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ŌHOKA RESIDENTIAL SUBDIVISION – FAST-TRACK APPROVALS ACT SUBSTANTIVE APPLICATION

- 1 This letter accompanies a substantive application for the listed project, Ōhoka Residential Subdivision (**Project**), under the Fast-track Approvals Act 2024 (**FTAA**).
- 2 The Project proposes the subdivision and development of approximately 154.4 hectares of land for a master-planned residential development at 531 and 535 Mill Road, 325 and 347 Whites Road, and 236 Bradleys Road, Ōhoka, Waimakariri District (**Land**), comprising approximately 879 residential allotments, together with a local centre, a retirement village (of up to 250 units), a polo ground and associated facilities, and supporting infrastructure and open space.

Authorised Person

- 3 Carter Group Limited (**Carter Group**) is the authorised person listed in Schedule 2 for the Project and is the person making this substantive application.

About Carter Group

- 4 Carter Group is a privately owned property investment company based in Christchurch. It is a third-generation company based in Christchurch, originally founded in 1956. Carter Group is a significant investor and developer of property in the South Island.
- 5 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.
- 6 Carter Group has extensive residential subdivision experience. For example,
 - (a) It originally started as a large subdivider and house builder north of Christchurch, developing extensive parts of Avonhead and Bishopdale.
 - (b) It has developed residential subdivision Hyde Park and Regent Park and Christchurch.
 - (c) It has developed a 330-lot subdivision in Halswell, Christchurch known as Kennedy's Green.
 - (d) It is currently in Stage 2 of an approximate 2100 lot subdivision in Lincoln in Selwyn District known as Earlsbrook.
 - (e) It has undertaken further subdivision and development projects across Greater Christchurch, including the rezoning of a large area for residential development in Rolleston.
- 7 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.

- 8 Carter Group also has experience progressing projects under the FTAA framework, including a positive decision for the Ryans Road Industrial Development in Christchurch.
- 9 Carter Group has never had compliance or enforcement actions taken against them under any of the 'specified Acts' in the FTAA.

Carter Group's legal interest in the Land

- 10 531 Mill Road is owned by Carter Group Waimakariri Limited, a subsidiary of Carter Group. Carter Group Waimakariri Limited has full legal and beneficial ownership and control of that land as the registered proprietor of the fee simple estate.
- 11 In respect of the balance of the Land (being 535 Mill Road, 325 and 347 Whites Road, and 236 Bradleys Road):
 - (a) Carter Group has a legal interest pursuant to a signed contract to purchase the Land with the current registered landowners.
 - (b) No third-party finance is required for the acquisition of the balance of the Land or for the completion of the proposed Project works.
 - (c) Carter Group is not aware of any other matters that would affect its ability to complete the purchase or carry out the proposed Project works and, once approvals have been secured under the FTAA, anticipates proceeding accordingly.
- 12 The approvals sought under this FTAA application, including the archaeological authority, will not be exercised unless and until ownership of the balance of the Land has transferred to Carter Group (or its nominated subsidiary).

The Project

- 13 Carter Group is progressing the Project as the Land is well suited for development for the following reasons:
 - (a) the Waimakariri District is constrained in terms of suitable locations for large-scale residential development, with many areas affected by natural hazards (coastal and flooding), highly productive land classifications, or other planning constraints;
 - (b) Ōhoka is well located within the District, including its proximity to Christchurch and the Christchurch International Airport;
 - (c) Ōhoka is connected to existing and proposed active transport networks;
 - (d) the Land is comparatively elevated within the Ōhoka area;
 - (e) the Land is located in proximity to existing infrastructure, including sewer infrastructure along Bradleys and Mill Roads; and
 - (f) Ōhoka has clear potential to accommodate planned, high-quality growth.
- 14 The Project is a carefully considered, master-planned development that is responsive to its environmental and physical context.
- 15 Carter Group has invested significant time and resources into assembling an experienced team of technical advisers and refining the proposal through previous planning processes relating to

the site, including earlier plan change processes and engagement through the Proposed Waimakariri District Plan.

Staging and timing of the project

- 16 Carter Group is ready to commence development immediately after obtaining the relevant approvals.
- 17 The Project will be undertaken in a series of approximately 11 stages, enabling residential development, supporting infrastructure, open space, and key components such as the local centre, retirement village, and polo ground to be delivered in a coordinated and efficient manner over time. The timing of each stage will be responsive to demand and construction programming, with works carried out in accordance with staging and construction management controls set out in the application.
- 18 The proposed stages may occur concurrently or may occur consecutively. If the stages are not constructed concurrently, it is anticipated that each stage will occur within approximately 12 months of the completion of the previous stage. There may be infrastructure drivers that require certain stages to be undertaken prior to other stages.
- 19 The reason for the staging is that development needs to occur over the summer construction period and by dividing the development into stages, Carter Group is able to use different contactors to develop the Land (if required to ensure that it is delivered quickly).



Tim Carter
Fast-Track Project Manager
Carter Group Limited