

Before the Selwyn District Council

under: the Resource Management Act 1991

in the matter of: Proposed Private Plan Changes 81 and 82 to the
Operative District Plan: Dunns Crossing Road, Rolleston

and: **Rolleston Industrial Developments Limited** and
Brookside Road Residential Limited
Applicant

Summary of Evidence of Timothy Carter (Company)

Dated: 12 September 2022

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SUMMARY OF EVIDENCE OF TIMOTHY CARTER

- 1 My full name is Tim Carter and I am a director and owner of Rolleston Industrial Developments Limited and Brookside Road Residential Limited, subsidiaries of Carter Group Limited.
- 2 I have been involved in investment and development projects for the last 20 years. Carter Group is a third generation family company which is involved in significant property investment throughout Greater Christchurch and has extensive residential subdivision experience.

CARTER GROUP'S INTERESTS IN GREATER CHRISTCHURCH

- 3 Carter Group has a strong affiliation with Christchurch's central city, having greatly contributed to its regeneration following the Canterbury earthquakes of 2011 through residential, commercial, industrial and central city property.
- 4 Carter Group has a range of significant investments in the Selwyn District including:
 - 4.1 iPort, a \$500 million business park located at the intersection of the South Island's major freight arteries, providing easy access to the major links into and out of the region;
 - 4.2 In addition to PC81, PC82, and PC73, plan change 69 to rezone 190ha of rural land to residential, enabling around 2,000 residential sites and a small commercial zone in Lincoln, which was approved and is currently on appeal; and
 - 4.3 Significant farming investments in the District.

OPPORTUNITY FOR GROWTH

- 5 In Carter Group's view, Selwyn is the only District in Canterbury that has ample land to provide for ongoing growth opportunities. This will benefit not only Selwyn, but also Central Christchurch and the Waimakariri. It is important the District provides adequate facilities, infrastructure and recreational assets that will cater for this anticipated growth.
- 6 Carter Group has experienced the major section shortage in Selwyn first hand, where the imbalance of supply and demand has had a major impact on land availability. Carter Group has recently gone back into residential development in response and has been inundated with requests from buyers and builders to secure sections.

- 7 The only direction Rolleston could feasibly grow in order to accommodate the significant demand for residential land is to the west (due largely to the presence of the state highway, airport noise contours, implications of the proposed NPS-HPL which is due out very soon and the Gammack Estate), meaning the location of the PC 81 and PC82 sites are most logical.
- 8 The PC81 and PC82 sites represent a valuable opportunity to address the significant demand for residential land in Selwyn.

Dated: 26 August 2022

Tim Carter