



5 October 2026

Chair Kate Barry-Piceno

Substantive@fasttrack.govt.nz

Dear Kate

FTAA-2606-1253: Application by Carter Group Limited for Ōhoka Residential Subdivision

Associate Minister of Transport Hon James Meager has delegated responsibility to me to comment on this application due to a conflict of interest in this case.

I appreciate the opportunity to comment on the substantive application for the Ōhoka Residential Subdivision (FTAA-2606-1253) under the Fast-track Approvals Act 2024.

This project is a residential development of approximately 152 hectares of rural land adjacent to Ōhoka, on the northern outskirts of Christchurch. The project will provide for at least 850 residential lots at a range of densities, a commercial/mixed use centre to provide for residents' needs, recreational facilities, and either a school or retirement community. The project will provide all necessary associated infrastructure.

It is estimated that the project will add \$324 million in value to the local economy. The objective of the project is to address the pressing need for additional housing capacity in Waimakariri District in an area where there is significant and unprecedented demand for housing.

I have not considered the impact of this proposal on the local transport network. However, I am pleased to see that the applicant is working with local regional councils to ensure these matters are properly considered and have already changed planned infrastructure to account for issues raised by local councils.

Yours sincerely

Jeremy Lightfoot (he/him)
Chief Executive

Ministry for Cities, Environment, Regions and Transport