

**BEFORE THE HEARINGS PANEL
FOR THE CENTRAL OTAGO DISTRICT COUNCIL**

IN THE MATTER of the Resource Management Act 1991

AND

**IN THE MATTER of the Central Otago District Plan – Plan
Change 19**

Summary of Evidence of Rachael Maree Law

On behalf of Brian De Geest (#21)

17 May 2023

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1. This summary outlines the key planning matters discussed in further detail in my evidence dated Tuesday 16 May 2023 for Brian De Geest (#21).
2. The submitter seeks Medium Density Residential Zone (MRZ) for their site.
3. There is likely to be a shortfall in feasible capacity for Cromwell due to the practical planning constraints of developing these lots. Rezoning this area to MRZ will better enable feasible development in close proximity to the Town Centre with greater flexibility on lot sizes.
4. I consider that the iwi and recreational values can be addressed at time of future subdivision and development. Rezoning to LLRZ is not an appropriate method to address these values, nor more likely to address the management of these values with potential development in the same area.
5. I consider that rezoning of the submitter's sites to MRZ will be the most appropriate use of the land resource when compared to LLRZ or LRZ as it will:
 - enable greater flexibility for market led development, and
 - be adjacent to the McNulty Inlet Node, and within 1500m of the Town Centre, thus supporting a compact urban form that is consistent with what is proposed for other sites, and
 - enable an efficient future infrastructure provision, and
 - provide greater housing capacity in existing urban areas thus protecting the rural areas from urban style subdivision and unplanned urban sprawl.