

20 November 2024

Before an Independent Hearings Panel appointed by the Waimakariri District Council under: the Resource Management Act 1991 in the matter of: PDP Hearing Stream 12D.

May it please the Panel,

The Ohoka Residents Association (FS84) are writing to formally express concerns regarding recent developments related to the Carter Group's proposed project within the Waimakariri District, specifically with respect to their actions before any official decision has been made regarding the Waimakariri Proposed District Plan.

The Carter Group (submitter 237) and/or RIDL (submitter 160) have engaged Innovo to peg out and survey on public land for the new intersections and gateways into their proposed development currently being assessed in the PDP Review. It has also come to our attention that they have been negotiating with contractors for the procurement of works required to their proposed Ohoka Estates. All despite the fact that the final approval of the District Plan, and consequently their project, has yet to be determined.

If the initial stages of development can proceed before any official ruling, it raises significant questions about fairness, procedural integrity, and the potential for undue influence before the hearing process has been completed.

Members of the Ohoka, Mandeville, Swanannoa community are extremely upset at this behaviour from the Carter Group. Our community has respectfully engaged in process after process for the last three years only left to feel bullied by the developer and belittled by the system.

We respectfully request that the Independent Hearings Panel investigate this matter and confirm that no premature indications have been provided to any parties before the final decision is made. It is vital that all parties, including the Carter Group, adhere to the principles of transparency, equity, and accountability throughout the planning process.

We appreciate your attention to this matter and trust that the integrity of the process will be upheld.

Yours sincerely

The Ohoka Residents Association