



I PORT
BUSINESS PARK

**YOUR
OPPORTUNITY TO
BE PART OF THE
KEY INDUSTRIAL
HUB FOR
CANTERBURY.**

**I PORT'S ATTRACTION IS ITS
DIVERSITY OF LAND OFFERING -
FROM SMALL INDUSTRIAL
LAND FOR SALE THROUGH
TO LARGE DESIGN, BUILD
AND LEASE OPTIONS.**

INTRODUCTION

THE FUTURE IS HERE

I PORT is a \$500 million business park located on 122 hectares of prime industrial-zoned land at Rolleston, Christchurch, Canterbury.

Rolleston is the key transport hub for not only Canterbury, but also the whole of the South Island. Currently 92% of Canterbury's exports go through Rolleston.

Rolleston's position as the major hub servicing not just the Christchurch Metropolitan area, but also the whole of the South Island, has been further solidified and strengthened by the significant roading projects under construction and planned for the area. The Southern Arterial Motorway Stage 2, a \$360 million motorway project, is now open. It has reduced the travel time from Rolleston to Christchurch CBD from 30 minutes to 15. This motorway project was funded by the New Zealand Transport Authority (NZTA) as it was identified as a roading project of national significance.

I Port is at the centre of this economic growth and provides a diversity of land offering - from small industrial land for sale, through to large design, build and lease options.





ROLLESTON - AT THE CENTRE OF CANTERBURY'S GROWING ECONOMY.

THE LOCATION ROLLESTON

ROLLESTON – TRANSPORT AND LOGISTICS HUB

Rolleston not only directly links to Christchurch CBD, it also has a close connection to the whole of the greater Christchurch metropolitan area. This is further solidified by the new Southern Aerial Motorway which connects directly to the Christchurch CBD and the state highway system directly linking to the areas south of Christchurch and north of Christchurch. The Selwyn district's planning and investment in quality infrastructure means it is well positioned to cater for future growth.

Recently the Government has also announced that NZTA will fund and complete a two-lane overbridge over the State Highway directly linking IPort to Rolleston township. The construction for this \$60 million roading project is to commence in 2023 and be completed within 18 months. The new overbridge will also provide for pedestrians and cyclists and will pass over the railway line improving the safety and avoiding the existing road level crossing on Hoskyns Road.

Rolleston is located in the Selwyn District. Selwyn has had the highest population and economic growth in New Zealand over the last 10 years. Annual economic profile figures released by Infometrics show that from 2009 to 2019 the district's growth grew by 5.2% and GDP grew by 6.5%, ahead of all other districts in New Zealand.

GROWING ECONOMY

IPort's location just 28 kilometres from Christchurch's CBD is a major asset for exporters and importers.

It is strategically positioned at the intersection of the South Island's major freight arteries – the South Island Main Trunk Railway Line, the Midland Railway Line, State Highway 1, and Christchurch's new Southern Motorway which opened in 2020. These arteries provide easy access to Lyttelton Port and Christchurch Airport – the major freight links into and out of the region.

I PORT commenced with the sale of 27 hectares to Lyttelton Port of Christchurch to build its inland port – MidlandPort – which also links directly to rail.



I PORT CONNECTIVITY



IPort is located in Rolleston, the gateway to and from the South Island's expanding primary production base, which is centred to the southwest of Christchurch.

TRAVEL TIMES

	MINUTES
TO LPC INLAND PORT, MIDLAND PORT	0
TO PORT OF TAURANGA INLAND PORT, METROPORT	1
TO CHRISTCHURCH AIRPORT	10
TO THE CENTRAL CITY	15

- A** MIDLAND RAILWAY LINE
(TO THE WEST COAST)
- B** SOUTH ISLAND MAIN TRUNK
RAILWAY LINE
- C** ROLLESTON INDUSTRIAL ACCESS
(WEEDONS INTERCHANGE, JONES ROAD)
- D** SOUTHERN MOTORWAY STAGE 2
15 MINS TO CITY CENTRE
- E** SOUTHERN MOTORWAY STAGE 1
- F** CHRISTCHURCH CBD
15 MINS FROM IPORT



DEVELOPMENT OVERVIEW

KEY BENEFITS

DEVELOPMENT CONTRIBUTIONS PREPAID BY IPORT

NO BUILD TIES TO ANY CONSTRUCTION COMPANY

LOWER COUNCIL RATES AND SELWYN DISTRICT COUNCIL SUPPORTIVE OF GROWTH

REDUCED LOGISTICS COSTS AND ACCESSING EFFICIENCIES BY BEING LOCATED WITH AN OPEN BOUNDARY TO LYTTELTON PORT'S INLAND PORT, MIDLAND PORT

LARGE DEVELOPMENT OFFERING OPPORTUNITIES TO CUSTOMISE SITES FOR PARTICULAR NEEDS

GOOD GEO-TECHNICAL CONDITIONS RESULTING IN LOWER CONSTRUCTION COSTS

15 MINUTES TO CHRISTCHURCH CBD VIA VSTAGE 2 OF SOUTHERN MOTORWAY

LOCATED WHERE THE SOUTH ISLAND'S ECONOMIC GROWTH IS CENTRED

UNPARALLELED ACCESS TO ALL OF THE SOUTH ISLAND'S MAIN TRANSPORT MODES



KEY FACTS

ADDRESS JONES, MADDISONS, HOSKYNs ROADS, ROLLESTON, CANTERBURY

TOTAL AREA OF DEVELOPMENT 122 HECTARES

OPTIONS FREEHOLD LAND FOR SALE
DESIGN, BUILD, LEASE OPTIONS
TURN-KEY BUILDINGS FOR SALE

SITE COVER NO MAXIMUM SITE COVER

ZONING PERMISSIVE INDUSTRIAL ZONING

ENVIRONMENT REALISTIC NOISE STANDARDS AND ABILITY TO OPERATE 24/7
NO RESTRICTIONS ON THE GENERATION OF TRAFFIC MOVEMENTS

AMENITIES CLOSE TO THE ROLLESTON TOWN CENTRE, RETAIL OUTLETS, EXISTING CAFÉS, IPORT'S FUTURE LARGE FORMAT RETAIL CENTRE

LOCAL COUNCIL SELWYN DISTRICT IS THE FASTEST GROWING DISTRICT IN NEW ZEALAND
SELWYN DISTRICT COUNCIL IS PROGRESSIVE AND BUSINESS FRIENDLY





I PORT.CO.NZ

LPC MIDLAND PORT

OPEN BOUNDARY

DESIGN | BUILD | LEASE

MOVE LOGISTICS

AMENITY HUB

RETAIL ROLLESTON

NPD PETROL STATION

FUTURE STAGES FOR SALE

STAGE 11

8B

8D

8A

8C

LARGE FORMAT RETAIL CENTRE

- FOR SALE
- UNDER CONTRACT
- SOLD

MASTER PLAN

The sale of lots of prime industrial land in a credible and substantial development committed to the long-term growth of Canterbury. This is a unique opportunity for smaller businesses to purchase land with no ties to any construction company.

- FOR SALE
- UNDER CONTRACT
- SOLD



STAGE 11

STAGE 11 TITLES ISSUED

STATUS	LOT NO.	AREA (M ²)	SALE PRICE (EXCL GST)
SOLD	1101	5459	-
SOLD	1102	2480	-
SOLD	1103	2367	-
SOLD	1104	3525	-
SOLD	1105	10797	-
SOLD	1106	6413	-
SOLD	1107	6942	-
SOLD	1108	7509	-
FOR SALE	1109	1370	\$417,850
FOR SALE	1110	1560	\$538,200
SOLD	1111	1200	-
FOR SALE	1112	1200	\$354,000
SOLD	1113	1200	-
SOLD	1114	1189	-
SOLD	1115	995	-
SOLD	1116	1000	-
SOLD	1117	800	-
SOLD	1118	800	-
UNDER CONTRACT	1119	1005	-
SOLD	1120	1000	-
FOR SALE	1121	1417	\$410,930
FOR SALE	1122	2125	\$669,375

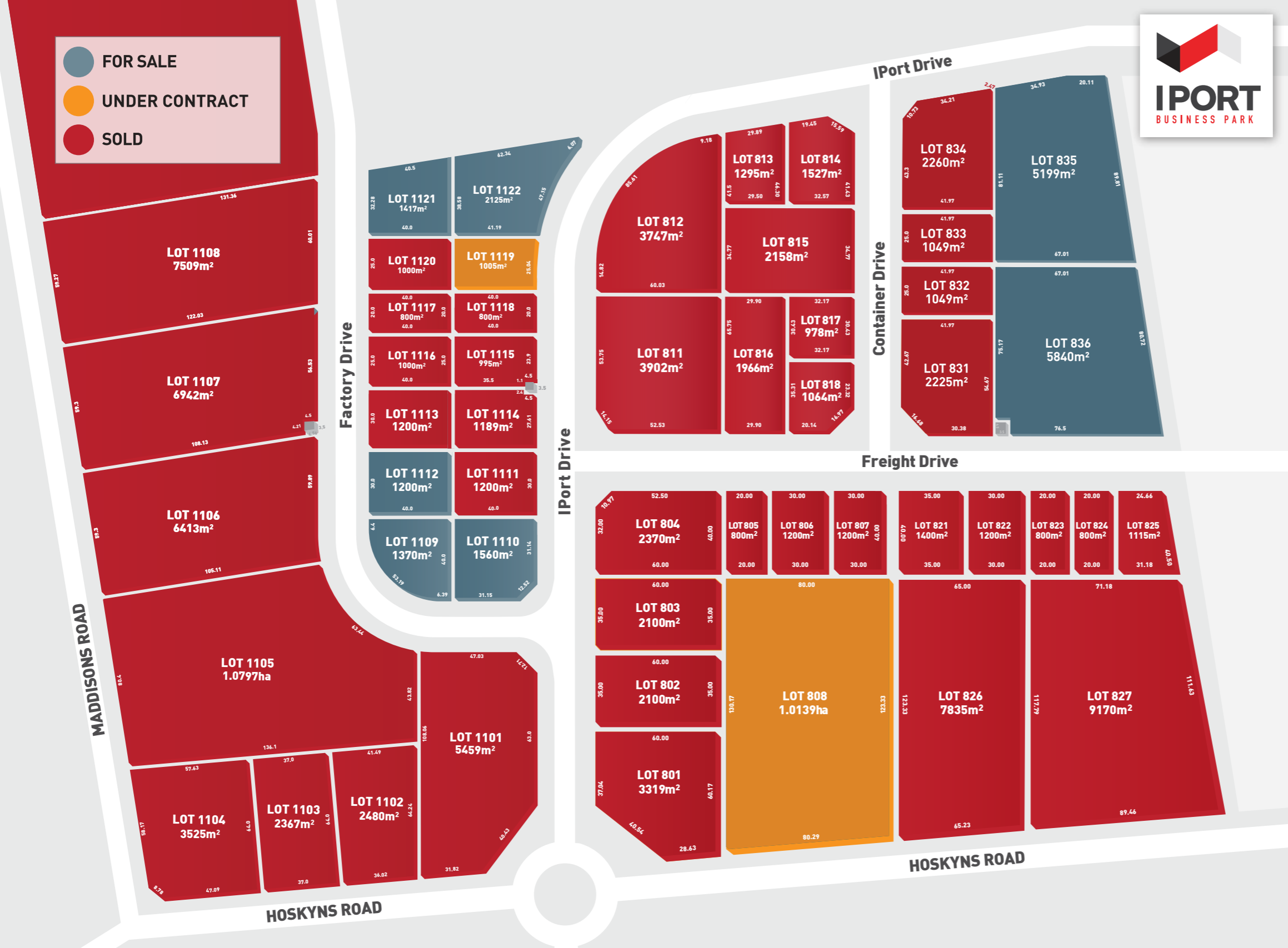
FOR SALE

8A PROPERTY - TITLES ISSUED

STATUS	LOT NO.	AREA (M ²)	SALE PRICE (EXCL GST)
UNDER CONTRACT	808	10,139	-

8D PROPERTY - TITLES ISSUED

STATUS	LOT NO.	AREA (M ²)	SALE PRICE (EXCL GST)
SOLD	831	2225	-
SOLD	833	1049	-
FOR SALE	835	5199	\$1,507,710
FOR SALE	836	5840	\$1,635,200





THE DEVELOPER

The Carter Group, established in 1946, is a privately-held Christchurch-based company with a diverse investment portfolio. It has a significant property portfolio throughout New Zealand and Australia, and a long history of building excellence in Canterbury.

Predominantly self-funding, the Group has a solid balance sheet and a track record of strong strategic relationships. The Group has extensive capabilities ranging from property management, design management and financial modelling, through to contract and tenancy management. The Group has three main divisions: property investment, hotels and private equity investment.

Carter Group has a long proven history and reputation of delivering projects on time and on budget.

CARTER GROUP PROJECTS

North of the Square

A new Catholic Cathedral and a five star hotel will be at the heart of a \$500 million community and commercial collaboration between the Carter Group, the Catholic Diocese of Christchurch and Otakaro Limited, called 'North of the Square'.

'North of the Square' is the largest private multi-site construction undertaken in the central city post-earthquakes, covering two large blocks of high-profile land, which have sat empty since 2011. The innovative new development will include a primary school, a hotel precinct, a car park building and a hub for community activities.

The Crossing

The Crossing, the \$140 million retail and hospitality precinct in Christchurch's CBD, is a flagship development for the Carter Group. Opening in September 2017, it has become the veritable heart of Christchurch, setting the benchmark for other retail and hospitality projects.

The precinct features laneways and courtyards that link a suite of retail stores and hospitality outlets in central Christchurch. The Crossing covers a hectare of the Cashel Mall, Colombo Street, Lichfield Street and High Street block. Completed in 2016, it comprises 13,000m² of retail, 4,500m² of offices and a 634 car-parking facility.

I PORT

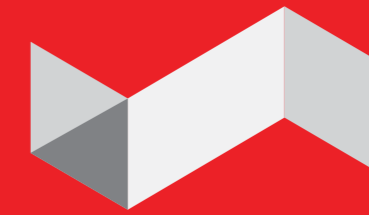
The Carter Group is developing the South Island Industrial Port, known as I PORT, a \$500 million industrial and logistics park on 122 hectares of prime industrial-zoned land in Rolleston, Canterbury. Stage 1 of the development saw the sale of 27 hectares to Lyttelton Port to develop an inland port. Furthermore, a 25,000m² warehouse was recently successfully completed for MOVE logistics as a design, build and lease.

Hotels

Carter Group owns the Crowne Plaza Queenstown and the Holiday Inn Melbourne on Flinders. They previously owned the Holiday Inn on Avon, Christchurch and the Holiday Inn City Centre in Christchurch's CBD, until they were damaged by the earthquakes.

Residential

Carter Group has proven expertise in residential subdivisions. The prominence and success of Regents Park and Hyde Park are clear demonstrations of the innovation and high quality approach of the company. Regents Park was the first subdivision in Christchurch to create streams and lakes within the development. Encompassing 300 sections, it is regarded as a highly-successful development having a unique and enjoyable living environment. The Hyde Park subdivision in Avonhead, Christchurch, was a large 450 section development that was comprehensive in conceptual design and theming.



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iport.co.nz

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