



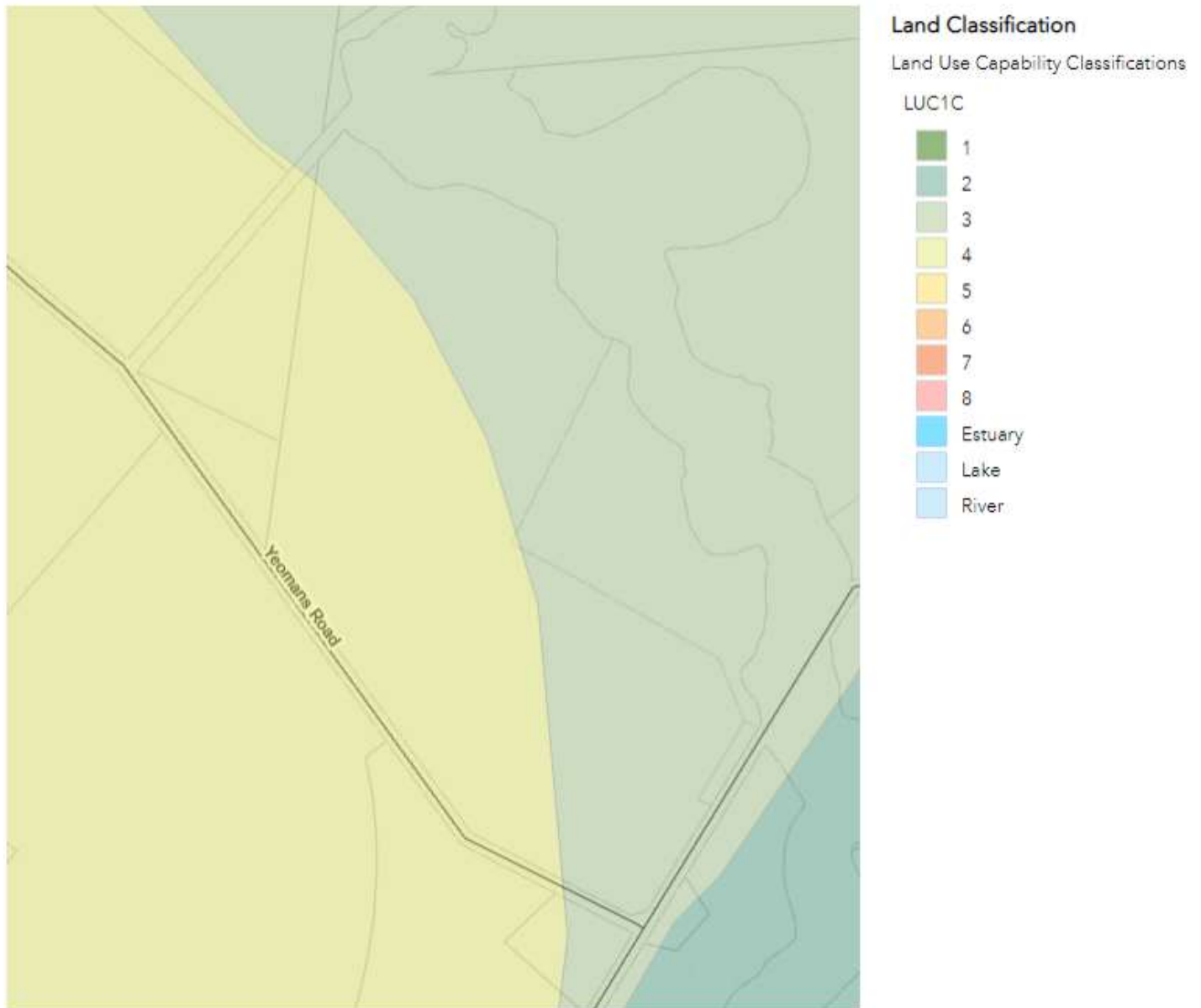
**NPS-Highly Productive**

**Land Assessment**

*RC215551 and RC215549*

*April 2023*

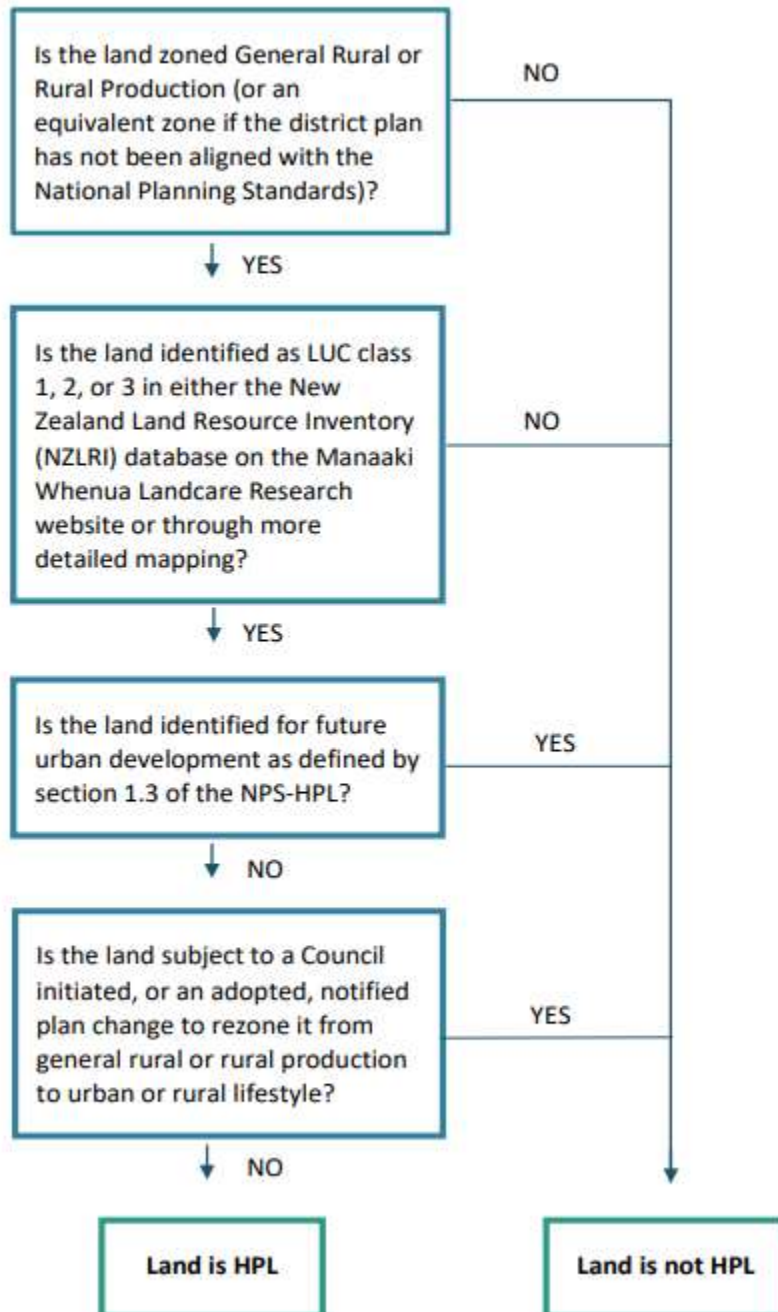
## *Land Classification under the National Policy Statement for Highly Productive Land (NPS HPL)*



The proposed Lots 1 and 2 for 108 Yeomans Road, Darfield are in the Land Use Capabilities (LUC) Class 4 category.

Flow chart from <https://environment.govt.nz/assets/publications/NPS-Highly-Productive-Land-Guide-to-implementation.pdf>

**Figure 1:** Basic flowchart to determine if land is HPL under the transitional definition of HPL



## Conclusion:

The proposed Lots are LUC class 4 and therefore the land is not HPL.

## *Impact of Activity Status*

The status of this application is a **Restricted Discretionary activity**. Therefore, the only weight to give to the National Policy Statement for Highly Productive Land (NPS HPL) is if there are matters that relate to it under the matters for discretion. As we don't have any that relate to this, we can give little weight to the NPS HPL.

The objective of NPS HPL is that "Highly productive land is protected for use in land-based primary production, both now and for future generations".

Our application aligns with the NPS HPL objective. The proposed boundary adjustment would allow the pivot irrigation to reach and irrigate more efficiently. Therefore, protecting this area for land-based primary production. It also reduces the number of undersized inefficient lots in the Outer Planes zone that are unable to be effectively farmed, built on, or maintained. As is well known, such undersized inefficient lots result in a range of undesirable outcomes, from untidy pastures through to the spread of weed species, pests, and heightened fire risk.

*Please note, this report forms part of the AEE submitted to Selwyn District Council in 2021. Please refer to that document for any further information regarding 108 Yeomans Road, Darfield (RC215551 and RC215549).*