

Nathu Jivan Limited

[REDACTED]
Pukekohe, Auckland 2120

9/10/2019

Raymond Jivan. Re submission HPL

1. We support highly productive land to be protected to grow food for local and international markets unless constraints impact the growth of vegetables.
2. If growth constraints exist and the highly productive soils land is not viable, development can be considered on the land.
3. Resources such as water, infrastructure, soil types and climates should be factored in when protecting soils.
4. Land which is highly productive (LUC 1-3) but has constraints such as water restrictions, slope, erosion, runoff and are already surrounded by housing should be considered for urban and lifestyle development.
5. Riparian buffers should be included when new development begin between the rural production and rural development zones. Riparian zones should be factored into the residential production zoning and not the rural production zoning. Buffers include setbacks from the road and/or plantations to mitigation rural noise and spray drift.
6. Highly productive soils (LUC 1-3) Land which is currently zoned Future Urban or Residential should stay as that zoning as it has been incorporated into the council's development capacities.
7. LUC 1-3 Land which is zoned rural production should be protected unless constraints such as water, soil type, slope, runoff, access, micro-climates and other relevant factors that hinder the growth of food.
8. Small pieces of land which have a LUC 1-3 (ie. 1-5ha) may be considered for residential zoning as it may not be viable or cost effective to grow on that block of land.
9. Council should not look at LUC 1-3 alone when determining analysis and recommendations (factors such as slope angle, erosion, water quantities etc.) should be factored in.
10. Council and Government need to engage with Horticultural NZ, Pukekohe Vegetable Growers Association and other vegetable grower committees.
11. Council decisions should not be made solely on data and should engage growers and consult with them.
12. Key factors to identifying highly productive soils should not be determined by the LUC data alone. Other factors such as nutrient retention, water, location, soil types and micro-climates should be incorporated into decision making and planning.
13. Nathu Jivan property is at [REDACTED] Pukekohe 2120.
I would like note that our soil type [REDACTED]
I also welcome feedback from MPI. And a face to face meeting your team.
Kind regards , Raymond Jivan

Note*

LUC = Land Use Capability (1 = Elite Soils, 2&3 = Prime Soils)