



**Tainui**  
Group  
Holdings

**Puurongo**  
**Weheruatanga o**  
**Te Tau FY2023**  
Half-Year Report

*Paddle the waka together to reach the new horizon*  
**KIA TUUPARA TE HOE KIA TAU KI TE PAE**



*Whakatupu rawa, whakatupu tangata*

*Tuatahi ngaa mihi ki te matua  
nui i te rangi*

*Ka tika me mihi ki te Kiingi Maaori ko  
Kiingi Tuuheitia Pootatau  
Te Wherowhero VII*

*Ngaa mate huhua, moe mai raa moe  
mai raa moe mai raa koutou*

*E te tii, e te taa, ngaa maangai o ngaa  
marae o Te Whakakitenga o Waikato,  
nei raa te mihi.*

*Kua tae taatou ki te weheruatanga o  
te tau, nei raa ngaa hua, ngaa koorero  
mo Tainui Group Holdings mo  
teenei wahanga o te tau.*



# Contents

<b>Chair’s Review</b>	<b>2</b>
<b>Financial Performance Half-Year FY2023</b>	<b>3</b>
<b>Ruakura Superhub Open for Business</b>	<b>4</b>
Mauri for Ruakura Superhub	8
About Ruakura Inland Port	8
<b>Police Base Design a Collaboration</b>	<b>10</b>
<b>Travellers Return to Airport Hotel</b>	<b>11</b>
<b>Meet Michelle Kemp</b>	<b>12</b>
<b>Manawa aa Whenua</b>	<b>13</b>
Research for Healthier, Resilient Oneone	13
Timber Back in the Frame	13
Restoring Mana, Mauri and Biodiversity on Farm	14
<b>Kia Whai Uenuku – Health and Safety our Priority</b>	<b>16</b>
<b>ACC Mahi a ‘Big Win’</b>	<b>17</b>
<b>ACC Designs Connect Whenua, Iwi, Awa</b>	<b>18</b>
<b>A Vision for Kirikiriroa</b>	<b>20</b>

# Chair's Review

We are pleased to provide this half-year report outlining the performance of Tainui Group Holdings (TGH) for the six months since 1 April 2022.

The half-year has included highlights and milestones as we strive to deliver on the commercial aspiration within Whakatapuranga 2050 to build the economic wealth of Waikato-Tainui. Our largest property development so far – Ruakura Superhub – has provided several of those highlights, including its official opening in September. You can read about more of these highlights further in this booklet.

It is now 18 months since Te Arataura appointed TGH into the role of Chief Investment Officer for Waikato-Tainui. We have transitioned into this broadened responsibility to manage the investment of all four tribal funds while keeping the requirements of Puna Whakatupu Tangata (tribal investment framework) and the Whenua Policy front of mind in our commercial decisions.

We have shared the plan we have developed over the last 12 months to meet the aspirations of Puna Whakatupu Tangata while balancing the competing objectives of 2.5% distribution, low debt levels, zero capital inflows and a largely illiquid and relatively low earning portfolio.

We acknowledge and appreciate the support shown by the Group Investment Committee, Whenua Committee, Te Arataura and Te Whakakitenga o Waikato as we have endeavoured to convey the challenges and options. The tikanga and investment beliefs expressed within Puna Whakatupu Tangata have provided valuable guidance for this decision-making process.

As you will read in this report, the first half of the 2023 financial year has been significant for the mahi that has been achieved. Heoi, ko te tuumanako kia kitea ngaa hua o te tau nei.

Paimaarire.



**Hinerangi Raumati-Tu'ua**  
Chair



**Chris Joblin**  
Chief Executive Officer





# Financial Performance Half-Year FY2023

## Chief Investment Officer

Worldwide rising inflation, increasing interest rates and unforeseen world events have caused significant market volatility, resulting unfortunately in the worst six-month period for markets in over 60 years.

These conditions have affected all fund portfolios, including our four tribal funds. Unusually, losses have been incurred in both the growth and income asset classes at the same time as share markets have fallen and interest rates have risen.

Industry experts are predicting further interest rate increases by the Central Banks until the mid-part of 2023, and this is also our expectation. Volatility is likely to continue in the months ahead and this will be a test of our resolve as long-term investors. Our recommendation remains to continue to hold our position and wait for markets to recover.

## CHIEF INVESTMENT OFFICER HALF-YEAR RESULT 2023

	WRLT	River Initiative	Co Management Fund	SRMEF
<b>Gross Assets</b>	\$1,701m	\$39.5m	\$21.9m	\$16.9m
<b>Net Assets</b>	\$1,450m	\$39.5m	\$21.9m	\$16.9m
<b>6 month net returns</b>	1.1%	-10.5%	-10.6%	-10.5%
<b>3 month net returns</b>	0.8%	-2.6%	-2.6%	-2.6%
<b>Distribution Paid</b>	\$8m	deferred	deferred	deferred

## TGH Asset Manager

TGH's underlying financial performance for the half-year has been sound, despite the challenging and volatile economic conditions. Revenue was \$7m ahead of budget and Net Equity increased by \$63.5 million, supporting a half-year Distribution to Waikato-Tainui of \$8 million. Net Profit and Non-Operating Profit results have been affected

by delayed delivery of the budgeted \$20m grant from Crown Infrastructure Partners (which partly funds development works at Ruakura Superhub) and Kawaroa harvest revenue being below budget, partly offset by a one-off legal settlement for seismic issues at The Base.

## ASSET MANAGER HALF YEAR RESULT FY2023

September 2022	YTD Actual \$NZm	YTD Budget \$NZm	Different \$NZm
<b>Revenue</b>	41.98	34.60	7.38
<b>Net Profit (NPAT)</b>	19.99	35.98	(16.00)
<b>Non-Operating Profit</b>	1.94	25.94	(24.00)
<b>Total Assets</b>	1,447.24	1,436.28	10.96
<b>Total Liabilities</b>	291.75	344.29	52.54
<b>Total Equity</b>	1,155.49	1,091.99	63.50
<b>TGH Distribution (TGH Asset Classes)</b>	8.00	5.25	2.75

# Ruakura Superhub Open for Business

**“Ruakura is a symbol of opportunity and a symbol of hope. Ruakura started as a dream, morphed into an aspiration and, with action, has come to the beginning stages of its fruition.”**

When Rahui Papa began proceedings at the official opening event for Ruakura Superhub with this reflection he reminded everyone that this project is about much more than just bricks and mortar.

Ruakura Superhub is a project of intergenerational significance that is inspired by the commercial aspirations of Whakatapuranga 2050. It has been designed to provide generations of income to fund the important social, cultural and environmental programmes that are contributing to our people having better lives.



Revenue will be earned via the following income streams:

- Leasing whenua (industrial/logistics/commercial/retail) to tenants who will construct their own buildings
- Leasing whenua and buildings which are designed, built and owned by TGH to tenants
- Partnering to construct and co-own buildings for lease
- Development and management fees from completed buildings
- Container and port usage fees from the Ruakura Inland Port
- Other income derived from owning the essential infrastructure eg power

While a portion of the whenua may be sold as housing sections to raise funds for continued development, most of the estate will be held in TGH ownership and only available through commercial lease. Highlights from the six months to 30 September 2022 are:

- Global shipping company Maersk and retail giant Kmart announced as tenants
- Poowhiri held at Tuurangawaewae Marae to officially welcome our tenants (Maersk, Kmart, Big Chill, PBT, Waitomo Group)
- Ruakura Rd West, the main arterial road connecting the Superhub with the new Waikato Expressway and Hamilton city, opened
- PBT Express Freight building completed and business now operating
- Waitomo Service Centre and Big Chill construction begun



Accessing employment for tribal members and contract opportunities for tribal-owned pakihī are at the top of our priority list as our commitment to social procurement. For the six-month period, an average of 14 tribal members per month were employed by construction businesses. The tribal businesses sub-contracted were A7 Scaffolding and NOVA Flooring.

“Ruakura opens the world to Waikato-Tainui and to te iwi Māori; it also opens te iwi Māori to the world. It creates employment opportunities for our tamariki and mokopuna, growing and

developing them to be able to lead other projects like Ruakura,” says Rahui.

“Ruakura is also a signal that we shouldn’t be embarrassed or shy away from these significant business opportunities here in Aotearoa and the world. We shouldn’t be afraid to embrace western economic and trading practices, especially where we can operate in a way that is consistent with our tikanga.

“And finally, Ruakura will help support our tamariki and our mokopuna in the years, decades and centuries to come.”

### Images from Ruakura Superhub opening event





Images from Ruakura Superhub opening event – continued







# Mauri for Ruakura Superhub

The opening of Ruakura Superhub and its future will be permanently acknowledged and protected with the placing of two koowhatu mauri in a prominent location on the estate.

The koowhatu were sourced locally; one from the Hinuera area and the other retrieved from Waikato awa at Te Puuaha o Waikato. Both were on display at the opening event where they were located at the entrance to the marquee beneath a water fountain. They were there for a specific purpose.

We delivered a special invitation to our manuwhiri: that on their way out they paused for a moment to touch the koowhatu, leaving a small part of themselves to be buried with the stones within the whenua when the time comes. In this way, their life force would combine with the life force of the mauri, to forever protect and be part of the kaupapa of Ruakura Superhub.

Everyone wanted to touch the mauri!

Whakairo are currently in design by Renata Te Wiata and Taroi Rawiri and these will be placed on top of the mauri following their placement in the whenua by Kiingi Tuheitia.



## About Ruakura Inland Port

**So, exactly what is an inland port and what's so special about it? Just ask Dave Christie, our Supply Chain Strategic Director:**

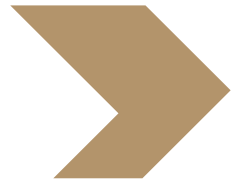
*Ruakura Inland Port is the lynchpin to the whole Ruakura Superhub proposition. It will bring all the different and disparate freight flows throughout the North Island together, in one place, which will drive efficiencies and improved sustainability. The full Ruakura Superhub development (490ha) is the equal largest industrial and logistics hub in Australasia. I don't think most people quite realise just how big or significant this development will be for Hamilton, Waikato and Aotearoa.*

**If imports are received at the inland port does that mean Customs and the Ministry for Primary Industries (MPI) will be involved?**

*To operate as an inland port, Ruakura needs to be certified by both Customs and MPI. Initially, they will both base their operations from Tauranga or Auckland, inspecting most containers at the respective seaport. We're fortunate to have Port of Tauranga as our JV partner in the inland port because we're able to benefit from their expertise and the relationships they have with these agencies.*







### **How will trains access the inland port?**

*We're currently building two rail sidings which are almost 800m long; long enough to take Metro Port trains which are the longest container freight trains in the country. With two rail sidings two trains will be able to stop at the same time in either direction.*

### **Will jobs be available?**

*Yes. The number of staff and machinery operating at the inland port will be driven by the number of containers transiting through. As container volumes grow, so too will staff and machinery. Ultimately, our 30-year vision, is that the full 30ha of the port whenua will be developed, and we'll be handling similar container volumes to what Ports of Auckland and Port of Tauranga are doing currently.*

### **What permanent structures will be at the inland port?**

*Initially the only permanent structures will be the perimeter fence, lighting towers and noise wall. But when the full port site (30ha) is developed out, it is likely we will have a more permanent office building.*

### **Ko te mea nui he tangata, he tangata, he tangata. Health and safety must be a big priority?**

*Health and safety is critical to any logistics operation, but especially so in places where there's heavy machinery at work alongside people. This is one of the reasons we chose Port of Tauranga as our strategic JV partner - their proven focus and capability in making safety a top priority in port environments.*



***Ruakura Inland Port is expected to open early next year.***



# Police Base Design a Collaboration

**The newly opened Cambridge Police Base is unlike any other police station in Aotearoa.**

It's the first to be built and owned by TGH and has been designed less like the traditional style police station and more as a modern, welcoming, culturally aware building that is representative of local hapuu, iwi and community.

TGH General Manager Engagement, Pierre Tohe, says the project grew out of a partnership agreement with NZ Police which is founded on TGH's role as landlord for the majority of police stations located within the Waikato rohe.

These properties were returned to Waikato-Tainui ownership as part of the Raupatu settlement in 1995. However, ownership is of the whenua, not the buildings on top. When the Cambridge station needed to be rebuilt it presented the opportunity to own both the whenua and the building, increasing lease revenue from the property as a result.

"Designing the new base has been a collaborative effort between ourselves, mana whenua, our architect PAUA, and NZ Police who were clear that they wanted a whare that respected tangata whenua and was a place of welcome for whaanau and the community," says Pierre.

The structural design is based on a waka ama as a mark of respect to the nearby Waikato awa. The whare faces towards Maungatautari and design



incorporates the concepts of manaakitanga, haumarutanga, and haapori. A new feature is a large whaanau room where people can meet with Police to koorero kanohi ki te kanohi. Rahui Papa, who provided advice to the project, says the design aims to enshrine a positive wairua within the whare that is seen and felt.

Hinerangi Raumai-Tu'ua: "We see this partnership as a way to effect change. Designing and building Police bases which resonate with our people and all New Zealanders as a welcoming and safe haven is part of that."

Karakia led by mana whenua was held in August and an official opening held in September 2022.



# Travellers Return to Airport Hotel

Karakia followed by the reopening of Novotel Auckland Airport Hotel on 1 July this year signalled the end of its service as a managed isolation and quarantine facility (MIQ), and the reveal of the hotel's recent refurbishment.

Every one of the 263 guest rooms, meeting rooms, corridors, the conference centre, and reception area all underwent a makeover, with any item used by MIQ stayers (beds, bedding, pillows, rubbish bins, irons and board, hairdryers) replaced and donated to charity, including half going to the disaster relief effort in Tonga.

But the re-opening also meant that, for the first time, the newly designed and fully refurbished hotel restaurant could finally be opened for business.

The THIRTEEN50 Bistro and Bar, located on the ground level of the hotel, underwent its renovation just before COVID hit our shores. Due to lockdowns and the hotel becoming an MIQ, the bistro was never opened and used.

Now it's a popular dining option for hotel manuwhiri and kaimahi working in the airport precinct.

The hotel's design includes strong references to Tainui waka, and the name THIRTEEN50 was chosen for the bistro for its connection to the estimated arrival date of Tainui waka at Te Manuka o Hoturoa in the year 1350.





# Meet Michelle Kemp

**Michelle Kemp (Ngaati Mahuta, Ngaati Makirangi) is the second appointee to Te Ohu Amorangi, TGH's future director development programme.**

Michelle is a Principal Planner with more than 16 years' experience in both the public and private sectors. She sees Te Ohu Amorangi as an opportunity to contribute to the growth and wealth of Waikato-Tainui whilst developing her skills within the governance space.

"I am at a time in my life where I am ready for new challenges that align with my personal goals, and I am developing my skills in the leadership space. I want to continue to work more closely with Waikato-Tainui in the future and contribute to the amazing mahi that is already underway. I know I have a lot to give and a lot to learn," says Michelle, who was the recipient of three Waikato-Tainui education grants during her university years.

"I will be forever grateful for the financial support from Waikato-Tainui. It enabled me to contribute to my university fees, cover course-related costs (books, trips etc) and purchase a computer.

Financial pressure was significantly eased, and I know that directly contributed to my academic success."

Her experience of Te Ohu Amorangi so far has been "an incredible experience". In the past six months she has attended multiple board meetings, site visits, a strategy session, TGH events, spent time with the Senior Leadership Team and received one-on-one mentoring.

"Institutional knowledge and company strategy have been shared and I have really enjoyed observing the progress in delivering Puna Whakatupu Tangata. Cultural values and tikanga are interwoven with strategy and decision-making and clearly set TGH apart from being just another commercial company," says Michelle.

"Becoming a Te Ohu Amorangi Future Director was important to me because it is an incredible opportunity to give back and contribute to the growth and wealth of the tribe whilst developing my skills within the governance space.





## Research for Healthier, Resilient Oneone

Mangatea dairy farm is part of an innovative research programme aimed at enhancing the mana and mauri of oneone (soil) ecosystems.

The Rere Ki Uta, Rere Ki Tai research project is led by AgriSea New Zealand Seaweed Ltd, a Paeroa based award winning and whaanau-owned company at the forefront of the bio-stimulant industry.

It's taking a collaborative approach to the research project which includes Maaori, conventional and organic farmers, and researchers who are sharing knowledge, experience and science to test ideas to produce healthier, more resilient soil that becomes a healthy, functioning part of a farm's ecosystem.

Mozz Trueman (Tuhoē), Dairy and Support Operations Manager for TGH, says the impacts of synthetic fertiliser and intensive dairy farming can be better managed for the health of the whenua and waterways.

"It's our job as kaitiaki to look after this whenua and the Mangatea stream that runs through it. We know that the vision of mana whenua is that their people are able to go to the whenua and the stream to harvest kai like back in the old days. Finding new ways to farm, like changing the type of fertiliser we use, will enable that," says Mozz, whose aim is that the stream in particular is eventually returned to its original state.



Mozz Trueman (second from right) and the AgriSea team.



## Timber Back in the Frame

Replacing structural steel with cross-laminated timber (CLT), is a key idea on the table for a proposed new office high-rise TGH is currently designing for Hamilton central city.

Taroi Rawiri, Taiao Manager at Waikato-Tainui, joined a group from TGH to visit the Red Stag manufacturing plant in Rotorua to see the latest wood-based technologies both in use and being manufactured.

"It was helpful to see the scale that can be achieved. The Red Stag plant itself is made from the giant laminated wooden beams – more than 60 metres wide and 160 metres long – storing more than 255 tonnes of carbon for the long haul. The team was keen to see how these learnings can be applied to our Waikato-Tainui projects in line with Tai Tumu, Tai Pari, Tai Ao Environmental Plan," Taroi says.

Currently on the drawing board at TGH is a proposed new six level commercial tower on the corner of Ward and Victoria Street that has recently gained resource consent from Hamilton City Council. The planned use of structural timber beams will help the building target a Green Star 5 design.

# Manawa aa Whenua

## Restoring Mana, Mauri and Biodiversity on Farm

A five-year plan is underway at Hangawera Station to restore the mana and mauri of its waterways and wetlands and increase biodiversity and native bird life.

This kaupapa is the second of two taiao restoration projects to receive funding following joint applications from Waikato-Tainui and TGH. The second beneficiary is Mangatea Dairy Farm where the same taiao restoration mahi will be undertaken.

Funding for the two projects has been provided by the Waikato River Authority's River Clean-up Trust ( \$496,000), the Waikato-Tainui Settlement Partnership between Waikato-Tainui, Department of Conservation, Waikato Regional Council and Mercury Energy (\$226,700), and TGH (\$447,101), for a total funding pool of \$1,170,000.

We acknowledge Taroi Rawiri, Taiao Manager for Waikato-Tainui, who drafted and shepherded the funding applications, project design and planning through to success and who is providing leadership and advice to our farming team.

"I'd like to make mention of Steven Veitch (former TGH Head of Farming and Forestry) who first approached me to help out on the farms and Lyndon Settle (former TGH GM Finance) for his leadership in reaching out to adopt and implement our taiao standards on the farms. Without Steve and Lyndon's leadership, these impressive outcomes that ultimately benefit our whenua, wai, taonga species and our people, would not have eventuated," says Taroi.

Hemi Kingi, Head of Farming and Forestry for TGH, says year one of the restoration project at



From left: Hemi Kingi (Te Papa o Rotu Marae) , Heremaia Anderson (Taupiri Marae), Jesse Booker, and Rob Maniapoto (Waingararo Marae) at Hangawera Station.





Riparian fencing at Hangawera Station.

Hangawera has focused on erecting 15.7km of fencing to remove stock access to waterways and wetlands. Riparian fencing setbacks of 10m and 5m, which are above required minimum distances and best practice, will result in the retirement of 7.0ha at Hangawera and 20ha at Mangatea.

Fencing is followed by targeted weed control and riparian planting. An estimated 80,000 native plants will be placed within the setback areas at both farms, encouraging biodiversity and native taonga species to protect and reintroduce the ecological systems that once thrived here.

“One of our collective goals for this project is that as much of the contractor mahi as possible is undertaken by tribal owned businesses. Approximately 92% (\$1,076,500) of the total project funding will directly support our tribal contractor economy, and we’re proud to say this has been and will continue to be the case,” says

Hemi, who reports that a training programme to upskill tribal members in river restoration will also be delivered.

This project is being implemented at Hangawera alongside a programme to plant a 10m manuka border surrounding a pine plantation.

A mana whenua kaitiaki forum has recently been established to provide guidance and support for the development of environmental plans for each of TGH’s farms. Mana whenua representatives are Carolyn Hopa (Ngaati Wairere), Jo Kukutai (Ngaati Maahanga), and Norm Hill (Ngaati Whawhaakia).

Carolyn says Ngaati Wairere is “happy to participate in a project that has wide-reaching environmental gain with immense cultural value”.

“This farm environmental planning project is the next level of commitment because it goes a long way to developing an active and practical response to climate change,” she says.



## Health and Safety our Priority

**He aha te mea nui o te ao?**

**He tangata, he tangata, he tangata.**

As a company operating across multiple sectors – some of those in the high-risk category – a comprehensive health and safety strategy that is relevant and resonates with kaimahi is a must.

Kia Whai Uenuku is our new Health and Safety strategy that is grounded in the tikanga values of manaakitanga, whakawhanaungatanga and kaitiakitanga as the way to build awareness and respect for safety practices and processes that keep everyone safe.

Showing genuine care, growing education through training and instilling respect through relationships are the key to ensuring safety across our organisation, from the office through to higher risk inland port, farms, forests, and the Ruakura, ACC, residential and hotel construction sites.

TGH's Health and Safety Advisor Pene Wahanui Hemi, who authored the strategy, says early consultation feedback from within the TGH team prior to developing the strategy revealed that while "everyone knew how to get onto the waka (of health and safety), not many knew how to paddle it."

"Most people don't understand the importance of health and safety, particularly around how to identify, properly evaluate and then resolve risk. So, for TGH it's about building strong relationships with all kaimahi to develop respect for health and safety and promote buy-in to it – or in other words, knowing how to paddle the waka," says Pene.

That began with the establishment of a Health and Safety committee That began with the establishment of an internal Health and Safety committee and now also includes regular hui, presentations, site visits, starting each team hui with a health and safety check-in, and regular random drug testing.

Regular hui, presentations and site visits encourage their all-important engagement. Other internal actions include every team hui beginning with a health and safety check-in and regular but random drug testing.

Our aim is "Haere tuu mai, hoki tuu atu". In other words if you arrive safely, we want you to go home safely. TGH is monitoring this by measuring the number of notifiable injuries recorded across a year. Last year the number was zero and that's the goal for this year.



Pene Wahanui Hemi, TGH Health and Safety Advisor.



Tom and Steph Matatahi.

## ACC Mahi a ‘Big Win’

When Tom Matatahi launched his insulation business in 2018 as a one-man band with a \$5,000 credit card and an old van, he knew that good work, determination and the support of his wife Steph would help him to succeed.

But what he didn’t expect was that within five years his business would grow to a team of 10 with a contract to insulate the new 8,500 sqm four-storey office building in Hamilton for ACC.

Tom (Waahi Paa) operates JMM Insulation and is registered with Puna Pakihi, the Waikato-Tainui business directory which connects tribal businesses with social procurement opportunities.

“Getting the ACC contract was a big win for the company and is the biggest commercial job we’ve done so far,” says Tom. “It’s been a big learning curve for me and for the business but now we can say we have big job experience. Going forward, it won’t be so hard for us to win big jobs because now we’ve done it.”

Tom says he would look for other social procurement opportunities again and his advice to others is to “do your due diligence so that you know as much as possible about the project.”



Tom and Hawkins Project Manager Brian Pope onsite.



# ACC Designs Connect Whenua, Iwi, Awa

With an expected completion date looming for the ACC building, mahi to finish the interior and landscaping is forging ahead.

The production of a display to explain the cultural designs on and around the building is part of this final mahi.

Created by Renata Te Wiata, the cultural designs connect the whenua to its people, its former use as a maara kai, and to the nearby Waikato awa.

The building is located on whenua that was returned to Waikato-Tainui on settlement of its Raupatu (confiscation) claim in 1995. Prior to European settlement, this site and the surrounding whenua was inhabited by the people of Kirikiriroa Paa which was located nearby.

Rich in volcanic alluvial soil, the whenua was cultivated to produce indigenous vegetables such as kuumara, uwhi, hue, and taro to feed local iwi. In time and as European settlement in Aotearoa increased, the maara (gardens) expanded into vast cultivations stretching along the banks of Waikato River. Wheat, vegetables, fruit, and flax were grown and shipped to markets in Auckland and across to Australia.

## Atrium Towers

The designs etched into the glass panels of the Atrium represent Waikato awa and its historical healing abilities. The design plays on the concept of the reflection and flow of water and includes the iconic niho taniwha (tooth of the taniwha) triangular shape.

“Through the niho taniwha pattern we are reminded of and connected back to the awa, which has its own life force. In our design the niho taniwha represents the life-sustaining history and role of the awa,” says Renata. “The positioning of the design above the entry ways of the building is intentional, offering those who pass under its shadows a sense of healing and cleansing.”

The spiral kowhaiwhai pattern includes an interpretation of the kuumara leaf. Kuumara were a staple kai for our tuupuna and were grown prolifically in these maara.



ACC Building visual render.





## Retaining Walls

The hue (bottle gourd) is a large leaf vine that flourished in the volcanic soils of this whenua. Its fruit is typically flask shaped and, when mature, has a hard, thin shell. The hue were suitable for eating and were used as containers or calabashes to hold water and preserved kai, and as floats.

The hue is depicted on retaining walls around this building, a perfect location for the plant's climbing tendencies.



Retaining walls in progress.

## Walkways

The uwahi (yam) is believed to have been brought to Aotearoa aboard the great Tainui waka when Maaori first voyaged to these shores. The pavements around this building feature a depiction of the uwahi as one of the important original kai sources that was known to have grown in these maara. The design is inspired by the growing and surface patterns of the uwahi.



ACC Building progress November 2022.

# A Vision for Kirikiriroa

**Did you know that Waikato-Tainui owns 13 hectares of whenua in the Hamilton central city, including 43,000 sqm of office space servicing over 90 tenant organisations, 775 car parks and two hotels with 345 hotel rooms?**

These properties return valuable revenue to help fund Distribution payments by TGH to Waikato-Tainui. This, combined with our profile as one of the largest property owners in the CBD, means we have a vested interest in the future of Hamilton central and its ability to attract businesses and retail commerce.

That’s why TGH has developed a visionary 25-year development plan, with a focus on remodelling Centre Place as the vibrant heart of the city.

“We see the potential for Centre Place to be remodelled to include high rise office and apartment buildings, restaurants, bars and extended shopping options. It’s

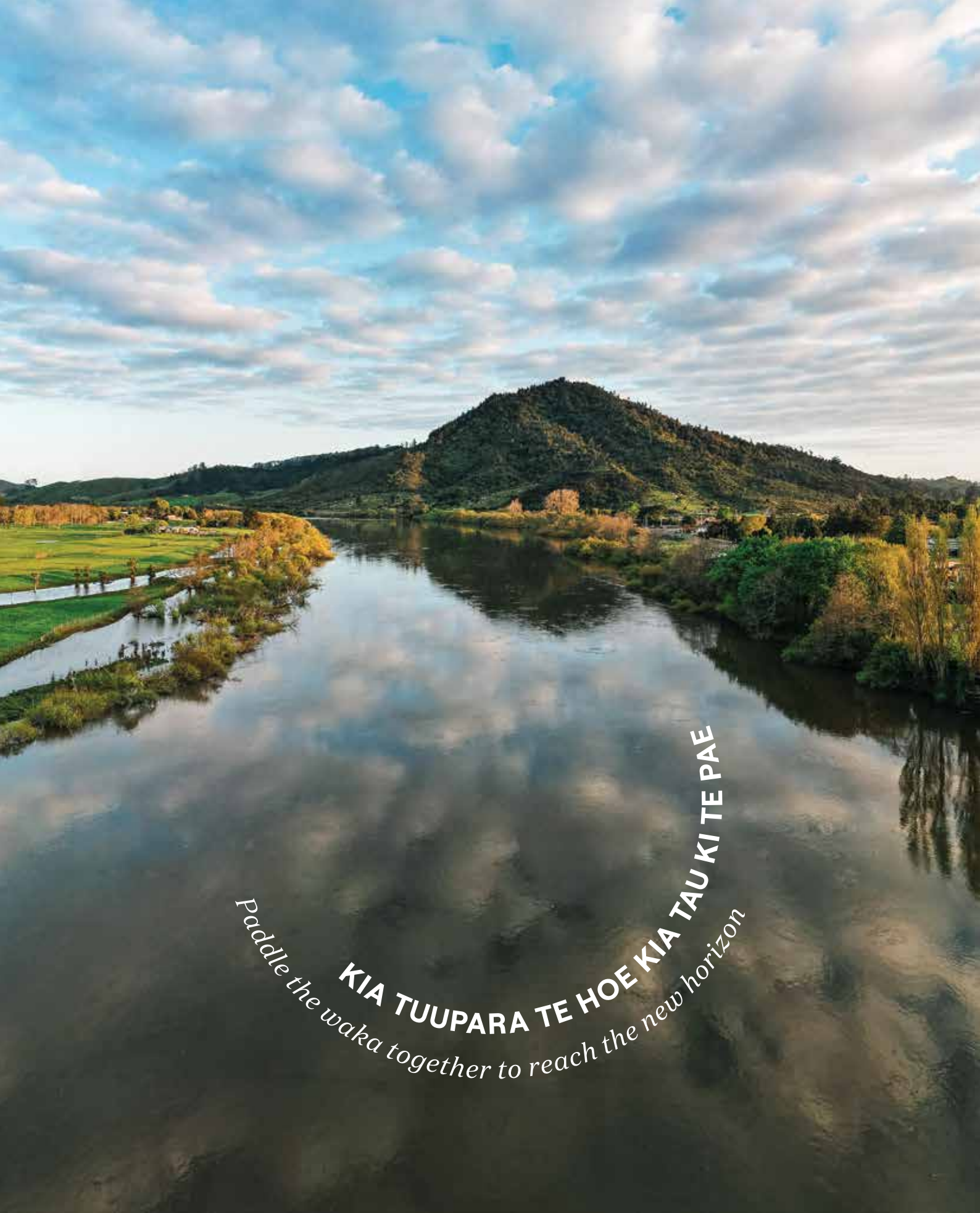
location also positions it well as a transport-oriented hub providing commuters with convenient parking and end of trip facilities, nearby access to the city’s bus transport centre and, longer term, possible connection to the train network,” says Chris Joblin.

“Our vision will start with construction of an office tower on the corner of Ward and Victoria Streets as soon as the building is fully leased.”

An animated video illustrating our vision for Centre Place is available on the Tainui Group Holdings youtube channel (<https://bit.ly/3Uq4srY>).







*Paddle the waka together to reach the new horizon*

**KIA TUUPARA TE HOE KIA TAU KI TE PAE**



Tainui  
Group  
Holdings



PO Box 19295, 6 Bryce Street, Hamilton 3240

[www.tgh.co.nz](http://www.tgh.co.nz)