

**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**

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**Summary of Evidence of Rachael Maree Law**

**On behalf of Thyme Care Properties Limited (#145)**

**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 Thyme Care Properties Limited (#145).
2. The submitter seeks Medium Density Residential Zone (MRZ) for their sites.
3. An MRZ zoning of this site would represent a change from that sought under the Cromwell Spatial Plan. However, a Rural or a Rural Residential Zone does not align with the existing built form of the site. The site is residential in nature and in infrastructure connections, therefore, a residential zone is more appropriate for the site. An MRZ better takes into account the existing built form on the site, which has been developed to a greater density than that provided for under the ODP Rural Residential Zone.
4. Future development of the site can be developed in a similar way to the existing and set back from the road such that the built form can be integrated into the landscape through similar means while still providing for the outcomes sought by the submission.
5. An alternative, to MRZ, is to rezone the sites Large Lot Residential Zone (LLRZ). This would acknowledge the existing built development on and site, while being zoned at a lower density than another residential zone but at a more appropriate density than the Rural Zone.
6. If a Rural zoning of this site was to proceed, site specific rules have been provided in Appendix A which could provide for appropriate management of the site within the Rural Zone framework.