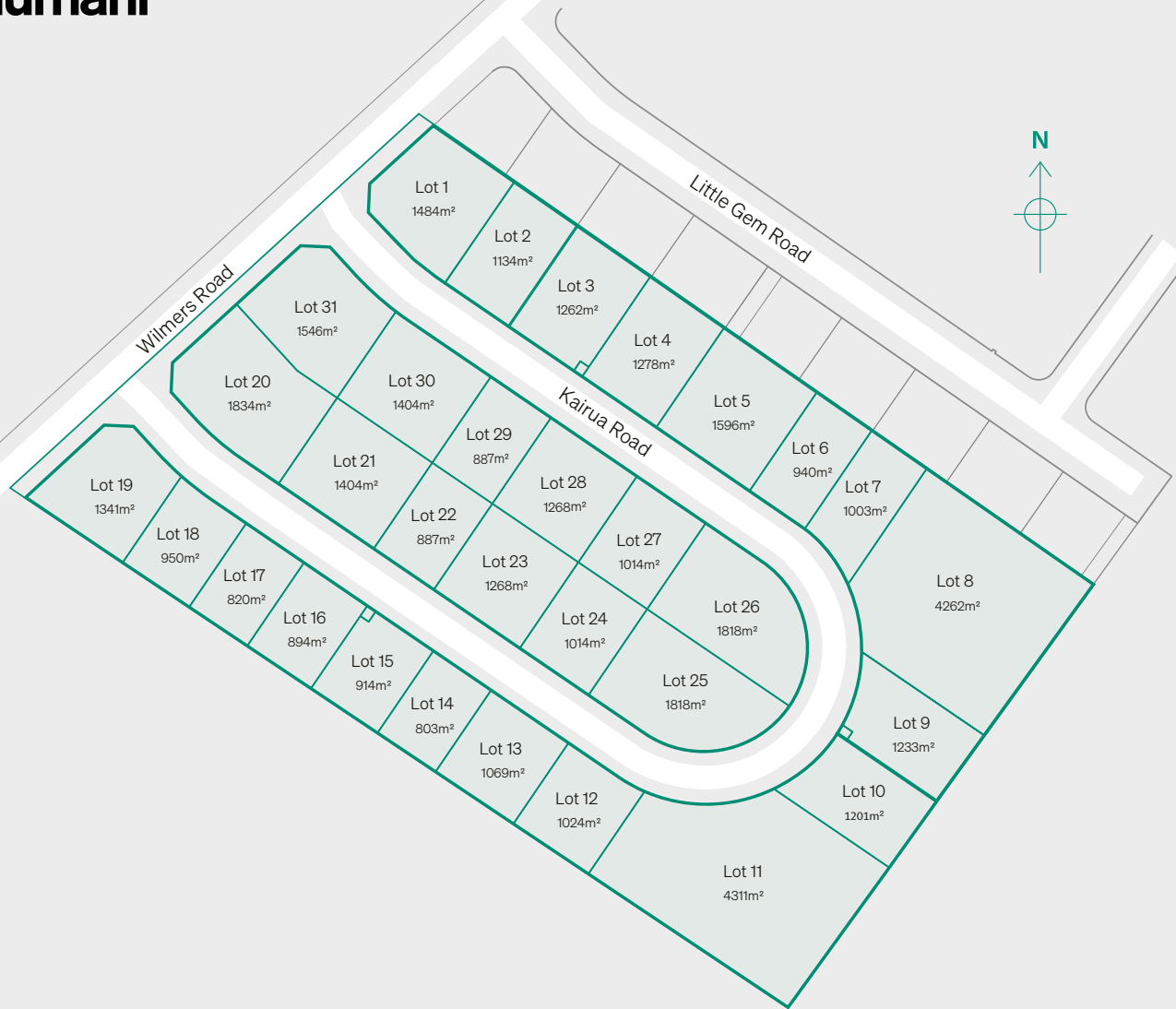


# Kairua

## Ahumahi



# Ahumahi Development Overview.

[ahumahi.nz](http://ahumahi.nz)

NGĀI TAHU Property

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## Kairua

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**Meaning and narrative of the name Kairua**

In 1868 Hapukuku Kairua, a leading chief from Kaiapoi, made a claim to lands in the Hornby/ Halswell area extending to the Landsdowne valley and Tai Tapu. These areas were rich mahinga kai and significant within the overall network of kāinga mahinga kai. The claim was dismissed because the land had already been alienated by the Crown. Hapukuku’s claim was given further credence as his descendants and relatives imparted mahinga kai knowledge as part of the 1879 Smith Nairn Commission enquiry into Te Kereme, the Ngāi Tahu claim. The Ngāi Tahu Property development at Wilmers Road provides an opportunity to further acknowledge Hapakuku Kairua’s rangatiratanga and claim to the area. The Wilmers Road area now stands on former native grasslands/pakihi that were straddled by headwaters of the Halswell and Heathcote rivers, and is adjacent to a former riverbed that was an ancient course of the Waimakariri River.

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## Ahumahi

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

To find out more about the industrial developments visit [ahumahi.nz](http://ahumahi.nz)

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# About Ngāi Tahu Property

**With a market value approaching \$600 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 Kairua development on Wilmers 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 Wilmers 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, with lots available between 803m<sup>2</sup> and 4,310m<sup>2</sup>.

## Core Attributes

### Address

10–12 Wilmers Road, Hornby

### Total Development Area

5.363 hectares

### Lot Sizes

Approximately 803m<sup>2</sup> to 4,311m<sup>2</sup>

### Zoning

Industrial Park Zone (Awatea)  
Christchurch District Plan

### Construction Partners

No ties to specific construction companies

### Development Options

Freehold land for sale

## Transport links

Easy access to Southern Motorway, Hornby, Christchurch CBD, Christchurch International Airport and Lyttleton Port

## Planning

Christchurch City Council, District Plan

## Available From

\$368,000 (excl GST)

## Current Industry Sectors with the Area

- Freight and Logistics
- Warehousing and Distribution
- Vehicle Services
- Construction and Trade Related Services
- Manufacturing
- Food Production and Processing
- Storage

## Development Key Benefits

- Freehold Title
- No Building Ties
- Transport Routes
- Proximity to Industry
- Proximity to Retail and Amenities

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View a 360-degree tour of the site here:  
[vimeo.com/415784734](https://vimeo.com/415784734)

View remaining lots [ngaitahuproperty.co.nz/industrial/wilmers-road-hornby/](https://ngaitahuproperty.co.nz/industrial/wilmers-road-hornby/)

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# Kairua Masterplan

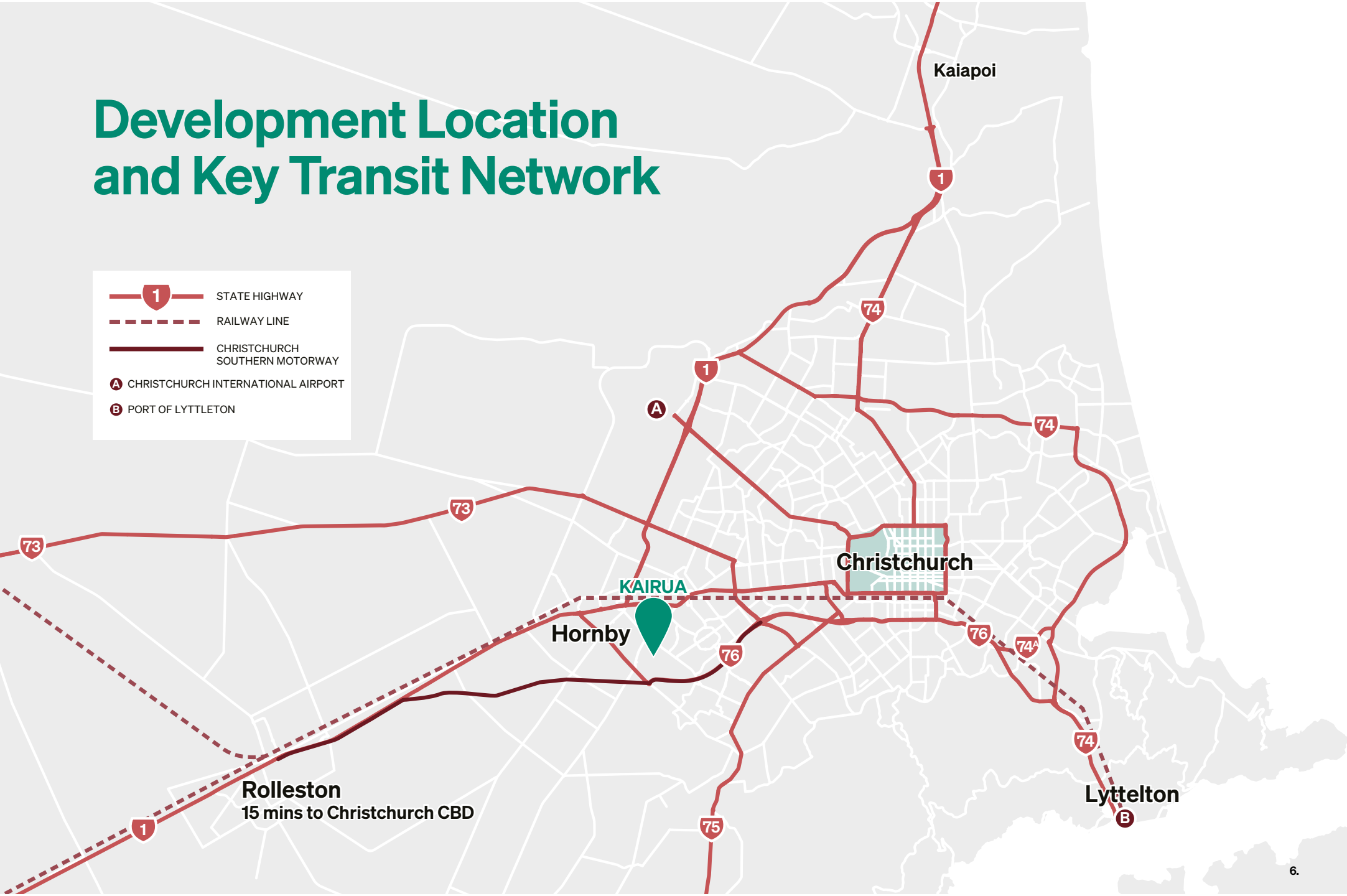


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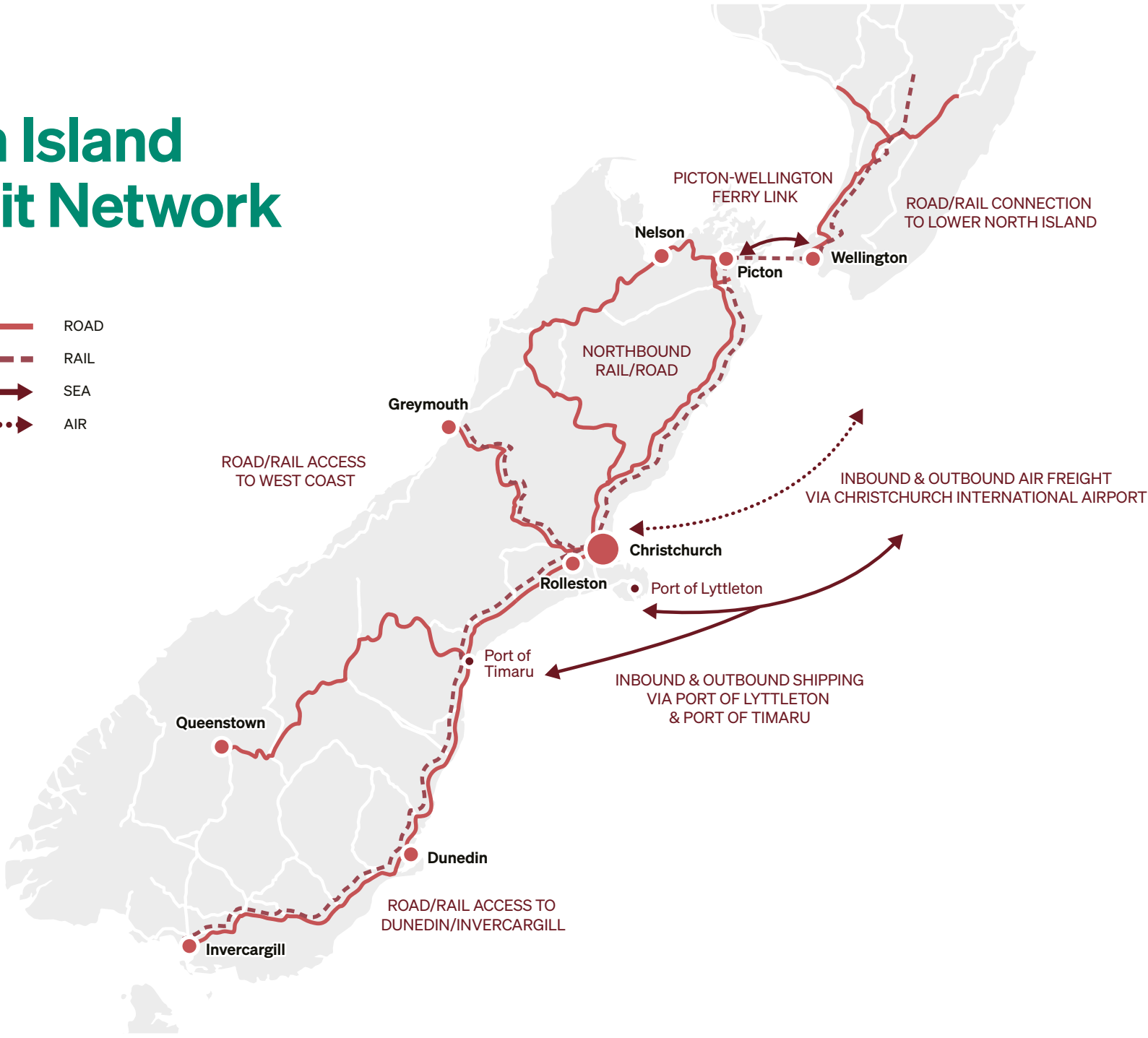
# Development Location and Key Transit Network

- STATE HIGHWAY
- RAILWAY LINE
- CHRISTCHURCH SOUTHERN MOTORWAY
- CHRISTCHURCH INTERNATIONAL AIRPORT
- PORT OF LYTTLETON



# 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](mailto:Jason.Steed@ngaitahu.iwi.nz)

021 226 7729

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## 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.*

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

**NGĀI TAHU Property**