

Technical Memorandum – Peer Review

To: Daniel Batley Evergreen Consulting Limited

From: Esther Dijkstra, EcoAgriLogic Ltd

Date: 24 January 2023

Peer Review: Report by Sharn Hainsworth LUC Assessments Ltd., May 2022

Project Location: 14 Banks Road, Rongotea

Property Owner: Duncan and Susie Cheetham

Evergreen Consulting Limited engaged EcoAgriLogic Ltd to review a report completed by Sharn Hainsworth, LUC Assessments Ltd. This report, dated May 2022 was prepared for Duncan and Susie Cheetham who are seeking a plan change to the Manawatū District Plan to rezone and modify planning provisions on 21ha of land at 14 Banks Road, Rongotea. Currently the site is zoned Rural, and it is proposed to rezone to Village Zone.

The National Policy Statement for Highly Productive Land (NPS-HPL) came into force on 17 October 2022, which places restrictions on rezoning, subdivision and land use proposals on land that meets the transitional definition of HPL (Land Use Capability (LUC) classes 1-3).

The proposed rezoning of 14 Banks Road, Rongotea triggers the NPS-HPL. (Policy 5 and Clause 3.6).

The report by LUC Assessments Ltd. was completed in May 2022, which predates the NPS-HPL.

Brief summary of the report:

1. Objective of the report is to determine the nature and distribution of soil classes on land at 14 Banks Rd, Rongotea, to determine if the site is HPL and to determine if the site land is Versatile Land according to the Manawatū District Council District Plan
2. The desktop assessment of the site shows that the site has been mapped at 1:50,000 scale as predominantly LUC class 3 (NZ3s27, with some NZ3e16), which determines that the site is HPL
3. The desktop study also shows that the site has been mapped at 1:50,000 scale as predominantly 2s2 (Tokumaru silt loam). In the Manawatū District Plan, Class I and II is Versatile Land, except 2s2.
4. 17 intrusive soil observations (scale 1:15,000) across the site show that 13 of these samples have a shallow to moderately deep frangipan with indications

- of wetness just below the topsoil. Hydromorphic features were observed as a Bg horizon (gleying and mottling) within 45 cm of the soil profiles
5. The report identified with more detailed mapping that all map units have an LUC Class of 4w or 6w. Land identified as LUC class 4 and over do not meet the transitional definition of HPL
 6. The report concludes that the site contains no Versatile Land or Highly Productive Land

Transitional definition of HPL*

Is the land zoned general rural or rural production or equivalent?	Yes	Site is zoned Rural
Is the land identified as LUC class 1, 2, or 3 in the NZLRI database?	Yes	Site is classed LUC 3
Is the land identified as LUC class 1, 2, or 3 through more detailed mapping?	No	Site is classed LUC 4w and 6w after detailed mapping. Site is likely to be not HPL
Is that land identified for future urban development as defined by section 1.3 of the NPS-HPL?	Information not available from this report	HPL not assessed in peer review
Is the land subject to a Manawatū District Council initiated or adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle?	Information not available from this report	HPL not assessed in peer review

*Adapted from NPS-HPL: Guide to implementation (Part 1)

Conclusions

EcoAgriLogic has reviewed the report by LUC Assessments Ltd. In our professional opinion, the report's conclusions can be considered adequate.

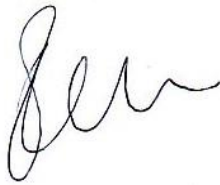
It has found the conclusion that the site is not Versatile Land as defined in the Manawatū District Plan is supported by data obtained and presented in the report.

It has also found that the conclusion that the site is not HPL (transitional definition) is supported by the soil data presented in the report. The assessment is based according to the methodology in the Land Use capability Survey Handbook (Lynn et al., 2009).

MfE will provide further guidance on best practice for undertaking more detailed assessment of LUC early 2023.

This peer review did not assess the transitional definition of the HPL of the site with regards to potential future urban development and/or plan change to rezone as not enough information was provided in the report.

Regards,



Dr. Esther Dijkstra
Environmental consultant
Certified CEnvP General Practitioner



DISCLAIMER/LIMITATIONS

This peer review is based on the processes and data collection provided by a third party including but not limited to interpretation of all data combined. Conclusions of this peer review are specific to this property only, and are valid for the purpose it was requested. EcoAgriLogic Ltd has not independently verified the provided information and therefore, no responsibility or liability is accepted for the inaccuracies of the provided data. Anyone who relies on this peer review other than Duncan and Susie Cheetham, LUC Assessments Ltd , Evergreen consulting Limited and Manawatū District Council does so at his/her own risk.