

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

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## Reference no: 21

### Clause

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

### Notes

Yes legal protection for highly productive lands but would recommend that the definition be wider to include a range of all productive lands.

### Clause

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

### Notes

for the production of essential food crops which may be difficult to grow elsewhere.

### Clause

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

### Notes

Clarification should be clear so that challenges to decisions are unlikely.

### Clause

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

### Notes

Highly productive lands should receive priority for food production and competing uses allowance be a rare exception.

### Clause

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

### Notes

Could be much better focus on soils and the value and importance for food production.

### Clause

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

### Notes

Not considered at all well and some developers may carry greater weight when such applications are considered. And the land costs maybe tipped towards development which is not acceptable.

### Clause

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

### Notes

There should Central Government Polices which clearly state to Regional and District Councils the rules that must be followed to protect highly productive lands.

### Clause

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

### Notes

Rural lifestyle blocks can lead to the loss of highly production lands and such lifestyle blocks should be restricted to lower level or non productive lands.

### Clause

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

### Notes

Only if the soils will be continued to be used for food production purposes with guarantees that that will be put in place done by any

such purchaser.

**Clause**

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

**Notes**

Use and management of productive lands should have priority with on going secure rights.

**Clause**

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

**Notes**

Incoming urban dwellers should not have a right to affect the existing users practices provided they are involved with food production.

**Clause**

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

**Notes**

Yes there is a major problem and large areas of productive lands are lost annually from the production of food. When at the same time the need for home grown food is increasing with the increase in the population.

**Clause**

Are you aware of other problems facing highly productive land?

**Notes**

Yes, it is the cost of the land and the price developers that can be paid for such land which is sufficiently higher than what it is worth to produce food on the land with highly productive soils.

**Clause**

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

**Notes**

Fully support the intention to protect highly productive land for primary production as there are limits to areas with such land.

**Clause**

How can the proposed National Policy Statement for Highly Productive Land and the proposed National Policy Statement on Urban Development best work alongside each other to achieve housing objectives and better management of the highly productive land resource?

**Notes**

Urban development should be restricted to less productive lands and not on highly productive lands.

**Clause**

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

**Notes**

Definitely not.

**Clause**

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

**Notes**

Be National Polices which direct District and Regional Councils on their implementation.

**Clause**

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

**Notes**

Productive lands should be given priority and education should be part of the consultation on why it is important to retain such land for essential food production.