

**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 Goldfields Partnership (#31)

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 Goldfields Partnership (#31).
2. The submitter seeks Medium Density Residential Zone (MRZ) for the entirety of their sites.
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 and Goldfields Primary School with greater flexibility on lot sizes. An MRZ zoning over the entire sites will enable a Comprehensive Residential Development of the area.
4. An MRZ better takes into account the recent trends in development and demand, whilst also taking into account the limitations of the existing urban environment in order to achieve the anticipated development under PC19, and provides additional feasible development capacity.
5. Concentrating urban development close to the Town Centre and Goldfields Primary as proposed through the MRZ zoning of the southern allotments of the submitter's land ensures that Cromwell is a liveable and connected town as per the Cromwell Masterplan.