

Before an Independent Hearings Panel
Appointed by Waimakariri District Council

under: the Resource Management Act 1991

in the matter of: Submissions and further submissions on the Proposed
Waimakariri District Plan

and: Hearing Stream 12D: Ōhoka rezoning request

and: **Carter Group Property Limited**
(Submitter 237)

and: **Rolleston Industrial Developments Limited**
(Submitter 160)

Statement of evidence of Tim Carter (submitter representative)

Dated: 13 June 2024

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STATEMENT OF EVIDENCE OF TIM CARTER

INTRODUCTION

- 1 My full name is Timothy Maurice Phillip Carter.
- 2 I am a director and owner of Rolleston Industrial Developments Limited and Carter Group Property Limited (the *Submitters*), which are related entities of Carter Group Limited (*Carter Group*). I am the project manager for the proposed rezoning development.
- 3 I hold an honours degree in civil engineering and master in engineering management both from the University of Canterbury. I have been in public office and have been, and still am, director of a number of private companies.
- 4 I have been involved in investment and development projects for the last 20 years.

CARTER GROUP IN GREATER CHRISTCHURCH

- 5 Carter Group is a privately owned property investment company based in Christchurch. It is a third generation company, originally founded by my grandfather Maurice Carter in 1946, and run by my father Phillip Carter since the 1980s. Carter Group is a significant investor and developer of property in the South Island.
- 6 Carter Group has long been committed to the Greater Christchurch area. Carter Group's investments include hotels, residential property, commercial property, industrial property and central city property across Greater Christchurch.
- 7 Carter Group has extensive residential subdivision experience. For example:
 - 7.1 It originally started as a large sub-divider and housing builder north of Christchurch, developing extensive parts of Avonhead and Bishopdale.
 - 7.2 It has developed residential subdivisions Hyde Park and Regents Park in Christchurch.
 - 7.3 Recently, it has been developing a 330 lot subdivision in Halswell known as Kennedy's Green.
- 8 Increasingly Carter Group has been investing in developments, largely industrial and residential, in the Selwyn and Waimakariri Districts and will continue to do so into the future.

THE PROPOSAL

- 9 I myself live in Ōhoka, downstream of the proposed development site, so have a personal connection to the area.
- 10 We were initially approached with respect to the proposed rezoning site by a real estate agent and we were very interested from the beginning, as it is very hard to find a piece of land in the Waimakariri District that meet all of the criteria required for a master-planned residential development. Fragmentation of land is a real issue to comprehensive and large-scale developments of this kind, as it is difficult to purchase a cohesive area of land, from multiple owners in a piecemeal way.
- 11 The Waimakariri District is very constrained in terms of appropriate locations for residential development. It is extremely hard to find an area of land to masterplan a coordinated high-quality development that is not subject to the likes of high natural hazard risks, highly productive land, and other planning mechanisms that might constrain development. This is demonstrated well in the various constraints maps included in Mr Walsh's evidence in chief.
- 12 The site was also well positioned as a candidate for development given:
- 12.1 Ōhoka is already located along the proposed cycle network;
- 12.2 Ōhoka is well positioned, being one of the closest urban areas in the District to the Christchurch International Airport;
- 12.3 Ōhoka is close in proximity to Christchurch, Rangiora and Kaiapoi;
- 12.4 The site itself happens to be on some of the highest land within Ōhoka;
- 12.5 The site is located along an existing sewer line (Bradleys and Mill Roads);
- 12.6 Ōhoka has significant potential for growth and improvement; and
- 12.7 Ōhoka is a well-known area around Greater Christchurch and as demonstrated by Mr Davidson's survey has a high housing demand relative to other urban areas of the District.
- 13 Carter Group are committed to making this proposed development a high-quality development that contributes and adds to the vibrancy of Ōhoka. This includes a commitment to the provision of public transport to Ōhoka, which will ultimately benefit the wider area as well.

- 14 With respect to public transport:
- 14.1 The lack of public transport has been raised as a concern to not support the urban expansion of Ōhoka.
 - 14.2 In Greater Christchurch, Environment Canterbury contract public transport operators to service areas with public transport. Although I don't agree with the public transport concerns raised, to alleviate and address these concerns we have sought proposals from the same public transport operators that Environment Canterbury goes to.
 - 14.3 We have received three full proposals back from the public transport operators and the proposals are acceptable, in terms of price and level of service. Therefore, we are prepared to commit to providing this public transport service for Ōhoka for a ten-year period.
 - 14.4 The frequency and timing of the public transport services to/from Ōhoka is addressed in paragraph 30.2 of Simon Milner's evidence-in-chief. In summary, it is a half-hourly weekday peak service and hourly inter-peak and weekend service, between Ōhoka and Kaiapoi and the wider public transport network.
 - 14.5 I note that the ten-year commitment for public transportation to Ōhoka is longer than Environment Canterbury's current nine-year commitment for its public transportation contract which expires in November 2029.¹
- 15 Significant detail and effort have been put into this process to ensure this outcome. The proposal is a well-thought through master-planned development which is sensitive to the environment in which it is locating. Carter Group have spent a lot of time making sure we have the right team of advisors on this proposal.
- 16 For example, Carter Group engaged Mr Falconer as he was instrumental in the development and success of Matakana in the North Island as an urban node surrounded by lifestyle and rural properties. We see a lot of similarities with the Matakana development and this proposed development. Ōhoka has always had a good name and people are attracted to living there. But, there is currently a serious lack of amenities at present to support this interest – with only a garage and an irrigation supplier. I consider the proposal will enhance Ōhoka and it will ultimately bear the success of other areas like Matakana.
- 17 In terms of the amenities the proposal will deliver:

¹ <https://www.stuff.co.nz/business/119845866/history-repeating-red-bus-loses-out-in-greater-christchurch-bus-shakeup>

- 17.1 Carter Group see the Ōhoka market as one of the key anchors to Ōhoka, and are committed to seeing the market continue its success. While vibrant and successful in the summer, the market does face challenges in the winter and we are keen to partner with the market organisers to improve their winter offering by providing car parking (for both summer and winter) and sealed areas within the development site.
- 17.2 Carter Group has been in long-term discussions with a polo operator and considers this to be an amenity that will complement Ōhoka and the surrounding areas:
- (a) The polo activity would encompass a high-quality international polo field with clubhouse facilities, embankments, horse float/horse truck parking, as well as a horse exercise track around the polo field that would be open to the wider community to enjoy.
 - (b) Equestrian activities have always been part of Ōhoka's history and flavour. Within the Eyre district, the first organised sports day was held on this site in Ōhoka on Boxing Day 1872. As well as two horse races, there were wheelbarrow and walking races.²
- 18 Although we have in no way marketed any of the sections for the development, since lodging the application, we have had a huge number of direct enquiries from both builders and individuals who are highly interested to buy sections in the proposed development.
- 19 In my view and experience, there is a lack of residential supply in the Waimakariri District. This in turn is greatly restricting the growth opportunities of the district.
- 20 If the proposed rezoning were to be declined, we would develop this site into 4-hectare sections, similar to the theoretical subdivision layout included in Appendix 1 of Mr Milnes evidence (and reproduced at **Appendix 1** of my evidence for ease of reference), as would be enabled by the proposed Rural Lifestyle Zone in the Proposed District Plan. However, such an outcome would not provide the amenity or facilities currently proposed in the rezoning request such as the public transportation offering, sports facilities, winter market area, market car parking, enhancement of waterways, provision of a school and retirement village, and commercial amenities.
- 21 I support the indicative staging plan contained in the design report attached to Mr Falconer's evidence. While it is difficult to say for certain over what timeframes this staging would occur, I expect that should this proposed rezoning be approved, the first stage of

² *Eyre Wind & Water*, a history of the Eyre District written by Pauline Wood page 116.

housing is likely to be built and occupied by 2028, with the final stage estimated to be built and occupied by around 2038-2040. I emphasise that developments of this type do not just occur overnight, or all at once, they are long term master planned projects.

CONCLUSION

- 22 This proposal will contribute to making Ōhoka an even better place to live. It will provide much-needed amenities to the village to support a high-quality environment. Furthermore, it will provide much-needed housing supply to the growing Waimakariri District and meet a housing demand and desirability which Ōhoka clearly has. The proposal has been carefully master-planned to be sensitive to the surrounding environment.

Dated: 13 June 2024

Tim Carter

APPENDIX 1

Proposed Waimakariri District Plan - Rural Lifestyle Concept

Theoretical subdivision layout applying the Proposed District Plan Rural Lifestyle Zone standards.

All sections (36 total) are a minimum of 4ha (Ref: RLZ-R3.1.a)

A 20m esplanade reserve width is also provided either side of the Ōhoka Stream.

This provides a non-fanciful development scenario that would alter the existing open rural character, as each of the new lifestyle lots are likely to implement boundary planting in a similar manner to the surrounding lifestyle properties in the Ōhoka/Manderville area.



Scale: 1:6,000 @ A3