

**BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED BY THE
WAIMAKARIRI DISTRICT COUNCIL**

IN THE MATTER OF

The Resource Management Act 1991 (**RMA** or
the Act)

AND

IN THE MATTER OF

Hearing of Submissions and Further
Submissions on the Proposed Waimakariri
District Plan (**PWDP** or **the Proposed Plan**)

AND

IN THE MATTER OF

Hearing of Submissions and Further
Submissions on Variations 1 and 2 to the
Proposed Waimakariri District Plan

AND

IN THE MATTER OF

Submissions and Further Submissions on the
Proposed Waimakariri District Plan by **Mike
Greer Homes NZ Limited**

**EVIDENCE OF MICHAEL DAVID GREER
ON BEHALF OF MIKE GREER HOMES NZ LIMITED
REGARDING HEARING STREAM 12E**

DATED: 2 August 2024

Presented for filing by:
Chris Fowler
Saunders & Co
PO Box 18, Christchurch
T 021 311 784
chris.fowler@saunders.co.nz

INTRODUCTION

- 1 My name is Michael David Greer.
- 2 I am the Managing Director of Mike Greer Homes NZ Ltd.
- 3 I have been building homes and involved in residential land development for over 30 years

SCOPE OF EVIDENCE

- 4 In my evidence I address the following matters:
 - (a) My involvement in the rezoning proposal for Mike Greer Homes NZ Limited.
 - (b) My experience in housing construction and land development projects; and
 - (c) My support for the notified rezoning of the South Kaiapoi Site from Rural Lifestyle Zone (**RLZ**) to Medium Density Residential Zone (**MDRZ**) under the PWDP.

CONTEXT

- 5 Mike Greer Homes NZ Limited (**Mike Greer Homes**) is seeking to rezone approximately 14 ha of land in south Kaiapoi (**Site**) to MDRZ in the PWDP, with an Outline Development Plan (**ODP**) applied to the site.
- 6 The rezoning would enable an approximate yield of 190 households.

INVOLVEMENT IN THE REZONING PROPOSAL FOR MIKE GREER HOMES, SOUTH KAIAPOI

- 7 The Site is currently owned by two landowners, being the Winters and the Mackintoshs. Negotiations have proceeded separately in respect of the Winter Block (10.2 ha) and the Mackintosh Block (4.6 ha). The primary focus to date has been to secure purchase of the Winter Block as this is the largest of the two (see the area outlined in red on the plan attached at **Appendix A**). Mike Greer Homes has secured an agreement to purchase the Winter Block subject to special conditions that are for the sole benefit of Progressive (see details below).

- 8 Mike Greer Homes is now focused on negotiating an agreement regarding the Mackintosh Block. A sale and purchase agreement for presentation to the current registered owners of this property has been prepared (see details below). I am confident that Mike Greer Homes will secure an agreement regarding this block also. Mike Greer Homes is an experienced land developer with a strong track record. In addition, Mike Greer Homes is a motivated purchaser with the necessary financial resources to secure an agreement to purchase the Mackintosh Block.

EXPERIENCE IN UNDERTAKING LAND DEVELOPMENT PROJECTS

- 9 Mike Greer Homes NZ Ltd is a leading national housing company with a track record over 30 years of successfully completing numerous large and small residential developments throughout New Zealand involving a wide range of residential building typologies.
- 10 By way of example, Mike Greer Homes has been involved with the following greenfield residential developments in Greater Christchurch in various capacities ranging from lead developer, investor and/or home builder.
- (a) Beach Grove, Kaiapoi – over 400 houses over the past 7 years (ongoing). Mike Greer Homes is an investor in the project and has built a considerable number of houses within the development.
 - (b) Spring Grove, Belfast – over 250 houses completed (ongoing including an over 55's village). Mike Greer Homes' involvement is as a house builder within the development.
 - (c) Westpark, Rangiora – 250 sections. This development was led by Paul McGowan. Mike Greer Homes was an investor and constructed 75 houses within the development.
 - (d) Johns Road, Belfast – 60 lot subdivision developed and built (including all houses) by Mike Greer Homes.
 - (e) Styx Mill Park, Christchurch - 80 lot subdivision developed and built (including all houses) by Mike Greer Homes.

NEED FOR SUITABLY ZONED LAND IN KAIAPOI

- 11 There is a limited extent of remaining lots remaining to be developed within Kaiapoi and there is a need for additional suitably zoned land to enable continued housing supply for Kaiapoi.

CAPABILITY TO DEVELOP THE SITE

- 12 I am confident Mike Greer Homes has the experience and financial capability to undertake a high-quality residential development on this Site.
- 13 I can confirm that if the Site is rezoned, Mike Greer Homes intends to develop the Site in accordance with the ODP without delay, subject to market conditions.

CONCLUSION

- 14 Mike Greer Homes is fully committed to development of this Site. I consider the Site is well placed for medium density residential zoning. We have the capability and resources to undertake residential development of the Site.
- 15 Thank you for the opportunity to present my evidence.

Michael Greer
2 August 2024