

**BEFORE THE PANEL ON BEHALF OF
CENTRAL OTAGO DISTRICT COUNCIL**

Plan Change 19 – Stage 1

UNDER

the Resource Management Act 1991

IN THE MATTER

Plan Change 19 – Stage 1

STATEMENT OF EVIDENCE OF BRODIE TYLER COSTELLO,

ON BEHALF OF LANDPRO LTD

5 April 2023

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QUALIFICATIONS AND EXPERTISE

1. My full name is Brodie Tyler Costello. I am a Planner at Landpro Limited, a planning and surveying consultancy. I have been employed by Landpro Limited since October 2019.
2. I hold the qualifications of a Bachelor of Arts (Hons) in Political Science and a Masters in International Law and Politics from the University of Canterbury, and a Post-graduate Certificate in Planning from Massey University. I have five years' experience in resource management.
3. During this period, I have been involved in a range of resource consent matters from a regulatory perspective, including providing policy advice, stakeholder engagement, and reviewing, evaluating, and drafting resource consent applications.
4. In this matter, I am representing Landpro Ltd in their engagement on Plan Change 19, including the preparation of the submission and preparation of this evidence.

CODE OF CONDUCT FOR EXPERT WITNESSES

5. I have read the Code of Conduct for Expert Witnesses within the Environment Court Consolidated Practice Note 2014 and I agree to comply with that Code. This evidence is within my area of expertise, except where I state I am relying on what I have been told by another person. To the best of my knowledge I have not omitted to consider any material facts known to me that might alter or detract from the opinions I express.

SCOPE OF EVIDENCE

6. I have limited this submission to the matters raised in our submission.

COMMENT ON PLANNING REPORT

7. I have read the recommending report prepared by Ms White. Generally, Landpro is supportive of the proposed recommendations. Where Landpro is not in agreement, this has been expanded on below.

Density in LRZ-S1

8. Landpro supports Ms White's recommendation to amend LRZ-S1.1, to reduce the minimum site area per unit from 500m² to 400m² where a residential unit is connected to a reticulated sewage system.
9. However, we do consider that this still represents a significant increase in the permitted minimum lot size. As noted by Ms White, the subdivision of lots smaller than 400m² is not common in part due to other rules around yards and setbacks. However, it is still possible to subdivide such lots where a proposal is able to meet the standards. The increase in minimum allotment size erodes the ability to continue developing in the same way as present, which is a suboptimal approach given the ongoing property unaffordability issues in the district.

MRZ-R2 – Comprehensive Residential Development Master Plan

10. Landpro supports Ms White's recommendation to amend MRZ-R2(c), to remove the reference to compatibility with nearby land uses.

MRZ-S4 - Building coverage

11. Landpro does not support Ms White's recommendation to retain MRZ-S4 as is, requiring a building coverage area of no more than 40% in the medium density residential zone.
12. Landpro recognises the importance of providing for an open and spacious feel when setting a permitted activity threshold for building coverage. However, there is a clear and longstanding need to provide for infill development to support the supply of new housing in the district. In 2020, CODC

identified that prior to COVID-19, the Central Otago District's population had increased by 25% since 2013¹. The Annual Plan for the 2023-2024 period indicates that the District's population has increased by a further 8% since 2020. Providing a higher building coverage area in the medium density zone would encourage infill development and provides for higher density development to occur, providing for an increased housing supply to support the local population.

13. Newly proposed plans in other districts provide for higher building coverage standard in the medium density zone, for example, both the Proposed Queenstown District Plan and Proposed Porirua District Plan provide for a building coverage of 45% in the medium density zone. We further note that the Ministry for the Environment's Medium Density Residential Standards² provides for a 50% maximum building coverage, which should be considered by Council for this zone given the national direction is supportive of this maximum coverage level. In my opinion, a 45% building coverage standard would better support new infill development in the Central Otago district, being able to maximise the use of existing infrastructure while reducing unnecessary sprawl, while still maintaining and providing for open space values.

MRZ-S12 – Habitable Rooms

14. Landpro supports the recommendation to amend MRZ-S10, to remove the requirement for residential units to have a habitable room located at ground level, for those located above the ground floor level.

¹

<https://www.codc.govt.nz/repository/libraries/id:2apsqkk8g1cxbyoqohno/hierarchy/sitecollectiondocuments/reports/other-reports/CODC%20-%20Environment%20Scan%202020.pdf>

² <https://environment.govt.nz/assets/publications/Files/Medium-Density-Residential-Standards-A-guide-for-territorial-authorities-July-2022.pdf>

Schedule 1 - Height in relation to boundary

15. Landpro supports Ms White's recommendation to amend Schedule 1 to include an explanation of how to use height in relation to boundary diagram.


Medium Density Residential Design Guide

16. Landpro appreciates the responses by Ms White around clarifying some of the terminology, referring to the Medium Density Residential Design Guide. We do however have some outstanding queries about how the Design Guide, given the influence it has on potential development in the District and how it will function in relation to the District Plan. We consider it would be prudent for the Council to confirm/clarify the process through which the Design Guide will be updated, as to whether this will be in conjunction with or sit outside of the District Plan. We further consider it would be helpful for the Design Guide to specify what version it is and/or the date of when it was last updated, as well as a table of revisions recording changes made, to provide accountability and transparency in the design guide's development.

SUMMARY

17. Overall, Landpro, Ltd is generally supportive of the recommendations by Ms White as identified above, however do consider that some further changes are required.

Brodie Costello



Planner – Landpro Limited

5 April 2023

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