

Before the Independent Hearings Panel
at Waimakariri District Council

under: the Resource Management Act 1991

in the matter of: Proposed private plan change RCP31 to the Operative
Waimakariri District Plan

and: **Rolleston Industrial Developments Limited**
Applicant

Evidence of Tim Carter

Dated: 3 August 2023

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EVIDENCE OF TIM CARTER

- 1 My full name is Timothy Maurice Phillip Carter.
- 2 I am a director and owner of Rolleston Industrial Developments Limited (*RIDL*), a subsidiary of Carter Group Limited (*Carter Group*).
- 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 Ohoka, downstream of the proposed development site, so have a personal connection to the area.

- 10 We were initially approached with respect to the plan change 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.
- 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, and reproduced at my **Appendix 1** for ease of reference.
- 12 The site was also well positioned as a candidate for development given:
 - 12.1 Ohoka is already located along the proposed cycle network;
 - 12.2 Ohoka is well positioned, being one of the closest villages in the District to the Christchurch International Airport;
 - 12.3 The site itself happens to be on some of the highest land within Ohoka;
 - 12.4 The site is located along an existing sewer line (Bradleys and Mill Roads);
 - 12.5 Ohoka has significant potential for growth and improvement.
- 13 Carter Group are committed to making this proposed development a high-quality development that contributes and adds to the vibrancy of Ohoka. This includes a commitment to help facilitate and contribute to, if required, the provision of public transport to Ohoka.
- 14 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.
- 15 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. Ohoka 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 Ohoka and it will ultimately bear the success of other areas like Matakana.

- 16 In terms of the amenities the proposal will deliver:
 - 16.1 Carter Group see the Ohoka market as one of the key anchors to Ohoka, 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.
 - 16.2 Carter Group has been in long-term discussions with a polo operator and considers this to be an amenity that will complement Ohoka 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 Ohoka's history and flavour. Within the Eyre district, the first organised sports day was held on this site in Ohoka on Boxing Day 1872. As well as two horse races, there were wheelbarrow and walking races.¹.
- 17 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 our development.
- 18 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.
- 19 If PC31 were to be declined, we would develop this site into 4 hectare sections, as enabled under the District Plan. However, such an outcome would not provide the amenity proposed in PC31 such as sports facilities, winter market area, car parking, and commercial amenities.

¹ *Eyre Wind & Water*, a history of the Eyre District written by Pauline Wood page 116.

CONCLUSION

- 20 This proposal will contribute to making Ohoka an even better place to live. It will provide much-needed amenities to the village to support a high-quality environment. The proposal has been carefully master-planned to be sensitive to the surrounding environment.

Dated: 3 August 2023

Tim Carter

APPENDIX 1 – CONSTRAINTS MAPS