

**PROPOSED VARIATION 2 (ADDITIONAL HOUSING CAPACITY) TO THE 2GP
SUBMISSION IN RESPONSE TO MINUTE 17 'The new NPS – HPL**

To the Chairperson

Thank you for the opportunity to make a further submission with reference the National Policy Statement for Highly Productive Land 2022 – September 2022 – as it pertains to the following:

My previous submission – Reference FS50.1/2/3– rejecting the appeal to rezone RS154 and RS175 (Submission numbers S305.001, S305.002, S307.001, S307.003, S308.001 refer).

National Policy Statement for Highly Productive Land 2022.

Reference Part 2: Objectives and Policies.

2.1 Objective

Objective: Highly productive land is protected for use in land-based primary production, both now and for future generations.

This overarching objective is very precise and clearly defines the direction that regional councils and territorial authorities must take.

Of specific relevance to the submissions appealing to rezone RS154 and RS175 from Rural Taieri Plains Zone to Township and Settlement zone.

I refer to Clauses 3.5(7)(a) and 3.5(7)(b)

The two clauses are explicit.

Reference (a)

As at the commencement date of the 17th October 2022 RS154 and RS175 will still be (i) zoned rural; and (ii) Will continue to be highly productive land.

Reference (b)

As at the commencement date of the 17th October 2022 RS154 and RS175 have not been (i) identified for future urban development; or (ii) subject to a Council initiated, or an adopted, notified plan change to rezone from general rural or rural production to urban or rural lifestyle.

This, I submit, provides sufficient reason alone to reject the appeal to rezone RS154 and RS175.

Taken in conjunction with many other reasons previously submitted opposing the submission to rezone provides very compelling argument and reinforces a decision that there should be no rezoning of RS154 and RS175.

I had expressed a concern that a pattern of subdivision and proposed subdivision of relatively small areas of high class soil was emerging in and around Outram. A decision at this stage to reject all further rezoning of any highly productive land irrespective of size, small or large, around Outram should discourage this and set a precedent consistent with the National Policy Statement for Highly Productive Land 2022 and its key objective of protection of highly productive land for future generations.

Rejecting these submissions is further supported by the evidence that there will be a surplus of development capacity in the Mosgiel/Taieri area, short term to long term. (Memorandum dated 31 August 2022 from Nathan Stocker to Bede Morrissey)

Thank you for giving me this opportunity to make a further submission.

Christopher Girling

14TH October 2022