

- PEPEHA -

Mai Pipinui ki Rimutaka, ū tonu ki Turakirae, kaukau atu
ki Te Whanganui-a-Tara, Tū Tonu a Motu kairangi e!

E rau rangatira mā, ngā tupuna o ōhe rā

Tēnā koutou, tēnā koutou, tēnā koutou katoa.

‘From Pipinui to Rimutaka ascend to Turakirae, traverse
the great Harbour of Wellington and there stands
the Island where the People consumed the Stars!’

The many chiefs, the shared ancestry of a time long ago –
Greetings to you all.



TARANAKI WHANUI IWI, MANA WHENUA AND KAITIAKI OF WELLINGTON

THE DEVELOPMENT PARTNERSHIP

The development of Motu Kairangi represents a significant milestone for Wellington. For over 100 years Shelly Bay and Mt Crawford have remained inaccessible to the public. Through the Port Nicholson Block Settlement Trust (PNBST), Treaty of Waitangi, Deed of Settlement with the Crown/New Zealand Government and a development partnership with The Wellington Company Limited, the redevelopment of Shelly Bay and Mount Crawford can now be made possible.

PORT NICHOLSON BLOCK SETTLEMENT TRUST

Port Nicholson Block Settlement Trust (PNBST) is the legislative mandated entity for Taranaki Whanui ki te Upoko o te Jka (Taranaki Whanui).

Taranaki Whanui migrated to Wellington in 1830 and are the original kaitiaki and mana whenua of Wellington.

The people of Taranaki Whanui descend from one or more of the recognised tupuna of:

- » Te Ati Awa
- » Taranaki
- » Ngati Ruanui
- » Ngati Tama
- „ Other Taranaki iwi.

In 2009 Taranaki Whanui settled their historical grievances with the Crown/ New Zealand Government. Today Taranaki Whanui have approximately 18000 members world wide.

The objective of Taranaki Whanui is to "Restore, revitalise, strengthen and enhance the cultural, social and economic well-being of Taranaki Whanui and Wellington .

www.pnbst.maori.nz



SPARK CENTRAL - WELLINGTON



HANNAHS FACTORY - WELLINGTON



SPARK CENTRAL - WELLINGTON



DOC HOUSE - WELLINGTON

THE WELLINGTON COMPANY LIMITED

The Wellington Company Limited ("TWC") was established in 1990 and has since been a major player in the development of Wellington city's urban environments and historic places.

Passionate about protecting and revitalising the building heritage of New Zealand, revitalising places of interest and delivering development solutions founded on "community building".

TWC have developed thousands of square meters of commercial, residential, car parking and retail space. TWC is now one of Wellington's largest property developers/investors with a mixed portfolio of properties.

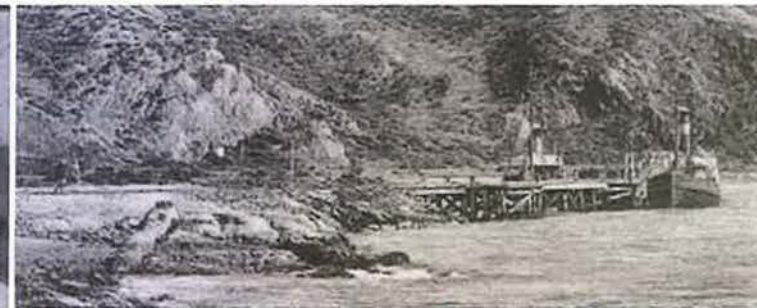
www.twc.co.nz



SHELLY BAY - FLYING BOATS



SHELLY BAY - SUBMARINERS



SHELLY BAY - SUPPLY BOATS

MOTU KAIRANGI

Motu Kairangi represents one of New Zealand's most unique coastal land developments, spanning over 17 hectares of Wellington's Miramar Peninsula in what is one of the most pristine marine natural landscapes available in New Zealand.

Positioned on the Miramar Peninsula, Motu Kairangi has for over 130 years remained guarded and off limits to any form of development, firstly as a naval base and later home to the Royal New Zealand Air force.

Motu Kairangi is a special place, it has played an important part in defining who we are today, and as a place for tomorrow will continue to play an important role in defining how world class communities should live, work and play, setting a new benchmark for a modern standard of living.

In time Motu Kairangi will become home to over 1500+ new residents and a place which many thousands more will seek to experience and enjoy. A key element of this new community is its underpinning commitment to sustainability and being a place that is shared and connected, founded on community building and sustainability principles that will preserve and enhance what already exists.

As a community and a place Motu Kairangi will become a Wellington landmark, iconic for what makes Wellington a great city and most importantly a taonga tuku iho - a treasure to be passed down to future generations.

Over the next few pages we'll show why you will want to be part of Motu Kairangi.

MOTU KAIRANGI - THE BIG PICTURE

'Motu Kairangi offers something for everyone'



LOCATION

A location like no other: 17 hectares two master planned villages, 600 + homes, 1500+ residents. 11,500 m² of commercial, retail, hospitality and community space all designed to work in harmony with the pristine natural environment.



EXPERIENCE

An experience for all to enjoy: A place that offers something for everyone: cafes, world class boutique beer brewed at Shelly Bay's very own micro-brewery, old fashioned kiwi fish and chips, 5 star culinary dining, boutique accommodation, conference facilities and even a historical backpacker's experience all within 20 minutes of Wellington's CBD.



RECREATION

It is all here: Set on the back door of 30+ hectare of regenerating peninsula, tracks weaving through the historical remnants of yesteryear.

Berth your boat in the 48 berth Marina, or 1 of 450 car/boat parks.

Walk, bike, kayak, swim or run it is all here for you to enjoy!



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DESTINATION

An accessible international destination: Only 5 kilometres or 10 minutes' drive from Wellington's Domestic and International airport.

SHARED + CONNECTED

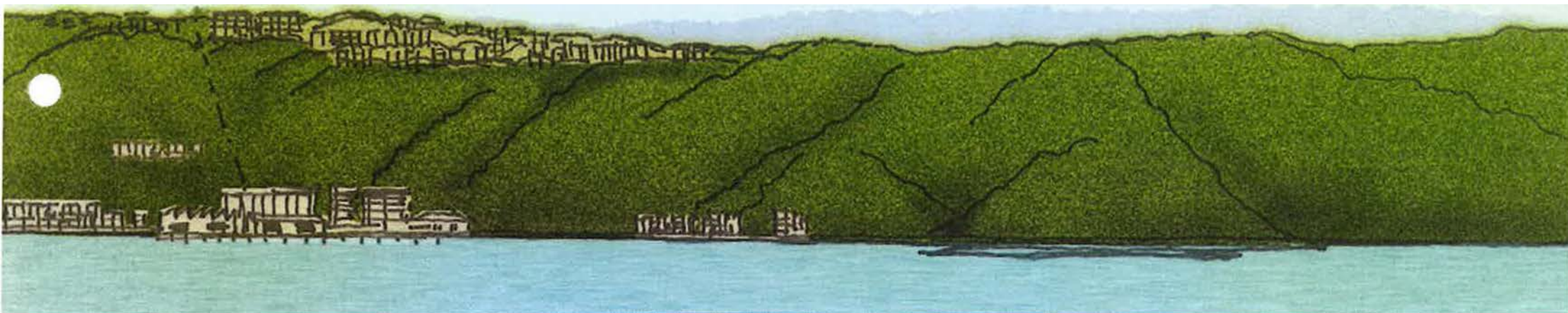
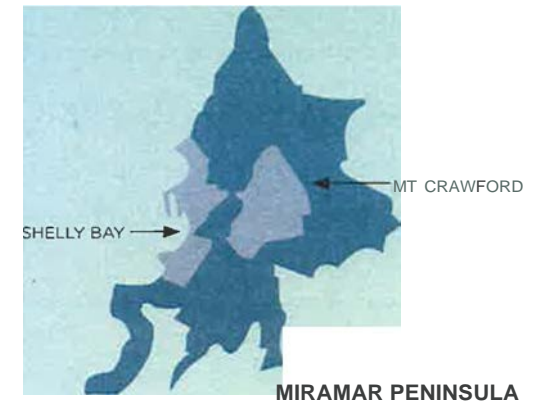
Designed to be shared and connected: Living at Motu Kairangi will be a joy with an 8 minute ferry ride across a stunning harbour to the CBD, and a 5 minute cable car ride from the harbours edge to the peak.

CHARACTER

Character: Mature trees, character heritage buildings and remnants of what went before are on show for all to see and experience.

SHARE + ENJOY

A place for all to share and enjoy: Motu Kairangi is about transforming a place that was once closed off to the public into a community and place where people can live, work and play and become taonga handed down to future generations to share in, enjoy and be part of.

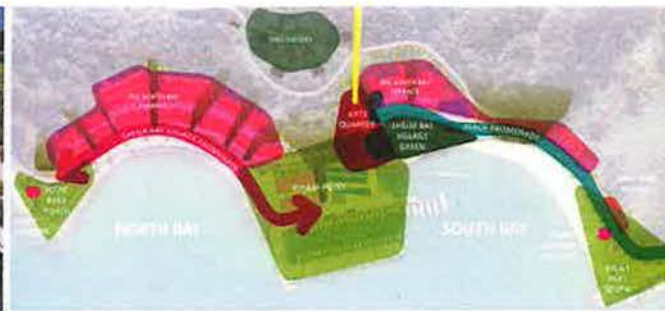




SHELLY BAY - MICRO BREWERY



SHELLY BAY - WATERFRONT



SHELLY BAY - MASTER PLAN



SHELLY BAY - ARTIST QUARTER

SHELLY BAY

Shelly Bay is without a doubt the jewel of the Miramar Peninsula and the Gateway to the Watts Peninsula.



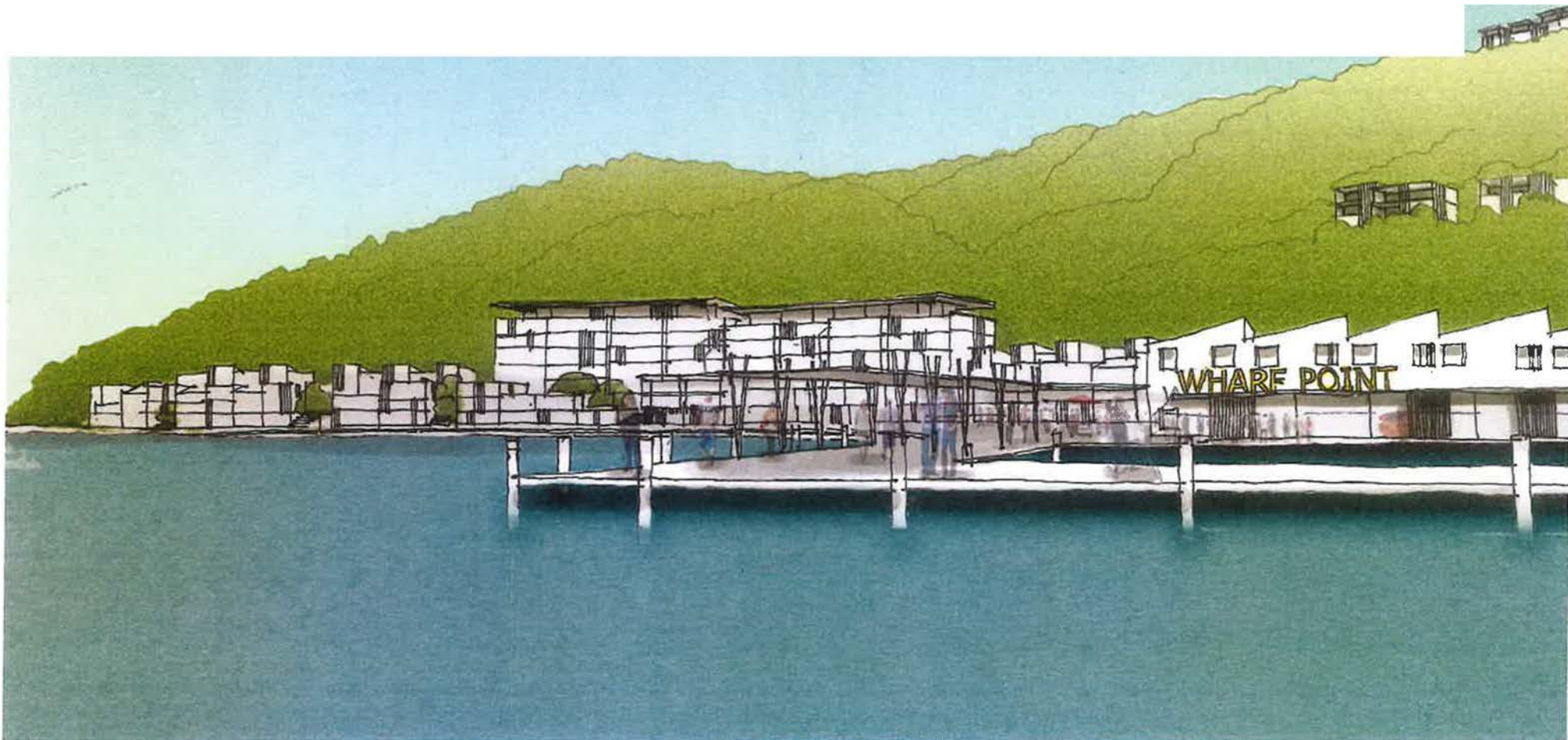
Positioned in one of New Zealand's most pristine waterfront locations, Shelly Bay is set to become one of the most desirable residential communities within Wellington City. Providing a mixed use master planned solution to the site - focused on providing residents and visitors with a truly unique experience.

Shelly Bay will offer a variety of quality residences, including a limited release of one off waterfront and tree house escarpment homes, terraced pavillion houses and state of the art apartments - all nestled amongst the character of restored heritage buildings and beautifully landscaped areas .

Developed as Wellington's first Eco-waterfront village and designed to work in harmony with the natural environment, provides a truly unique experience that nowhere else in New Zealand can offer. Residents and visitors will be able to share in the rich history that went before, enjoy the cafes, restaurants, bars and good old fashioned kiwi fish and chips in the village green, taking in the fresh sea air, sun, expansive open space and a whole lot more.

Materials will be selected to complement the natural surrounds, together with the build's sustainability principals that will feature a state of the art onsite waste water management system, solar power generation, rainwater harvesting and buildings designed to optimise natural ventilation and lighting.

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A range of residential and commercial options will be available to the market within Shelly Bay including:

RESIDENTIAL

APARTMENTS - 290+

BEDROOM	CARPARK	BATHROOM
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TERRACED PAVILLION TOWNHOUSES - 40+

BEDROOM	CARPARK	BATHROOM
1:1:1 1:1:1 1:1:1 1:1:1	+	1:1:1:1:1:1:1:1:1
1:1:1 1:1:1 1:1:1 1:1:1 1:1:1 1:1:1	+	1:1:1:1:1:1:1:1:1

TREEHOUSES/WATERFRONT HOMES - 9+

BEDROOM	CARPARK	BATHROOM
1:1:1 1:1:1 1:1:1 1:1:1 1:1:1 1:1:1 1:1:1 1:1:1 1:1:1 1:1:1		1:1:1:1:1:1:1:1:1

Indicative residential unit prices range from NZD\$600,000 + - NZD\$3.5m. all prices subject to final design, development and construction validation.

COMMERCIAL

200m²
MICRO BREWERY

REPURPOSED HERITAGE BUILDING

B
RESTAURANT CAFE

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SUBMARINERS
REPURPOSED HERITAGE
BUILDING - 180 m²

MARINA

48 BERTHS

120
BEDROOM HOTEL

INCLUDING CONFERENCE ROOM,
RESTAURANT AND BAR LOBBY
TOTAL AREA 5124m²

BOUTIQUE
HOTEL/
RESTAURANT

REPURPOSED HERITAGE

BUILDING 'OFFICERS MESS'
- 800m²

CAFE 'NEW'

1050m²
BOUTIQUE

WATERFRONT
OFFICE

APARTMENTS

SMALL
FORMAT
RETAIL
(INDIVIDUAL OR

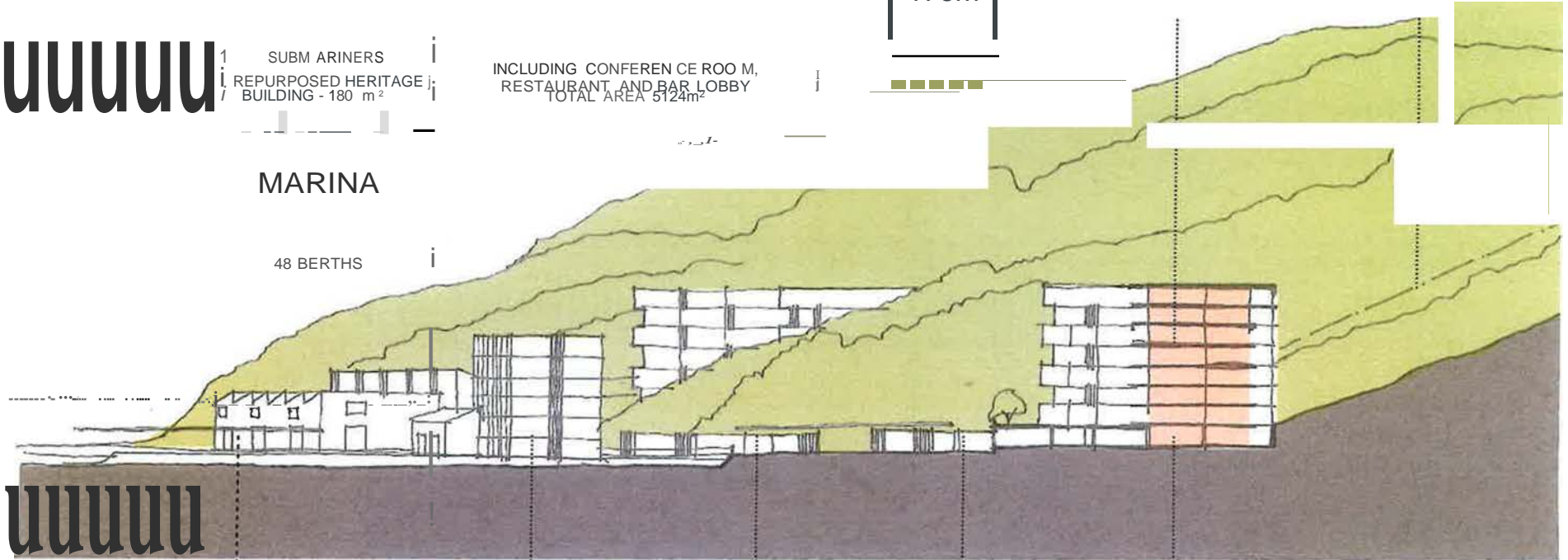
PACKAGED LOTS)

1720m² TOTAL AREA

CABLE CAR

170m'

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WHARF POINT

HOTEL

ARTIST QUARTER

RETAIL

CAR PARKING

All commercial offerings will be sold fully leased returning market returns of >7% or greater. subject to terms, conditions and incentives of lease being confirmed. //

Commercial property purchase prices are by enquiry and negotiation.

MOTU KAIRANGI: WELLINGTON. NEW ZC: ALN, 'U ,ua



SHELLY BAY - HERITAGE BUILDINGS AND APARTMENTS





KEY TO SHELLY BAY

- Bedroom Townhouses with 1 bedroom units under - 3 Levels
- 3 Bedroom Townhouses - 2 Levels
- 2 Bedroom Apartments with 1 bed units under - 2 Levels
- 2 and 3 Bedroom Apartment Building - 7 Levels
- 8 2 and 3 Bedroom Apartment Building - 6 Levels
- Courtyard/Plaza with Carparking below
- Retail
- Ferry Terminal
- Ferry Wharf
- Marina - 46 Berth
- Hotel Conference Rooms/Back of House
- 120 Bed Hotel - 6 Levels
- Restaurant
- Cafe
- Fish and Chips/Micro Brewery
- Artists Quarter - Mixed Retail and Artists
- Cable Car Terminal
- Plaza with Retail under
- Boutique Hotel
- 3 Bedroom Terraced Pavillion Townhouse - 3 Levels
- 4 Bedroom Waterfront Homes - 3/4 Levels
- 4 Bedroom Treehouses - 3 Levels
- Gateway Pavilion



MT CRAWFORD - APARTMENTS



ESCARPMENT HOUSE



MT CRAWFORD - MASTER PLAN



TERRACE HOUSE PAVILLION

MT CRAWFORD

Mt Crawford a compact mixed use village combining best practice urban design with award winning architecture.



Located at the peak of Watts Peninsula with elevated views expanding across the Wellington Harbour, is Mt Crawford, an intimate compact master planned community offering a unique living experience.

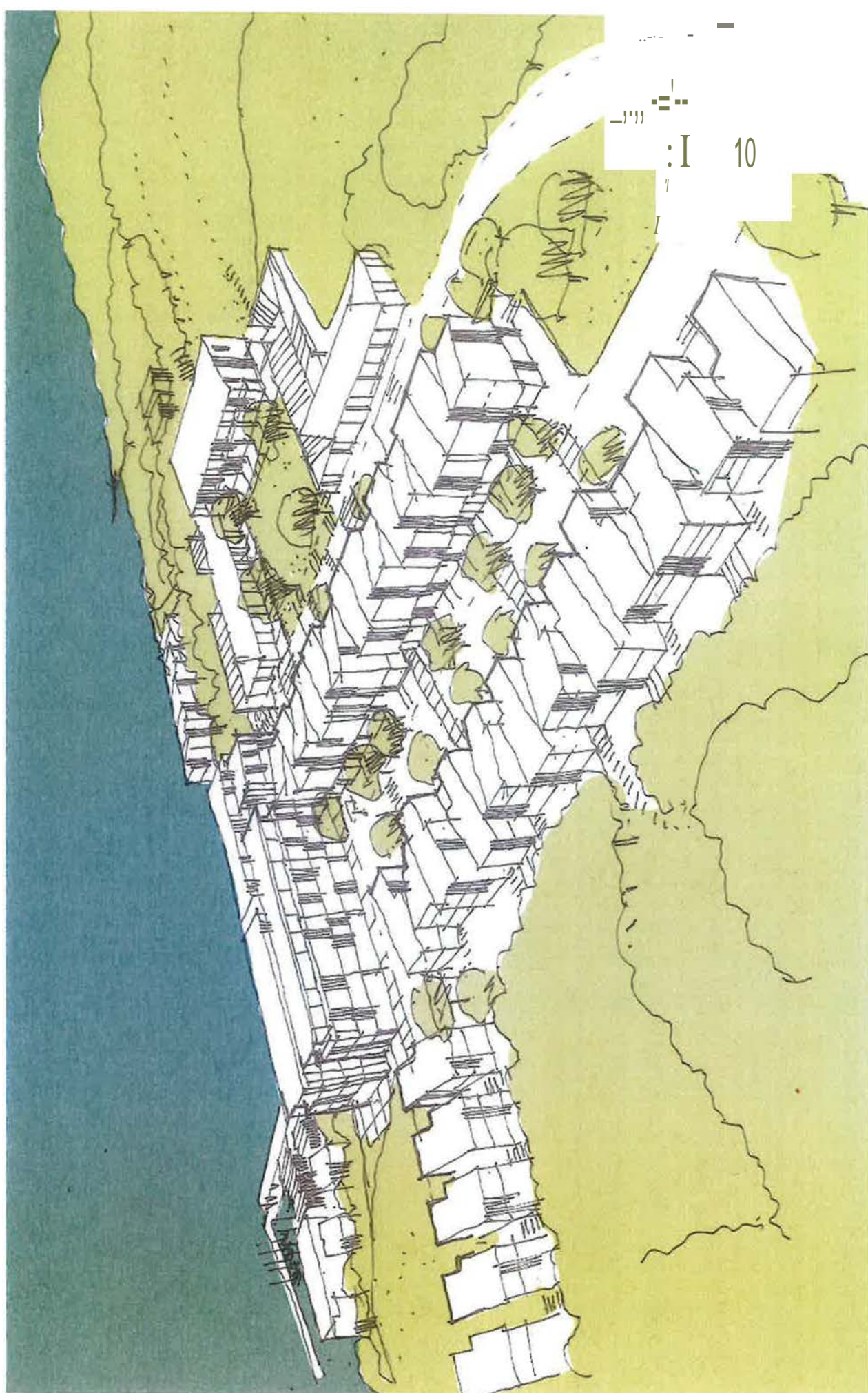
Mt Crawford will be planned to exacting standards combining best practice urban design with award winning architecture and developed to the highest standards.

With architectural influences designed to offer a diversity of form, an appealing streetscape and a real choice of residences to suit different lifestyles, a range of living options are offered for all types of individuals and families creating what will become a standard for medium density compact sustainable living.

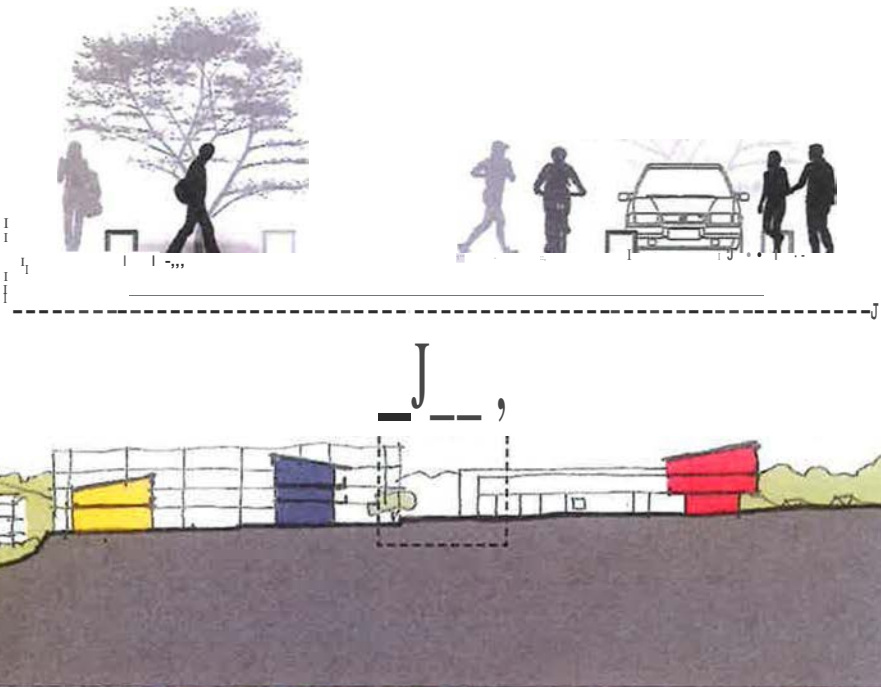
This new neighborhood will be supported by all the amenities that help turn suburban developments into vibrant communities: a community and early learning center, cafe, convenience store, cafe, boutique backpackers and small retail outlets all within the confines of the repurposed heritage prison which will become the heart and hub of this new community.

With a home in Mt Crawford you will enjoy the ability to stroll to the Village Centre, explore the wonders and history of Watts Peninsula or share in the waterfront experience that Shelly Bay has to offer. Connecting Mt Crawford to Shelly Bay and Wellington's CBD is a state of the art cable car and ferry service departing from the Shelly Bay Wharf Point.

This will be a truly unique place to live.



Shared Space
Street Typology



A range of residential and commercial options will be available to the market within Mt Crawford including:

RESIDENTIAL

APARTMENTS - 80+

BEDROOM	CARPARK	BATHROOM
CD i::li::ot	W	'W

BEDROOM	CARPARK	BATHROOM
CD i::li::ot	W	'W

BEDROOM	CARPARK	BATHROOM
CD i::li::ot	W	rmrm-

SEMI-DETACHED AND FREESTANDING HOUSES - 67+

BEDROOM	CARPARK	BATHROOM
CD i::li::ot	W	(.)..(e L liH liH W



MT CRAW FORD PAVILLION/ TOWNHOUSES

Indicative residential unit prices range from NZD\$600,000+ - NZD\$2m. all prices subject to final design, development and construction validation .

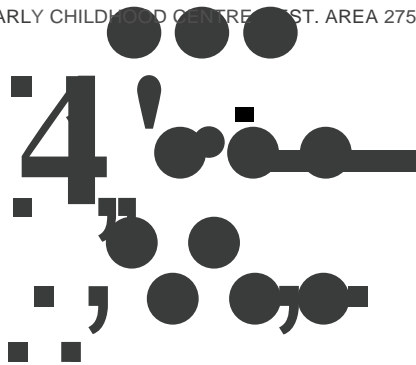
COMMERCIAL

The commercial offerings made available will be developed within the repurposed heritage buildings located in the old Mt Crawford prison.

60

CHILD TOTAL

EARLY CHILDHOOD CENTRE - 275m²



COMMUNITY/
INFORMATION
CENTRE

260 m²

BOUTIQUE
BACKPACKERS

L:J

271 m²

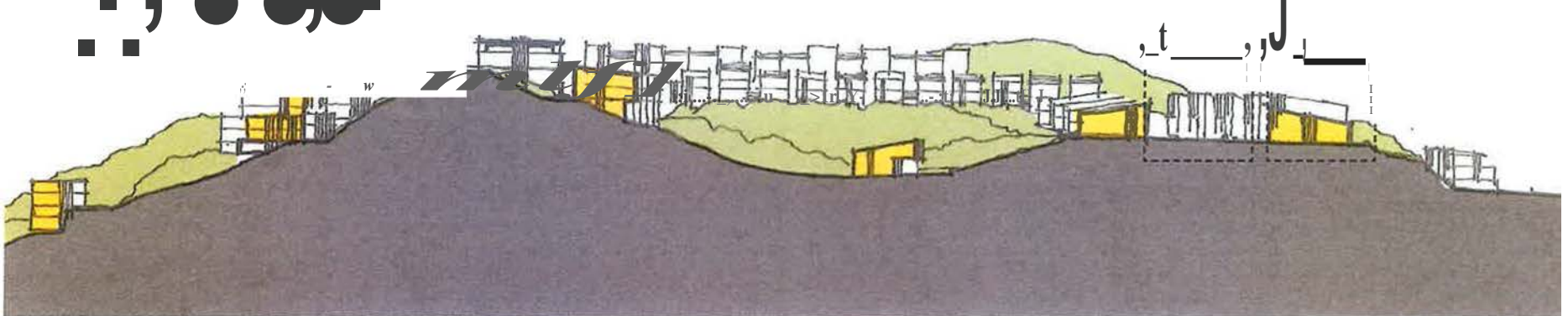
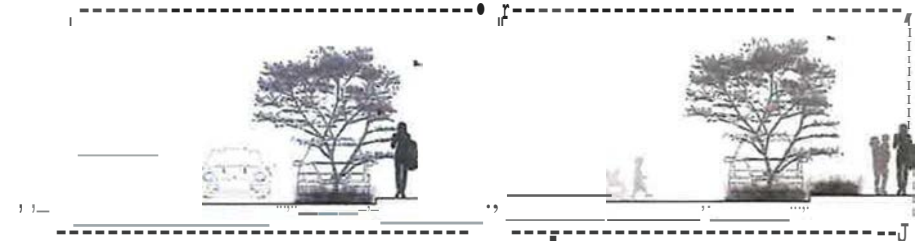
SMALL BOUTIQUE RETAIL



GROCERY/ CONVENIENCE
STORE - 180 m²

Main Street Typology

Local Street Typology




All commercial offerings will be sold fully leased returning market returns of >7% or greater, subject to terms, conditions and incentives of lease being confirmed. // Commercial property purchase prices are by enquiry and negotiation.



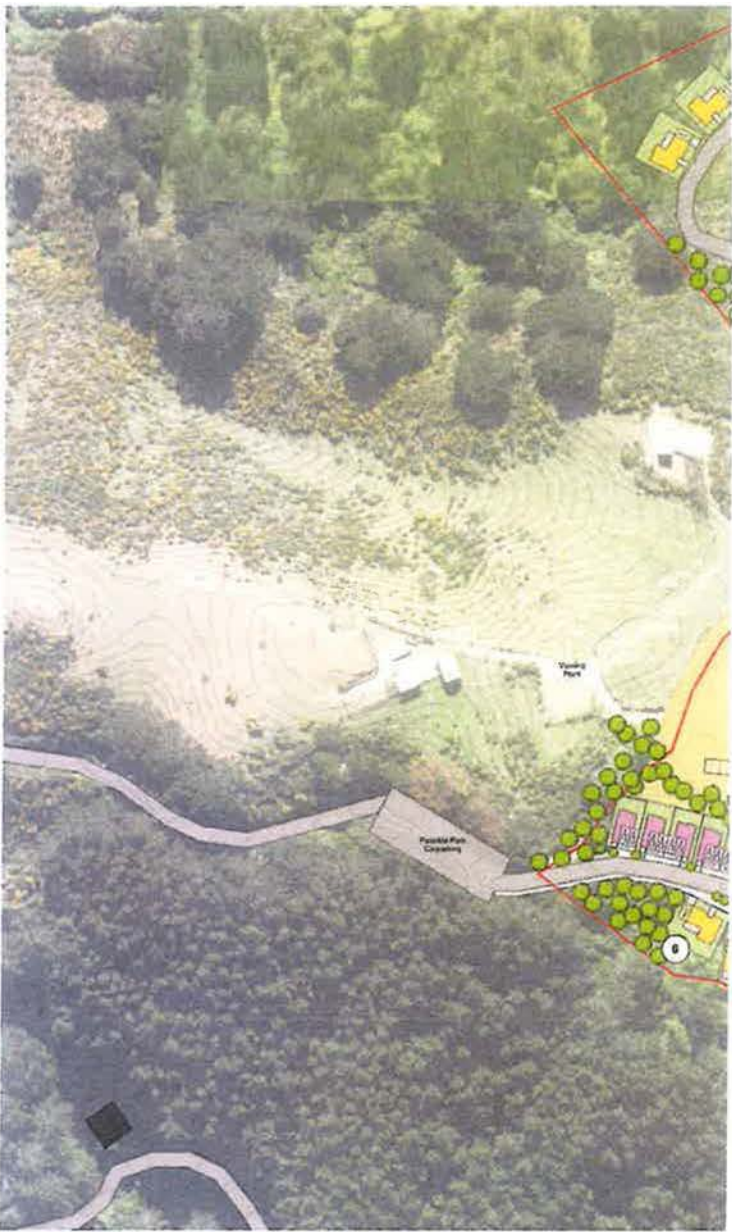
MT CRAWFORD - EXAMPLES OF RESIDENTIAL AND COMMERCIAL SPACES

THE MT CRAWFORD VILLAGE

5 MINUTES
FROM SHELLY BAY

 **15 MINUTES**
FROM WELLINGTON'S CBD

0 **10 MINUTES**
FROM WELLINGTON'S
INTERNATIONAL AIRPORT

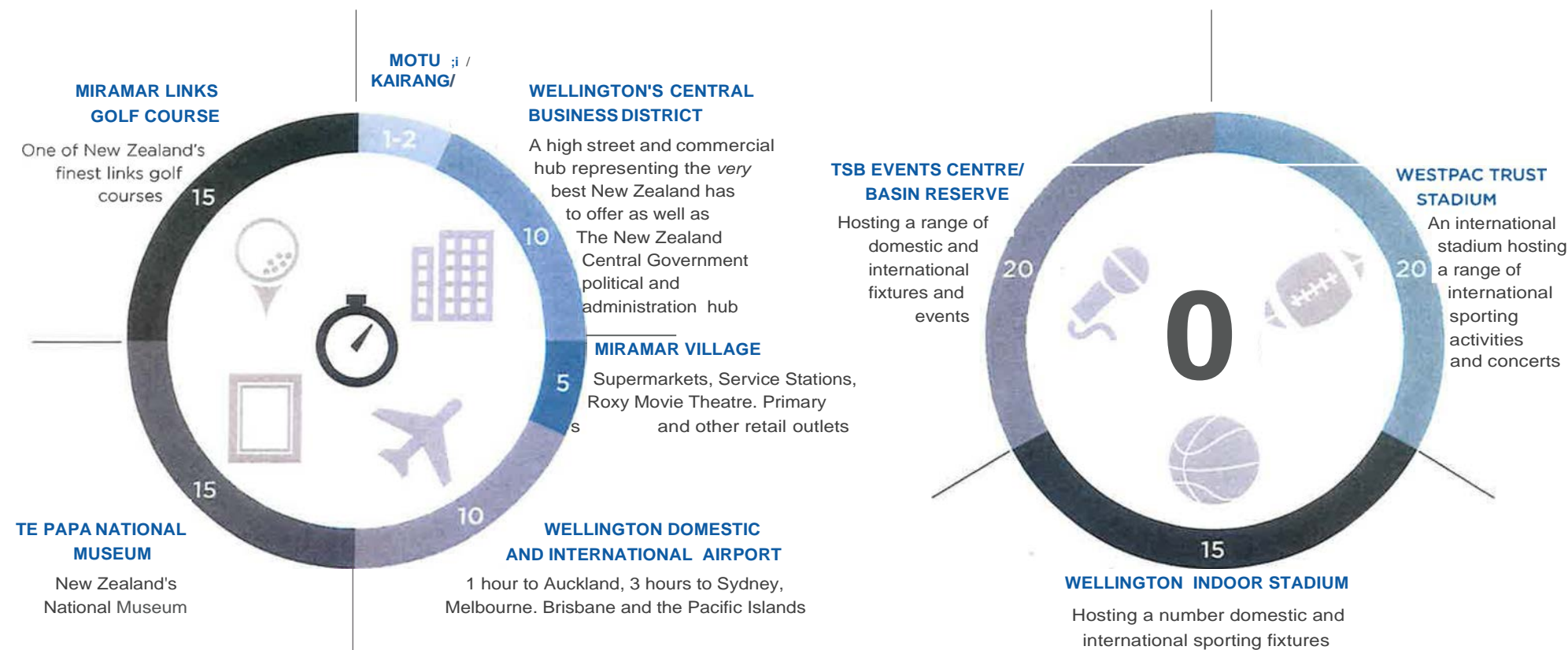




KEY TO MT CRAWFORD

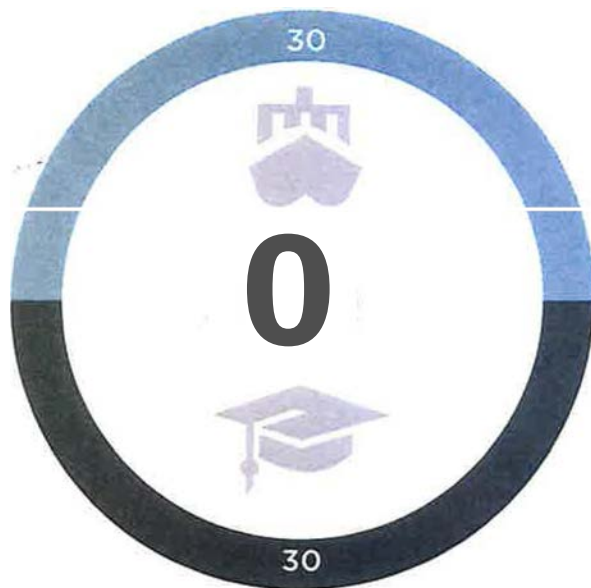
- Cable Car Terminal, Cafe/Visitors Centre and Retail
- Existing Prison Building Reused
- Grocery Store within 2 Bedroom Apartment Building
- 4 Levels
- Community Centre and Early Childhood Centre
with 1.5 Bedroom Apartments over - 3 Levels
- 50 Beds Backpackers - Existing Prison Building
Reused/Relocated
- 4 Bedroom Houses - 3 Levels
- 3 Bedroom Pole Houses - 1 Level
- 3 Bedroom Townhouses - 2 Levels
- Cable Car arrival point at raised level with
pedestrian bridge over road
- 3 Bedroom Terrace Townhouse with
2 Bedroom Unit under

LOCATION



THE INTER ISLANDER/ BLUE BRIDGE FERRY

Providing a sea connection
to the South Island

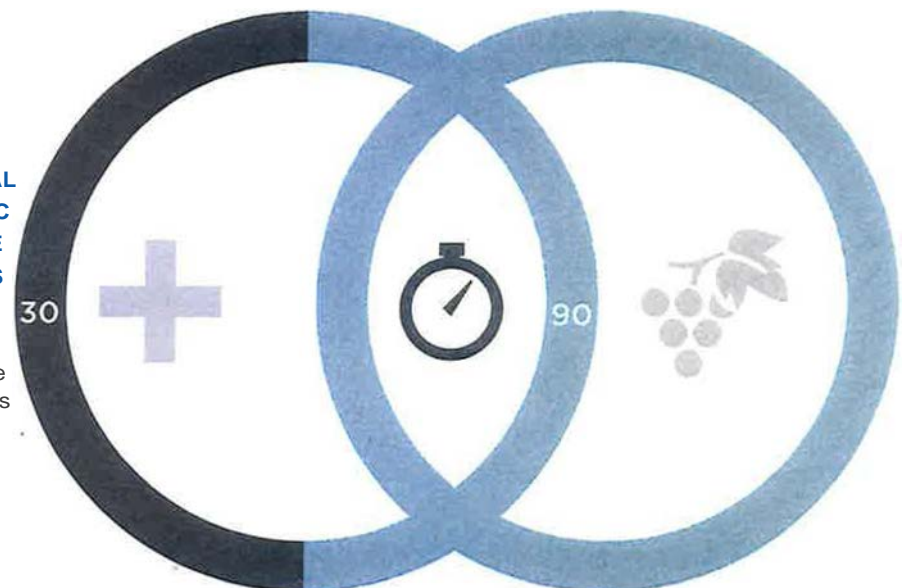


WORLD CLASS EDUCATION

Home to some New Zealand's finest secondary and tertiary schools and institutes in New Zealand including Victoria University, Massey University (Wellington Campus), WelTec, Scots College, Wellington College, Queen Margaret Wellington Girls High School, Wellington East Girls High School to name a few

INTERNATIONAL STANDARD PUBLIC AND PRIVATE HEALTH FACILITIES

Wellington Hospital,
Bowen and Southern
Cross Private
Hospitals



WINE REGION

One of New Zealand's finest international wine growing regions, Martinborough - Wairarapa



THE TEAM

TWC and PNBST have assembled a team of leading master planners, architectural practitioners, urban landscape designers, engineering, geotech and town planning professionals to develop and implement the Motu Kairangi Master Plan.

THE DEVELOPMENT CONTRIBUTOR'S INCLUDE:

- » Design Group New Zealand in association with Daryl Jackson Robin Dyke Architects - Sydney, NSW Australia
- » Mcindoe URBAN
- » Megan Wraight + Associates landscape architecture and urban design
- » Harrison Grierson Consultants Limited
- » The Property Group Limited

LEGAL

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