

ŌTAIHAPE TAIHAPE

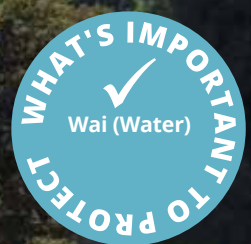
Taihape, the gumboot capital of the world, is the northern gateway to the Rangitīkei.

Taihape is the home of Ngāti Tamakopiri, it celebrates its rural heritage, the mighty gumboot and has a strong sense of community.

Taihape provides easy access to the iconic mountains of the Central Plateau, the Rangitīkei River, several national forest parks and the Hawke's Bay.

Located on the western bank of the Hautapu River, the town was built in a small basin surrounded by hills. Originally Taihape was a small natural clearing in dense bush, with the first European settlers arriving in 1894.

The remote location of Taihape provides challenges in accessing services, retirement housing and jobs. The underutilised rail line provides opportunity for improved connection to larger centres.



♥ Hautapu River - Taihape



VISION FOR *Taihape*

Taihape is an attractive and thriving town.
A great place to live, and a destination of choice for
travellers and tourists.


Key community priorities


- Housing.
- Development of parks and reserves.
- Public transport improvements – rail, local taxi, bus.
- Investing in Taihape as a destination.


Ngāti Tamakōpiri priorities

- Increase cultural visibility in the Taihape Township in ways that are meaningful to Ngāti Tamakōpiri.
- Growing the economic base of Ngāti Tamakōpiri, including natural resources and funds, for the benefit of current and future generations.
- Being actively involved in all elements of leadership, planning and management related to the environment in the Tamakōpiri rohe.
- Supporting the health, wellbeing and comfort of Tamakōpiri people and the wider community.


Taihape at a glance


 **1,790** people live in Taihape. The population is nearly a third lower than it was 'back in its heyday' in the 1960s.

 **43%** of the population is between 30 and 64 years old

 **14** people per year (1% p.a) have moved to Taihape since 2014.

The GDP of the town is **90.3M**

 **1,009** people are employed. More than half of whom work in retail, accommodation and food services, agriculture, forestry and education.

 **231** businesses in Taihape.

Taihape has some unique and valuable soils and is already a producer of a range of foods in addition to traditional sheep and beef, such as quinoa, honey, asparagus, and garlic.

Key Themes

- 1 Suitable housing for all
- 2 Recreation and community facilities
- 3 Enhance Taihape as a destination
- 4 Manage competing land uses and support local business growth
- 5 Enhance and protect Taihape heritage
- 6 Improved transport options

Key Spatial Moves

- RE Residential Expansion
- RI Residential Intensification
- IH Industrial Hub
- TC 'Right activity in the right place'
- TH Transport Hub

Legend

District Plan Zones

- Residential Zone
- Commercial Zone
- Industrial Zone
- Rural Zone
- Rural Living Zone

Assessed Growth areas

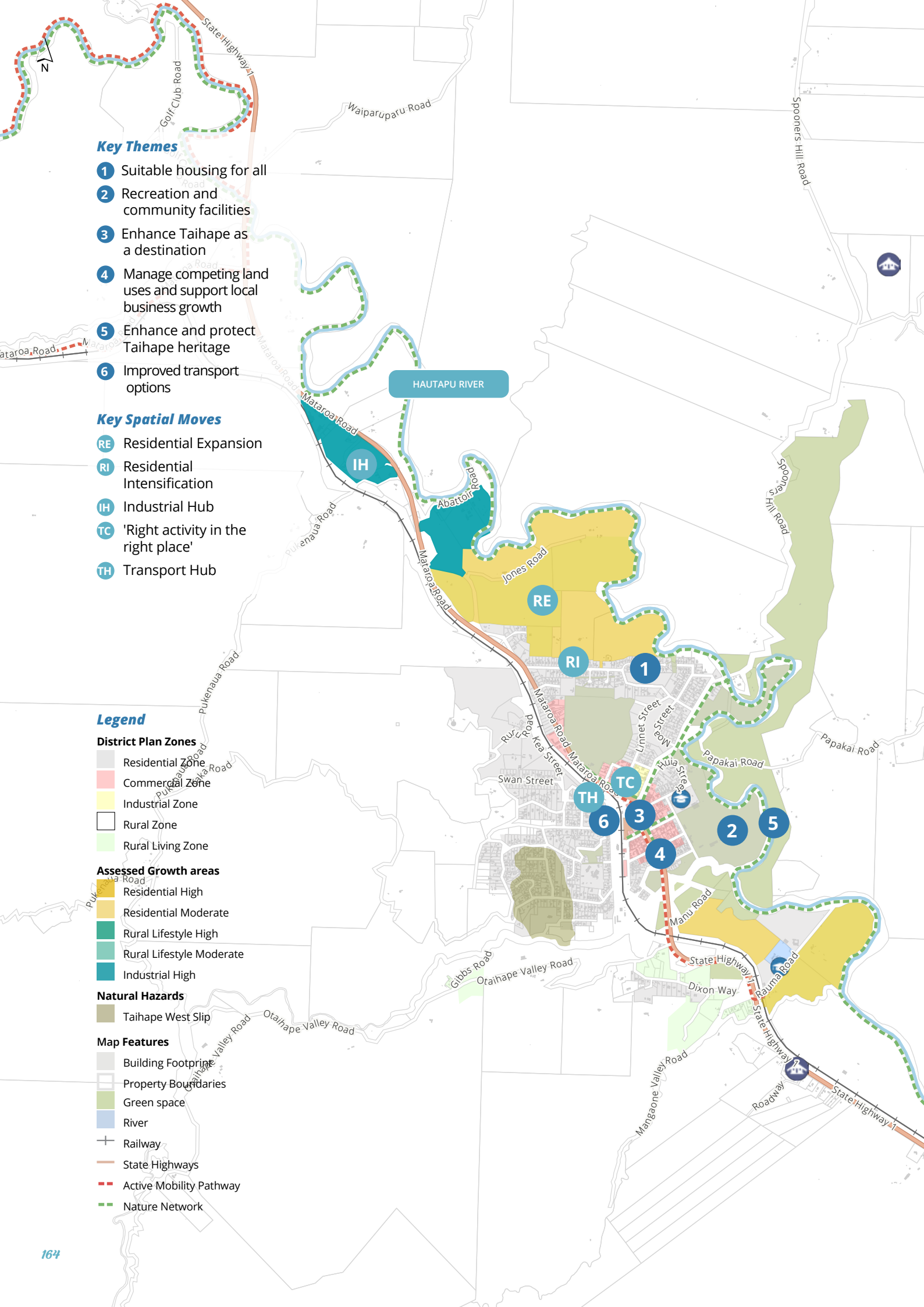
- Residential High
- Residential Moderate
- Rural Lifestyle High
- Rural Lifestyle Moderate
- Industrial High

Natural Hazards

- Taihape West Slip

Map Features

- Building Footprint
- Property Boundaries
- Green space
- River
- Railway
- State Highways
- Active Mobility Pathway
- Nature Network





1

Suitable housing for all

Housing is a significant challenge for Taihape.

Flat land is limited and in high demand from both residential and commercial activities. Housing on the flat areas near the town centre is in demand by the elderly who need housing close to services.

Housing is required for workers, with a lack of housing being a key issue affecting the ability of local businesses to recruit staff. The risks associated with the Taihape West Slip area limits development in this area.

Around 5 homes have been built in Taihape since 2014.

The community is clear about the need for additional housing. There is support for medium density housing to be enabled throughout the whole town.

The most desirable features of a house were identified as being close to town, stand-alone and low maintenance. Community preference for the future of Rauma Road was for Residential.

The lack of housing for the elderly on flat land means residents are unable to stay in the community near to their family and friends as they age. Council has actively been working with the community on this challenge.

Priorities

- > Encourage and enable infill development and medium density housing within the existing urban footprint to maximise the use of developable land and provide a range of housing types.
- > Identify and provide greenfield growth areas to ensure long-term housing needs can be met.
- > Enable a mix of residential density and typology in growth areas that enables a diversity of housing to be developed based on the varying topography of the site.
- > Reassess appropriate development for the Taihape West Slip Zone.
- > Ensure infrastructure is available to support housing growth.
- > Enable the development of housing options for the elderly so they are able to remain in the community as they age.



Future residential and lifestyle growth

Taihape currently has 801 dwellings (2018 Census).

We anticipate up to seven homes will be needed each year to meet estimated growth projections. This is an additional 200 houses by 2050.

There is some land currently available for new houses, however we estimate that up to an additional 11 hectares of Residential land will be needed to accommodate projected growth.

	Residential	Rural Lifestyle	Total
 Number of houses – per year	6 houses	1 house	7 houses
 Number of houses – by 2050	190 houses	10 houses	200 houses
 Additional land required	11 hectares	0 hectares	11 hectares

A range of potential growth areas were assessed to determine their suitability for future development. The areas have been assessed as follows:

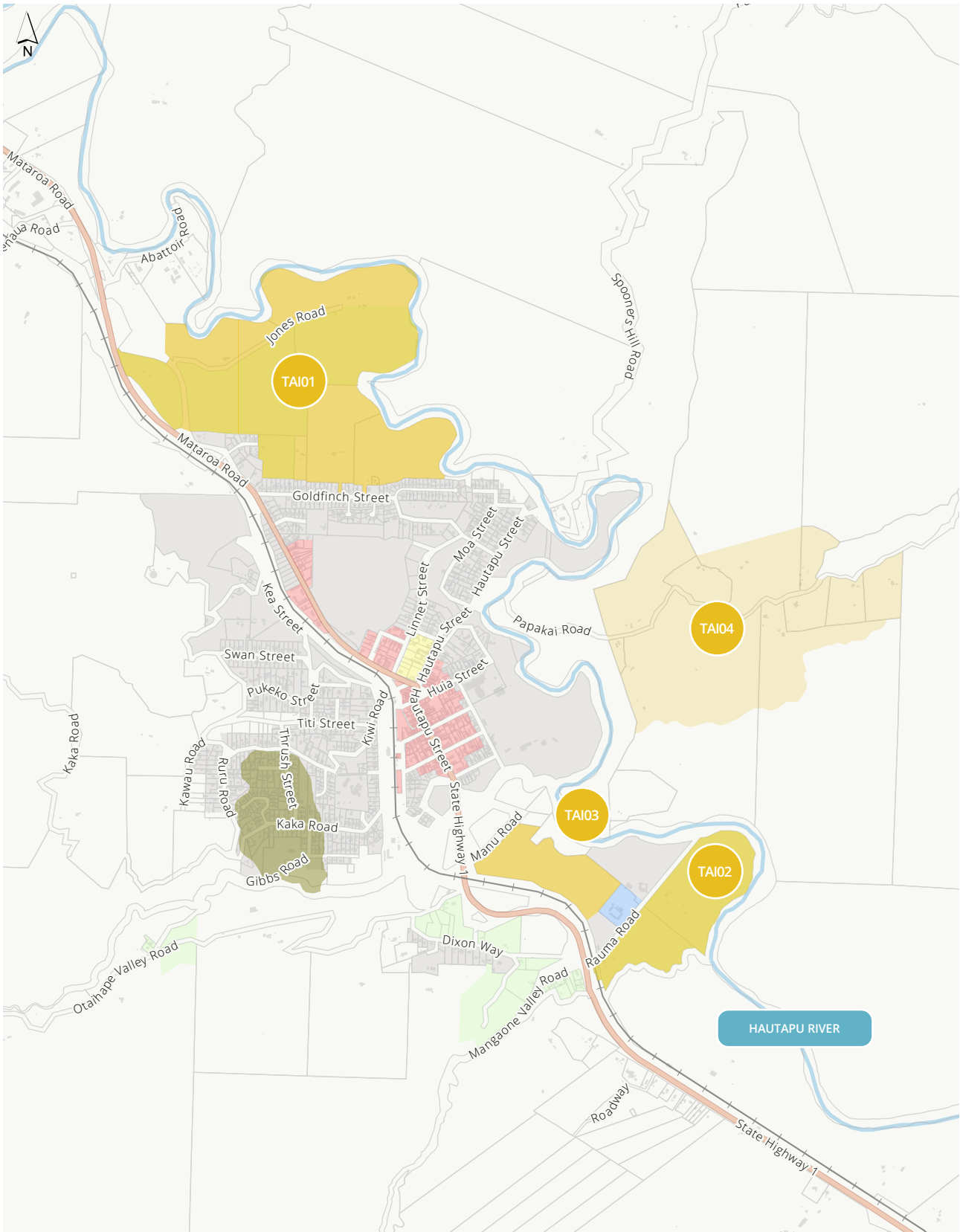
Area	Size	Suitability
TAI01 (Jones Road area)	85 hectares	Moderate
TAI02 (Rauma Road)	21 hectares	Moderate
TAI03 (Rauma Road / Manu Street)	12 hectares	Moderate
TAI04 (Papakai Road)	81 hectares	Low

Note: There may also be smaller properties on the fringe of the current Residential zone which may be appropriate for rezoning. These will be assessed through a District Plan change process.

Further work, including technical assessment, will be completed to refine the assessment of future growth areas, which may change this prioritisation. A detailed assessment of the growth areas is provided in Section 3.

Rauma Road Treaty Settlement properties

Two sites along Rauma Road, the existing St Joseph’s Primary School site, and old Taihape College and farm site, are expected to be returned to iwi as part of Treaty Settlement negotiations. Council will work with iwi to support aspirations for these sites at the appropriate time.



LEGEND

District Plan Zones

- Residential Zone
- Commercial Zone
- Industrial Zone
- Education Zone
- Rural Zone
- Rural Living Zone
- Taihape West Slip

Assessed Growth Areas

- Residential High
- Residential Moderate
- Residential Low

Map Features

- River
- Building Footprint
- Property Boundaries
- Green space

- Railway
- State Highways



2 Recreation and community facilities

Local recreation and community facilities are important to the Taihape community.

High quality community facilities can attract and retain residents and support community connection and wellbeing.

There is strong community leadership for the development of a range of facilities at Mt Stewart, Memorial Park, and Papakai Park.

Council is committed to developing a multi-purpose civic and community facility in Taihape and is investigating strengthening of the Grandstand at Memorial Park.

The construction of the Ngā Awa Block | Taihape Amenities Building in Memorial Park is almost complete. The building provides sports teams with modern changing facilities.

The community has high interest in the redevelopment of the Swim Centre. Recently, Council considered the feasibility of the all-year opening of the pool. In the short-term all-year opening is not a feasible option, but could be reconsidered in the future following population growth.

Taihape has an area school and a primary school that have capacity to cope with projected growth.

Priorities

- > Reinforce Taihape Memorial Park as the premier recreation space for the community.
- > Identify opportunities to improve recreation opportunities associated with the Taihape Swim Centre.
- > Invest in the development of a multi-purpose civic and community facility in Taihape.
- > Support community-led development of open spaces aligned with the Parks, Open Spaces and Sporting Facilities Strategy.

“Playground needs expanding and updating.”

Community Voice

“Would like to see the main street developed by demolishing uninhabitable retail spaces and rebuilt as retail spaces with apartments above”

Community Voice



3 Enhance Taihape as a destination

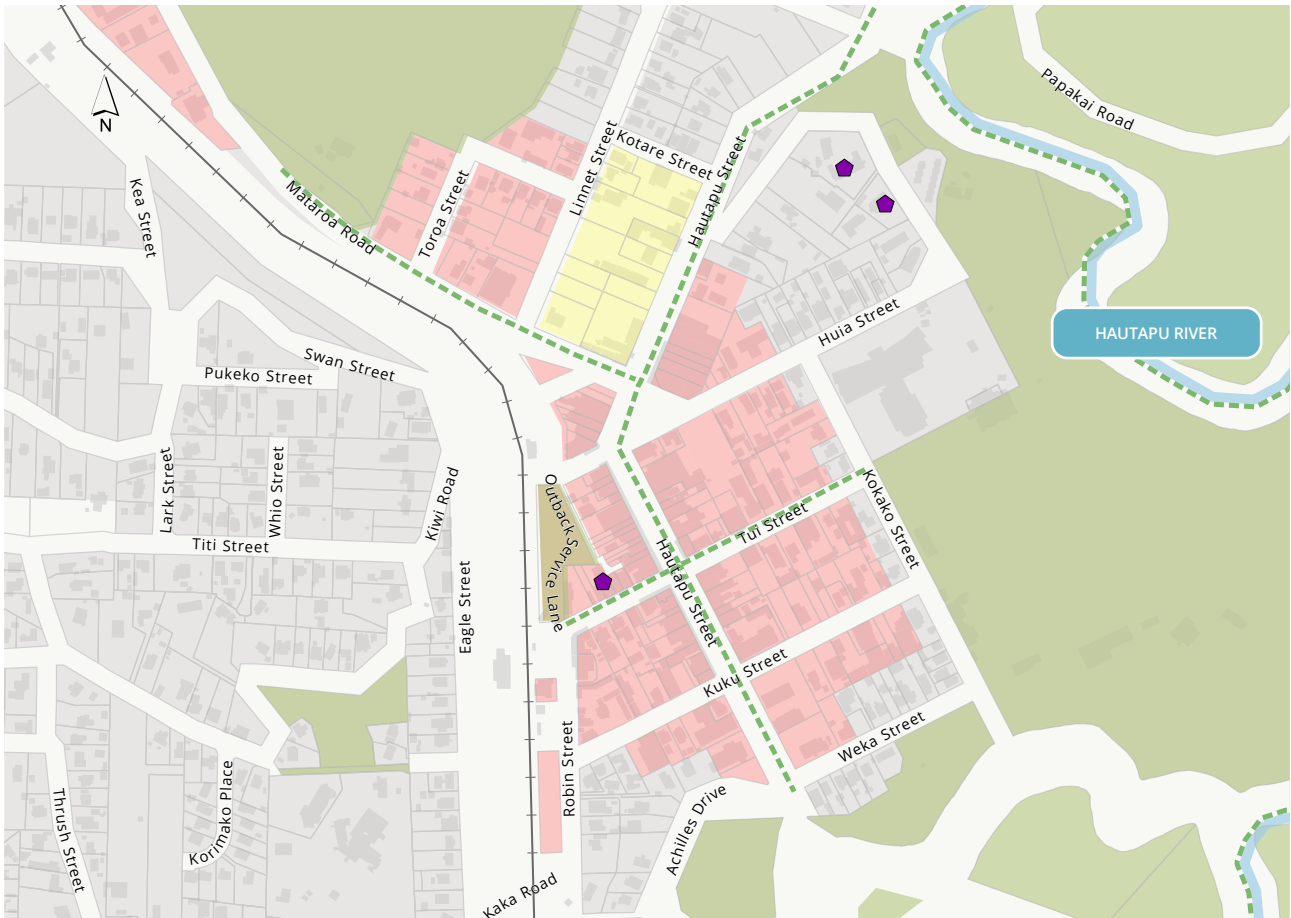
Taihape’s location positions the town as a destination and as a stop for travellers.

It is the gateway heading north to the volcanic plateau and for travellers heading south to the rest of the Rangitikei. Approximately 6,500 vehicles travel through Taihape daily, with volumes higher during holiday periods.

Building Taihape’s reputation as a great stop for travellers and visitor destination is a key opportunity and priority identified by the community.

Priorities

- > Enhance the entrances of Taihape to promote the town as the northern gateway into the Rangitikei.
- > Improve wayfinding throughout the town and promotion of Taihape’s gumboot theme, key visitor attractions and the natural environment.
- > Link the Gumboot, Papakai Park and Memorial Park through the Taihape Town Centre via nature networks.
- > Invest in infrastructure that reinforces Taihape’s role as a key stop for travellers.
- > Support the beautification of the Taihape town centre to increase its appeal and usability for locals and visitors.
- > Support the strengthening of earthquake-prone buildings and the establishment of new businesses that cater to the visitor market.
- > Work collaboratively to improve traffic flow through the Taihape town centre to encourage travellers to stop, support safe pedestrian and active mobility experience, and ensure efficiency for freight and heavy vehicles passing through.
- > Encourage the development of tourism businesses, focusing on opportunities associated with the natural environment.



LEGEND

District Plan Zones	Rural Zone	Map Features	Railway
Residential Zone	Heritage Site	River	Nature Network
Commercial Zone		Building Footprint	Green space
Industrial Zone		Property Boundaries	

4 *Manage competing land uses and support local business growth*

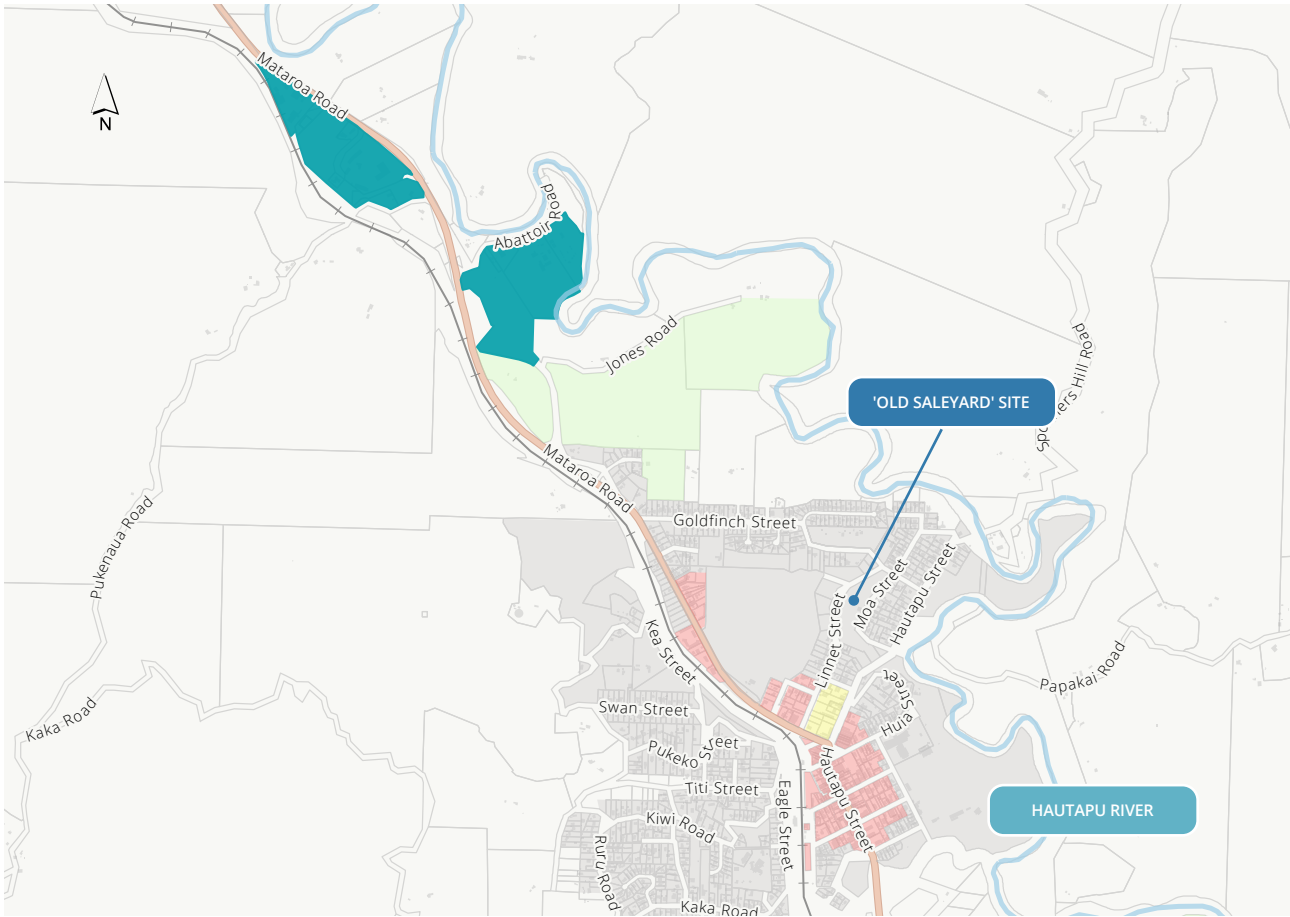
The Taihape town centre area contains a mix of retail, commercial, industrial, and residential uses. Industrial activities are also established to the north of the township.

The topography of Taihape means there is competing pressure within the town centre from retail/commercial uses, industry and housing.

Significant opportunities exist for business growth associated with the visitor economy, and industries that support primary production, or that can leverage off Taihape strong links with State Highway 1 and the North Island Main Trunk Line.

Priorities

- > Maximise the use of space by encouraging the development of the ‘right activity in the right place’.
 - Retail/hospitality/community services/offices on the ground floor of the core of the town centre.
 - Residential above ground floor in the core of the town centre and medium density residential on the periphery.
 - Industry/heavy commercial on the edge of town in the identified industrial hub.
- > Encourage the development of multi-storey buildings in the Taihape Town Centre as an efficient use of space that supports a mixed-use environment.
- > Work with businesses to enable the development of suitable housing for workers.
- > Invest in infrastructure to support business growth and establishment.



LEGEND

- District Plan Zones
- Residential Zone
- Commercial Zone
- Industrial Zone
- Rural Zone
- Rural Living Zone
- Assessed Commercial and Industrial Growth Areas
- Industrial High
- Map Features
- River
- Building Footprint
- Property Boundaries
- Railway
- State Highways

Future Commercial / Industrial growth

We anticipate an additional 0.3 hectares of retail/commercial land and 2.9 hectares of industrial land will be needed to accommodate projected growth.

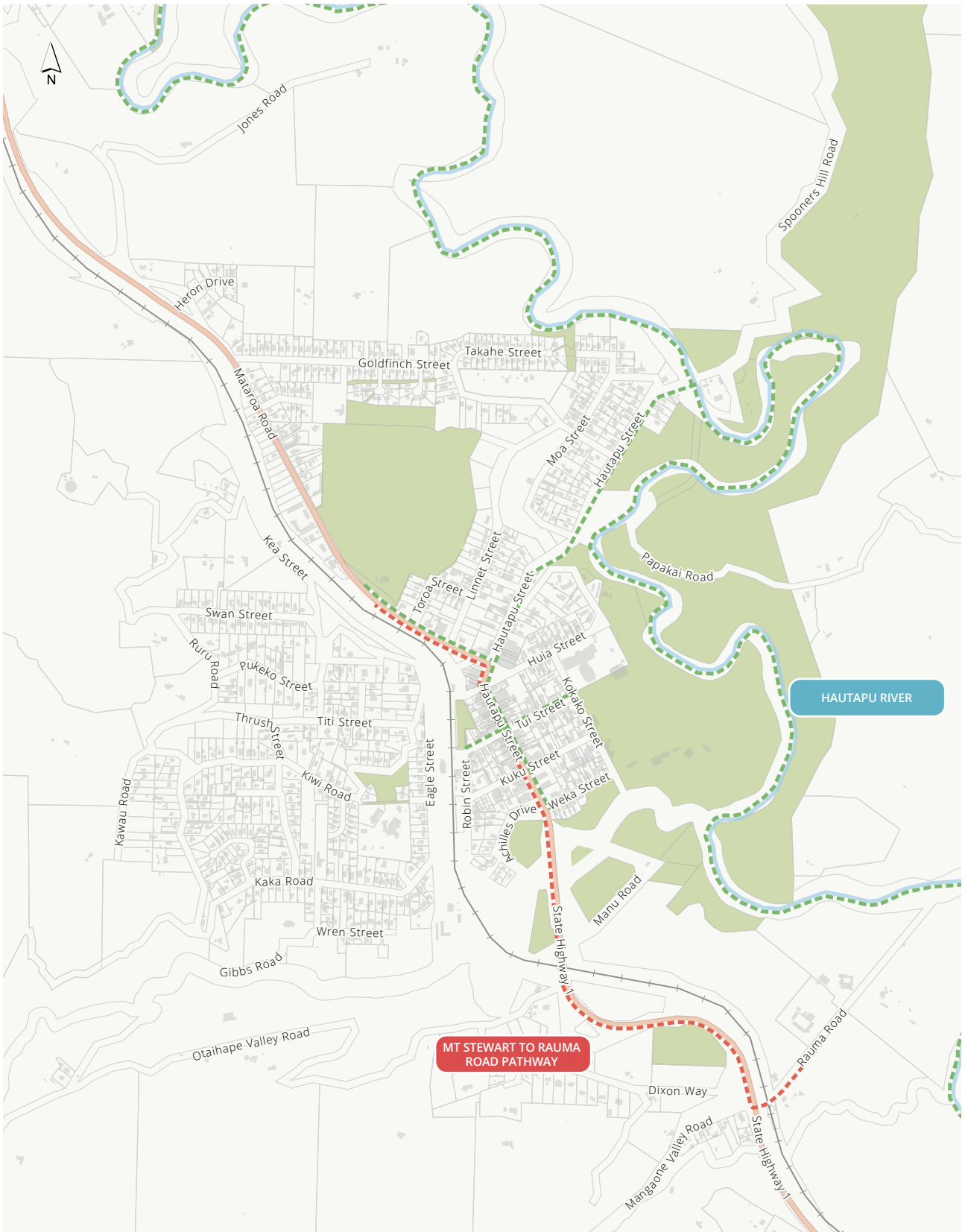
Future industrial growth is likely to leverage off the strong primary sector and add value to our primary products.

The 'Old Saleyards' site is an option for future commercial growth, with an industrial hub for Taihape identified to the North of the settlement.

Demand will need to be monitored to ensure opportunities for business establishment and expansion for Taihape are achieved.

	Commercial	Industrial
Projected demand	0.4 hectares	3.2 hectares
Expected Capacity (already zoned)	0.8 hectares	0.3 hectares
Land required	-0.4 hectares	2.9 hectares

“Most of the larger local employers started here and have grown rather than coming fully formed to the town, attracting outsiders may be possible but small local business should be encouraged and incentivised.”



LEGEND

Map Features

- Building Footprint
- Property Boundaries
- Green space
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- State Highways
- Active Mobility Pathway
- Nature Network

5 Enhance and protect Taihape heritage

The community has a strong sense of place and connection with history. Enhancing Taihape's built, cultural and natural heritage is important to the local community.

Community groups lead local environmental restoration, recreation, and heritage protection projects.

Priorities

- > Identify and protect significant heritage buildings and cultural sites.
- > Connect the town with the Hautapu River and open spaces through the development of nature networks.
- > Support the improvement in water quality of the Hautapu River.
- > Develop green corridors alongside active mobility pathways that act as wildlife corridors, using green infrastructure where appropriate.
- > Increase the canopy cover for Taihape.



Former Cascade Brewery - Taihape

“Beautified heritage buildings that emanate charm, cultural invitation and the warmth of family memories.”

Community Voice

6 Improved transport options

Taihape is located on key regional and national transport networks – State Highway 1 and the North Island Main Trunk Line connecting north/south, and the Taihape Napier Road ‘Gentle Annie’ connecting east to the Hawke’s Bay.

The community are reliant on private vehicles due to the distance of the settlement from larger centres and lack of public transport options.

Opportunities for passenger rail could provide significant improvements for locals and the visitor economy.

The development of infrastructure that supports active and micro-mobility transport could benefit the population accessing local services.

Priorities

- > Advocate for passenger rail services for tourists and locals, connected with Auckland, Ruapehu, Marton, Palmerston North and Wellington.
- > Advocate for improved public transport options that connect the community with other towns in the Rangitīkei, Ruapehu, Whanganui, Palmerston North.
- > Develop a transport hub around the Taihape Train Station.
- > Develop active mobility pathways around town, to enable the community to use a range of active mobility methods for their main form of transport – walking, cycling, mobility scooters, e-scooters, etc.



Taihape Train Station














“The train line should have regular scheduled passenger stops in both directions.”

Community Voice

Action Plan

Rangitikei Priority Area	Key Themes	Project	
Thriving Communities Healthy Communities Connected Communities	SUITABLE HOUSING FOR ALL	1	1.1 Undertake a District Plan Change for urban growth that: <ul style="list-style-type: none"> • Rezones residential and lifestyle growth areas. • Identifies smaller properties on the urban fringe that could be rezoned as Residential • Implements structure plans for future growth areas and undeveloped residential areas. • Implement a planning framework to provide for medium density development that meets high quality urban design criteria throughout the whole town. • Implements a planning framework that enables the development of a range of section sizes appropriate to the topography of the site. • Reviews provisions to ensure they support aspirations associated with developing well-functioning communities and a diverse range of housing. • Re-assesses the appropriate management approach for the Taihape West Slip zone.
			1.2 Increase education and provide resources to the community and developers that identifies housing development opportunities and supports infill development throughout the urban area.
			1.3 Work alongside community housing providers to encourage the development of housing that meets the needs of the elderly population.
			1.4 Investigate and implement upgrades to increase stormwater resilience for Taihape.
			1.5 Investigate future capacity for the Taihape wastewater treatment plant and networks and implement upgrade projects where required.
			1.6 Investigate future capacity for the Taihape water supply and implement upgrade projects where required.
			1.7 Investigate options to encourage and incentivise infill housing and intensification.
Healthy Communities Unique Communities	RECREATION AND COMMUNITY FACILITIES	2	2.1 Investigate future recreation and redevelopment opportunities for the Taihape Swim Centre.
			2.2 Re-assess the feasibility of all-year opening of the pool.
			2.3 Invest in the development of a multi-purpose civic and community facility for Taihape.
			2.4 Investigate the feasibility of the development of a co-work space.
			2.5 Support community-led development of Taihape's parks and reserves in alignment with the Parks, Open Spaces and Sporting Facilities Strategy and the Urban Design Plan for the area

The actions identified in the Action Plan are not guaranteed to be developed. Council will consider which actions are developed through long term planning processes and collaboration with implementation partners.









Timeframe	Council's role(s)	Project Partners and Key Stakeholders
 Short Term	Strategy / regulation	
 Ongoing	Facilitation / information	Landowners Mana Whenua Regional Council Waka Kotahi Taihape Community Board Kainga Ora Taihape Housing Steering Group Developers
 Ongoing	Facilitation / information	
 Medium Term	Service Provider	
 Short Term	Service Provider	
 Short Term	Service Provider	
 Short Term	Service Provider	
 Long Term	Service Provider	
 Long Term	Service Provider	
 Short Term	Service Provider	Schools Taihape Community Board Mana whenua Contractor
 Long Term	Service Provider Partner	
  Short Term – Long Term	Facilitation / Information Partner	Schools Sports clubs Friends of Taihape Taihape Playground Group Mana whenua

Action Plan

Rangitikei Priority Area	Key Themes	Project	
Thriving Communities Connected Communities	ENHANCE TAIHAPE AS A DESTINATION	3	3.1 <ul style="list-style-type: none"> Leverage off the gumboot experience by; <ul style="list-style-type: none"> Monitoring the parking available near the gumboot. Developing additional facilities such as seating. Improve the pedestrian experience from the Gumboot into the town centre. Advertise the gumboot lane and connect via wayfinding. Creating more photo opportunities.
			3.2 <p>Redefine the advertising of and information provided in the Taihape Information Centre to position it as the key point in Taihape for visitor information, local storytelling, and verbal marketing of Taihape and the Rangitikei.</p>
			3.3 <p>Develop a plan that sets out future infrastructure requirements to support the visitor and traveller sector including; seating, toilets, charging stations, parking.</p>
			3.4 <p>Develop and implement a signage and wayfinding plan that:</p> <ul style="list-style-type: none"> Provides for local storytelling. Provides for iwi, cultural, historical expression to enhance the visitor experience. Enhances the entrances to Taihape to increase amenity and the sense of arrival at a destination, encouraging travellers to stop. Provides information on key attractions. Encourages active mobility and visitors exploring the town centre.
			3.5 <p>Develop and implement a streetscape plan for Tui Street and Hautapu Street that:</p> <ul style="list-style-type: none"> Enhances the links between Tui Street and Memorial Park. Integrates opportunities for increased planting. Identifies opportunities for Al Fresco dining. Encourages activation of the street by local businesses. Provides linger nodes.
			3.6 <p>Work collaboratively with Waka Kotahi on traffic flow and pedestrian safety improvements for the Taihape town centre.</p>
			3.7 <p>Encourage retailers and hospitality businesses to engage with the footpath.</p>
			3.8 <p>Investigate incentives to encourage the beautification of buildings within the Taihape town centre.</p>

The actions identified in the Action Plan are not guaranteed to be developed. Council will consider which actions are developed through long term planning processes and collaboration with implementation partners.

Quick win <1 year | Short term 1 - 5 years | Medium term 6 - 10 years | Long term 10+

Timeframe	Council's role(s)	Project Partners and Key Stakeholders
 Short Term – Long Term	Service Provider	Mana whenua Destination Rangitikei Implementation Group Taihape Community Board Local Businesses Owners Friends of Taihape Keep Taihape Beautiful
 Short Term	Service Provider	
 Medium Term	Service Provider	
 Short Term	Partner Service Provider	
 Long Term	Strategy / Regulation Service Provider	
 Ongoing	Advocate Partner	
 Short Term	Facilitation / Information	
 Short Term	Facilitation / Information	

Action Plan

Rangitikei Priority Area	Key Themes	Project		
Thriving Communities Healthy Communities Connected Communities	MANAGE COMPETING LAND USES AND SUPPORT LOCAL BUSINESS GROWTH	4	4.1	Investigate the implementation of incentives and/or support for building owners to strengthen or redevelop earthquake-prone buildings and incentives for the retention of heritage and character buildings.
			4.2	Work alongside landowners to encourage intensification in the town centre.
			4.3	Undertake a District Plan Change for commercial and industrial environments that: <ul style="list-style-type: none"> Enables and encourages intensification of the Taihape Town Centre. Rezones land to cater for future industrial and commercial growth.
			4.4	Monitor demand for commercial and industrial land to accommodate growth.
Healthy Communities Unique Communities	ENHANCE AND PROTECT TAIHAPE HERITAGE	5	5.1	Work alongside mana whenua and the community to identify and protect significant heritage buildings and cultural sites for protection in the Rangitikei District Plan
			5.2	Development of Nature Networks: Taihape town centre, Memorial Park, Papakai Park, gumboot park, the giant gumboot.
			5.3	Recognise the work being completed by the Rangitikei Rivers Catchment Collective catchment groups that support environmental improvements.
			5.4	Investigate methods to increase canopy cover throughout Taihape.
			5.5	Support community-led development of Taihape's parks and reserves in alignment with the Parks, Open Spaces and Sporting Facilities Strategy and the Urban Design Plan for the area.
Connected Communities Healthy Communities	IMPROVED TRANSPORT OPTIONS	6	6.1	Identify and develop Active Mobility Pathways around Taihape that aim to provide opportunities for active transport and micro-mobility.
			6.2	Advocate for the trial and implementation of innovative public transport options that take advantage of emerging transport technology.
			6.3	Advocate for passenger rail services for Taihape for both locals and tourists.
			6.4	Position and develop the Taihape Train Station as a transport hub that provides civic space, green space, and supports the traveller market.

The actions identified in the Action Plan are not guaranteed to be developed. Council will consider which actions are developed through long term planning processes and collaboration with implementation partners.

Quick win <1 year | Short term 1 - 5 years | Medium term 6 - 10 years | Long term 10+

Timeframe	Council's role(s)	Project Partners and Key Stakeholders
🕒 📅 Short Term – Long Term	Funder Facilitation / Information	Taihape Community Board Waka Kotahi Business Owners Mana Whenua
▶▶▶ Ongoing	Facilitation / Information	
🕒 Medium Term	Strategy / Regulation Facilitation / Information	
🕒 Medium Term	Strategy / Regulation	
📅 Long Term	Service Provider	Schools Taihape Community Board Mana whenua Contractor
📅 Long Term	Service Provider	
🕒 Short Term	Service Provider	
📅 Long Term	Service Provider Partner	
🕒 📅 Short Term – Long Term	Facilitation / Information Partner	Schools Sports clubs Friends of Taihape Taihape Playground Group Mana whenua
📅 Long Term	Service Provider Partner	Waka Kotahi Kiwi Rail Taihape Community Board Schools Age Concern / Older and Bolder
▶▶▶ Ongoing	Advocate	
▶▶▶ Ongoing	Advocate	
📅 Long term	Partner	