

# Your submission to Proposed National Policy Statement for Highly Productive Land

Linda Albertyn, Plans + Projects Limited (Linda Albertyn)

Bay of Plenty  
New Zealand

## Reference no: 6

### Clause

How should highly productive land be considered when planning for future urban expansion?

### Notes

The meaning of the term "fragmentation" should be explained or defined. Fragmentation is a significant feature of the proposed National Policy Statement for Highly Productive Land (NPS-HPL). As noted on page 30 of the discussion document on the proposed NPS-HPL, fragmentation of highly productive land through rural lifestyle development is a key problem that the proposed national direction seeks to address. The usual meaning of the word "fragmentation" is to break or separate into fragments or pieces. Subdivision is the breaking or separating of land into fragments or pieces, but fragmentation as it is used in the proposed NPS-HPL is not the same as subdivision. This is apparent because the proposed NPS-HPL uses the phrase "subdivision and fragmentation". So it is clear that, in the proposed NPS-HPL, fragmentation is different to subdivision but the proposed NPS-HPL does not state what fragmentation is. For example, fragmentation could be the process of interspersing productive land and with non-productive land. Suggestion: The term "fragmentation" should be listed and explained in section "5.5 Interpretation".

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How should highly productive land be considered when providing for rural-lifestyle development?

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How should highly productive land be considered when identifying areas for urban expansion?

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How should the National Policy Statement direct the management of rural subdivision and fragmentation on highly productive land?

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How should the National Policy Statement guide decision-making on private plan changes to rezone highly productive land for urban or rural lifestyle use?

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How should the National Policy Statement guide decision-making on resource consent applications for subdivision and urban expansion on highly productive land?

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What guidance would be useful to support the implementation of the National Policy Statement?

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Should the National Policy Statement provide greater direction on how to manage subdivision on highly productive land (e.g. setting minimum lot size standards for subdivisions)? If so, how can this best be done?

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Should the policies extend beyond rural lifestyle subdivision and urban development to large scale rural industries operations on highly productive land? Why/why not?

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Are there other key terms in the National Policy Statement that should be defined? If so, how?

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Should there be minimum threshold for highly productive land (i.e. as a percentage of site or minimum hectares)? Why/why not?

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