

MEMORANDUM

FILE: POL_MGMT

DATE: 17 June 2019

TO: Michael Hodder

FROM: Rebecca Tayler, Manager Policy & Strategy

SUBJECT: RANGITIKEI PROPOSED REZONING

CONTEXT

Rangitikei District Council are proposing to rezone rural land to industrial near Marton township. The land area being proposed for rezoning consists of 2 land parcels that cover a total area of 216.6 ha of predominantly LUC II soil and Marton silt loam structure. The rezoning is part of the Rangitikei District Council's LTP "facilitating growth through infrastructure investment, an enabling regulatory framework and collaboration", and to develop the Marton area as a major freight and logistics hub.

COMMENTS

The proposal to rezone 216.6 ha is largely for industrial purposes. While LUC II class soil is generally regarded as highly versatile and productive, the land proposed to be rezoned has limited rural utility, particularly for intensive rural productive activities due to soil structure deficiencies, seasonal moisture deficiencies and a sub-surface pan which impedes drainage.

The total area of LUC II land in the Rangitikei District is 36,634 ha, which makes the 216.6 proposed to be re-zoned 0.6% of the total. It is 2.8% of the total land area that is currently being used for arable farming, so if it is converted to industry, it is not expected to make a significant impact to the arable farming in the district or the region as a whole.

The land is currently used for arable farming, growing maize for grain or silage. In terms of increasing productive rural use, the main limitations for cropping are poor soil structure and poor internal drainage. Further intensification to intensive land use such as dairy would require significant infrastructure investment (including off-paddock facilities such as standoff pads, covered barns or feedout pads). Such uses would also need to meet the stringent consenting requirements of the One Plan. Shelterbelts would be required to be constructed for horticulture due to the prevailing westerly winds.

The rezoning of this proposed land area is compatible with the opportunities available in the region as set out in the Manawatu-Whanganui Regional Growth Study, and aligned with the work undertaken by Accelerate25 (the regional growth strategy and action plan). The aim of Accelerate25 is to grow our regional prosperity between now and 2025, and a successful enterprise that results from this re-zoning is in line with this regional growth strategy.

All townships across the region appear to be experiencing growth in residential interest, particularly from people outside of the region. This is reflected in the District Advice requests received by Horizons Regional Council, with 105 requests received regarding the Rangitikei District (compared with 110 for Horowhenua and 94 for Tararua). Palmerston North City is reported to be experiencing housing stress, which further places pressure on satellite towns.

Information provided in reports commissioned by RDC for the proposal appears to be correct.