

Before the Selwyn District Council

under: the Resource Management Act 1991

in the matter of: Proposed Private Plan Change 80 to the Operative District Plan

and: **Two Chain Road Limited**
Applicant

Summary of evidence of Tim Carter (company)

Dated: 20 October 2022

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SUMMARY OF EVIDENCE OF TIM CARTER

- 1 My full name is Timothy Maurice Philip Carter. I am a director and owner of Two Chain Road Limited, a subsidiary of Carter Group Limited (*Carter Group*).
- 2 Carter Group has a range of significant investments in the Selwyn District. The most significant being the IPort Business Park in Rolleston. The rezoning of the Two Chain Road site to Business 2A zone would provide for much needed additional industrial land in Selwyn.
- 3 Rolleston is a natural aggregation point of freight and is a logical place for logistic warehouses and storage of primary products. We think this is a fundamental reason why the uptake in land in Rolleston has been a lot higher than any other part of Greater Christchurch in the last 10 years.
- 4 The significant role that freight hubs such as this one have, need to be taken into account when considering the growth potential, availability, and desirability of industrial land in Rolleston, Selwyn, and Greater Christchurch as a whole.
- 5 I am of the view that there remains a significant demand for industrially zoned land in Rolleston that is not being entirely met by the existing industrial zoned land.
- 6 The Two Chain Road site is a logical extension of the industrial land within Rolleston and provides a rare opportunity for potential rail sidings into the land directly from the Main South Line along the site's southern boundary. This will provide for significant efficiencies particularly with respect to freight and which is highly sought after by a wide range of industrial developers, and in particular large logistics operators.
- 7 This is a rare opportunity that I do not believe could be replicated elsewhere.

Dated: 20 October 2022

Tim Carter