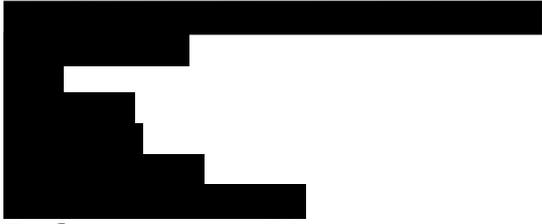


Your submission to Proposed National Policy Statement for Highly Productive Land



Reference no: 14

Clause

What are the values and benefits associated with existing food growing hubs and how can these be maximised?

Notes

Our best Deep peat and fertile horticultural soils are no place for Houses, roads factories our parks and recreation area's.

Clause

What are the values and benefits associated with highly productive land?

Notes

High productivity, organic matter and low need for inputs.

Clause

Does the RMA framework provide sufficient clarity and direction on how highly productive land should be managed? Why/why not?

Notes

No - LOOK at our best soils in MARSHLANDS, BEXLEY, LINCOLN Christchurch, RICHMOND NELSON HAWKES BAY and BOBAY Hills NEAR AUCKLAND being Swamped by an infestation of Urban Housing and inappropriate development - You are twenty years late in this legislation but better late... than never.

Clause

Does the RMA framework provide sufficient clarity on how highly productive land should be considered alongside competing uses? Why/why not?

Notes

NO! It does NOT

Clause

How are values and wider benefits of highly productive land being considered in planning and consenting processes?

Notes

Our best Deep peat and Fertile horticultural and food producing soils are no place for Houses, Retirement Homes, Roads factories our parks and recreation area's.

Clause

How is highly productive land currently considered when providing urban expansion? Can you provide examples?

Notes

Cheap housing land.

Clause

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

Notes

Our best Deep peat and fertile horticultural soils should be no place for Houses, retirement homes, roads factories our parks or recreation area's. As a world according to UN FAA we need to double our food production between now and 2050 - "A piece of Bread will buy a Bag of Gold".

Clause

How is highly productive land currently considered when providing for rural-lifestyle development? Can you provide examples?

Notes

Cheap land for intensive housing

Clause

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

Notes

Subdivision should be forbidden, unless it is for food production.

Clause

How should the tensions between primary production activities and potentially incompatible activities best be managed?

Notes

Farmers were there FIRST and Existing use should be given priority - Perhaps Spraying times managed, to times when people are away at school and work.

Clause

How can reverse sensitivity issues at the rural-urban interface best be managed?

Notes

Farmers were there FIRST and Existing use should be given priority - Perhaps Spraying times managed, to times when people are away at school and work.

Clause

Do you agree that there is a problem? Has it been accurately reflected in this document?

Notes

No! Not near urgent enough - We are already twenty years too late with this ACT. As a world according to UN FAO we need to double our food production between now and 2050 - "A piece of Bread will buy a Bag of Gold".

Clause

Are you aware of other problems facing highly productive land?

Notes

Traffic numbers, Rooding, Recreational uses.

Clause

Which option do you think would be the most effective to address the problems identified in Chapter Three? Why?

Notes

It is better to direct Regional councils to consider all the local issues and to make rules as One Blanket rule never fits all circumstances.

Clause

Are there other pros and cons of a National Policy Statement that should be considered?

Notes

It is better to direct Regional councils carefully consider all the local issues and to make rules as One Blanket rule never fits all circumstances.

Clause

Should the focus of the National Policy Statement be on versatile soils or highly productive land more broadly? Why/why not?

Notes

It is better to direct Regional councils carefully consider all the local issues and to make rules as One Blanket rule never fits all circumstances.

Clause

Should the focus of the National Policy Statement be on primary production generally or on certain types of food production activities? Why/why not?

Notes

It is better to direct Regional councils carefully consider all the local issues and to make rules as One Blanket rule never fits all circumstances.

Clause

Do you support the scope of the proposal to focus on land use planning issues affecting highly productive land? Why/why not?

Notes

It is better to direct Regional councils carefully consider all the local issues and to make rules as One Blanket rule never fits all circumstances.

Clause

Should future urban zones and future urban areas be excluded from the scope of the National Policy Statement? What are the potential benefits and costs?

Notes

It is better to direct Regional councils carefully consider all the local issues and to make rules as One Blanket rule never fits all circumstances.

Clause

Should the National Policy Statement apply nationally or target areas where the pressures on highly productive land are greater?

Notes

It is better to direct Regional councils carefully consider all the local issues and to make rules as One Blanket rule never fits all circumstances.

Clause

What would an ideal outcome be for the management of highly productive land for current and future generations?

Notes

Protecting our best most productive food-producing soils

Clause

If highly productive land is to be identified, how should this be done and by whom?

Notes

Lincoln University

Clause

Are the proposed criteria all relevant and important considerations for identifying highly productive land? Why/why not?

Notes

Food production

Clause

What are the pros and cons associated with prioritising highly productive land for primary production?

Notes

Our best Deep peat and fertile horticultural soils should be no place for Houses, retirement homes, roads factories our parks or recreation area's. As a world according to UN FAA we need to double our food production between now and 2050 - "A piece of Bread will buy a Bag of Gold".

Clause

Do you think there are potential areas of tension or confusion between this proposed National Policy Statement and other national direction (either proposed or existing)?

Notes

NO

Clause

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

Notes

Forbidden land

Clause

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

Notes

Regional Councils should draft rules

Clause

How should the National Policy Statement direct the management of reverse sensitivity effects on and adjacent to highly productive land?

Notes

Leave it to Regional Councils

Clause

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

Notes

Leave it to Regional Councils

Clause

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

Notes

Leave it to Regional Councils

Clause

How should the National Policy Statement best influence plan preparation and decision-making on resource consents and private plan changes?

Notes

Direct and Leave it to Regional Councils

Clause

Should the National Policy Statement include policies that must be inserted into policy statements and plans without going through the Schedule 1 process? What are the potential benefits and risks?

Notes

Direct and Leave it to Regional Councils

Clause

What areas of land, if any, should be excluded from the scope of the proposed National Policy Statement? Why?

Notes

Direct and Leave it to Regional Councils

You have elected to withhold your personal details from publication.