

## **Summary Statement – Brodie Costello, Landpro Ltd**

Good afternoon. I am Brodie Costello, a planner attending this hearing on behalf of Landpro Ltd, a planning and surveying consultancy based in Cromwell.

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 of PC19, detailing the proposed zoning changes related to the Residential Chapter of the District Plan. Overall, we are generally supportive of the recommendations made by Ms White. 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 effectively address the district's needs. Specifically, we believe that the proposed zoning of the Future Growth Overlay requires revision and we have concerns around the Cromwell Yield Assessment and how this has been used for the proposed zonings. We believe that further revisions are required to ensure that the proposed zoning is comprehensive and effective in guiding development in the Residential environment.

Overall, we consider that Ms White'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 rules and standards, as discussed in my hearing evidence. With these changes, we consider that the updated chapter and associated zoning will better provide for the resource management issues and objectives, policies and methods of implementation of the District's Residential environment.