

**Tina von Pein**

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**From:** Von Pein, Tina <[REDACTED]>  
**Sent:** Sunday, 17 February 2019 1:32 p.m.  
**To:** Tina von Pein  
**Subject:** FW: Our Space 2018-2048 : John Law

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**From:** Emily McDonald - Novo Group ([REDACTED])  
**Sent:** Friday, 15 February 2019 3:15 p.m.  
**To:** Von Pein, Tina <[REDACTED]>; UDS <[REDACTED]>  
**Cc:** Karen Law <[REDACTED]>; Jeremy Phillips - Novo Group <[REDACTED]>  
**Subject:** FW: Our Space 2018-2048 : John Law

Good afternoon,

We would like to withdraw our request to be heard at the hearing and have provided the following comments in to be presented to the hearings panel in response to the Officers Report.

We consider that the Our Space final report should provide sufficient flexibility to respond to and allow for rezoning of land that is considered appropriate for development based on its individual merits.

This flexibility will allow development to cater for urban growth demands outside the PIB, where the site specific circumstances (such as those that apply to the submitter’s site at 689 Main South Road) can be considered on their merits, rather than have such proposals precluded from consideration due to overly restrictive policy. For example, flexibility should be provided to consider urban development of land that: (a) adjoins existing urban areas, Greenfield Priority Areas or Future Development Areas, (b) is able to be serviced through existing infrastructure, and (c) has particular characteristics or merits that warrant the enablement of urban development.

This proposed flexibility will enable potential development of land outside of the PIB, in a responsive and enabling manner that is consistent with the general policy direction set out in the National Policy Statement on Urban Development Capacity.

Kind regards,

**Emily McDonald**  
Planner

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