IPORT
BUSINESS PARK

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

IPORT'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

IPORT 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 completed 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.

IPort 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 three-lane overbridge over the State Highway directly linking IPort to Rolleston township. 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. Selwyn's GDP growth over those 10 years averages 6.5%, compared to the national average of 2.5%. The district experienced resilience throughout and beyond the Covid pandemic, with its economy growing 5.1% over the year to March 2023, ahead of the national growth of 2.9% and on the back of strong growth in the 2021 year of 4.8%.

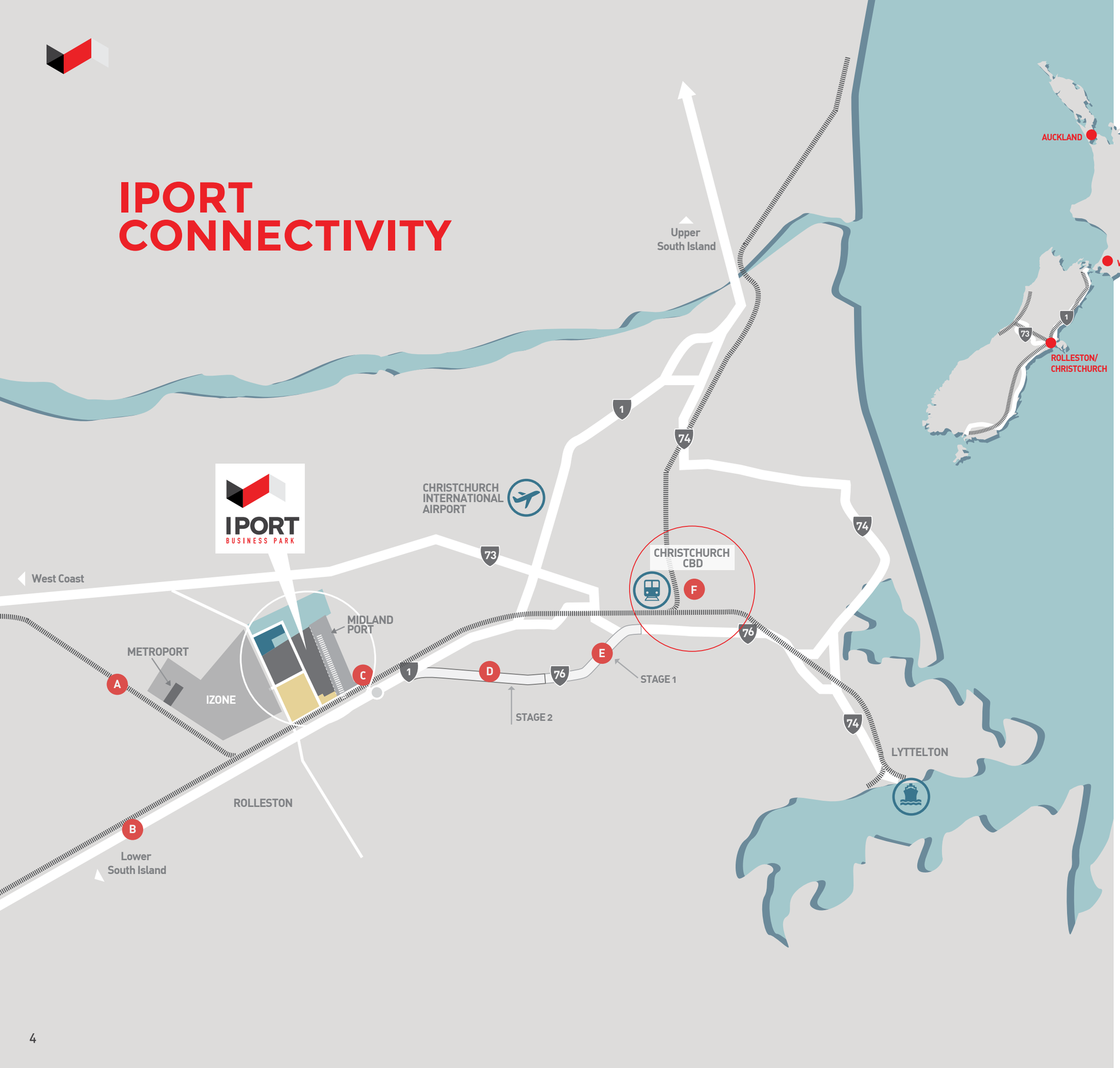
GROWING ECONOMY

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.

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

IPORT 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

- 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

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/ NEGOTIATION

SOLD

IPORT BUSINESS PARK

LPC MIDLAND PORT

STAGE 13

4.2 ha COOLPAK

7 ha LINEAGE

OPEN BOUNDARY

8.5 ha

MOVE LOGISTICS

NPD TRUCKSTOP

JONES ROAD RETAIL CENTRE

NPD PETROL STATION

STAGE 12

STAGE 11

8A

8B

8C

8D

DESIGN | BUILD | LEASE

"THE STATION" LARGE FORMAT RETAIL CENTRE

Factory Drive

Cargo Drive

Norris Watson Drive

Pallet Drive

Maddisons Road

IPort Drive

Container Drive

Transportation Drive

Freight Drive

Future Road

Link Drive

Hoskyns Road

Jones Road

Main South Railway

Main South Highway

← Stoneleigh Road

← Link Drive

Jones Road →

FOR SALE

STATUS	LOT NO.	AREA (M²)	SALE PRICE (EXCL GST)

STAGE 8D - TITLES ISSUED

FOR SALE	836	5840	$2,365,200

STATUS	LOT NO.	AREA (M²)	SALE PRICE (EXCL GST)

STAGE 13 - TITLES ISSUED

FOR SALE	1312	10,500	$3,990,000
UNDER CONTRACT	1317	1600	-
FOR SALE	1324	11,900	$4,403,000
FOR SALE	1325	8,940	$3,352,500
FOR SALE	1326	26,500	$9,142,500
FOR SALE	1327	49,000	$20,580,000

CARTER GROUP

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

The Regent, Christchurch

Located on the edge of Cathedral Square, this office building will provide tenants with a commanding presence in the centre of Christchurch. Its location creates a unique juxtaposition, situated between the modern, yet edgy Convention Centre (Te Pae) and Library (Turanga) and the timelessly classical Cathedral and Old Post Office buildings.

33 Cathedral Square will emerge as an ever-present part of life and become the centre of activity along this well-known stretch of Worcester Boulevard.

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.

IPORT

The Carter Group is developing the South Island Industrial Port, known as IPORT, 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. 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.

IPORT
BUSINESS PARK

iport.co.nz

0800 836 156

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