

Summary Statement – Brodie Costello, on behalf of CHP Developments Ltd

Good morning. I am Brodie Costello, a planner attending this hearing on behalf of CHP Developments Ltd, a land development company that is undertaking the Prospectors Park development in Cromwell.

We have reviewed Ms White's Section 42A Report on Stage 1 of Plan Change 19 (PC19), to update the provisions of the Residential Chapter of the Central Otago District Plan. Overall, we are generally supportive of the recommendations made by Ms White. Her recommendations provide for many necessary revisions of the proposed changes to the chapter, in response to concerns and feedback raised during the notification process.

However, we do think that some further changes are necessary to ensure that the updated chapter effectively addresses the district's needs. Specifically, we believe that the proposed rules around building coverage and density could be refined further to better provide for the development needs of the District, to address ongoing property unaffordability and allow for housing to support the community. We believe that further revisions to the chapter are required to ensure that the District Plan is comprehensive and effective in guiding development in the Residential environment.

Overall, we consider that Ms White's recommendations provide a good foundation for updating the residential chapter of the District Plan. However, we suggest that further refinements be made to some rules and standards, as discussed in my hearing evidence. With these changes, we consider that the updated chapter will better provide for the resource management issues and objectives, policies and methods of implementation of the District's Residential environment.