

Ruakura Superhub - December 2023 IRG Programme

IRG Funding: \$40m | Total Project Spend: \$106m



The Ruakura Superhub is an integration investment for Waikato-Tainui Iwi, through their commercial arm Tainui Group Holdings, to develop Whenua for the benefit.

At 490ha, the Superhub brings to life the Waikato-Tainui vision for New Zealand's largest multi-use development where the next generation can live, work, and play. After 16 years in planning, financing, construction, and tenancing milestones, the Superhub was officially opened in September 2022. With environmental sustainability designed into its operations and facility build, the Superhub will have positive decarbonisation impacts, solar use, and ecological protections for local habitat. Since its opening, Ruakura continues to undergo intensive development and construction across 92ha to deliver on Stage 1 components which include:

- Groundworks and facility builds to enable tenancy of the logistics hub and the industrial zone;
- Completion of the Ruakura Inland port and rail link;
- Residential and recreational spaces.

The Superhub is now home to six major tenants across the logistics, freight transport and retail sectors. These early adopters include both domestic growth businesses such as PBT, Waitomo Group, Big Chill and Refrigafreighters, as well as global players such as Maersk and Kmart. All tenant facilities are specified at Greenstar 4 rating or above as part of Superhub's sustainability drive.

These major tenants cluster around the anchor of the Superhub: the Ruakura Inland Port. Opened in August 2023 and built as a 50/50 joint venture with Port of Tauranga, the 9ha inland port has the capacity to handle 60,000 TEU per year. Now daily freight train service calls at Ruakura, each transporting up to 90 containers on their journey between MetroPort Auckland and Port of Tauranga.

Operations are expected to increase as new tenants join and regional businesses grow their trading capacity – for which the inland port can expand to 30ha when needed. Increased use of rail is forecasted to remove 65,000 truck journeys per year from roads when the inland port is fully operating. Major progress is also made in recreational and residential developments to the benefit of local communities. Tuumata Rise, a 98-lot residential subdivision, will add 132 standalone and duplex houses to cater to Hamilton’s growing population.

Te Wairepo, the largest of three planned reserves at 10ha, has 2.2km of boardwalk and walking tracks in place, and in partnership with CIP, 200,000 native flora have been planted. Wairepo means a wetland, and the reserve is gradually returning to Ruakura’s historic lowland forest state and inviting native fauna back to an ecosystem once seen across this landscape.

Once fully established, Te Wairepo will become a self-sustaining system which manages storm water for the entire Ruakura Stage 1 precinct and provides a recreational green space open for all Hamiltonians. Since it’s opening construction kaimahi numbers peaked at over 300, bringing the Ruakura vision to reality. Local businesses, from the Waikato and Bay of Plenty regions in construction, trades, and property development have been contracted to Ruakura and its component projects. Social procurement remains a high priority for TGH and all working partners; tribally-owned businesses leave their stamp on all corners of the precinct, from intricately laid and designed Te Wairepo walkways to facility builds for all six current tenants. The project is supported by key partners including the New Zealand Government through an investment of \$56.8 million by the Provincial Growth Fund and Infrastructure Reference Group programmes, and the Hamilton City Council who leads public transport and roading infrastructure within the precinct.

Future plans for the full 490ha will include major expansions to all established zones, and the development of multiple retail precincts, a knowledge zone, and homes for 4500 families. Originally envisioned as a 30-year project from the Superhub could now reach full development in 20 years.