

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

**Terry Balle**  
Pukekohe  
New Zealand

## Reference no: 30

### Clause

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

### Notes

highly productive land? our land around pukekohe is devoid of living organisms and carbon matter as it has been cropped for decades, this has depleted all the earthworms and has led to a build up of disease. therefore the growers have to pour chemical onto and into the soil and crops to stave off pests and disease. so I strongly disagree that pukekohe soil is highly productive.

### Clause

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

### Notes

I would classify land that has come out of fresh pasture or new land as we growers like to call it, produces better yields with less chemical input due to lack of disease pressure and rich organic matter.

### Clause

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

### Notes

not sure very subjective question

### Clause

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

### Notes

depends on your definition of highly productive land

### Clause

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

### Notes

we own land in pukekohe, it has no irrigation and is prone to erosion as it is on the slopes of puke hill. it is uneconomic to farm this and we will end up trapped on an uneconomic farming block, are the rule makers prepared to offer compensation for this or do we have to challenge through the courts. sale of this land for housing would enable us as a grower to buy a bigger more efficient farm further out, or in some cases finally realise a retirement plan after many hard years farming.

### Clause

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

### Notes

economic viability

### Clause

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

### Notes

economic viability

### Clause

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

### Notes

buffer zones

### Clause

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

### Notes

buffer zones

**Clause**

Are you aware of other problems facing highly productive land?

**Notes**

Becomes old and less productive ,

**Clause**

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

**Notes**

get both sides of the debate first from growers and land owners not all growers are in agreement

**Clause**

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

**Notes**

I strongly disagree pukekohe soil is highly productive, it is only highly productive if lots of chemicals are used as our soil harbours a lot of disease due to years of cropping

**Clause**

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

**Notes**

economic value of farming the block as opposed to subdividing

**Clause**

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

**Notes**

Depends what is considered highly productive, ask a grower who knows the land and they will say the land around pukekohe is old and full of disease, where if growers could crop a new pasture block say out karaka waiiau pa way where the land is new.

**Clause**

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

**Notes**

Create large buffer zones

**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**

Make sure the land is economically viable , if it is too small it isn't

**Clause**

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

**Notes**

Economics for the landowner. As some landowners are not growers they have pasture so they need to be consulted too