

Before an Independent Hearings Panel  
Appointed by Waimakariri District Council

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*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)

Summary of evidence of Tim Carter

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Dated: 1 July 2024

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## SUMMARY OF EVIDENCE OF TIM CARTER

- 1 My full name is Timothy Maurice Phillip Carter. I am the director and owner of Rolleston Industrial Developments Limited and Carter Group Property Limited, which are related to Carter Group Limited (*Carter Group*). I am also the project manager for the proposed rezoning development.
- 2 I prepared a statement of evidence in support of the rezoning request on 13 June 2024.
- 3 Carter Group is a long-established, privately owned property investment and development company. Carter Group has extensive residential and subdivision experience in and around Greater Christchurch, including in the Waimakariri District.
- 4 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.
- 5 The proposed rezoning in Ōhoka is well-positioned and meets all the criteria for a master-planned residential development compared to other areas of the Waimakariri District.
- 6 From my experience, there is a lack of residential supply in the Waimakariri District. 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 inquiries.
- 7 It was clear from the PC31 hearing that public transport was a concern raised in opposition to the urban expansion of Ōhoka. Although I do not agree with the public transport concerns raised, we have committed to the provision of public transport to Ōhoka for a ten-year period. We have received three full proposals back from public transport operators (being the same public transport operators that Environment Canterbury goes to) and these were considered acceptable in terms of price and level of service and as such have proffered the service as part of the proposal to rezone.
- 8 Carter Group is committed to making the proposed development contribute and add to the vibrancy of Ōhoka. However, if the proposed rezoning were to be declined, we would develop this site into 4-hectare sections as provided for by the underlying Rural Lifestyle Zone.
- 9 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

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.

- 10 Mr Schulte, on behalf of the Oxford Ōhoka Community Board, at paragraph 50 of his submissions comments that this staging "*does not suggest a desire to influence housing affordability, rather to capitalise on market appetite.*" I do not agree with this statement and fundamentally object to its rationale:
- 10.1 From my experience, it is the availability of available zoned greenfield land that tends to influence housing affordability.
- 10.2 The land will be staged because that is the commercially sensible thing to do. Developments of this size are almost always staged in such a way by developers.
- 10.3 This is a commercial reality of doing large-scale residential subdivisions. There is a significant amount of capital cost that is invested into such developments. Typically, capital invested in a stage needs to be recycled into the next stage, otherwise the capital exposure is unrealistic for any developer. The staging is not for the purpose of constraining supply to inflate prices, it is about efficiently recycling capital.
- 11 Thank you for your time, I am happy to answer any questions.

Dated: 1 July 2024

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Tim Carter