



**RANGITĪKEI**  
DISTRICT COUNCIL  
*Making this place home.*

# *Pae Tawhiti* RANGITĪKEI BEYOND

*Kōrero  
Mai*

## PLANNING OUR PLACES AND SPACES **BULLS SUMMARY**




# BULLS

Bulls has grown significantly in recent years as it is a commutable distance to nearby towns and cities. Its neighbour is the growing airforce base and it is a perfect location for logistic companies. Set at the junction of two state highways, the town has a large number of vehicles travelling through every day. The new library and community centre is the first new civic facility in the district, and Rangitikei Junction has proven popular with locals and travellers alike. The town celebrates its heritage with humour and paying homage to its agricultural roots.

## Bulls at a glance

 **2,250** people call Bulls home.

**75** people per year have moved to Bulls since 2014 thanks to it's central location between Palmerston North and Whanganui and the growing Ōhakea Airbase.

 **804** houses in Bulls in 2018 and 105 of those were unoccupied.

The town's GDP is valued at **63.1M**

The economy was growing strongly before the pandemic, but in 2020 this dropped by more than 5%, more than likely connected to the reduction in motorists.

 **153** businesses in Bulls.

 **801** jobs in Bulls – more than half are employed in manufacturing, accommodation, food services, and construction.

## Residential Zone

The town needs to build about 1,001 houses by 2050 – about 34 every year.

We already have some available residential land. However, we might need an extra 61 hectares of residential land and 50 hectares of lifestyle land to be re-zoned to meet the demand.

The town's growth is assured as Ōhakea is currently expanding and nearby Palmerston North is struggling for residential land. Parts of the town are at risk of flooding, and it's important that future housing is not located in areas of significant risk.

We need to plan for where these houses might go – both residential and lifestyle. We also need to think about the scale of intensification of our existing township and consider allowing for smaller sections near our town centre and encouraging apartment living above retail shops.

## Retail/Commercial Zone

Bulls is the southern gateway for our district.

The Bulls Town Centre has several key elements:

- The traditional town centre has many earthquake-prone buildings
- Rangitikei Junction is a popular stop-off point for travellers
- Te Matapihi, the new community centre and library, will soon have an interregional bus station next to it, following which, the town square will be developed.

Presently, there is a surplus of land available for retail activities. The amount of traffic going through the town provides great opportunities for attracting people to stop, shop, and relax, and the 'Bulls' campaign has successfully done this for some time.

## Industrial Zone

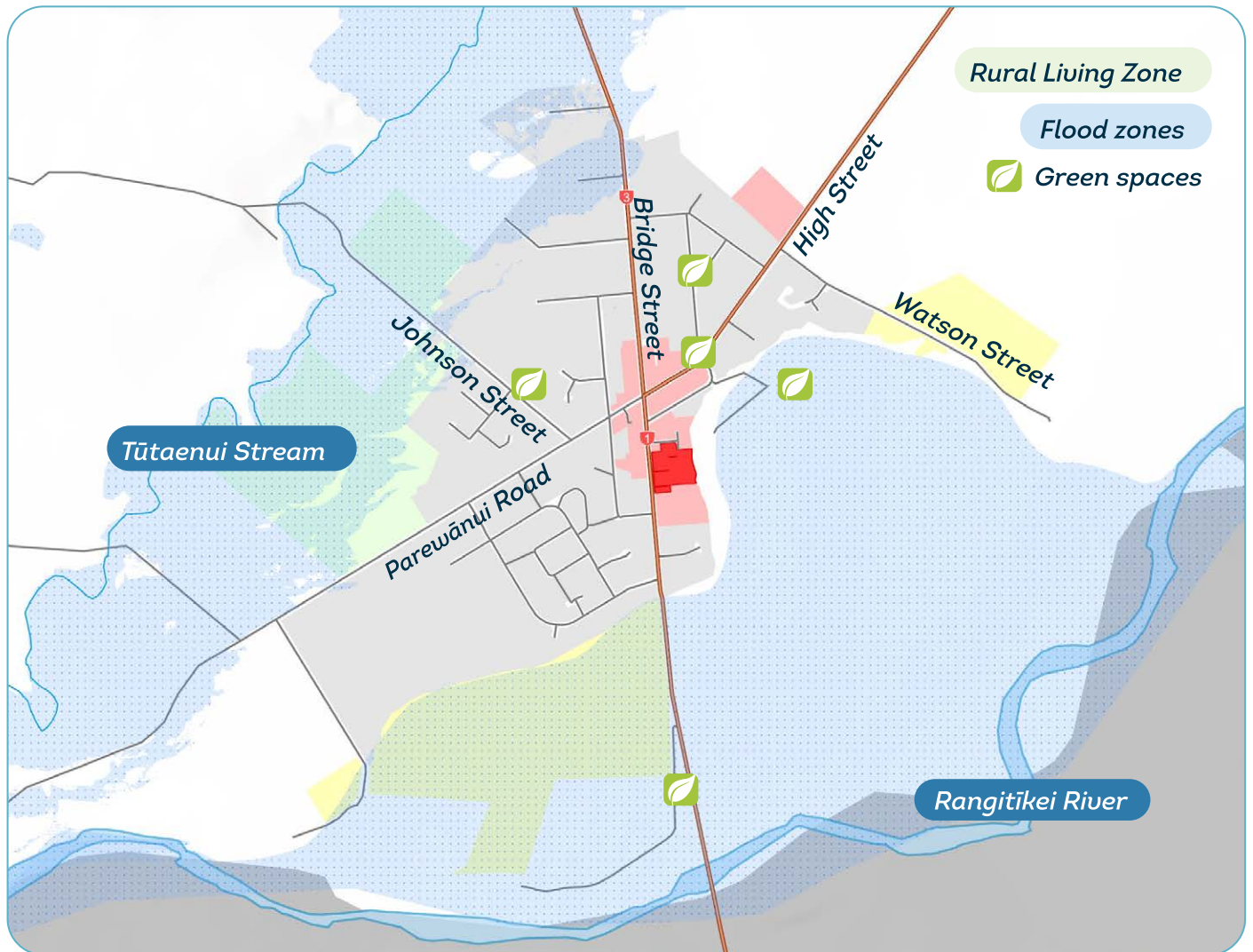
Bulls is ripe for development with nearly 34 hectares of industrial land available. However, a significant amount of this land is at risk of flooding from the Rangitikei River.

Many factors make Bulls an ideal location for distribution and logistics companies, including:

- At the intersection of State Highways 1 and 3
- Near the Ōhakea weighbridge
- The journey to Wellington (port and airport) is decreasing, and the road is improving
- Close to both the proposed Marton Rail Hub, the Bunnythorpe Rail Hub, and the soon-to-be revitalised Port Whanganui
- Near Palmerston North Airport and Whanganui Airport

The increase in horticulture around Bulls (alongside our transport networks) provides an opportunity for a food processing hub to be established.





### Community Facilities

Te Matapihi, a multi-purpose community facility for Bulls was completed in 2020.

There is strong community leadership and energy for the development of our parks and reserves. We know there is a huge amount of community energy for the redevelopment of the Bulls Domain. To guide this project (and the wide range of other parks related projects throughout the district) we are planning on developing a Parks, Reserves and Open Spaces Strategy separately to this document.

### Transport Networks

Crossing the road along Bridge and High streets is already difficult. It is also difficult for trucks to turn out of both Bridge and High streets.

The journey across town for local commuters is becoming harder and for cyclists it is not a pleasant experience.

Waka Kotahi New Zealand Transport Agency manages State Highway 1 and 3. We want to understand community aspirations so that we can advocate for improvements, so our town is safer for everyone.

### Nature Networks

Bulls Domain is the most significant green space for the town, and to the north of the town is the Tūtaenui Stream and to the south is the Rangitikei River.

Horizons is leading a project that creates a shared pathway along the stopbank from Bulls to Scott's Ferry.

## FEEDBACK FORM

Attach additional pages if required.

Feedback closes 19 April 2022

### My connection to this place is...

- ☐ I live there   ☐ I visit often   ☐ I used to live there  
☐ Other \_\_\_\_\_

### What might Bulls look like in 2050?

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### What are the opportunities and challenges for your community?

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### What are the key features of a house/property you would like to live in, in the future (e.g. stand alone, low maintenance, terraced, close to amenities).

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### What do you think the opportunities are for future industrial growth in Bulls?

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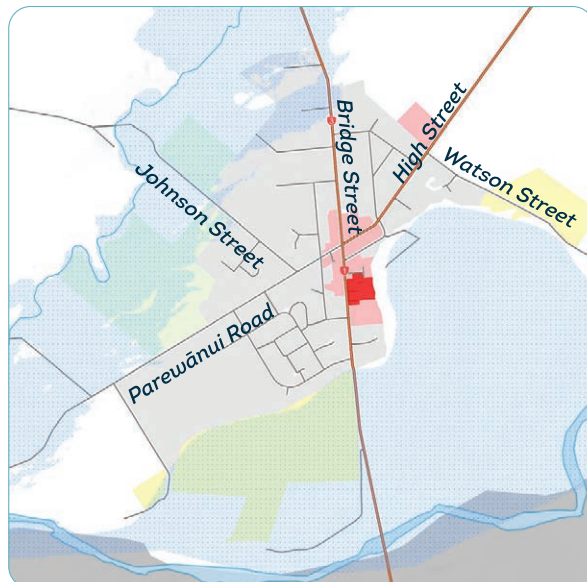
### How could the transport network be improved? How can we better connect Bulls with neighbouring towns?

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### Identify on the map where you think future growth should go:

- Residential
- Lifestyle Blocks
- Commercial
- Industrial

### Where should we provide for medium density housing (1-2 story houses on sections between 250m<sup>2</sup> and 400m<sup>2</sup>)?

- ☐ Near the town centre  
☐ Throughout the whole town  
☐ Within a 10 minute walk from town  
☐ Medium density housing should not be provided for  
☐ Other \_\_\_\_\_

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### How can we better connect our parks, the Rangitikei River and bring nature through Bulls

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What should be protected for future generations?

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What community facilities are important for you?

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Further comments

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- ☐ I own a piece of land I want rezoned
- ☐ I want to receive project updates
- ☐ I want to receive Council updates
- ☐ I want to be in the draw to win one of three prizes valued at \$200 each

Please provide your details if you ticked any of the above.

Name: 

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Email: 

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Phone: 

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Address: 

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*We want to  
understand what the  
community's vision  
for the future of  
Bulls is.*

*Kōrero  
Mai*

ReplyPaid Authority Number 172050



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Pae Tawhiti Rangitikei Beyond  
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# Kōrero Mai

## Have your say

Now is your chance to shape the future of your settlement!

Fill out the survey, tear it off and post-it back, or fill it out online.

**Have your say by 19 April 2022.**


## More information

We've got lots of information to share – and you might be interested in more background information or other settlements. We have a more detailed discussion document available for you to read, and share your views.

If you want to have a chat in person, or online – go online to find out where our workshop sessions will be held. Please note that public sessions are subject to Covid-19 Traffic Light setting regulations.

**You can find the discussion document and other supporting information:**

 On our website [www.rangitikei.govt.nz/paetawhiti](http://www.rangitikei.govt.nz/paetawhiti)

 In any of our libraries or service centres in Taihape, Marton and Bulls.

### Want to know more?

Contact the Project Lead: Katrina Gray  
on 0800 422 522 or [katrina.gray@rangitikei.govt.nz](mailto:katrina.gray@rangitikei.govt.nz)

## Purpose of Pae Tawhiti Rangitikei Beyond

**Pae Tawhiti Rangitikei Beyond is a district-wide spatial strategy and plan. We aim to capture our community's aspirations for the future.**

The plan will provide a blueprint of how we want our communities to develop.

It will provide high level outcomes and actions that will guide Council projects that plan for and respond to growth and development - including our infrastructure planning and District Plan Changes (the rules that guide development).

## Purpose of this Summary Document

We have designed this summary document to provide an overview of the key considerations for the Bulls community. We want to create a conversation with the community about the future of Bulls.