

Summary Statement – Della (Mandela) Clark, Lakeside Christian Centre

Good Afternoon. I am Della (Mandela) Clark, a planner attending this hearing on behalf of Lakeside Christian Centre, a planning, surveying and aerial surveying consultancy based in Cromwell, Central Otago.

The Central Otago District Plan is well overdue for a review, and Plan Change 19 (PC19) represents a significant update to the Residential Chapter in the broader context of ongoing property unaffordability and demand for housing in the district. Specifically, this plan change allows for the District Plan to be updated to better align with the recent Vincent and Cromwell Spatial Plans, providing for the significant work by Council and the feedback provided by the community through these respective processes.

We have reviewed Ms White's Section 42A Report on Stage 2 and Ms Muir's Water and Wastewater Servicing Matters of PC19, to update the zoning of the Residential Chapter of the District Plan. Overall, we are generally supportive of the recommendations made by Ms White and Ms Muir. 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 zoning changes are short-sighted in terms of the lifetime of the plan and does not adequately reflect the yield assessment for Cromwell. 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.

We would like to further note that we do not agree with the decision to divide the decision-making process of PC19 into two distinct stages, being PC19's provisions and the application of zones. This creates a disjointed process for submitters, particularly for those located on the margins of different zones – while their primary submission might have been in regard to zone boundaries or different zoning, this does not necessarily dismiss their opinion on changes to those zone areas in terms of the objectives and policies.

Overall, we consider that Ms White and Ms Muir'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 zones, 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.