



DRAFT COMMUNITY SPATIAL PLAN

Proud of our places and spaces

Kaupapa kōrero

What does Pae Tawhiti Rangitīkei Beyond rep<u>resent?</u>

Pae Tawhiti translates to distant horizons, long term or future.

Rangitīkei comes from the ancestor Haunui ā Nanaia who named the Rangitīkei River as he went in pursuit of his wife Wairaka. The event is recorded in the Oriori mō Wharaurangi (Lullaby for Wharaurangi) composed by Dr Te Rangitakoru of Ngāti Apa:

"Ka tiikeitia te waewae, ko Rangitīkei." "He strode across the land, hence Rangitīkei."

Beyond focuses on the future, looking towards a future time and distant horizon. It signifies the district will move beyond what it is now and, with changes likely that are more than what we think is possible. "Ko te pae tawhiti, whaia kia tata, ko te pae tata, whakamaua kia tina."

"Seek out the distant horizons, and holdfast to those you attain".

Dr Whakaari Te Rangitakuku (Rangi) Mete-Kingi of Ngāti Hauiti

Rārangi Take Contents

Summary	4
Overview	9
Rārangi Take Introduction	11
Pēwhea te whakamahi How to use this document	13
Te Whakawhanake Spatial Plan Development	14
Ngā Whakahāngai Implementation	
Ngā moemoeā, Ngā Whanonga Pono me ngā Whakaarotau Vision, Values and Priority Areas	
Ngā moemoeā Vision	15
Ngā Whanonga Pono Values	16
Ngā Whakaarotau Priority Areas	17
Mātāpono Hoahoa Design Principles	29
Rural, Towns and Settlements	31
Bulls	34
Hunterville Pāraekaretu	52
Kauangaroa	64
Koitiata	68
Mangaweka	78
Marton Tūtaenui	90
Mataroa	110
Moawhango	116
Ōhingaiti	120
Ōhotu	126
Rātā	130
Rātana Pā	134
Rural Rangitīkei	140
Scott's Ferry	150
Taihape Ōtaihape	156
Turakina	174
Ūtiku	186
Whangaehu	194
The Details	201
Ngā Tāpaetanga Hapori Community Input	203
Horopaki a-Rohe District Context	205
Ngā iwi me ngā hapū o Rangitīkei Rangitikei Iwi and Hapu	206
Ngā Kōwhiringa me ngā Ngā Whakatōrea Opportunities and Challenges	208
Rangitīkei Rua Mano Rima Tekau Rangitikei in 2050	210
Horopaki Mahere Planning Context	211
Ngā Whakatupu Kāinga Residential Growth	218
Ngā Whakatupu Growth Scenarios	219
Ngā Whakatupu Whakahaere Growth Management Approach	221
Ngā painga ā-mua Future Growth Area Assessments	222
Bulls Hunterville	222 229
Mangaweka	229
Marton	236
Taihape	242
Turakina	249
Kuputaka Glossary	230 X

Summary

Rangitīkei Priority Areas

	<i>Thriving Communities</i> <i>Thriving communities are vibrant,</i> <i>growing, diverse, innovative and have</i> <i>an economy that benefits everyone.</i>	> > >	A diverse rural economy Vibrant town centres Growing businesses
%	<i>Healthy Communities</i> Healthy Communities have natural and physical environments that are sustainable, resilient, and meet community needs.	> > > > > >	Healthy natural environment Climate resilience Emissions reduction Connection with nature Housing that meets a variety Supporting infrastructure of needs
ఘ్లి	Connected Communities Unique communities are built from their sense of place, culture and heritage and quality physical environments.	> > > > > > > > > > > > > > > > > > >	Urban accessibility Transport networks Digital connection Social Interaction Access to community facilities
6	Unique Communities Connected communities are linked with each other and the wider world physically, socially and digitally.	> > >	Sense of place Natural and cultural heritage High quality towns

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Kotahitanga Unity and strength

VALUES

Manaakitanga Caring for each other

Kaitiakitanga Guardianship and caring for the environment

Mātauranga Knowledge and understanding

Tika me te Pono Doing the right thing and in good faith

Whakapapa Belonging and connection

PRINCIPLES			
Z	History		
(Accessibility		
. ک	Partnership		
\checkmark	Inclusivity		
و	Connectivity		
	Diversity		
ø	Nature		
ر ځ	Sustainability		
<u>.</u>	Resilience		
Ŷ	Safety		
	Revitalisation		

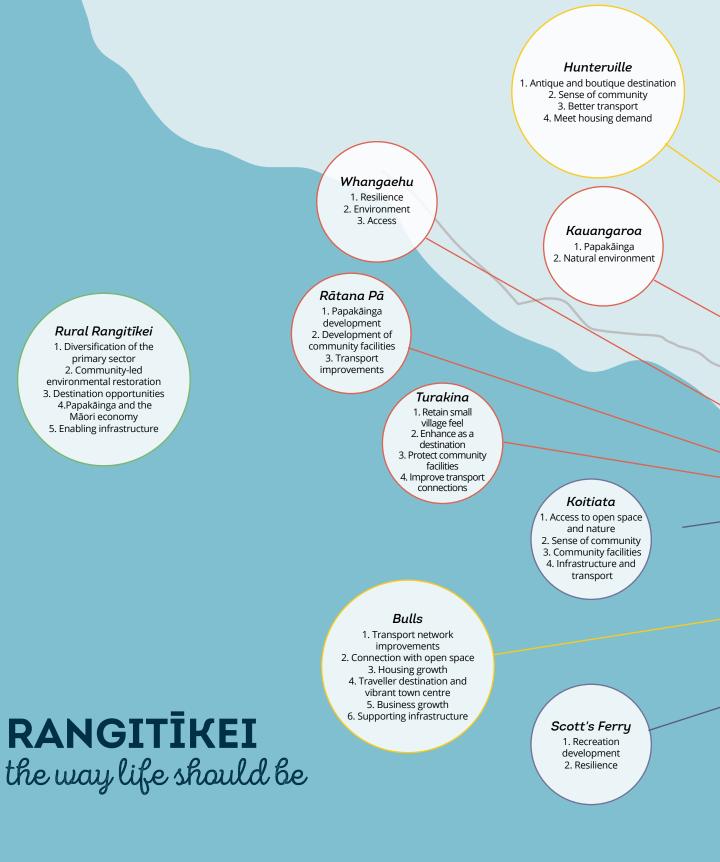


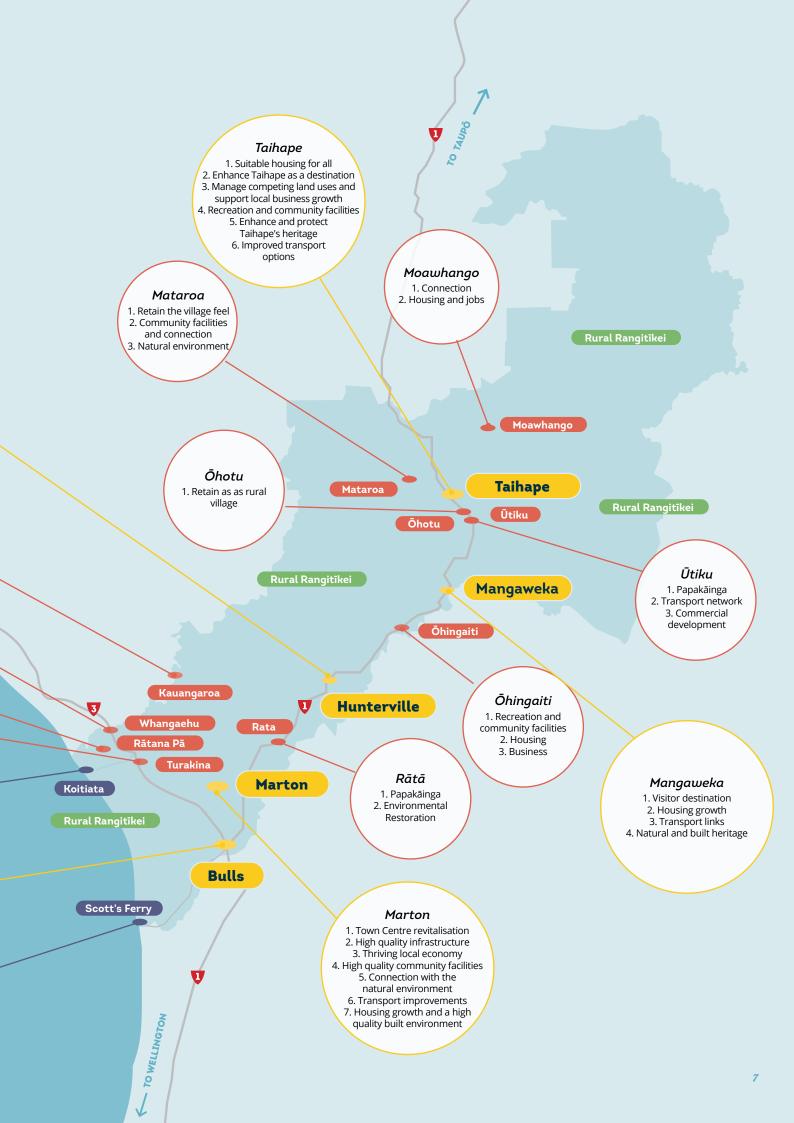
Key Community Themes

We undertook community engagement in early 2022 on what is important for future growth.

From this engagement, we've identified key themes that are important to our communities.

Each theme is explained in more detail in Section 2 of this plan.













Kupu Whakataki Introduction

The Rangitīkei District is growing, with over 1,300 people moving to the district since 2014. We expect strong growth to continue as more people and businesses discover Rangitīkei as a great place to live and do business. Council is planning to reach a population of over 25,000 people by 2050, which is almost 9,000 more people than live here today.

To ensure there is enough land and infrastructure available and that our urban areas are highly liveable, our rural communities are sustainable and that our natural environment is enhanced, we have created a 30 year spatial plan, Pae Tawhiti Rangitīkei Beyond the Rangitīkei Community Spatial Plan. This document provides the blueprint for the future so that our land use and infrastructure planning is efficient, co-ordinated and community aspirations are achieved. Pae Tawhiti Rangitīkei Beyond sets out our aspirations for future land use and development. It has been created based on the aspirations of our communities.

The Spatial Plan will ensure that local aspirations of the Rangitīkei community are captured so we are prepared for imminent Central Government reforms of the Resource Management Act, Three Waters and Local Government.

Pae Tawhiti Rangitīkei Beyond has been developed under the guidance of an Advisory Group made up of Elected Members and iwi representatives. This arrangement reflects Council's commitment to working in partnership with iwi.

Pae Tawhiti Rangitīkei Beyond aims to achieve the following objectives:

2	Articulate community aspirations for future land use and development.
	Provide a blueprint of future land use and growth throughout the Rangitīkei.
	Collaborate with iwi and hapū to embed cultural values into how we plan for growth and development in the Rangitīkei.
	Guide infrastructure investment decisions and enable targeted future proofing.
2	Inform and shape the District Plan Review and Council's other plans and strategies.
	Build confidence and identify potential for industrial, commercial, and residential development.

Pēwhea te whakamahi How to use this document

There are three sections in this plan. Users of this document may have specific areas of interest and may simply look at one section of the document e.g. a town/settlement.

Ουειυίεω

Provides the overarching vision, values and priority areas that apply for the whole of the Rangitīkei.

Rural. Towns and Settlements

Contains the vision, key themes and action plans for rural Rangitikei and the towns and settlements across the district.

- Bulls .
- Hunterville
- Kauangaroa
- Koitiata •
- Mangaweka
- Marton Mataroa
- Moawhango
- Ōhingaiti

The Detail

Provides the detail sitting behind sections 1 and 2 including context, community engagement summary and information on the district's growth strategy.

- Ōhotu Rātā
- Rātana Pā
- Rural Rangitīkei
- Scott's Ferry
- Taihape
- Turakina
- Utiku
- Whangaehu

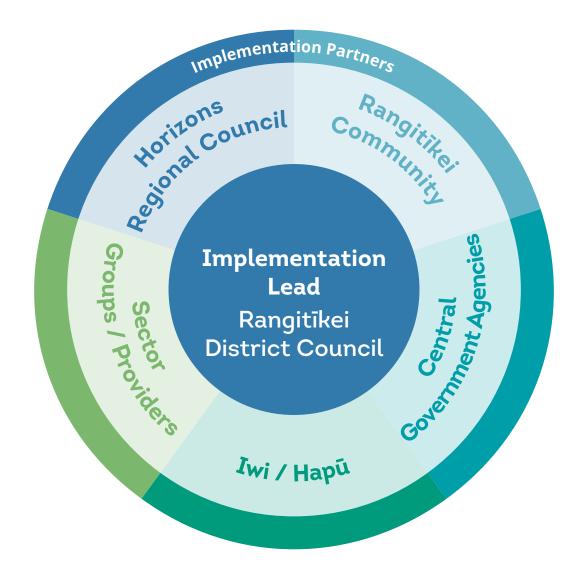
Te Whakawhanake Spatial Plan Development



Ngā Whakahāngai Implementation

The aspirations and actions identified in this document represent our goals for the future. For the implementation of the identified aspirations to be successful collaboration is essential – with our communities, iwi and hapū, Horizons Regional Council, Central Government and its agencies such as Waka Kotahi NZ Transport Agency, the new Three Waters Entity, and infrastructure providers.

An action in 2023 will be the development of an implementation plan to guide how the aspirations and actions identified in this document will be implemented.



Ngā moemoeā, Ngā Whanonga Pono me ngā Whakaarotau Vision, Values and Priority Areas

Our vision, values and priority areas articulate our aspirations for Rangitīkei in the future. They show what we are aiming to achieve, what is important to us and what will inform our decisionmaking for the future.

Our vision **Rangitīkei – the way life should be** reflects our aspiration that Rangitīkei is sought after for the lifestyle it provides. We have a strong sense of place, with unique and varied communities that provide a range of options to everyone.



Ngā Whanonga Pono Values

Our values are our guiding compass.

They outline how we will act and support our decision-making so that we can create the future we want for our communities.

	VALUES	
A CARACTER STATE	Kotahitanga Unity and strength	We are unified in our identity and work together to achieve the best future possible, making us stronger
	Manaakitanga Caring for each other	We care for our people and communities in a way that reflects our strong sense of community, and we encourage and support one another
Ľ	Kaitiakitanga Guardianship and caring for the environment	We consider the environment holistically, recognising the deep connection between people and the environment and use resources in a way that is sustainable for future generations
	Mātauranga Knowledge and understanding	We use knowledge to make decisions and take learnings from the past to make better decisions for the future
\oslash	Tika me te Pono Doing the right thing and in good faith	We are bold and courageous in decision-making, setting out an aspirational vision for our future generations while respecting tikanga and kawa
	Whakapapa Belonging and connection	We acknowledge the generations that have come before us, ensuring a place for those to come after us and create communities where people love to live and feel like home

Ngā Whakaarotau o Rangitīkei Rangitīkei Priority Areas

This section contains the priority areas that apply across the whole of the Rangitīkei.

Each priority area identifies the outcomes sought for sub-areas and how that outcome will be achieved.



Thriving Communities



Healthy Communities



Connected Communities



Unique Communities





Thriving Communities

Thriving communities are vibrant, growing, diverse, innovative and have an economy that benefits everyone.



A DIVERSE RURAL ECONOMY

The Rangitīkei rural economy is a diverse powerhouse for the Rangitīkei:

- > A leader in sustainable and high value primary production opportunities supported by the rural service sector.
- > Iwi-led businesses that are thriving.
- > A strong boutique tourism economy, leveraging off and improving our natural assets.
- > A forestry sector that is aligned with the 'right tree in the right place' approach.

- Support iwi in gaining access to landlocked land.
- > Recognise the role tourism and rural service activities play in the rural environment.
- Protect our versatile soils to ensure they are available for primary production activities.
- > Identify suitable locations for forestry activities, and land which should be protected.
- > Work with sectors in the rural environment to support ongoing growth, diversification and resilience.
- > Recognise the importance of multigenerational living and the ability for population growth to contribute to vibrant rural communities.
- Provide a safe and efficient transport system and freight network that supports rural economic activity.



VIBRANT TOWN CENTRES

Rangitīkei's town centres are the heart of our communities - fully occupied, attractive spaces that celebrate the unique character of each settlement. They are green, inclusive, easy to get around, mixed-use areas providing access to services, businesses, community facilities, health services and residential activities.

HOW WE GET THERE

- Enable a diverse mix of activities to establish in our town centres, while ensuring different uses are located appropriately to achieve a dynamic environment – e.g. retail/hospitality/ health services directly fronting the street, residential activities above, commercial activities on the periphery.
- > Lead streetscape design and redevelopment of our town centres.
- > Work collaboratively with building owners to facilitate solutions to strengthen earthquakeprone buildings.
- Implement changes to ensure our town centres are age friendly and accessible to everyone.
- > Work in partnership with the community on placemaking initiatives that promote the use of the space, increase safety and amenity, community connection and pride.
- > Provide a range of transport choices to increase accessibility of our town centres (walking, cycling, e-scooters).



GROWING BUSINESSES

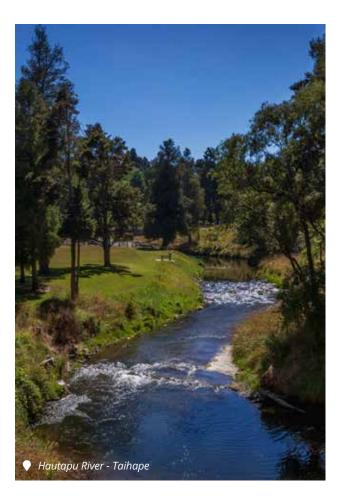
Businesses establish and grow throughout the Rangitīkei that support the needs of our communities, and leverage off our natural assets, primary products, and location at the heart of the Central North Island.

- Ensure sufficient land is available in the right place to accommodate future business growth and housing to support workers. 'In the right place' means able to access infrastructure, such as the transport network and three waters, not impacted by natural hazards, near to labour markets, etc.
- Consider the needs of businesses in the rural environment for worker accommodation.
- Prioritise investment in economic development and district promotion activities that support business growth.
- Support businesses navigate regulatory processes.
- Ensure infrastructure (three waters, roads, electricity, internet) is future-proofed to support business growth.



Healthy Communities

Healthy Communities have natural and physical environments that are sustainable, resilient, and meet community needs.



HEALTHY NATURAL ENVIRONMENT

Our natural environment – the flora, fauna and entire ecosystems are healthy, which supports the health of our people.

- > Support community-led projects focused on environmental enhancement.
- > Ensure urban infrastructure positively impacts the natural environment.
- Protect our most important ecosystems from inappropriate land use.



CLIMATE RESILIENCE

Our communities are resilient and have adapted to ongoing climate impacts.

HOW WE GET THERE

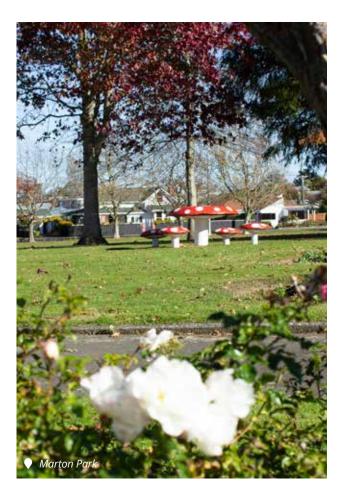
- > Communities at risk of significant flooding have implemented climate resilience or adaptation projects / plans – Scott's Ferry, Kauangaroa, Koitiata, Marton, Hunterville and Bulls.
- > New housing development mitigates risks or avoids areas that are at risk from natural hazards, particularly flooding.
- Support rural communities to become resilient to extreme and changing weather patterns
- > Understand the extent of infrastructure at risk from the impacts of climate change and natural hazards and increase its resilience.
- > Develop a Climate Impact Strategy and Plan.

Mangaweka EV Charger

EMISSIONS REDUCTION

The transition towards a low-emissions economy supports the wellbeing of our communities.

- Prioritise nature-based solutions in urban environments.
- Enable mode shift by increased opportunities for active and micromobility, increased public transport, and infrastructure to support changing fuel types (e.g. EV, hydrogen).
- > Leverage off the existing rail networks for freight.
- > Champion early adoption of new loweremissions technologies e.g. in farming, and fuel (hydrogen).
- > Develop a Climate Impact Strategy and Plan.
- > Recognise the importance of renewable energy in the regulatory system.
- > Ensure emissions reductions are equitable and inclusive for all.



CONNECTION WITH NATURE

Our communities have easy access to our waterways, parks and open spaces and these spaces are connected through green and blue networks.

HOW WE GET THERE

- > Connect our green spaces and waterways together and with our communities through the development of nature networks that support recreation, increase amenity, provide biodiversity corridors and improve water quality.
- Support community-led projects focused on developing nature networks, environmental enhancement or enhancement of our parks and open spaces in an equitable manner.



HOUSING THAT MEETS A VARIETY OF NEEDS

Our people have access to high quality housing that meets their needs throughout their lifetime.

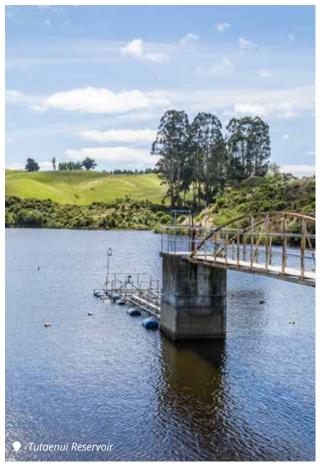
- Ensure there is sufficient land available for housing to accommodate projected population growth.
- > Focus residential and rural lifestyle growth in the main centres of Taihape, Marton, Bulls, Hunterville and Mangaweka. Provide small-scale opportunities for growth in other settlements (where appropriate) to give choice.
- Enable and encourage infill development and medium density housing in our main centres.
- > Recognise and provide for the needs of multigeneration households.
- Support tangata whenua in realising housing aspirations.
- Partner with housing providers and central government to support the delivery of social and community housing.



SUPPORTING INFRASTRUCTURE

Our urban communities have access to high quality transport networks, clean drinking water, efficient wastewater networks and stormwater systems that can cope with ongoing climate impacts. Our infrastructure supports community health and wellbeing and enhances the natural environment.

- > Long term planning of infrastructure required to support growth and future-proof infrastructure upgrades to ensure they can meet future growth.
- > Require new developments to achieve stormwater neutrality.
- Enable intensification of our urban environments to ensure the efficient use of existing infrastructure.
- Incorporate low impact infrastructure design where appropriate, such as rain gardens, into future developments and the redevelopment of existing stormwater infrastructure.
- > Work alongside electricity providers to plan for future electricity requirements associated with housing and business growth and transition the transport sector to electric vehicles.
- Recognise the dominant role renewable energy will play in supporting our energy future.
- Implement a transport network that provides for high quality multi-modal transport options.







Connected Communities

Connected communities are linked with each other and the wider world physically, socially and digitally.



URBAN ACCESSIBILITY

Urban residents in Marton, Taihape, Bulls and Hunterville have access to local employment, town centres, parks and open spaces and education within 10-minutes from home.

- Enable and encourage intensification within the existing urban footprints for Taihape, Marton and Bulls.
- Consider accessibility when identifying future residential growth areas.
- > Undertake structure planning to ensure new developments are physically connected with the existing urban environment.
- Invest in active mobility networks that support all active and micro-mobility transport methods. Identify active mobility pathways for our urban areas and develop an implementation plan for their construction.



TRANSPORT NETWORKS

Our communities have access to and choice of, to a range of affordable transport options that meet their needs and connect to key destinations – including private transport, public transport, micro-mobility and active transport.

HOW WE GET THERE

- > Development of an active mobility pathway plan to guide the location and implementation of active mobility pathway networks through our urban areas and between settlements.
- > Advocacy and collaboration to facilitate the implementation of public transport services, particularly rail services and the introduction of new technology (autonomous vehicles).
- Integrate land use planning and transport infrastructure planning to ensure accessible urban environments.
- > Leverage from external funding sources to maximise projects and outcomes for the transport network.
- Invest in, and collaborate on the implementation of projects that increase safety of transport networks.
- > Leverage off the role the Rangitikei plays in inter-regional connectivity for passenger and freight for the Central North Island.
- > Work collaboratively with all transport partners, including Waka Kotahi and regional local authorities to advocate, plan and implement a high-quality, integrated, safe and efficient transport network.



DIGITAL CONNECTION

The entire Rangitīkei has access to high quality digital connections available (internet & cell phone) which support working from anywhere, rural businesses and enables our remote communities to connect digitally.

- > Advocate to Central Government for improved rural digital connectivity.
- Inform our communities about emerging digital connectivity opportunities.



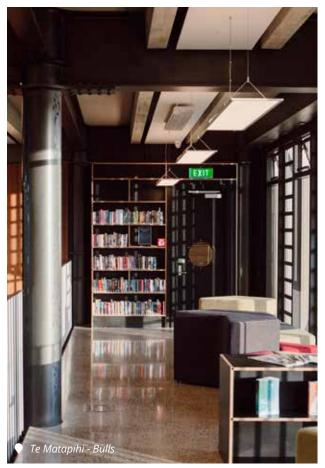


SOCIAL INTERACTION

Our communities have strong social connections that are grounded on a strong identity. Our built environment including, parks and reserves, community facilities, active mobility pathways and civic areas, are designed to encourage and provide opportunities for social interaction and connection.

HOW WE GET THERE

- Promote the unique identity of each community.
- > Support community-led development.
- > Promote and encourage local events.
- Promote connection between public and private spaces that increase opportunities for social interaction.
- > When building or redeveloping public spaces include design elements that encourage increasing social interaction and community connection e.g. places to sit, events spaces.



ACCESS TO COMMUNITY FACILITIES

Our communities have access to high quality public spaces and community facilities that support social interaction, inclusion, learning and recreation.

- > Implement the civic centre projects for Marton and Taihape.
- Invest in redevelopment of the Marton and Taihape swim centres.
- > Invest in our green spaces.



Unique Communities

Unique communities are built from their sense of place, culture and heritage and quality physical environments.



SENSE OF PLACE

The towns and settlements in the Rangitīkei provide an enviable small-town lifestyle. They are connected through a shared identity as being part of the Rangitīkei. Our character is derived from both the physical environment and belonging within and connection to the surrounding landscapes. Our waterways connect us together, from our outstanding natural environments in the north, weaving through the Rangitīkei to the coast.

- > Identify, protect, and celebrate what makes each of our towns and settlements unique.
- Focus growth in Marton, Taihape, Bulls, Hunterville and Mangaweka.
- Strengthen our connection with our natural environments, waterways, green spaces, coastal areas, and landscapes through the development of nature networks.

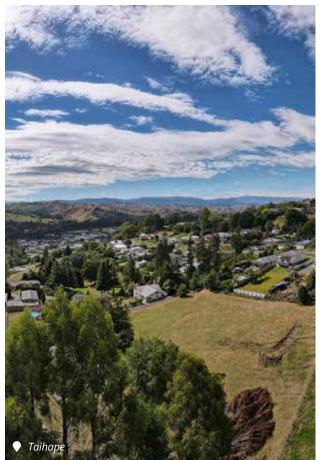


NATURAL AND CULTURAL HERITAGE

Our history and culture are understood and celebrated alongside our natural environment as what makes the Rangitīkei unique.

HOW WE GET THERE

- Identify, protect, celebrate, and enhance our Outstanding Natural Landscapes and Features, sites of cultural significance, and built heritage.
- > Work in partnership with iwi and hapū in the protection of cultural sites of significance and environmental restoration projects.
- > Identify opportunities for storytelling.



HIGH QUALITY TOWNS

The built environment in the Rangitīkei supports well-functioning communities that are inclusive and celebrate culture, enable meaningful choices in housing, transport, are resilient and have good accessibility.

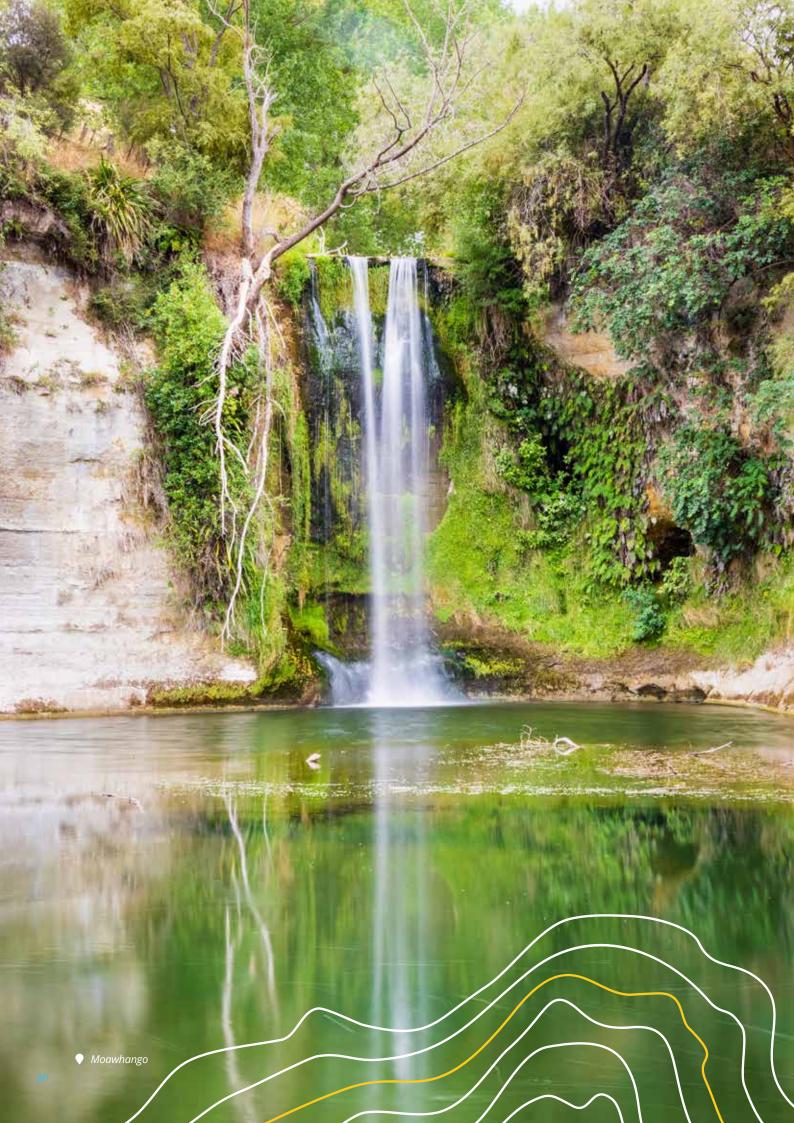
- Invest in public spaces in a manner that implements high quality urban design and supports connection between public and private spaces, interaction, activation, enjoyment and community pride.
- > Use Crime Prevention Through Environmental Design principles when developing public spaces.
- Encourage high quality urban design for new development throughout urban environments.
- > Advocate for improved public transport.
- Enable the development of a range of housing typologies.
- Develop urban areas to be activity friendly environments – places where making an active choice is easy.

Mātāpono Hoahoa Design Principles

The principles identified below should be used to guide future land use and development.

They have guided the development of the concepts in this plan, and will be considered and used when undertaking the District Plan review.

PRINCIPLES		
Z	History	Our dual heritage is celebrated. Mana whenua significant sites and cultural landmarks are acknowledged. Historical narratives are captured and expressed creatively and appropriately. Māori names are celebrated, both traditional and new.
	Accessibility	Our residential environments are accessible for everyone of all ages and abilities within 10 minutes from home - to our business environments, parks and open spaces, schools, health services and community.
161	Partnership	The mana of iwi and hapū as Mana whenua is recognised and respected. Opportunities are promoted giving effect to Mana whenua kaitiaki roles. Mana whenua are fully empowered through engagement and design processes to ensure tikanga Māori is applied across the project life.
$\mathbf{\mathbf{\mathbf{\bigtriangledown}}}$	Inclusivity	Our communities are designed to be inclusive of all of our people and enable everyone to participate and meet their needs.
ŗ	Connectivity	Our communities have a strong spiritual connection to the Rangitīkei. They are also physically connected. Our towns and residential environments are connected in a manner that will allow people to move around however they want. This includes by car, walking, cycling, mobility scooters, e-scooters and more.
÷	Diversity	Our communities contain a diversity of people that have varying work, play and educational needs that are provided for.
Ø	Nature	Our towns are connected and integrated with the natural environment. This includes green networks through town, accessibility to parks and open spaces, space for people to have a garden at home, lots of trees. It also includes connection and the health of our blue networks, waterways.
23	Sustainability	Green infrastructure and technology is embraced for new developments and to increase resilience or amenity. Increased density in appropriate locations will maximise the use of existing infrastructure. The natural environment is protected, restored and/or enhanced.
••••	Resilience	Resilience to climate impacts and natural hazards. Some towns are already susceptible to the impacts of climate change and flooding. Ensure that future growth areas transition away from high-risk areas and residential intensification in areas subject to flooding will be minimised or avoided.
Ĵ	Safety	Our urban areas are designed in accordance with Crime Prevention Through Environmental Design principles.
	Revitalisation	The redevelopment of towns improves the quality of the built environment whilst recognising and embracing local heritage





Rural, Towns and Settlements





- Bulls
- Hunterville
- Kauangaroa
- Koitiata
- Mangaweka
- Marton
- Mataroa
- Moawhango
- Ōhingaiti
- Ōhotu
- Rātā

- Rātana Pā
- Rural Rangitīkei
- Scott's Ferry
- Taihape
- Turakina
- Utiku
- Whangaehu

BULLS

Bulls is the southern gateway to the Rangitīkei, known for celebrating its name and agricultural heritage with humorous bull signs and statues.

The population of Bulls has grown significantly in recent years, being an affordable option and a commutable distance to nearby Palmerston North (29km), Whanganui (44km) and the Ohakea Airforce Base (3km).

We expect strong growth to continue, with another 2,000 people likely to call Bulls home by 2050. Bulls is expected to see growth in the older age groups which will increase demand for health services, smaller and low maintenance housing and public transport options.

Creating a vibrant town centre, and high quality community and recreation facilities will attract families.

Bulls has many opportunities associated with its central location for population and business growth.

WELCO AES YO

RANGITIKEI

BULLS

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Bulls is a growing community, strongly connected to the Rangitīkei River and its high quality green spaces. A popular stop for travellers, with vibrant businesses and a transport network that supports the community.

Key community priorities

- Improving traffic flow and pedestrian safety through town.
- Business expansion and improved wayfinding through town.
- Walkway/cycleway development (Ohakea Bulls, River loop).
- Bulls Domain development.

Bulls at a glance

2,250 people call Bulls home.

/5 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, 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.

Key themes

1 Transport network improvements Nants Road

Trickers Road

Brandon Hall Road

Reads Road

tiltern Road

McHardies Road

RE

Watsi

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3

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RI

6

- 2 Connection with open space
- 3 Housing growth
- Traveller destination and vibrant town centre
- 5 Business growth
- 6 Supporting infrastructure

Key Spatial Moves

- Residential Expansion
- RI Residential Intensification
- 🕕 Industrial Hub
- Mixed Use Town Centre

Legend

District Plan Zones

- Residential Zone
- Commercial Zone Industrial Zone
- Rural Zone
- Rural Living Zone
- Comprehensive Development Area

Assessed Growth areas

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

Map Features

Raumai Road

- Building Footprint
- Property Boundaries
- Green space
- 🗕 Railway
- State Highways
- Active Mobility PathwayNature Network
- Stream
- River





"With the volume of traffic increasing and the trucks aren't going to get smaller, something should be done about the intersection at SH1 and SH3."

Community Voice

Transport network improvements

Located at the junction of State Highway 1 and 3, over 13,000 vehicles¹ travel through Bulls each day.

The volume and type of traffic and multiple intersections can cause traffic flow and safety issues through the town.

Some locals use the back streets to navigate around Bulls to avoid dangerous intersections and congestion. The volume, type and speed of traffic also creates an unsafe environment for pedestrians or other forms of mobility.

Addressing traffic and pedestrian safety issues in the town centre is a top priority for the community.

Public transport or active mobility options are limited, with the residents largely dependent on private vehicles.

Priorities

1

- > Make the Bulls town centre safe for pedestrians and improve traffic flow.
- Develop active mobility pathways around town and that connect with Marton, Ohakea, and Scott's Ferry that support walking, cycling, e-scooters, mobility scooters and other forms of active and micro mobility.
- > Advocate for improved public transport options.
- > Enable a range of transport types and changing transport technology e.g. vehicle charging stations, bike racks, hydrogen fuel.
- > Work collaboratively to create a transport network that supports local business growth e.g. easy access, efficiency.

2



Connection with open space

Bulls has several green spaces across the town, the most significant being the Bulls Domain.

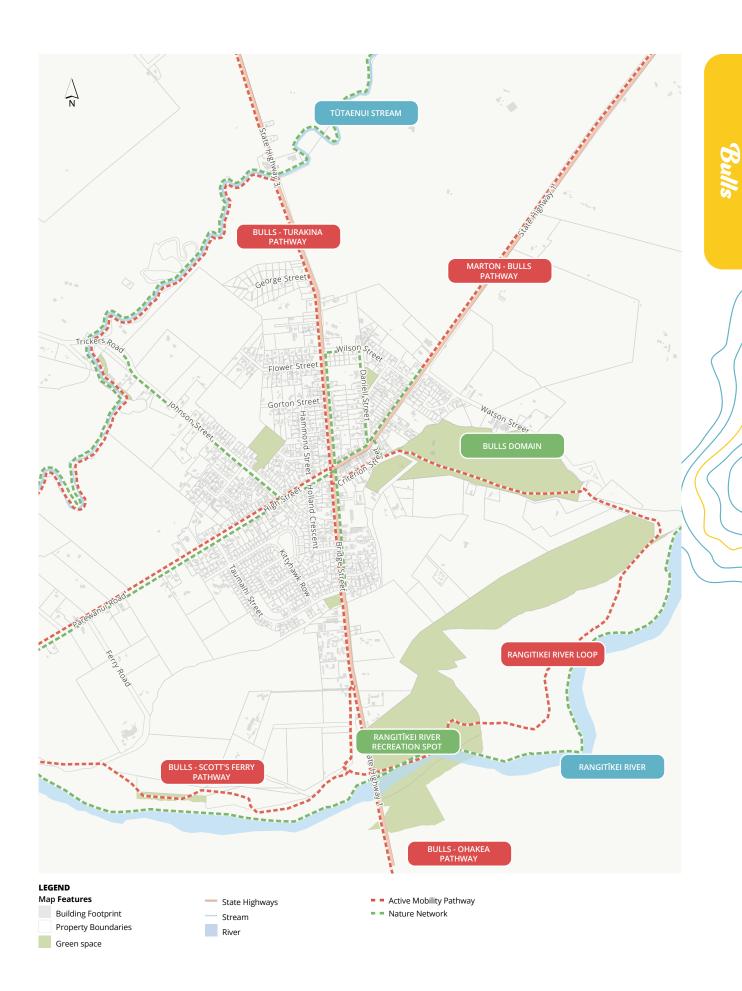
The Bulls community is strongly connected to the Rangitīkei River to the east, with the Tūtaenui Stream also located to the west of the town.

There are opportunities to improve the connection between the town, Rangitīkei River and Tūtaenui Stream and the recreation activities in the open spaces throughout Bulls.

Priorities

- Develop nature networks between parks, the Rangitīkei River and Tūtaenui Stream that provide improved active mobility options, increase connection between the town centre and the Rangitīkei River, support wildlife corridors, and green the town centre.
- > Incorporate art and culture into the open space networks.
- Identify opportunities for the use of green, low impact design, infrastructure.
- > Encourage an increase in canopy cover in Bulls.
- Develop the access point to the Rangitīkei River as a recreation spot with facilities for visitors.
- > Community-led redevelopment of the Bulls Domain.







Housing growth

3

Bulls provides a small town lifestyle that is highly connected to the wider region.

The town has grown rapidly recently with 600 more people calling Bulls home since 2013. Affordable housing, location and expansion of the Ohakea Airbase will continue to support a rapidly growing community.

Bulls has two primary schools that have capacity to cope with projected growth.

Priorities

- Enable a diversity of well-designed housing that is high quality, low maintenance, a range of sizes, close to town, and provides a high level of amenity.
- Design future growth areas and redevelop the existing urban area so people are able to access services and amenities (shops, health services, parks, schools) within 10 minutes.
- Avoid housing development in areas at significant risk of flooding.
- Connect the community via roads and pedestrian connections, including improved connections across the State Highway network.
- > Ensure infrastructure is available to support housing growth.
- Develop high quality parks to provide the community access to open space.

"Wherever housing is built there needs to be some greenspace for people to relax in."

Community Voice











Future residential and lifestyle growth

Bulls could need an additional 34 houses per year, or 1,001 homes by 2050 to meet our growth aspirations.

We already have some land available for new housing, but anticipate needing up to an additional 61 hectares of Residential land and 50 hectares of Rural Lifestyle land.

	Residential	Rural Lifestyle	Total
Number of houses – per year	33 houses	2 houses	35 houses
Number of houses – by 2050	951 houses	50 houses	1,001 houses
Additional land required	61 hectares	50 hectares	111 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 rating
BUL01	33.7 hectares	Moderate
BUL02	45.7 hectares	Moderate
BUL03	7.1 hectares	Moderate
BUL04	132.5 hectares	Low
BUL05	79.5 hectares	Moderate
BUL06	47.5 hectares	Low
BUL07	42.5 hectares	Moderate

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.

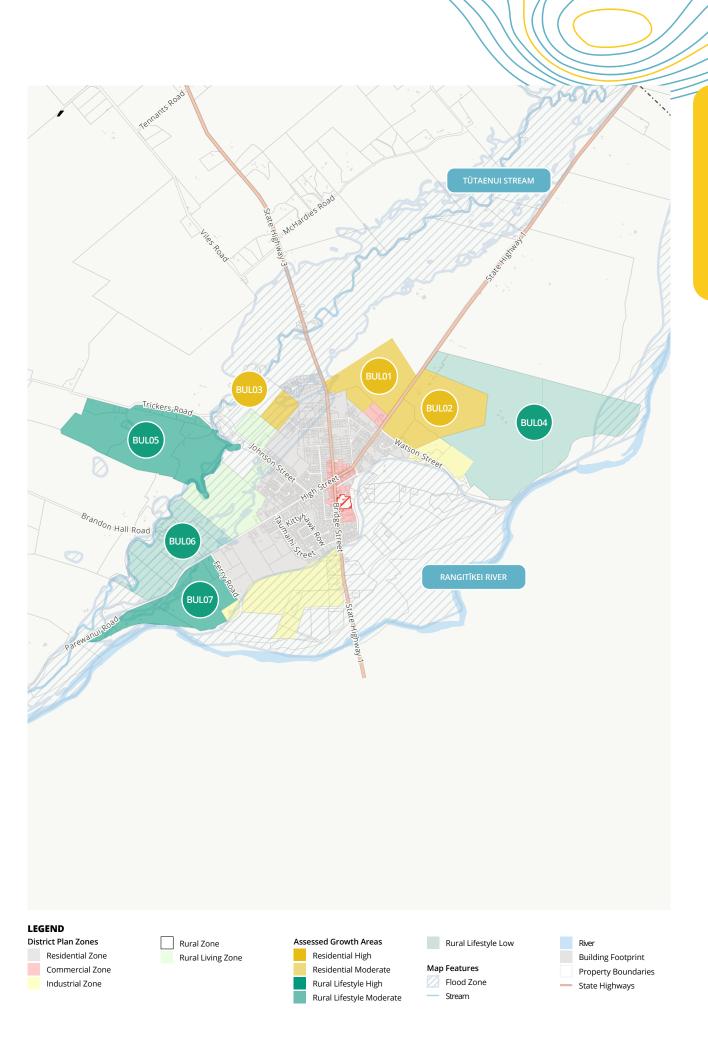
Further work, including technical assessment, will be completed to refine the assessment of future growth areas, which could change this prioritisation.

A detailed assessment of the growth areas for Bulls is provided in Section 3.









Bulls

Key Themes





Traveller destination and vibrant town centre

The volume of traffic going through Bulls and its central location provides opportunity for attracting people to stop, shop and relax, and the Bulls campaign has successfully done this for some time.

Priorities

- > Enhance Bulls as a key stop for travellers in the Central North Island.
- > Improve traffic flow and pedestrian safety through the town.
- Celebrate the distinct 'precincts' within the Bulls town centre and create wayfinding connections that encourage residents and visitors to walk around the town centre.
- Implement greening of the town centre.
- > Enhance the entrances to Bulls as the southern gateway into the Rangitīkei.
- Support the strengthening of earthquake-prone buildings and the establishment of new businesses.
- > Increase visitor accommodation.

4



Business Growth

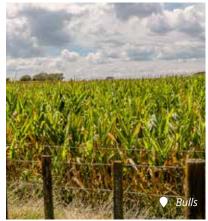
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Bulls' location in the Central North Island at the junction of State Highway 1 and 3 makes it suitable for industrial development.

Key theme 4 identifies the opportunities for Bulls as traveller destination.

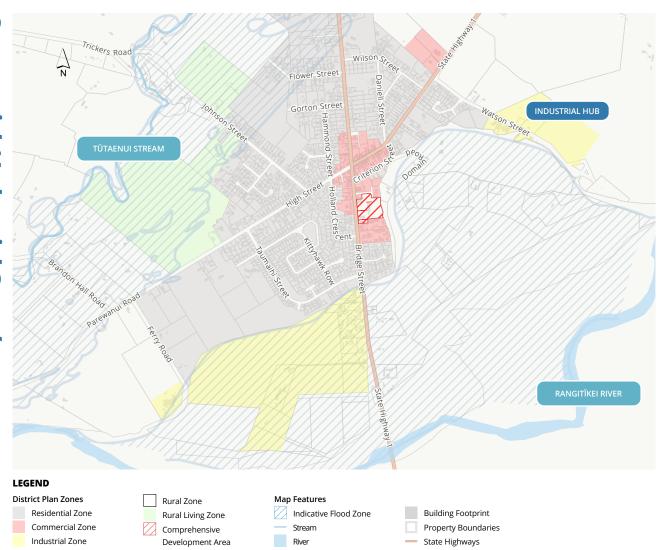
Priorities

- > Position Bulls as a major food processing, distribution and logistics hub for the Central North Island.
- > Locate the industrial hub of Bulls along Watson Street.
- > Take a facilitative approach to the establishment of new businesses.
- > Town centre events, placemaking and wayfinding to increase foot traffic around the town centre.



"Industrial should be on the outskirts. Available access to resources but not impacting on the daily lives of residents."

Community Voice



Future Commercial / Industrial growth

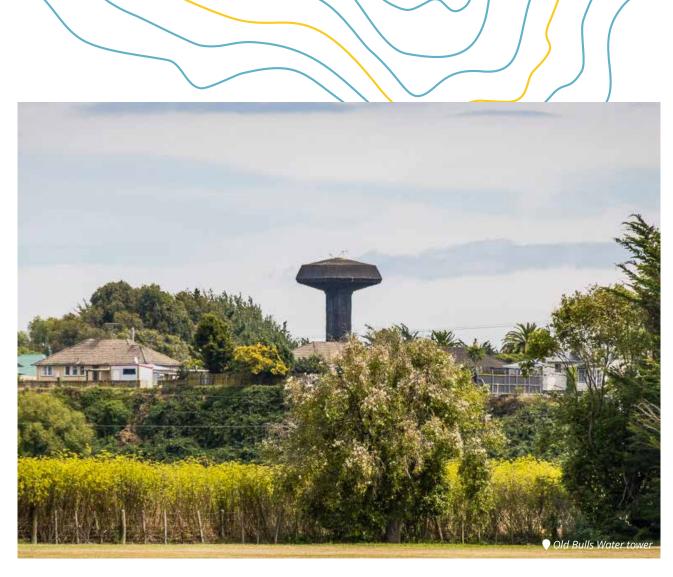
We anticipate the existing area zoned for commercial and industrial activities is big enough to meet future business growth needs.

These projections are based on historic trends of business growth, which means additional land could be required to capture unanticipated opportunities.

Vacant industrial land is available along Watson Street and near the Rangitīkei River on Bridge Street.

Demand for business land will need to be monitored to ensure opportunities for business establishment and expansion is achieved within Bulls.

	Commercial	Industrial
Projected demand	0.8 hectares	2.9 hectares
Expected Capacity (already zoned)	1.4 hectares	8.8 hectares
🜲 🌲 Land required	-0.6 hectares	-5.9 hectares



Supporting infrastructure

High quality infrastructure is needed to support a growing community.

The new Bulls water reservoir is already constructed, and work is underway on the Marton to Bulls Wastewater Centralisation Project.

An additional water source and reticulation upgrades will be needed to meet long term growth projections.

Priorities

6

- > Ensure the three waters network is upgraded to support residential, commercial and industrial growth.
- > Work collaboratively with infrastructure providers to plan for future demand.



"It is important that all new builds and consents are ensuring that our infrastructure will grow with it."

Community Voice

Action Plan

Rangitīkei Priority Area	Key Themes	Project							
Thriving	WORK TS		1.1	Work collaboratively with Waka Kotahi to develop and implement solutions for improving traffic flow and pedestrian safety through the Bulls Town Centre.					
Communities Connected Communities Healthy	TRANSPORT NETWORK IMPROVEMENTS	1	1.2	Develop Active Mobility Pathways: • Bulls – Ohakea • Bulls – Marton • Bulls – Scott's Ferry • Bulls – Rangitīkei River Loop					
Communities	TRAN		1.3	Advocate for the trial and implementation of innovative public transport options that take advantage of emerging transport technology.					
Healthy	CONNECTION WITH OPEN SPACE	2	2.1	 Development of Nature Networks: Rangitīkei River / Bulls Domain loop Bulls - Scott's Ferry Tūtaenui Stream Rangitīkei River Project - continued development of the recreation area alongside the Rangitīkei River near the Bulls Bridge. 					
Communities	CONNEC	CONNEG				CONNEC	2.2	Work alongside the community on the Bulls Domain upgrade project.	
Healthy Communities Connected Communities Unique Communities	HOUSING GROWTH	3	3.1	 Undertake a District Plan Change for urban growth that: Rezones residential and lifestyle growth areas. Implements structure plans for future growth areas and undeveloped residential areas. Enables medium density development that meets high quality urban design criteria. Reviews provisions to ensure they support aspirations associated with developing well-functioning communities and a diverse range of housing. Investigates flood risk for the existing rural lifestyle zone to determine whether it should be de-zoned. 					
	Ĭ		3.2	Work collaboratively with local developers to encourage a variety of housing types.					
			3.3	Develop a prospectus that sets out the housing development opportunities in Bulls.					

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		
Medium Term	Advocate Partner	Community Waka Kotahi		
Long Term	Service Provider Partner	Community Waka Kotahi Mana whenua Bulls and District Community		
Long Term	Advocate	Development Trust Regional Council		
🛗 Long Term	Service Provider Partner	Community Bulls and District Community Development Trust Regional Council		
🛗 Long Term	Service Provider Partner	Mana Whenua Bulls Domain Upgrade Group Bulls and District Community Development Trust Community Sports groups		
Short Term	Strategy / Regulation	Community Mana whenua Landowners Waka Kotahi Regional Council		
>>> Ongoing	Service Provider	Landowners		
🔶 Quick Win	Service Provider	Community		

Bulls

Action Plan

Rangitīkei Priority Area	Key Themes	Project				
			4.1	Enhance the entrance to Bulls to increase amenity and the sense of arrival at a destination, encouraging travellers to stop.		
	VTRE		4.2	Identify and leverage from the distinct precincts in the Bulls town centre – retail/health, hospitality, community.		
	OWN CEN		4.3	Implement streetscape improvements to increase vibrancy, improve the pedestrian experience and provide linger opportunities (shelter, seating, photo opportunities, outdoor dining).		
-	T T NA		4.4	Encourage the co-location of similar businesses to the different precincts.		
Thriving Communities Connected Communities	ND VIBRA	4	4.5	Improve pedestrian connections / wayfinding between each of the precincts to encourage visitors to walk around the town. Invest in signage that encourages travellers to stop.		
Healthy Communities Unique Communities	TRAVELLER DESTINATION AND VIBRANT TOWN CENTRE	4	4.6	Celebrate Te Matapihi as the heart of the town centre. Encourage the use of the venue (indoor/outdoor) for local events.		
Communicies		R DESTIN	-	4.7	Investigate the implementation of incentives and/ or support for building owners to strengthen or redevelop earthquake-prone buildings – particularly for the retail precinct.	
	ELLEI	-		4.8	Position the information centre to feature local and regional attractions.	
	TRAV				TRA	4.9
			4.10	Develop a Parking Management Strategy to future- proof the Bulls Town Centre's parking availability.		
			4.11	Develop a business case for visitor accommodation needs in Bulls.		
Thriving	BUSINESS GROWTH	5	5.1	Develop a prospectus to promote Bulls as a desirable location for logistics / food processing.		
Communities	BUSI GRO		5.2	Monitor demand for industrial land to accommodate growth.		
			6.1	Develop a stormwater management plan for Bulls to guide future investment to increase stormwater resilience.		
Healthy	SUPPORTING NFRASTRUCTURE	6.2	Work alongside Horizons Regional Council to investigate options for increasing resilience for the town from flooding from the Tūtaenui Stream and Rangitīkei River.			
Communities	RASTI		6.3	Implement stormwater resilience projects identified in the stormwater management plan for Bulls.		
	S EN		6.4	Implement the Marton – Bulls Wastewater Centralisation project.		
			6.5	Undertake upgrades to the Bulls Water Supply as required to cater for growth.		

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 y	ears Long term 10+
Timefra	ame	Council's role(s)	Project Partners and Key Stakeholders
Ō	Short Term	Partner	Community Mana whenua Waka Kotahi Bulls and District Community Development Trust
Ō	Short Term	Strategy / Regulation	
X	Medium Term	Partner	
Ō	Short Term	Facilitation / Information	Community Mana whenua
Ō	Short Term	Partner	Waka Kotahi Business owners Bulls and District Community Development Trust
Ō	Short Term	Service Provider	
Ō	Short Term	Funder	
Ō	Short Term	Service Provider	
•••>	Ongoing	Service Provider	Community Business owners Bulls and District Community Development Trust
\mathbf{X}	Medium Term	Strategy / Regulation	
Ō	Short term	Service Provider	Business community
\mathbf{X}	Medium Term	Facilitation / Information	Business community
•••	Ongoing	Strategy / Regulation	Easiness community
Ō	Short Term	Service Provider	
	Long Term	Partner	Community Mana whenua
	Long Term	Services provider	Regional Council
Ō	Short Term	Service Provider	
Ō	Short Term	Service Provider	

PĀRAEKARETU HUNTERVILLE

Hunterville, the Huntaway capital of the world, is a strongly connected village that services the rural hinterland.

The rural environment contains a mix of agricultural and forestry activities.

State Highway 1 and the North Island Main Trunk Rail Line both split the village in two, offering both opportunities and challenges for the settlement.

The Pourewa Stream is an important waterway running through the village.

Key community priorities

- Enhancing Hunterville as a destination with great local retail and food options.
- Retaining the strong sense of community.
- Supporting community services and facilities clubs, service agencies and groups.
- Environmental improvements.



VISION FOR Hunterville

N

Hunterville is special because of the strong sense of community and exceptional destination opportunities for visitors.





1

Antique and boutique destination

The Hunterville town centre is attractive and has a mix of hospitality, antique and boutique stores which makes it popular for visitors to explore. Queens Park is a great rest or overnight stop, with the playground providing a chance for families to take a break.

There are opportunities to further enhance and build Hunterville's reputation as a destination. The community see opportunities for more shops to be established alongside more planting and green spaces.

The Hunterville Town Centre Plan identified 10 projects as part of a children's adventure trail that would support the village as a destination.

Priorities

- Position Hunterville as an antique and boutique destination for visitors – a stop for people travelling through, a day trip destination of choice, and a popular location for an overnight stopover.
- Encourage the establishment of additional hospitality, antique and boutique shops to enhance the offering.
- Invest in infrastructure and open spaces that enhance the visitor experience.
- Improve wayfinding to encourage visitors to explore the whole town.
- > Develop nature networks that link parks and open spaces and the town.

"Trendy little stop off destination with great shops and food"

ommunity facilities

6 K O

Community Voice



District Plan Zones Residential Zone Commercial Zone Industrial Zone





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    Property Boundaries
    Railway
    State Highways
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Future Commercial / Industrial growth

We do not anticipate Hunterville will need more commercial land as there is 0.7 hectares of vacant land available, and only 0.2 hectares of projected demand.

Hunterville has a small industrial area adjacent to the Rail Line down Main Street (approximately 2.2 hectares). The Pourewa Stream runs to the west of this area, making 75% of it at risk of flooding.

We anticipate up to 2.1 hectares of industrial land could be needed to meet demand. If the flood risk can be addressed, the existing industrial area will provide sufficient land for projected industrial growth.

	Commercial	Industrial
Projected demand	0.2 hectares	2.1 hectares
Expected Capacity (already zoned)	0.7 hectares	0.0 hectares
🜲 🏝 Land required	-0.5 hectares	2.1 hectares

Gordon Terrace

Sense of community

2

Hunterville is a strongly connected community. Community groups lead the development and operation of key community and recreation facilities such as the Hunterville Swimming Pool, (Hunterville Community Asset Trust) and Hunterville Community Sports Complex (Hunterville Community Sports Trust).

The most important community facilities include the pool, school, Town Hall, community services, clubs/facilities, infrastructure that supports the visitor economy and parks/green spaces.

Priorities

- Support community-led development of the Hunterville town centre and parks and reserves.
- > Promote the unique identity of Hunterville, centred around the Huntaway.
- Support local events that promote Hunterville and encourage community wellbeing.
- Incorporate design elements into public spaces that encourage community interaction.



" Great opportunity for the quiet life"

"All of our community facilities, they are widely used and enjoyed by many people."

Community Voice



"Bus contact with Palmerston North and Whanganui more regularly."

Community Voice

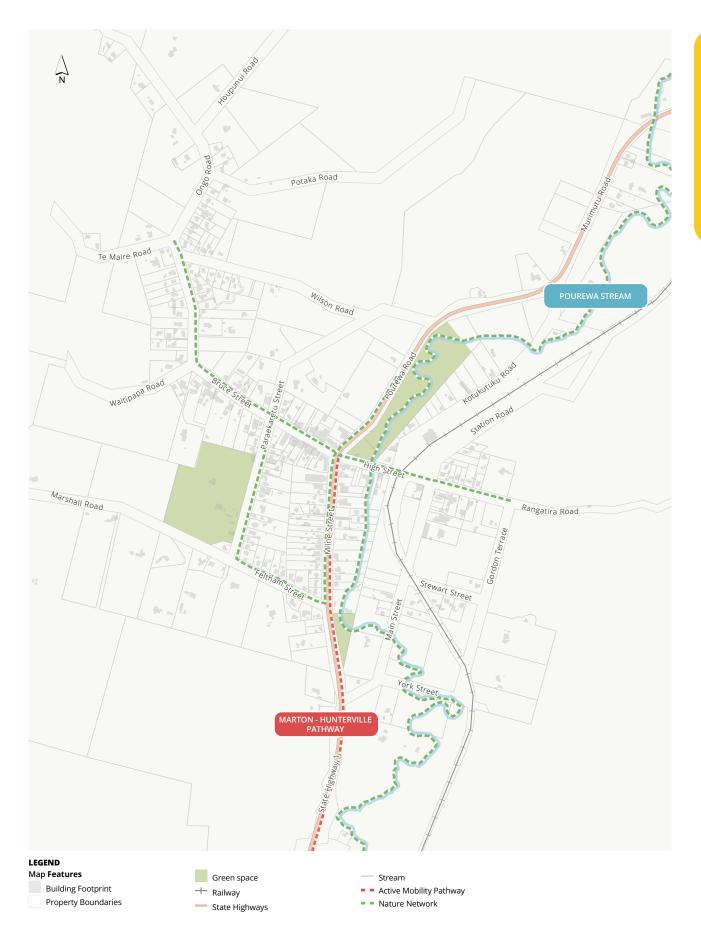
Better transport

The Hunterville community is dependent on private vehicle use as there are no public transport or active transport options available.

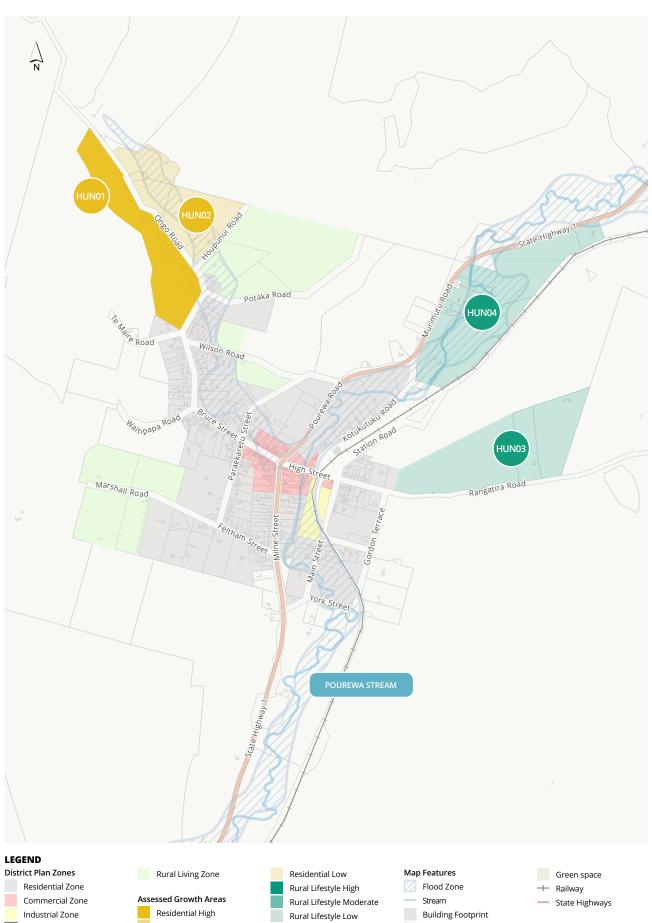
Located on State Highway 1, and with the North Island Main Trunk Line running through the settlement there are opportunities for improved public transport options.

Priorities

- Advocate for the implementation of innovative public transport options.
- Advocate for Hunterville to become a stop on the rail network for tourists and commuters.
- > Develop active mobility pathways that encourage active recreation and link Hunterville with Marton.







Property Boundaries

Residential Moderate

Rural Zone

Future residential and lifestyle growth

In 2018 there were 210 homes in Hunterville. The village has reticulated water and wastewater systems.

We anticipate the need for up to an additional 4 houses per year, or 116 by 2050 to support growth.

There is significant potential for infill development throughout the village, however we anticipate an additional 7 hectares of Residential land could be required to meet long term demand.

Future residential growth for Hunterville will be dependent on gaining a new resource consent for the wastewater treatment plant.

	Residential	Rural Lifestyle	Total
Number of houses – per year	3-4 houses	0-1 houses	4 houses
Number of houses – by 2050	110 houses	6 houses	116 houses
Additional land required	7 hectares	0 hectares	7 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 rating
HUN01 (Ongo Road west)	13.7 hectares	High
HUN02 (Ongo Road east)	12.5 hectares	Low
HUN03 (Rangatira Road)	22.2 hectares	Low
HUN04 (State Highway 1)	23.6 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.



"With historic flood plains, I see housing opportunities more out Ongo Road direction perhaps."

Community Voice

Rowes Road

A rural lifestyle development, with around 18 lots has been developing at the end of Rowes Road since the mid 2000's.

The area has challenges with access, as there is a long gravel Right of Way access servicing the properties. The portion of road owned by Council accessing the site is also narrow. Properties on the lower terrace to the south of the site are also potentially impacted by flooding from the Rangitīkei River.

Given the rural nature of the area, and significant access constraints, this area is not suitable for further development.

4



Meet housing demand

Housing is a key challenge for Hunterville.

Hunterville has had only 3 new homes constructed in the past 5 years. This has created pressure on the local housing market as more people discover Hunterville as a great and affordable place to live.

The community has identified the need for additional housing to support population growth.

Priorities

- > Ensure there is sufficient land available to meet future housing demand.
- Encourage development of a range of housing densities to provide options for everyone.
- Restrict the construction of new housing in areas at risk of significant flooding.
- > Ensure infrastructure is available to support housing growth.



"I see the main challenge is that we do not have enough housing for the current demand"

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Community Voice
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Action Plan

Rangitīkei Priority Area	Key Themes	Project			
Thriving Communities	ANTIQUE AND BOUTIQUE DESTINATION	1	1.1	 Develop and implement a signage and wayfinding plan that: Provides for local storytelling. Provides for iwi, cultural, historical expression to enhance the visitor experience. Enhances the entrances to Hunterville to increase amenity and the sense of arrival at a destination, encouraging travellers to stop. Encourages active mobility and visitors exploring the town centre. 	
	ANTIQUE A DEST		1.2 1.3	Encourage retailers and hospitality businesses to engage with the footpath. Explore opportunities for improving infrastructure investment that supports Hunterville as a destination	
			1.4	e.g EV chargers, seating. Monitor demand for commercial and industrial land	
	~		2.1	Connect open spaces via the development of nature networks. Explore opportunities for storytelling along the networks.	
Healthy Communities Unique	SENSE OF COMMUNITY	2	2.2	Support community-led development of parks and open spaces that is aligned with the Parks, Open Spaces and Sporting Facilities Strategy	
Communities	SE CON		2.3	Support environmental enhancements of the Pourewa Stream including; planting, fencing and removal of wastewater and the work of the RRCC Catchment Group	
Connected Communities	BETTER TRANSPORT	3	3.1	Development of Activity Mobility Pathways: Hunterville – Marton	
Healthy Communities	BET TRAN		3.2	Advocate for the implementation of innovative public transport options, including via road and rail.	
	MAND		4.1	 Undertake a District Plan Change for urban growth that: 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 a range of housing types. 	
Healthy Communities	MEET HOUSING DEMAND	4	4.2	Increase education and provide resources to the community and developers that identifies housing development opportunities and supports infill development throughout the urban area.	
	EET HOL		4.3	Work collaboratively to identify opportunities to increase flood and stormwater resilience for Hunterville.	
	ME		4.4	Investigate future capacity for the Hunterville wastewater treatment plant and networks and implement upgrade projects where required.	
			4.5	Investigate future capacity for the Hunterville water supply and implement upgrade projects where required.	

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.

Timefr	ame	Council's role(s)	Project Partners and
Third is a second secon			Key Stakeholders
Ō	Short Term	Partner	
U			
			Community Business owners Mana whenua
Ō	Short term	Partner	Waka Kotahi
\mathbf{X}	Medium Term	Service provider	
•••	Ongoing	Strategy / Regulation	
	Long term	Service provider Partner	
•••	Ongoing	Supporter Funder	Mana whenua Community Regional Council
		Supporter	Catchment Group
••>	Ongoing	Service Provider	
یندنی 	Long Term	Partner Service Provider	
		Funder	Waka Kotahi Community Mana whenua
	Long Term	Advocate	Kiwi Rail
Ō	Short Term	Strategy / Regulation	
9	Short renn	Strategy / Regulation	
••>	Ongoing	Facilitation / information	Community
~~/	Ongoing		Landowners Mana whenua Regional Council
	Long Term	Service Provider Partner	
		Facilitation / Information	
Ō	Short Term	Service Provider	
Ō	Short Term	Service Provider	

KAUANGAROA

Kaungaroa is a small settlement on the eastern side of the Whangaehu River, with strong connections to both Rangitīkei and Whanganui.

Kauangaroa Marae is at the heart of the settlement, associated with Ngā Wairiki Ngāti Apa



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6 KO

KAUANGAROA

Key community priorities

- Resilience.
- Papakāinga development.
- Cell phone connectivity.





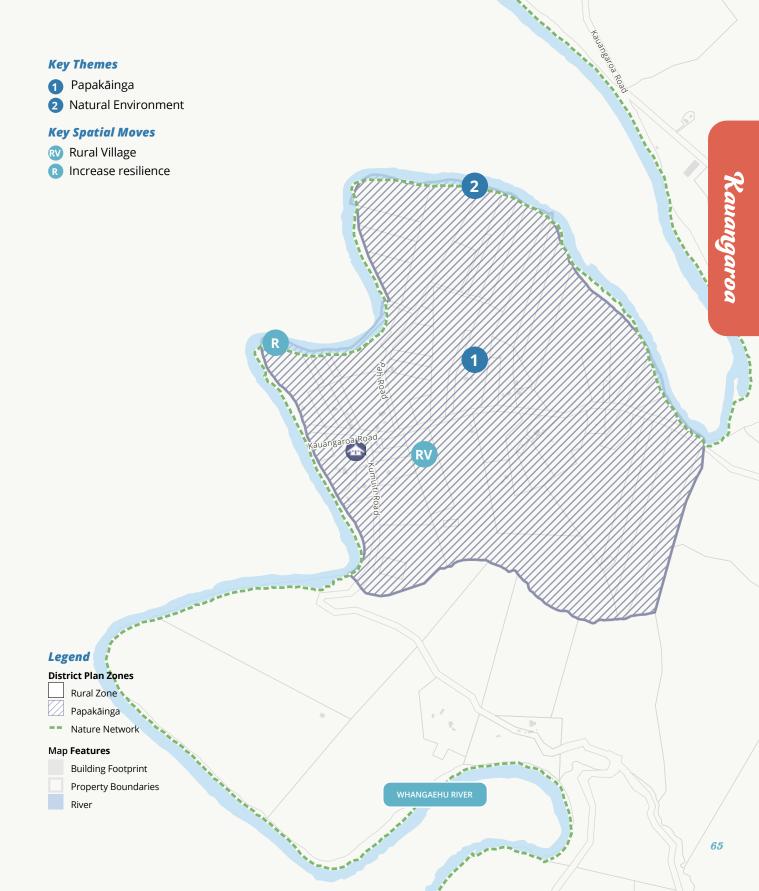
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🔍 Kaungaroa

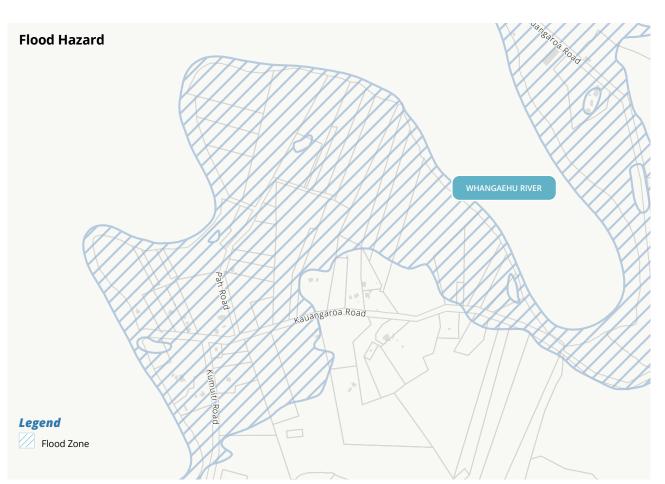
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Kauangaroa is resilient and thriving community, with papakāinga developed around Kauangaroa Marae at the heart.



Key Themes



Papakāinga

2

Future housing demand and population growth will be associated with the development of papakāinga housing that enables tangata whenua to return to Kauangaroa.

The area is zoned as Rural, with an area already identified in the District Plan for future papakāinga development. Kaungaroa has been impacted by floods in the past and is at significant risk of future flooding.

The area is also at risk from lahar travelling down the Whangaehu River from the Ruapehu volcano.

Priorities

 Enable and facilitate the development of papakāinga by Ngā Wairiki ki Uta.

 Increase resilience and reduce risk to residents and the marae from flooding by the Whangaehu River.

"Population may have increased by 2050 as tangata whenua are drifting back to their Whenua."

Community Voice

Natural environment

The community is connected with the natural environment.

Environmental enhancement projects are already well established.

Priorities

Support community-led environmental restoration projects.

3

Rangitīkei Priority Area	Key Themes	Project			Timeframe		Council's role(s)	Project Partners and Key
Healthy Communities Unique Communities	PAPAKĀINGA	1	1.1	Support iwi and hapū aspirations for papakāinga Work collaboratively to investigate options and implement solutions to increase community flood resilience.	×	Medium Term Medium Term	Strategy / Regulation Facilitation / Information	Stakeholders
Healthy Communities	NATURAL ENVIRONMENT	2	2.1	Recognise the work being completed by the Rangitīkei Rivers Catchment Collective Catchment Group that support environmental improvements.	}	Ongoing	Facilitation / Information	Catchment Group Regional Council Community

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.

67

KOITIATA

Koitiata is a small coastal uillage with a mix of permanent and temporary residents. Located at the mouth of the Turakina River, it is a picturesque weekend destination for those in the know.

The natural environment, community-focused residents, recreation opportunities and campground are key strengths and opportunities for Koitiata.

The challenges as the community moves forward will be retaining the small village feel, addressing the flooding associated with the lagoon, climate impacts and improving cell phone coverage.

Key community priorities

- Retaining the Domain.
- Taking care of the environment.
- Recreation opportunities.
- Remaining a small coastal village.
- Campground upgrade.
- Fixing flooding associated with the lagoon.
- Better cell phone coverage.



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PRO

OITIATA



TURAKINA RIVER

VISION FOR **Koitiata**

Koitiata remains a quiet traditional coastal village that is connected as a community, with access to nature, green space, and a wide range of recreation opportunities.

Key themes

 $\widehat{\mathbf{N}}$

- Access to open space and nature
- 2 Sense of community
- 3 Community facilities
- Infrastructure and transport

Key Spatial Moves

- RE No residential expansion
- Papakāinga development

2

Vainui Street

RC

4

Turakina Beach Road

PA

- CE No commercial development
- RC Retain domain for recreation

Legend

District Plan Zones

- Residential Zone
- Rural Zone
- Papakāinga

Map Features

- Building FootprintProperty BoundariesGreenspace
- River
- Active Mobility Pathway



Access to open space and nature

The Koitiata community is strongly connected with the natural environment. There is easy access to the beach, Turakina River and open spaces.

The coastal area is significant, and is part of the Rangitīkei Foredunes Outstanding Natural Landscape, identified as being vital to the contribution of healthy functioning coastal processes, with high aesthetic values of naturalness.

The community leads environmental protection and restoration work in the area, working in partnership with agencies and Councils.

Priorities

- > Community-led restoration of wetlands along the coast.
- Plant and animal pest management as part of environmental restoration.
- > Walkway development throughout the village and along the coast.
- Continue to provide and increase access to the beach, river, wetlands, and forest areas.



"The beach is our outstanding and most significant feature It really is the essence of Koitiata, and why everybody lives here"



Sense of community

Koitiata is a close community, a place where everyone knows everyone.

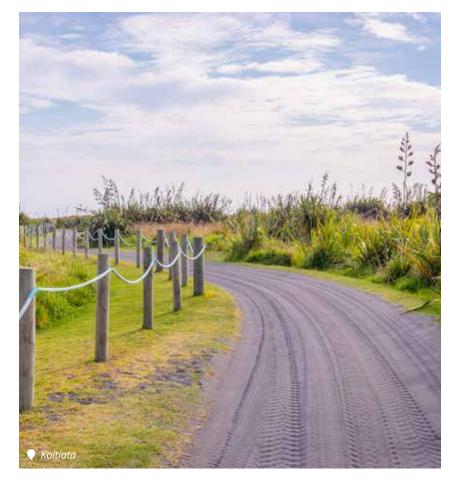
The strong sense of community, and small village feel is important to the community to retain.

The sense of community is shown through the strong leadership by the community in the maintenance, development and restoration of community facilities and the natural environment.

Most of the community do not want to lose what makes Koitiata special, and do not want housing or commercial development.

Priorities

- > Retain the traditional 'coastal village' feel.
- > Enable at home businesses that contribute to the charm of the village.
- Recognise community leadership in community and environmental projects.





"The committee have done an amazing job in this area and do a good job of getting people involved in projects and celebrating nature in our area."

Community Voice



"I think the river, lagoon and beach are the most significant nature networks, and the local community is already involved in taking care of them."

Community Voice



Future growth

Commercial

The village does not have a commercial zone and there is no demand for one yet.

The community is generally resistant to new businesses being developed in the village, with concern about the impact businesses could have on the peaceful nature of the village.

There are several locals that run at-home businesses. This type of activity should be enabled.

Residential and lifestyle growth

The village has approximately 114 homes (2018), with many of them used as holiday homes. The whole of the village is zoned as Residential, however, only a few houses are connected to a reticulated wastewater system. All houses supply their own water. Land to the north of the village has been identified for future papakāinga development, with local hapū Ngā Ariki making plans for its development. In the Long Term some residents may need to relocate due to rising sea levels and these relocations should be provided for within or on the fringe of the settlement. Apart from the area identified for papakāinga development, no residential growth areas have been identified at Koitiata for the following reasons:

- As a coastal settlement, the village is vulnerable to climate impacts such as sea level rise, tsunami or flooding from the nearby Turakina River.
- Significant housing growth will require expansion of the reticulated wastewater system and investigation into a reticulated water supply.
- There are limited areas for future growth to occur.
- Much of the community are resistant to future housing development in the village itself.

"I LOVE the fact that it is a small community, untouched by commercialism and tourists."

Community Voice



Community facilities

Koitiata has access to a wide range of community and recreation facilities and is a popular weekend destination.

The hall, playground, public toilets, campground, greenspaces, domain, access to the beach and fire station are important to the community.

The local community take a leadership role in the development of key community and recreation facilities in the village. The Koitiata Residents Association has led the development of the community hall and is a key partner in the regeneration of the local wetlands.

There is strong support from within the community for retaining the 'Koitiata Domain' for recreation purposes. The area is used for a range of activities – horse riding, quads, sports, dog walking, community events, kids, motorbikes, parking.

Visitors come for the natural environment, and walkers on the Te Araroa Trail often use the village as an overnight stop. The campground is popular, but the facilities need an upgrade.

Priorities

- Celebrating the community hall as the heart of the community, manged by the community for the community.
- > Retain the 'Koitiata Domain' as an open space.
- > Playground redevelopment.
- > Invest in facilities that enhance Koitiata as a visitor destination (campground, toilets & showers).







The lagoon is causing flooding issues in the village and is a top priority for the community.

The Koitiata community is dependent on private vehicles. With a small community and its location on the coast, alternative public transport solutions are needed to support this community – such as an on-demand shuttle service.

The Te Araroa Trail travels through the village. There is the opportunity to create an active mobility pathway along Turakina Beach Road to increase safety, and provide an alternative option for the Koitiata community to connect with Turakina and the surrounds.

Priorities

- Addressing flooding issues that are associated with the lagoon.
- > Development of active mobility pathways to increase connections and support active recreation.
- > Advocate for the trial of innovative public transport options.
- > Work alongside the community to understand climate impacts and improve resilience.
- > Improved cell phone reception.





"Sort out flooding from lagoon"

Community Voice

"Lack of sewerage system poor mobile reception power cuts often in bad weather, flooding."

Action Plan

Rangitīkei Priority Area	Key Themes	Project			
Handdar	CCESS TO OPEN SPACE AND NATURE		1.1	Support the community-led restoration and promotion of the wetlands and the wider natural environment.	
Healthy Communities Unique	S TO ACE AI ATUR	1	1.2	Investigate opportunities for the development of walkways.	
Communities	ACCESS TO SPACE A NATUR		1.3	Support the community and regional council in pest management.	
Healthy Communities Unique Communities	SENSE OF COMMUNITY	2	2.1	Support Nga Ariki in their aspirations for the development of papakāinga.	
	COMMUNITY FACILITIES	3	3.1	Invest in the redevelopment of the public toilets/ showers at the campground.	
Thriving Communities			3.2	Consider rezoning of the Koitiata Domain as open space.	
	0.74		3.3	Support community-led development of the playground in alignment with the Parks, Open Spaces and Sporting Facilities Strategy	
	NSPORT	ISPORT	4.1	Advocate to Horizons Regional Council to address flooding issues associated with the Lagoon.	
Healthy Communities	AND TRAN	•	4.2	Undertake a needs assessment for the development of an active mobility pathway from Koitiata to Turakina.	
Connected Communities		4	4.3	When demand requires, advocate for the implementation of innovative public transport solutions.	
		4.4	Work with the community to educate about climate resilience, investigate potential impacts, and develop solutions for increasing resilience.		

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+						
Timefr	ame	Council's role(s)	Project Partners and Key Stakeholders				
••>	Ongoing	Advocate Partner	Community Regional Council Mana whenua				
	Long term	Service provider Partner	Community Mana whenua				
Ē	Long term	Service provider Partner	Community Mana whenua Regional Council				
Ō	Short Term	Strategy / Regulation	Mana whenua Regional Council Te Puni Kokiri				
×	Medium Term	Service Provider	Community Regional Council				
	Long Term	Strategy / regulation	Community				
	Long Term	Partner	Community				
••>	Ongoing	Advocate					
Ē	Long Term	Service Provider	Community Regional Council				
Ē	Long Term	Advocate	Mana whenua Waka Kotahi				
Ō ش	Short Term - Long Term	Facilitation / Information Strategy / Regulation Partner					



Mangaweka is a creative settlement on State Highway 1 with a café, petrol station, gallery and electric vehicle charging station.

The settlement has a primary school, community hall and museum. With easy access to the stunning natural environment and only a 15-minute drive to Taihape Mangaweka is an interesting place to live and visit.

The settlement has existing residential and commercial zoning alongside reticulated water and wastewater.



MANGAWEKA

Key community priorities

- Being a visitor destination.
- Retaining community facilities school, hall, museum, toilets, local businesses and community services.
- Developing more housing.
- Access to the natural environment.
- Protecting heritage and historic buildings.

VISION FOR Mangaweka

Mangaweka is a prospering settlement with a growing population and school roll, a thriving visitor destination, with easy access to the Rangitīkei River and natural environment.

3

Terrace Road

Key themes

- 1 Visitor destination
- Housing growth
- 3 Transport links
- 4 Natural and built heritage

Key Spatial Moves

- Residential Expansion
- Residential
- Intensification

Legend

District Plan Zones

Residential Zone Commercial Zone Rural Zone

Assessed Growth areas

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

Map Features

- Building Footprint
- Property Boundaries
- Greenspace
- + Railway
- State Highways
- Active Mobility Pathway
- Nature Network

RANGITĪKEI RIVER

RI

4

RE

Key Themes

1



Visitor destination

Mangaweka has huge potential to continue to develop as a visitor destination and traveller stop. The settlement already has a popular café, petrol station, electric vehicle charging station, gallery and public toilets. Kayaking and rafting the Rangitīkei River is available from nearby Awastone.

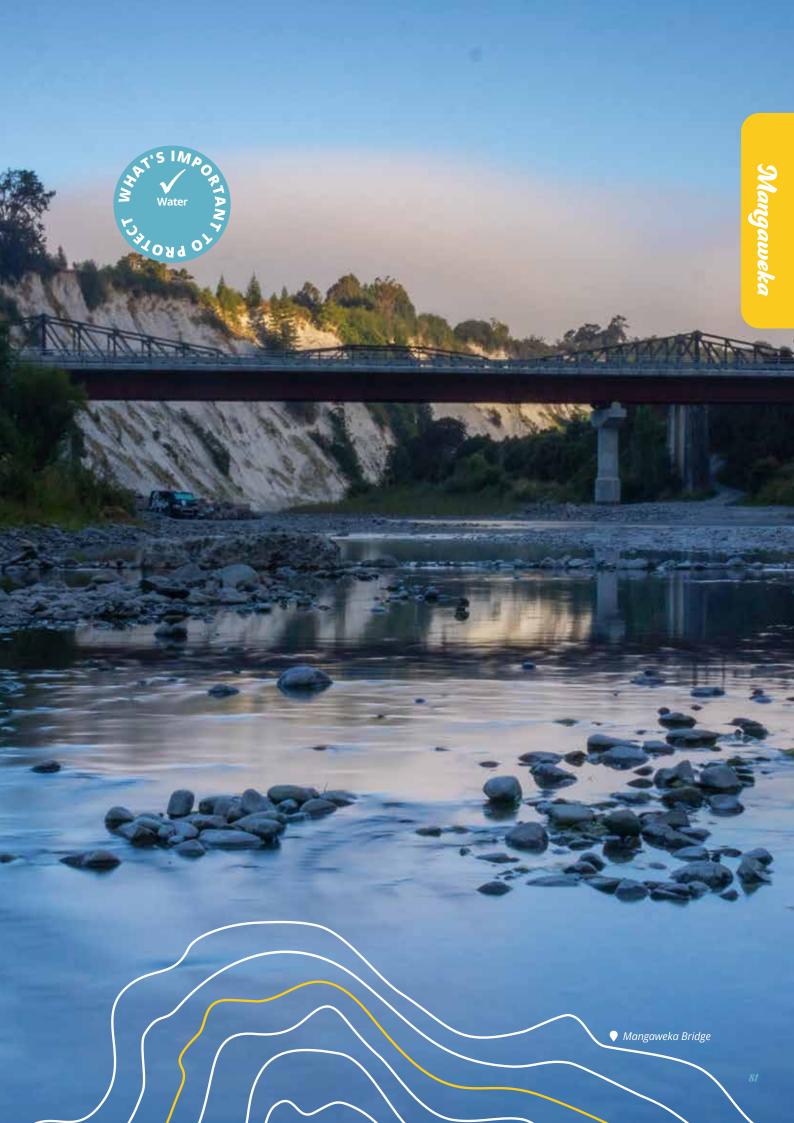
The historical buildings in the main street have significant potential to attract more visitors and the stunning natural environment, including bush walks, iconic papa cliffs and Rangitīkei River present huge opportunities.

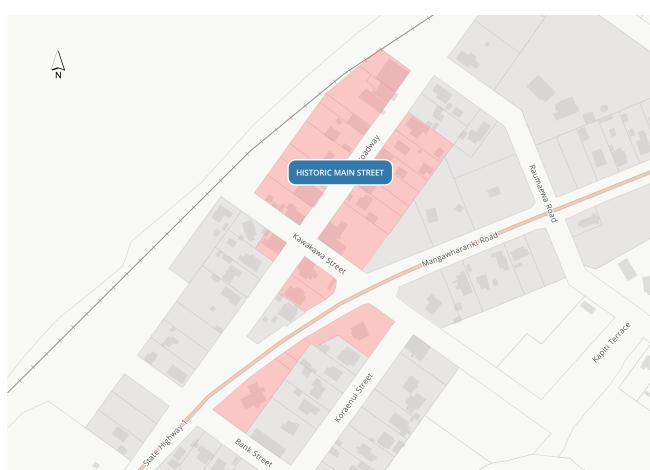
The Mangaweka Town Centre Plan identified three focus areas:

- Enhancing existing stop points to make them more attractive for travellers to stop.
- Create a Ghosts and Forgeries Discovery Walks
- Create wayfinding signs.

Priorities

- > Develop Mangaweka's reputation as a creative settlement and a key visitor destination in the Rangitīkei.
- > Leverage the potential of the 'Old Main Street' as a destination, supported by local cafes, galleries and boutique accommodation.
- > Investigate opportunities for increasing pedestrian safety across the state highway.
- > Improve linkages with the Old Mangaweka Bridge, and Rangitīkei River.
- > Promote Mangaweka as a visitor destination, including built and natural attractions.





LEGEND

District Plan Zones Residential Zone Commercial Zone Rural Zone Map Features Building Footprint Property Boundaries + Railway

State Highways

Future Commercial / Industrial growth

No additional commercial or industrial land is projected to be required for future growth in Mangaweka.

"Mangaweka will be a summer destination with activities on the river and in the rural environment."

"Repair the old building to attract more people to work and visit."





2

Housing growth

Mangaweka is well placed for future growth, only 14 minutes from Taihape on State Highway 1. The settlement provides an affordable small-town lifestyle, with easy access to the natural environment.

The community is supportive of future growth and identified opportunities for houses to be constructed on vacant sections and for lifestyle development.

Ngāti Hauiti have plans to develop papakāinga housing in Mangaweka for local iwi.

Priorities

- > Position Mangaweka as a thriving growth area in the Rangitīkei, home to a diverse range of people who can either work from home or commute to Taihape or rural employment.
- > Develop housing within the existing settlement on vacant sections, as well as in the identified growth areas.
- Enable residential and rural lifestyle growth, supporting the development of a range of diverse housing opportunities, including papakāinga.
- > Ensure infrastructure can meet increased demand associated with a growing community.

In 2018, there were 54 homes in Mangaweka. The village has reticulated water and

Future residential and lifestyle growth In 2018, there were 54 homes The village has reticulated wat wastewater systems. Mangaweka is identified for growt Rangitīkei due to its unique lifesty reticulated services, and location i Taihape. Mangaweka is identified for growth in the northern Rangitīkei due to its unique lifestyle offering, reticulated services, and location in relation to

We anticipate that Mangaweka could require three additional houses to be built every year, or 87 by 2050 to support growth.

There is significant potential for infill development throughout the village, however we anticipate an additional 7 hectares of Residential and 4 hectares of Rural Lifestyle land could be required to meet long term demand.

	Residential	Rural Lifestyle	Total
Number of houses – per year	2-3 houses	0-1 houses	3 houses
Number of houses – by 2050	183 houses	4 houses	87 houses
Additional land required	7 hectares	4 hectares	11 hectares

"Encourage buildings/houses on existing lifestyle blocks. Fill up empty sections."

"To expand Mangaweka township which will help school and business in the area"

Community Voice



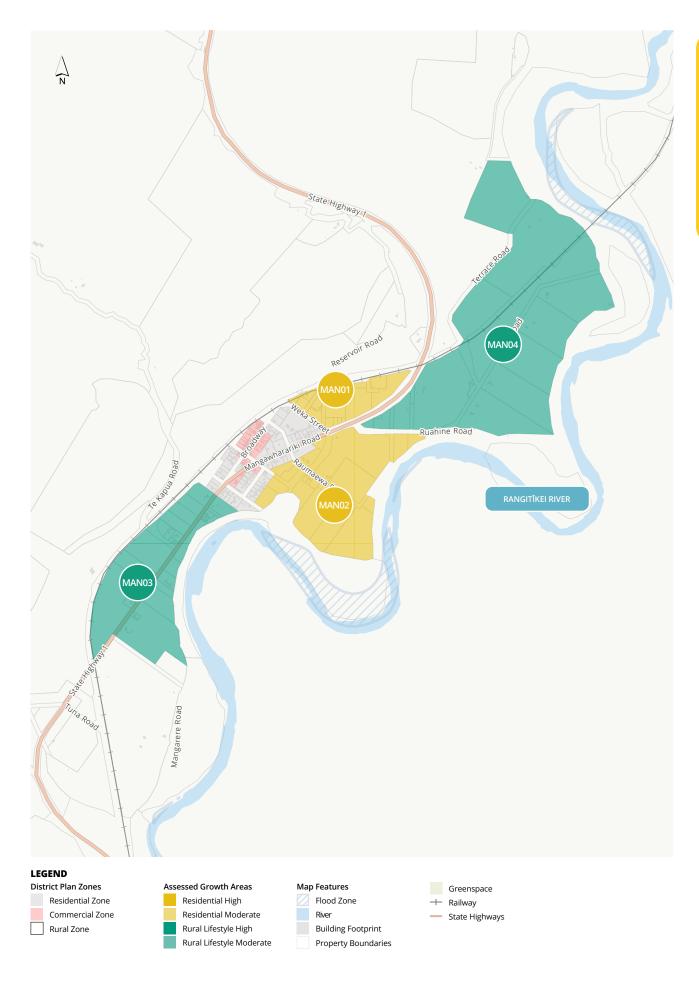
A range of potential growth areas were assessed to determine their suitability for future development. The areas have been assessed as follows:

Area	Size	Suitability rating
MAN01 (Kereru Street)	8.1 hectares	Moderate
MAN02 (Raumaewa Street)	27.2 hectares	Moderate
MAN03 (SH 1 West)	28.4 hectares	Moderate
MAN04 (Cage Road)	75.4 hectares	Moderate

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.





Transport links

3

86

Residents are reliant on private vehicles and have little access to public or active transport methods.

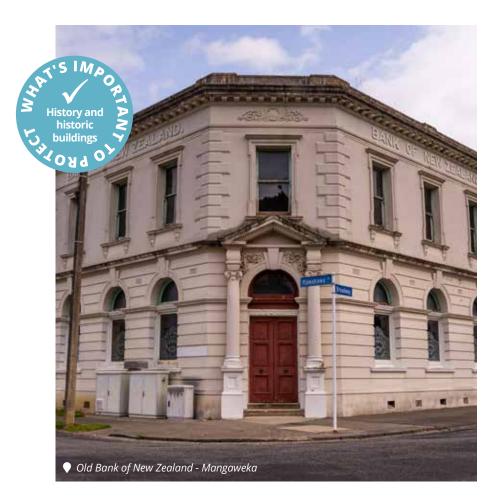
State Highway 1 runs through the middle of the settlement, and the North Island Main Trunk Rail line to the West.

Priorities

- > Advocate for increased access to rail and public transport; to meet local and visitor needs and facilitate access to Taihape, Palmerston North, Whanganui and the rest of the North Island.
- Investigate and invest in active mobility pathways that support local recreation and visitors.



There really is no public transport system, what is there is not suitable"





Natural and built heritage

Mangaweka has exceptional natural and built heritage on its doorstep. The community places value on the settlement's heritage, historic buildings and access to the natural environment.

There is significant potential to maximise the value these assets play in enhancing Mangaweka reputation as a place to live and visit.

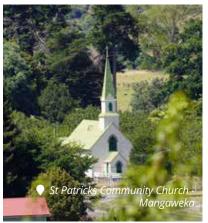
Priorities

- Enhance connection between the township and the Rangitīkei River.
- > Connect the reserves in the surrounding environment through the settlement and with the Rangitīkei River.
- > Celebrate the natural environment with locals and visitors.
- > Invest in the Mangaweka Hall as the heart of the community.
- > Built heritage is celebrated.
- Investigate opportunities leveraging from local features such as the railway tunnels, power station.



"More places to access the river and more bush/river walks open to the public with clearly visible signage and advertising of these walks."

Community Voice



"The hall is important but needs to be utilized more."

Action Plan

	Rangitīkei Priority Area	Key Themes	Project			
		NOIT		1.1	Work collaboratively with Waka Kotahi to investigate and implement safety improvements along SH1 through the Mangaweka township.	
	Thriving Communities	VISITOR DESTINATION	1	1.2	Explore opportunities for improving infrastructure investment that supports Mangaweka as a destination, including signage and wayfinding, electric vehicle chargers, picnic areas, etc).	
		ITOR		1.3	Develop a signed walking trail to connect the Old Main Street with the existing stop off points.	
		VIS		1.4	Tailor Mangaweka's promotion to leverage from its natural and built heritage.	
		OWTH	2	2.1	 Undertake a District Plan Change for urban growth that: Rezones residential and lifestyle growth areas. Identifies smaller properties on the urban fringe that could be rezoned as Residential. Implements structure plans if required. Reviews provisions to achieve the aspirations associated with developing well-functioning communities and a diverse range of housing. 	
	Healthy Communities	9 SING G		2.2	Increase education and provide resources to the community and developers that encourages infill development in the existing urban area.	
			2.3	Investigate future capacity for the Mangaweka wastewater treatment plant and networks and implement upgrade projects where required.		
				2.4	Investigate future capacity for the Mangaweka water supply and implement upgrade projects where required.	
	Connected	ANSPORT LINKS		3.1	Investigate the need and opportunities for the development of active mobility pathways that support local recreation and the visitor economy.	
	Communities	TRANSPO LINKS	3	3.2	Advocate for the trial and implementation of innovative public transport options that take advantage of emerging transport technology.	
	Unique	al and Eritage	NATURAL AND BUILT HERITAGE	4.1	Explore opportunities for storytelling and promoting Mangaweka's built, cultural and natural heritage.	
	communities	NATUR, BUILT HI		4.2	Implement nature networks to link key natural features with each other.	

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+
Timefr	ame	Council's role(s)	Project Partners and Key Stakeholders
\mathbf{X}	Medium Term	Advocate Partner	
\mathbf{X}	Medium Term	Service provider Partner	Community Waka Kotahi Mana whenua
X	Medium Term	Service provider Partner	Regional Council
Ō	Short Term	Service provider Partner	
Ō	Short Term	Strategy / Regulation	Community Waka Kotahi
Ō	Short Term	Facilitation / information	Kiwi Rail Mana whenua Regional Council
Ō	Short Term	Service Provider	
Ō	Short Term	Service Provider	
\mathbf{X}	Medium Term	Partner	Waka Kotahi Community
••>	Ongoing	Advocate	Regional Council Kiwi Rail
×	Medium Term	Partner	Regional Council Mana whenua
	Long Term	Partner Service Provider	Community Mangaweka Heritage

TŪTAENUI MARTON

Marton is the largest town in the Rangitīkei, with a rapidly growing population. It is an historic rural town with a vibrant community spirit.

Situated off the State Highway network, Marton provides an affordable small-town lifestyle.

Marton has many opportunities associated with a growing population, its location in the Central North Island and access to both road and rail.

MARTON



Marton is a vibrant town, a great place to live, with a variety of housing, great tasting water and an attractive town centre and thriving local economy.

Key community priorities

- Improvements to Marton's drinking water.
- Town centre revitalisation.
- Ensure infrastructure can cope with growth.



Marton at a glance

5,520 people call Marton home.

Median age of **44**. The biggest age

group is **† 30–64** years (40%).

70 people per year (1.3% p.a) have moved to Marton since 2014.

† 76% of the population is European,

†24% Māori and **†10%** Pasifika.

Note: Where a person reported more than one ethnic group they are counted in each group.

2,256 houses in Marton. However at the last census 204 were unoccupied.

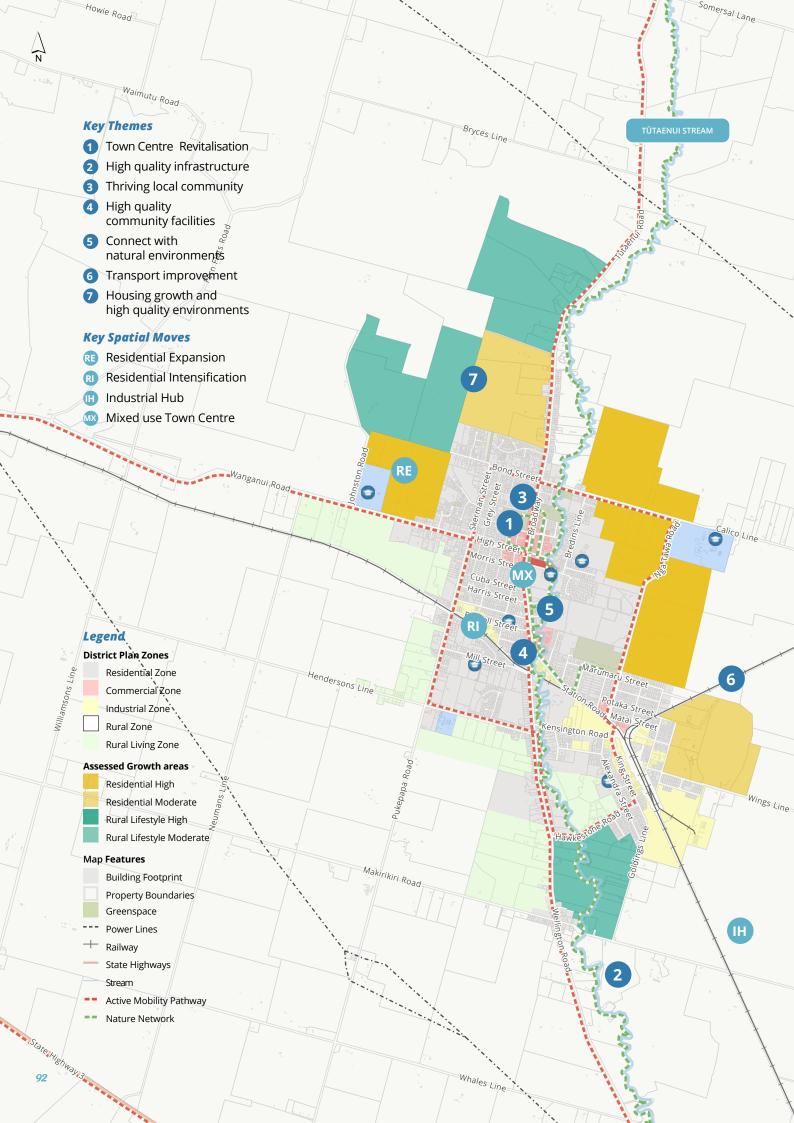
The town's GDP is valued at

151



375 businesses in Marton.

jobs – more than half of which are in education, training, manufacturing or retail.



Key Themes

1



Town Centre revitalisation

The Marton Town Centre is currently run-down and lacking vibrancy. Commercial activities are spread along Broadway and to a lesser extent, Wellington Road and High Street.

Marton has the potential to become one of the region's most desirable boutique towns by leveraging off its heritage buildings as a unique point of difference. The heritage buildings reflect Marton's strong and proud identity and, if challenges associated with funding their retention are able to be overcome, their adaptive reuse represents a key asset for the Marton town centre.

Strengthening earthquake-prone buildings, supporting mixed use activity and streetscape redevelopment that improves the pedestrian experience are needed to support the redevelopment of the Marton Town Centre as the heart of the community. To ensure vibrancy of the Town Centre, retail and community activities need to be concentrated in the commercial area around Broadway.

The increasing number of people working from home, and digital connectivity provides the opportunity for the development of a co-work space in Marton.

"I would like to see the town centre totally pedestrianised with a range of shops providing choice and opportunity not to have to travel out of Marton for the basics."



Priorities

- Position Marton as a boutique town, using the heritage precinct as a key asset/point of difference as a weekend visitor destination, and contributing to what makes Marton unique.
- > Investigate opportunities for streetscape redevelopment to create a shared environment where cars, pedestrians, cyclists, mobility scooters and other forms of mobility co-exist.
- Develop the greenspace as an integral part of the town centre, linking the wider Marton town centre with the Tūtaenui Stream and town's greenspaces through the development of nature networks.
- > Invest in the upgrade of the public realm to create a vibrant, attractive, comfortable, safe & accessible place for people of all ages & abilities.
- Support the strengthening of earthquake-prone buildings and the establishment of new businesses.
- Facilitate the establishment of a range of businesses -to support the Marton Town Centre as the vibrant heart of the community – a space the community is proud of, has a variety of uses where our community can access a range of services and connect with each other.
- > Enable mixed use within the town centre to facilitate the intensification of uses and vibrancy of the area retail and offices on ground floor with residential above.
- > Support the establishment and growth of services and programmes in the health and wellbeing precinct in delivering comprehensive health and wellbeing services for the community.





High quality infrastructure

As the community grows, the provision of infrastructure needs to meet increasing demand.

Council is already underway with key infrastructure projects to meet future growth demands including the implementation of the Marton Water Strategy and Marton to Bulls Wastewater Centralisation project.

Priorities

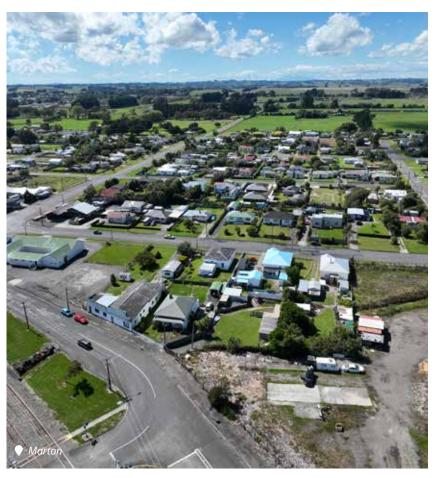
2

- Invest in improvements to Marton's water supply to provide water that looks, tastes and smells great all year round.
- > Ensure the three waters network is upgraded to support residential, commercial and industrial growth.
- > Work collaboratively with infrastructure providers to plan for future demand.



"The water is a real issue, it smells and tastes terrible. It needs to be addressed."

3



"Redeveloped into a leafy traffic free zone with squares and alleys. cafes and shops on ground floor with residential accommodation and professional offices above."

Community Voice

Thriving local economy

Marton's location in the Central North Island, near both rail and road networks provides significant opportunities for business expansion and establishment.

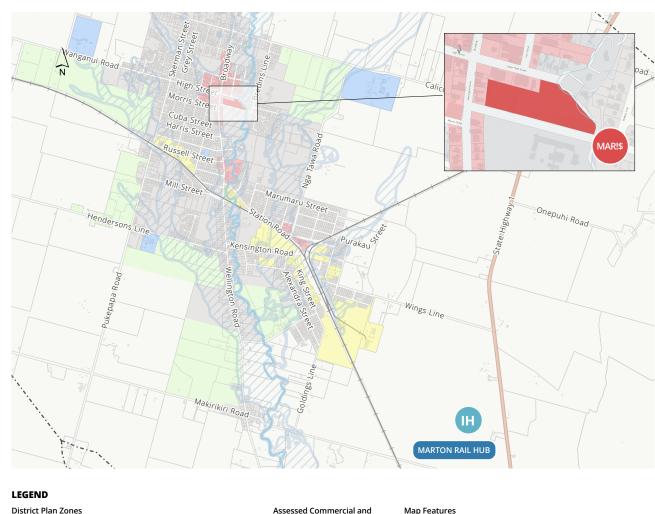
The long history of food production in the surrounding area that is only increasing due to our versatile soils, creates opportunities for Marton to grow the manufacturing sector.

The rezoning of land from Rural to Industrial is underway to support the development of a Rail Hub for Marton. The Marton Rail Hub aims to become a key logistical hub for the forestry industry across the Lower North Island. The rezoning is currently awaiting a decision from the Environment Court.

Theme 1 identifies the opportunities for the Marton Town Centre.

Priorities

- > Use Marton's location near the state highway and rail networks to position Marton as an industrial powerhouse for manufacturing and forestry processing.
- > Take a facilitative approach to the establishment of new businesses.
- > Invest in town centre revitalisation.
- > Ensure there is sufficient land development-ready (zoned and serviced) to meet business growth needs.



Industrial Growth Areas

Commercial

Industrial Zone Education Zone

Residential Zone

Commercial Zone

Commercial growth We anticipate needing an additional 0.9 hectares of land for commercial/retail purposes to meet future growth.

Providing for future commercial growth is challenging, because the land surrounding the town centre is already developed. However, the block between Lower High Street and Hereford Street has been identified as a potential future commercial growth area. This block is in close proximity to the town centre, already contains a range of community activities and has potential for redevelopment over the long term.

Rural Zone

Rural Living Zone

Industrial growth

Marton is already home to significant industrial businesses which are important to retain and grow.

Just over 27 hectares of land is zoned for future industrial use, however some of this land is

impacted by flooding. Based on past industrial activity, we do not anticipate needing additional land.

Power Lines

State Highways

- Railway

💋 Flood Zone

Stream

Building Footprint

Property Boundaries

Demand will need to be monitored to ensure opportunities for business establishment and expansion for Marton are not constrained by land supply. The surplus of industrial land identified for Marton is also held in limited ownership, meaning if landowners are not willing to sell or develop the land for industrial purposes, the actual supply of industrial land will be significantly less.

	Commercial	Industrial
Projected demand	2.0 hectares	9.4 hectares
Expected Capacity (already zoned)	1.3 hectares	29.7 hectares
🛊 🛊 Land required	0.7 hectares	-20.3 hectares

4



High quality community facilities

Marton has a range of community facilities – parks and reserves, halls, the library and Council administration building.

High quality community facilities can attract and retain residents and support community connection and wellbeing. Council is currently working on a business case for the Marton Civic Centre project which proposes to co-locate the main administration building and library.

There is strong community leadership in the development of our parks and reserves, which will be guided by the Parks, Reserves, Open Spaces and Sporting Facilities Strategy.

The opening of the pool year-round has been investigated and shown to not be feasible. Re-assessment of the feasibility will be a long term action, and may change as a result of population growth. However, in the long term there are potential redevelopment opportunities for the Marton Swim Centre.

Marton has two high schools and seven primary schools. There is capacity within the schools to meet growth projections.

Priorities

- Identify opportunities to improve the recreation opportunities associated with the Marton Swim Centre.
- Investment in Marton's civic facilities library and administration buildings.
- > Support community-led development of open spaces aligned with the Parks, Open Spaces and Sporting Facilities Strategy.

"Outdoor pool and slide and more opportunities for swimming classes. A place to hold kids birthday parties."



Connection with the natural environment

There is an opportunity to better connect Marton with the Tutaenui Stream which runs through the township and improve community health and amenity through the greening of the town.

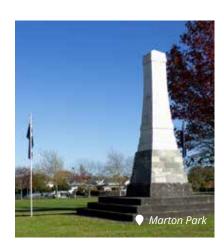
This includes creating green connections between parks, the Tūtaenui Stream and through town, with more planting of trees and use of green infrastructure methods.

Priorities

5

- Celebrate the Tūtaenui Stream and encourage connection between the built environment and the waterway.
- Connect Marton's parks and reserves through the development of Nature Networks.
- Develop Marton's Town Centre as a core part of the town's nature networks, with opportunities for innovative green spaces such as green walls and roofs.
- Identify opportunities for the use of green, low impact design, infrastructure.
- > Encourage an increase in the canopy cover for Marton.
- Include the use of trees and planting when developing active mobility pathways so that they form part of Marton's nature networks.







Transport improvements

Marton is located just off State Highway 1 and State Highway 3.

It is at the junction of the North Island Main Trunk Line and the Marton – New Plymouth Rail lines, however the last commuter service stopped in 2012.

The town is heavily reliant on private vehicles and there is significant opportunity to provide for the use of alternative transport options within the town. This can be achieved through the development of active mobility networks and the introduction of innovative public transport options.

Around 300 people travel to Marton for work, mostly from the surrounding rural environment (78), the Hunterville area (48) and to a lesser extent Bulls, Parewanui and Turakina (30-40 from each area).

62% drive, 9% walk, 3% are a passenger and 1% cycle.

Around 530 people leave Marton for work. The top destination is the surrounding rural environment (183), Bulls (105) and commuter locations in Whanganui (60) and Palmerston North (81). Around 30 people head to the Ohakea-Sanson area, Parewanui and Feilding.

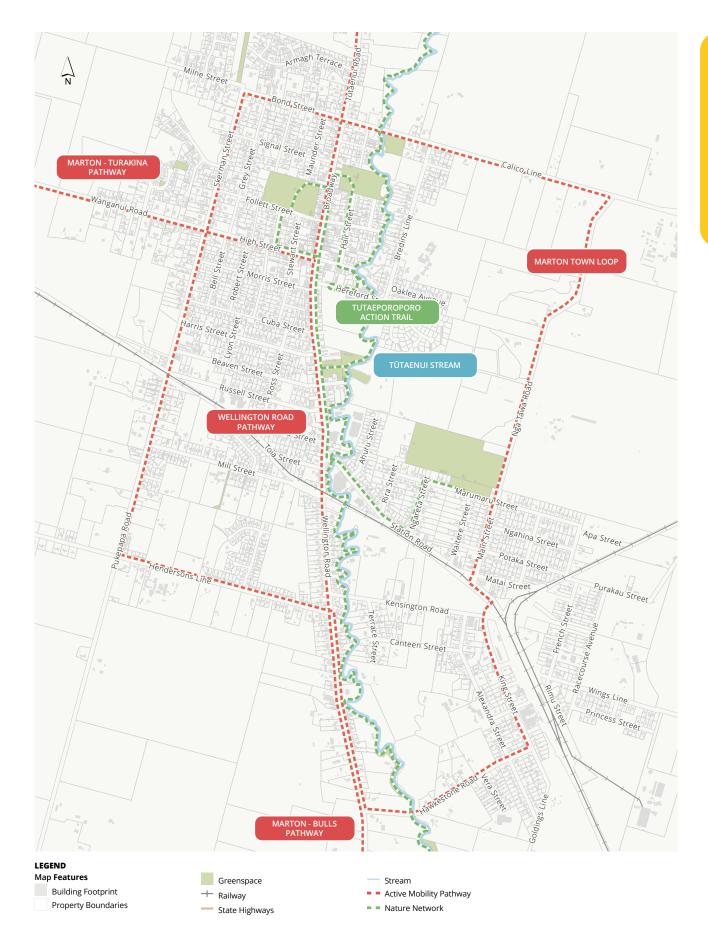
67% drive, 7% walk, 5% are a passenger in a vehicle and 1% cycle.¹

Priorities

- Develop active mobility pathways that support walking, cycling, e-scooters, mobility scooters and other forms of active mobility.
- Advocate for improved public transport options, particularly innovative shared transport solutions and better use of rail for commuters and tourists.

1

6







7



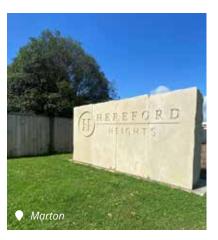
Housing growth and high quality built environment

Marton is projected to have high housing growth, and we need to ensure a range of housing is available.

The opportunity exists for Marton to create a high quality built environment and remain accessible by being strategic about future growth areas, ensuring connection with new developments, avoiding the flood hazard and improving active mobility networks and infrastructure that supports active choices.

Priorities

- Design future growth areas and redevelop the existing urban area so that people are able to access services and amenities (shops, health services, parks, schools) within 10 minutes of active travel.
- Enable a diversity of well-designed housing that is high quality, low maintenance, a range of sizes, close to town, and provide a high level of amenity. This includes medium density housing, multi-generational housing, lifestyle blocks and retirement housing.
- Avoid housing development in areas at significant risk of flooding and increase resilience in areas already at risk.
- > Connect the community via roads and pedestrian links.



"A mix of housing options but a focus on building quality neighbourhood"



Residential and lifestyle growth

Marton currently has approximately 2,256 dwellings (2018).

We expect strong residential growth to continue in Marton due to its commutable location to Whanganui and Palmerston North and future business growth.

We anticipate we will need an additional 61 houses per year, or an additional 1,761 homes by 2050. This growth will need to be supported by a vibrant town centre, and community and recreation facilities.

We already have some land available for new housing but may need up to an additional 98 hectares of Residential land to meet the demand.

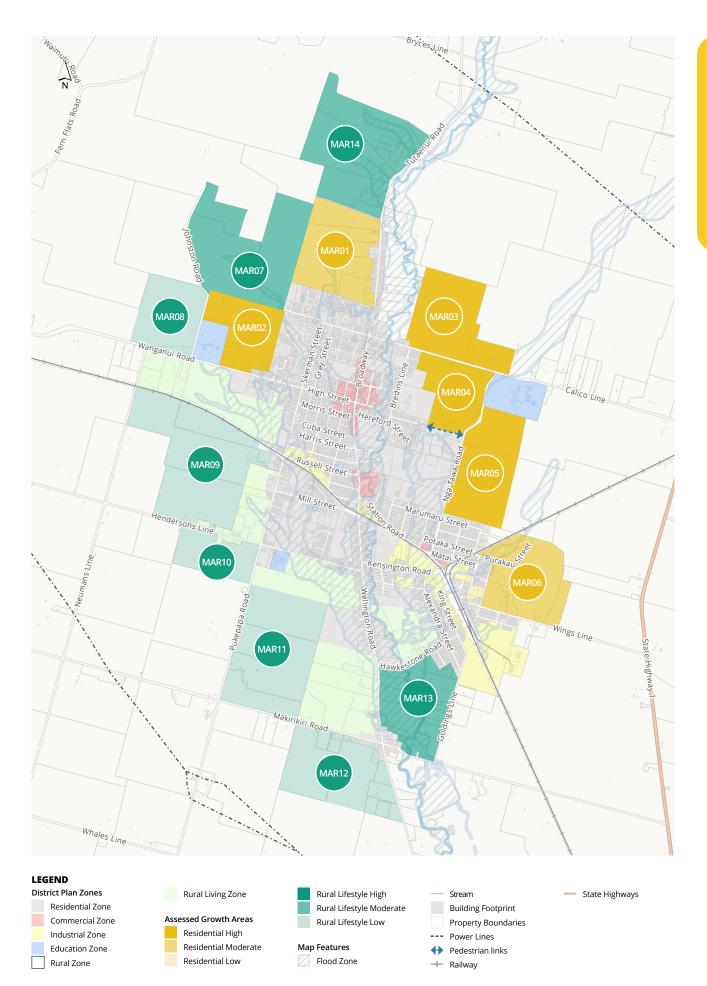
	Residential	Rural Lifestyle	Total
Number of houses – per year	58 houses	3 houses	61 houses
Number of houses – by 2050	1,673 houses	88 houses	1,761 houses
Additional land required	98 hectares	0 hectares	98 hectares

Marton's flat topography facilitates a wide range of options for future greenfield development. However, not all areas have the same suitability for development. Key challenges include flooding, highly versatile soils and accessibility. 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 rating
MAR01	64.2 hectares	Moderate
MAR02	41.8 hectares	High
MAR03	62.7 hectares	High
MAR 04	38.7 hectares	High
MAR05	62.3 hectares	High
MAR06	60.2 hectares	Moderate
MAR07	96.3 hectares	Moderate
MAR08	43.6 hectares	Low
MAR09	109.2 hectares	Low
MAR10	30.3 hectares	Low
MAR11	95.1 hectares	Low
MAR12	73 hectares	Low
MAR13	57.5 hectares	Moderate
MAR14	97.2 hectares	Moderate

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.

There were mixed views in the community around higher density development and infill housing, although a diversity of housing options was identified as being important. There was an openness for medium density housing, with the two most common views being its establishment within a 10-minute walk or throughout the whole town. Stand-alone, low maintenance houses close to town with a big backyard, including space for a garden were identified as desirable.



Action Plan

	Rangitīkei Priority Area	Key Themes	Project			
				1.1	Implement streetscape improvements to increase vibrancy, improve the pedestrian experience and provide linger opportunities (shelter, seating, photo opportunities, outdoor dining).	
				1.2	Improve pedestrian connections between Broadway and Stewart Street/Hair Street.	
		NOIT		1.3	Investigate the implementation of incentives and/ or support for building owners to strengthen or redevelop earthquake-prone and heritage buildings.	
	Thriving Communities	TOWN CENTRE REVITALISATION		1.4	Review the District Plan response to buildings in the Marton Heritage Precinct that are not listed, but contribute to the precinct.	
	Connected Communities	e rev	1	1.5	Investigate the viability of the establishment of a co- work space in the Marton town centre.	
	Unique Communities	ENTRI		1.6	Develop a parking management strategy.	
		NN CI		1.7	Monitor demand for commercial land supply. Rezone future commercial growth area when required.	
		TOV		1.8	Implement wayfinding to connect the town centre with Te Ahuru Mowai, Marton Park, Centennial Park and the Tūtaenui Stream.	
				1.9	Encourage retailers to engage with the footpath.	
				1.10	Invest in redevelopment of the village green to support community events and provide a greenspace for passive recreation in the town centre.	
		HIGH QUALITY INFRASTRUCTURE	2	2.1	Develop a stormwater management plan for Marton to guide future investment to increase stormwater resilience for Marton.	
	Healthy Communities			2.2	Implement the Marton to Bulls Wastewater Centralisation project to provide a long-term wastewater disposal system that can accommodate projected growth.	
	Housing Growth			2.3	Implement the Marton Water Strategy to improve the amenity of Marton's water supply and provide capacity for growth.	
		∠		2.4	Work alongside Horizons to investigate options for increasing Marton's resilience to flooding from the Tūtaenui Stream, particularly for the Marton Town Centre.	
/		۲۲		3.1	Monitor demand for future industrial land to ensure adequate supply.	
J	Thriving	THRIVING LOCAL ECONOMY	3	3.2	Invest in the development of the Marton Rail Hub.	
	Communities	ECO		3.3	Promote Marton as a key hub for food and forestry processing.	
		÷	E .	3.4	Facilitate the establishment and expansion of businesses in Marton.	

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+							
Timefra	ame	Council's role(s)	Project Partners and Key Stakeholders				
X	Medium Term	Service Provider Funder Partner					
	Long Term	Partner					
Ō	Short Term	Funder Facilitation / Information					
\mathbf{X}	Medium Term	Strategy / Regulation	Business owners				
\mathbf{X}	Medium Term	Facilitation / Information Partner	Community Mana whenua Service organisations				
Ō	Short Term	Strategy / Regulation	Heritage New Zealand Waka Kotahi				
>>	Ongoing	Strategy / Regulation					
Ō	Short Term	Strategy / Regulation					
>>	Ongoing	Facilitation / Information					
Ō	Short Term	Strategy / Regulation Partner					
Ō	Short Term	Partner Service Provider					
Ō	Short Term	Advocate	Community Mana whenua Regional Council				
Ō	Short Term	Service Provider					
	Long Term	Partner	Community Regional Council Landowners				
>	Ongoing	Facilitation / Information					
Ō	Short Term	Service Provider Supporter Partner	Business community Community Kiwi Rail				
•••>	Ongoing	Facilitation / Information	Mana whenua				
•••	Ongoing	Facilitation / Information					

Action Plan

Rangitīkei Priority Area	Key Themes	Project	Project		
	HIGH QUALITY COMMUNITY FACILITIES		4.1	Investigate future recreation and redevelopment opportunities for the Marton Swim Centre and Invest in upgrades that enhance the use and offering of the facility.	
Healthy Communities	QUAL FY FA	4	4.2	Investigate all-year opening of the pool.	
Unique Communities	HIGH QUALITY IMUNITY FACIL		4.3	Marton Civic Centre Project.	
	COMP		4.4	Support community-led development of parks and open spaces that are aligned with the Parks, Open Spaces and Sporting Facilities Strategy.	
Healthy Communities	CONNECTION WITH THE NATURAL ENVIRONMENT	5	5.1	Development of Nature Networks: • Tutaeporoporo Action Trail • Tūtaenui Stream • Wellington Road • South Makirikiri School	
Connected Communities	TRANSPORT IMPROVEMENTS	TRANSPORT IMPROVEMENTS	6.1	 Develop Active Mobility Pathways: Within the Marton town. Marton – Bulls Marton – Hunterville Marton – Turakina Marton – Tūtaenui Reservoir Marton – Rangitīkei River 	
			6.2	Advocate for the trial and implementation of innovative public transport options that take advantage of emerging transport technology and access to the rail network.	
	ΗΓΓ		7.1	Rezoning of the future residential growth areas for Marton.	
Healthy	GROWTH I QUALITY IRONMEN	7	7.2	Develop structure plans for future residential growth areas – including for existing undeveloped residential areas.	
Communities	HOUSING GRO AND HIGH QUA UILT ENVIRONI		7.3	Allow medium density development that meets high quality urban design criteria.	
	AND BUILT		7.4	Review provisions to achieve the aspirations associated with developing well-functioning communities and a diverse range of housing.	

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 - Long Term	Partner	
Long Term	Service Provider	Community Sports clubs Schools
Short Term	Service Provider	Water Safety NZ Sport Whanganui
Short Term – Long Term	Partner Supporter Funder	
Short Term – Long Term	Partner Service Provider Funder Supporter	Marton Development Group Tūtaenui Stream Restoration Society Mana whenua Community Waka Kotahi
Long Term	Partner Service Provider	Community Tūtaenui Stream Restoratior Society Regional Council
🛗 Long Term	Advocate	Waka Kotahi Kiwi Rail
Short Term	Strategy / Regulation	
Short Term	Service Provider	Community Landowners
Short Term	Service Provider	Mana whenua Regional Council





Mataroa is a small settlement only 8 minutes north of Taihape.

ATAROA

The settlement became a railway village in the early 1900s when the Main Trunk railway line was laid and Mataroa Tunnel was constructed. The railway ceased in the 1960s.

The community has a primary school, local hall, cemetery and is next to the Paengaroa Scenic Reserve.

Key community priorities

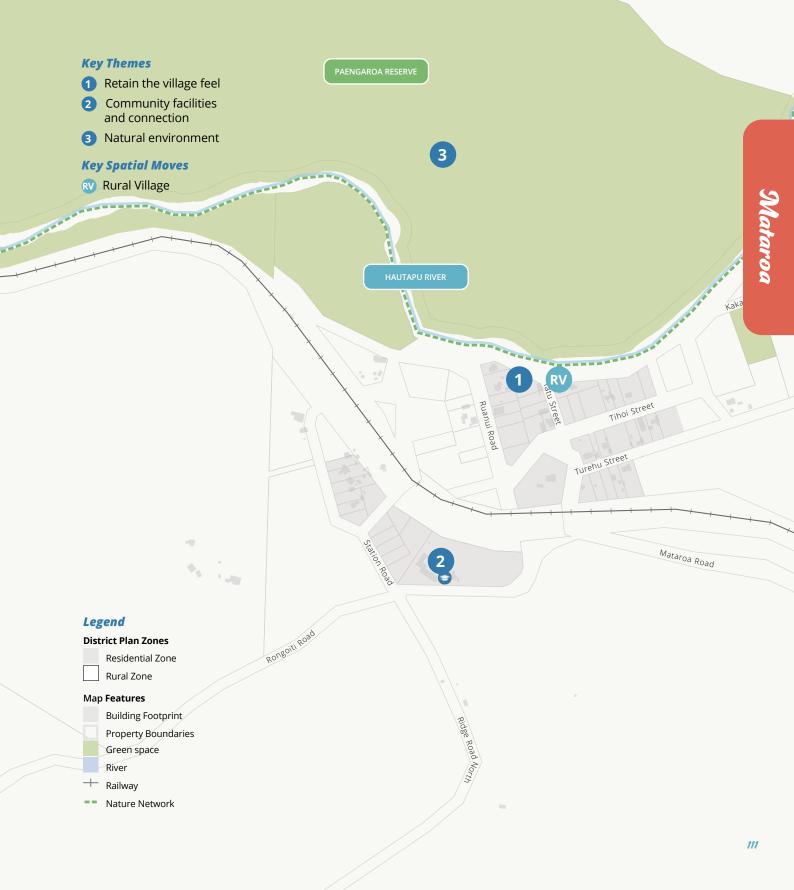
ad the a Think to

- Retaining the settlement as it is now.
- Paengaroa Reserve and the Hautapu River.
- Keeping the school viable.

Mataroa

VISION FOR Mataroa

Mataroa remains a rural village with strong connections to the Hautapu River and Paengaroa Reserve.



1



Retain the village feel

With around 20 houses in the settlement, there is a small area zoned for Residential use.

The settlement is located on land identified as Class 3 and is surrounded by Class 6 and 7.

The community identified a desire for the settlement to remain as it is now, with possibly a small increase in housing.

No significant residential growth is anticipated for the settlement, however, the zoning of the settlement should be reviewed.

No land is anticipated to be required for future business, outside of home-based businesses.

Priorities

> Retain Mataroa as a rural lifestyle village.



"Small, quiet and peaceful with a small population."

"I moved out here to get away from town."

Community Voice

2

3



Community facilities and connection

Mataroa Hall and School are the heart of the community. Ensuring Mataroa School remains viable was identified as a challenge.

There is the potential for an active mobility link to be developed between Mataroa and Taihape.

Priorities

- Viability of Mataroa School. >
- Local recreation opportunities.



"Keeping a school viable"

Community Voice



Natural environment

The Paengaroa Reserve and access to the Hautapu River were identified as important to protect for future generations.

Priorities

Hautapu River

- Community-led environmental restoration projects. >
- > Access to the Paengaroa Reserve and Hautapu River.

"Paengaroa reserve is underutilised and under advertised"

ngaroa Scenic Reserve

aengaro Reserve

Community Voice

Action Plan

	Rangitīkei Priority Area	Key Themes	Project			
	Healthy Communities Unique Communities	RETAIN THE VILLAGE FEEL	1	1.1	Review the zoning of Mataroa village to recognise the area as a small rural village.	
	Healthy Communities Connected Communities	COMMUNITY FACILITIES AND CONNECTION	2	2.1	Investigate opportunities to develop active mobility pathways: • Mataroa – Taihape • Paengaroa / Taihape Golf Course loop following the Hautapu River.	
	Healthy Communities	/IRONMENT	3	3.1	Support community restoration of the Paengaroa Reserve and Hautapu River.	
		NATURAL ENVIRONMENT	5	3.2	Recognise the work being completed by the Rangitīkei Rivers Catchment Collective catchment groups that support environmental improvements.	

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 y	ears Long term 10+		
Timefra	ame	Council's role(s)	Project Partners and Key Stakeholders		
Ō	Short Term	Strategy / Regulation	Community Mana whenua Landowners		
	Long Term	Partner Advocate	Waka Kotahi Community Landowners		
••>	Ongoing	Supporter	Regional Council Community Landowners		
••>	Ongoing	Supporter	Landowners Mana whenua Catchment Groups		

MOAWHANGO

Moawhango is one of the district's northernmost settlements located in a quiet valley on the Taihape-Napier Road, part of the tourism corridor with the Hawke's Bay.

The settlement has strong dual heritage that has two Ngati Whitikaupeka gazetted Marae – Moawhango Marae and Te Riu O Puanga Marae, as well as the Whitikaupeka Whare Karakia and Batley's Memorial Chapel.

The community supports the Moawhango School and the Moawhango Settlers Hall which service the surrounding rural community.

The settlement is currently zoned as Rural and has no reticulated services.

MOAWHANGO



Moawhango remains a rural settlement, with a strong community based on intergenerational connectedness and people returning home.

Taihape-Napier-Road

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BUILTIGES ROAD

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1

1

, Moenau Road

Moawhango Valley Road

2

Key Themes

 $\bigwedge_{\mathbf{N}}$

- 1 Connection
- 2 Housing and jobs

Key Spatial Moves

🕑 Papakāinga

Legend

District Plan Zones

Rural Zone

- Map Features
 - Building Footprint Property Boundaries
 - Green space
 - River
- Nature Network





Key Themes

1

2



Connection

The community is strongly connected to the dual history, culture, and environment in the Moawhango area.

The local marae and hall are the heart of the community.

Locals are leading environmental enhancement projects associated with the Moawhango River.

Priorities

- > Recognise and celebrate local heritage.
- > Support community-led environmental restoration projects.

Housing and jobs

It is important to the community that local people stay in the area, and many who have left return home.

For this to occur local housing and jobs are needed.

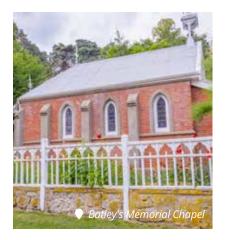
Ngāti Whitikaupeka have long term aspirations for the development of papakāinga in the area.

Future businesses in the area are likely to leverage off the tourism sector and the location on the Taihape-Napier Road.

Moawhango also has strong connection to the job market in nearby Taihape.

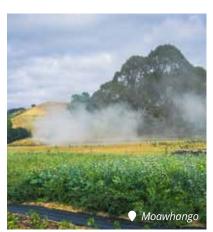
Priorities

- Enable and facilitate the development of papakāinga by Ngāti Whitikaupeka.
- Support the development and establishment of local tourism or primary production opportunities.
- Facilitate and encourage businesses in Taihape to provide jobs to those who wish to return home.









Action Plan Quick win <1 year Short term 1 - 5 years Medium term 6 - 10 years Long term 10+								
Rangitīkei Priority Area	Key Themes	Project			Time	frame	Council's role(s)	Project Partners and Key Stakeholders
Healthy Communities Connected	INECTION		1.1	Work alongside the community on projects that celebrate local heritage and culture.	i	Long Term	Supporter	Mana whenua Community
Communities Unique Communities	LOCAL CONNECTION	TOCAL CON	1.2	Recognise the work being completed by the Rangitīkei Rivers Catchment Collective Lower Moawhango Mokai sub-group that support environmental improvements.	••>	Ongoing	Facilitation / Information	Mana whenua RRCC Regional Council
Healthy Communities	AND JOBS	9	2.1	Review the District Plan approach for: • Papakāinga development. • Rural tourism activities	X	Medium Term	Strategy / Regulation	Mana whenua Te Puni Kokiri Regional Council Landowners Tourism businesses
Unique Communities	DNISING AND	2.2	Facilitate and support the development of local tourism business opportunities.	×	Medium Term	Facilitation / Information Strategy / Regulation	Mana whenua	

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.

ÖHINGAITI

Ohingaiti is in the middle of the Rangitīkei on a large terrace above the Rangitīkei River.

State Highway 1 and the Main Trunk Line run through the settlement.

Ōhingaiti has a community hall, the McIntyre Reserve and a local pub.

The Makohine Viaduct viewing area is located to the south of the settlement.

ŌHINGAITI



SIMD

Clean river

Key community priorities

- Town beautification.
- Growth opportunities.
- Community facilities.



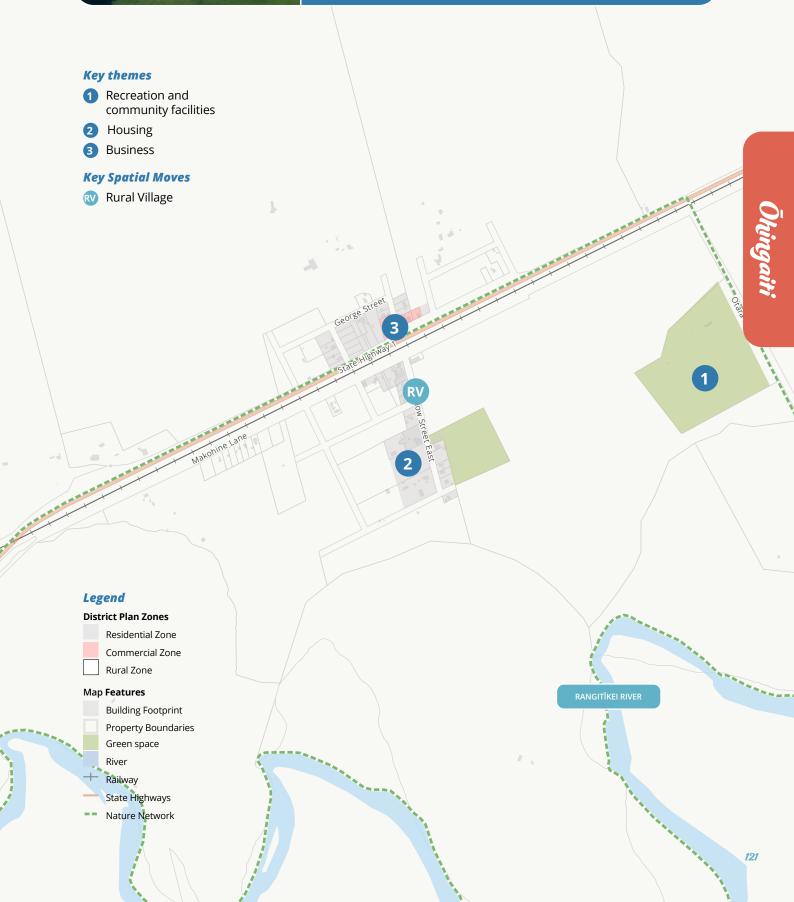
PRO

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Ohingaiti is a green, safe and quiet little town, with a well-used town hall, café, pub and sports club.



McIntyre Reserve

1

Recreation and community facilities

Ōhingaiti has close access to the Rangitīkei River.

McIntyre Reserve is the hub of recreation activities for the community.

The community hall is not well-used, but has potential for becoming a key community asset.

Priorities

- Support community-led management and development of the McIntyre Reserve.
- > Enabling the use and development of the community hall.
- > Connection with the Rangitīkei River.

Housing

Ōhingaiti has around 20 houses, with a small area zoned for Residential use. There are several vacant sections through the village.

The settlement and the surrounding environment is identified ass Class 2 land, with Class 6 hills located to the north.

There are no reticulated services.

The community has an openness for the development of more houses in the settlement. Antisocial behaviour and untidy/run-down sections were identified as challenges.

Ōhingaiti is not identified as a future residential growth area for the following reasons:

- The sites surrounding the settlement are on Class 2 soils and are part of large farming operations.
- There are no reticulated services available.
- There are vacant residential sections available for growth.

Priorities

- > Development of vacant sections.
- > Retaining the rural village lifestyle.

"McIntyre Reserve is important. It hosts a fantastic event every year with the Ohingaiti sports."

Community Voice



"More housing - also upgrading the run down houses that are sitting on land and not being used."

Community Voice



3

Business

Ōhingaiti has a pub and truck stop that is the heart of the community.

The settlement currently has a commercial zone. The extent of this zone needs to be reviewed to ensure the extent matches underlying land uses in the area.

Boutique accommodation, tourism and a trade hub were identified by the community as future business growth opportunities.

Priorities

>

Support local business development.

"A quaint little town with a lot of community pride"

Community Voice

♥ SH1 - Ōhingaiti

Action Plan

Support the community in the development of the McIntyre Reserve.
Support community-led redevelopment of the community hall when it becomes a priority for the community.
Improve the connection between Ōhingaiti and the Rangitīkei River by the development of a green corridor between the settlement and the River.
Review the zoning of Ōhingaiti to recognise the area as a rural village.
Investigate the appropriateness of the extent of the commercial zone to ensure properties that are commercial in nature are zoned correctly.

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 y	ears Long term 10+		
Timefra	ame	Council's role(s)	Project Partners and Key Stakeholders		
t	Long Term	Supporter	Community McIntyre Reserve Management Committee		
	Long Term	Supporter	Community		
	Long Term	Service Provider Partner	Waka Kotahi Regional Council Mana whenua Community Landowners Department of Conservation		
Ō	Short Term	Strategy / Regulation	Community Mana whenua Landowners		
×	Medium Term	Strategy / Regulation	Mana whenua Landowners Community Waka Kotahi Regional Council		

Ōhingaiti

ŌHOTU

Ōhotu is a small lifestyle settlement, just off State Highway 1, north of Ūtiku.

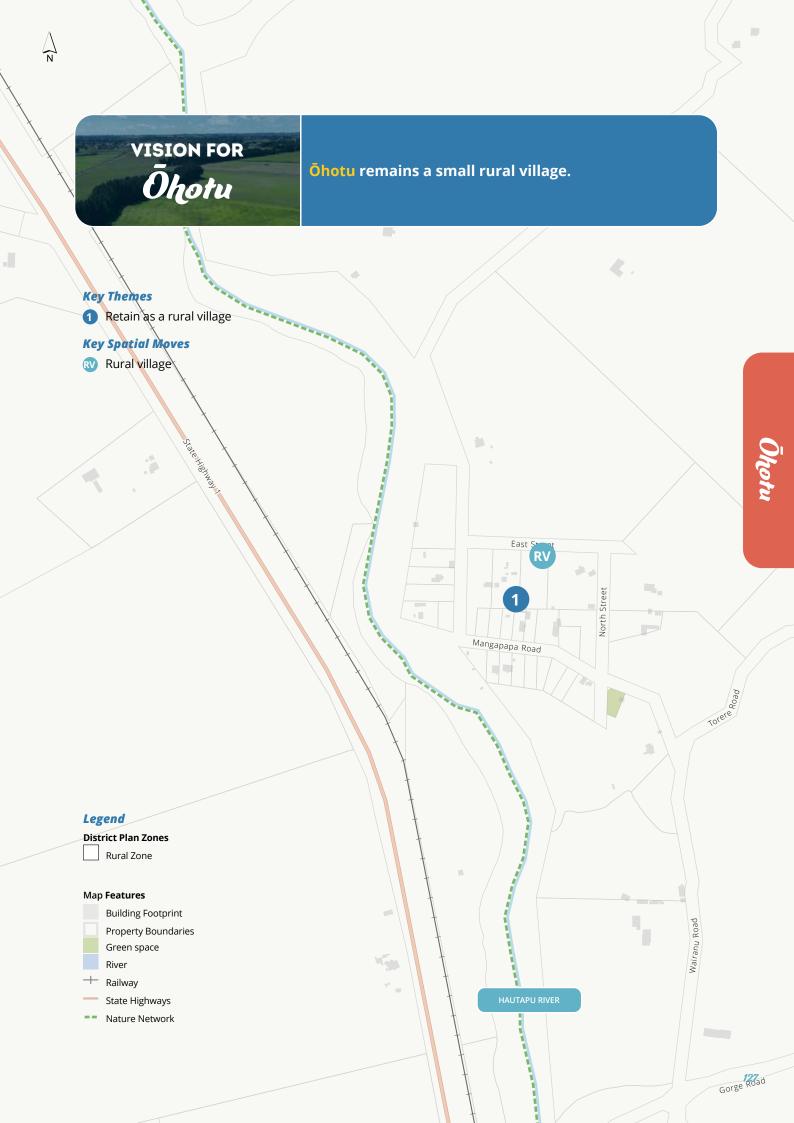
ŌНОТU

The Hautapu River runs to the west of the settlement which has around ten houses.

The village was originally surveyed in 1869 as Torere Village, and became known as Ohotu in the 1920's.

The area previously had access to the Ōhotu railway station, located across the Hautapu River, which closed in 1959.

The settlement has a community hall which is not well used.





1 *R*

128

Retain as a rural village

Ōhotu is a small rural village located on a strip of Class 2 land that runs along the Hautapu River.

The area has no reticulated services and is currently zoned as Rural.

The village has a community hall which is not well used, but has the potential to become a community hub.

No significant residential or lifestyle growth is anticipated for the settlement.

Priorities

> Retain Ōhotu as a rural lifestyle village.



Action P	lan	Quick win	i <1 yea	ar Short term 1 - 5	years	Medium	term 6 - 10 yea	rs Long term
Rangitīkei Priority Area	Key Themes	Project			Time	frame	Council's role(s)	Project Partners and Key Stakeholders
Healthy	URAL VILLAGE		1.1	Consider whether Rural zoning is appropriate for Ōhotu.	Ō	Short Term	Strategy / Regulation	Community Mana whenua Waka Kotahi
Communities	RETAIN AS A RURAL VILLAGE	1	1.2	Encourage community-led management of the local hall.	X	Medium Term	Facilitation / Information	Community Mana whenua

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.

Ōhotu



Rātā is located between Marton and Hunterville, in central Rangitīkei.

Rātā is the main centre of Ngāti Hauiti settlement and development in modern times. The area is home to Rātā Marae and Ō Tāhūhū Marae.

RĀTĀ

The Pourewa Stream and Rangitīkei River are significant waterbodies in the area.

State Highway 1 and the North Island Main Trunk Rail Line running through the area.

The Rātā railway station was operational between 1888 and 1982, with private siding access for the Ravensdown Depot now the only use.



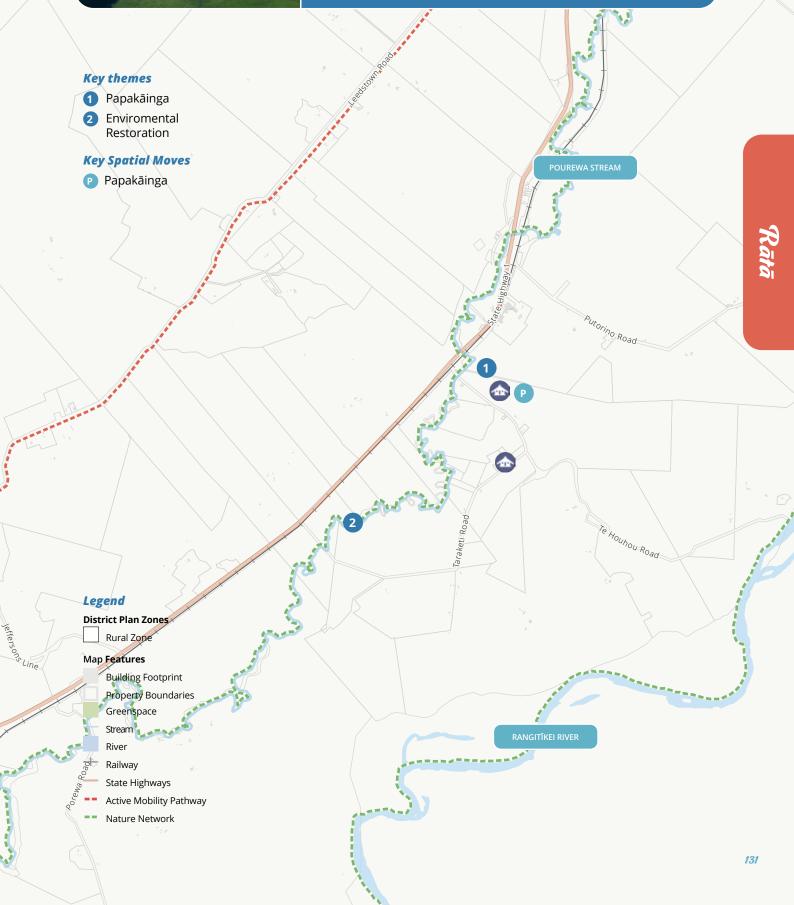
Mt Curl Road

Rātā is the cultural hub for Ngāti Hauiti, with Rātā marae at the heart of papakāinga which has enabled many whānau to return and reconnect with their whenua.

Mt-Curl Roac

Aldworth-Road

and the second





Papakāinga

1

2

Rātā is a significant place for Ngāti Hauiti, with Rātā Marae the cultural hub.

lwi members aspire for the development of papakāinga on iwi-owned land, on and near to the marae.

Priorities

> Development of papakāinga housing on iwi-owned land.

Rōtā rural section

Environmental Restoration

The Pourewa Stream and Rangitīkei River are significant waterbodies in the area. Restoration of the Pourewa Stream is a key priority for Ngāti Hauiti.

Priorities

- > Restoration of the Pourewa Stream.
- > Enhancements to the Rangitīkei River.



Action P	lan	Quick w	vin <1 ye	ear Short term 1 - 5 y	ears	Medium ter	m 6 - 10 years	Long term 10+
Priority Area	Action / Project	Number	Proje	ect	Timeframe		Council's role(s)	Project Partners and Key Stakeholders
Healthy	ĂINGA		1.1	Review the District Plan approach for papakāinga development for Rātā.	×	Medium Term	Strategy / Regulation	Mana whenua Te Puni Kokiri
Communities		1	1.2	Work collaboratively to support the development of papakāinga housing, including the provision of infrastructure.	••>	Ongoing	Supporter Facilitation / Information	Regional Council Landowners
Healthy Communities	ENVIRONMENTAL RESTORATION	2	2.1	Support environmental restoration projects being led by mana whenua and the community e.g. fencing and planting of the Pourewa Stream.	••>	Ongoing	Facilitation / Information	Mana whenua RRCC Regional Council

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.

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Rātana Pā is one of the most recognisable villages in the Rangitīkei due to the distinct architecture of public buildings and churches and annual religious gatherings.

The settlement was developed in the 1920s around Tahupōtiki Wiremu Rātana who attracted people to the area for his healing and teachings.

One of the tributaries to the nearby Lake Waipu runs through the Pā.

RĀTANA PĀ



Key community priorities

- Development of community facilities.
- Public transport options.
- Housing.







Rātana Pā is the cultural powerhouse of the Rangitīkei.

0

Ihipera-Koria Street

Tamariki Lane

Seamer Street

Rangatahi Road

2

Taihauauru Street

Waipounamu s

Key Themes

 $\bigwedge_{\mathbf{N}}$

- 1 Papakāinga development
- 2 Development of community facilities
- 3 Transport improvements

Key Spatial Moves

Papakāinga development

Juji Nakada Rise

Ratana Road

Kiatere Street

erau

3

Legend

District Plan Zones

Residential Zone Rural Zone

Map Features

Building Footprint

Property Boundaries

Green space

1



Papakāinga development

There are approximately 120 whare in the village, with an additional 60 planned to the north of the village as part of a papakāinga development.

There are also nine whare being developed along Rangatahi Road. The settlement has reticulated wastewater and drinking water. Class 2, highly productive, soils surround the village. There is support for more housing being developed in the village to enable people associated with the Rātana movement to live at the Pā.

We've estimated this could require up to an additional 87 houses by 2050. An additional two hectares of land could be needed to meet this demand.

The identification of future growth areas will be led by the community.

Rātana Pā has two shops, but no commercially zoned land in the settlement. There is no demand for additional commercial activities at this stage.

	Residential	Rural Lifestyle	Total
Number of houses – per year	3 houses	0 houses	3 houses
Number of houses – by 2050	87 houses	0 houses	87 houses
Additional land required	2 hectares	0 hectares	2 hectares

Priorities

 Enable the development of papakāinga at Rātana Pā.

"More houses for people that are morehu."

Community Voice



Development of community facilities

Rātana Pā has a local gym, IT hub and rugby field. Local community facilities such as the church, marae, toilets and accommodation are important to the community.

The community has led the redevelopment of the local playground.

There are community aspirations for the development of a sports hub.

Priorities

2

3

Support the community-led development of community facilities.

Transport improvements

The Rātana community is reliant on private vehicles. There are no public transport options available.

There is one road accessing the village, which is put under pressure during large gatherings.

Priorities

- Improve public transport options to connect the with Marton, Whanganui, and Palmerston North.
- Investigate options for creating a second access to Rātana Pā.
- > Improve active transport options.



"Toilets near the playground or coming into town."

Community Voice



"Bus for people that can't afford transport."

"Road access to Bagotts Rd."

Community Voice

Action Plan

	Rangitīkei Priority Area	Key Themes	Project			
	Healthy	PAPAKAINGA DEVELOPMENT	1	1.1	Support the development of housing	
	Communities	PAPAKAINGA E		1.2	Ensure infrastructure can cope with projected growth.	
	Healthy Communities Unique Communities	DEVELOPMENT OF COMMUNITY FACILITIES	2	2.1	Support the community-led development of a sports hub	
		EMENTS		3.1	Investigate options for the development of a second road access to Rātana Pā	
)	Connected Communities	TRANSPORT IMPROVEMENTS	3	3.2	Advocate for the introduction of innovative public transport options	
		TRANSPO		3.3	Development of Active Mobility Pathways Village to the junction with State Highway 3 	

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+							
Timefra	ame	Council's role(s)	Project Partners and Key Stakeholders				
i	Long Term	Strategy / Regulation Service Provider	Rātana Pā community Te Puni Kokiri				
i	Long Term	Service Provider	Regional Council				
	Long Term	Supporter	Rātana Pā community				
	Long Term	Partner					
•••	Ongoing	Advocate	Rātana Pā community Waka Kotahi				
iii	Long Term	Service provider					

RURAL RANGITĪKEI

Self-reliant and community minded, rural Rangitīkei is the backbone of our economy and our communities. Strong rural communities are essential for the overall wellbeing of the Rangitīkei.

Our rural environments are diverse, ranging from sand plains on the coast to the hill country of the upper Rangitīkei. Nothing has influenced the Rangitīkei district's landscape more than the mighty Rangitikei River which flows from headwaters in the Kaimanawa Range to the Tasman Sea in the south.

The Turakina and Whangaehu Rivers are significant and run from the north to the south. Locally important are the Moawhango, Hautapu and Kawhatau rivers, and Pourewa and Tūtaenui streams.

Around a third of our district's GDP comes from agriculture, forestry, and fishing. We are excellent at producing food, and home to significant exotic forests.

Rural Rangitīkei is facing a number of challenges, such as increasing regulation, climate impacts and changing land use. Alongside these challenges are opportunities for expansion of horticulture, tourism that leverages from our stunning natural environment and expansion of the Māori economy.

140

RURAL RANGITĪKEI

VISION FOR Rural Rangitīkei

Rural Rangitīkei is thriving – strong and connected communities, prosperous businesses, and leaders in environmental enhancement.

Key community priorities

- Better phone and internet connectivity.
- Diversification.
- Improved infrastructure.
- Right tree in the right place.

Rural Rangitīkei at a glance

The GDP of the Rangitīkei is

\$729M == (2021)

31.4% of Rangitīkei's GDP is from agriculture, forestry and fishing (2021).

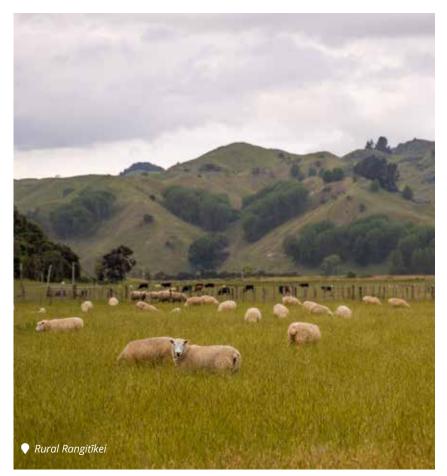
Between 2011 and 2021 agriculture, forestry and fishing created the most jobs –

†† 291

Agriculture, Forestry and Fishing make up **40.4%** of the total number of businesses in the District (2021)

Tourism GDP is **\$23M** (2021)







Rural Rangitik

"I think there is enormous potential for more trees to be planted on farms, but the right tree in the right place"

Community Voice

Diversification of the primary sector

Our primary sector is the backbone of the Rangitīkei economy. Increasing diversification into horticulture and cropping is likely as we maximise the use of our productive soils.

Transition of many farms into carbon forestry is also likely, and a concern for some of our rural communities. Carbon forestry could provide opportunities, particularly for our Māori landowners with marginal lands and in areas with significant erosion.

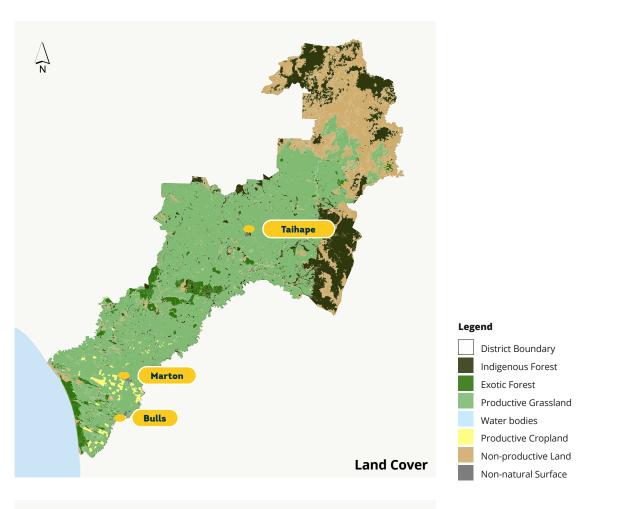
Rural service activities and industries are important to support the rural economy. We need to ensure rural service activities can establish close to where they are needed to support the diversifying rural economy.

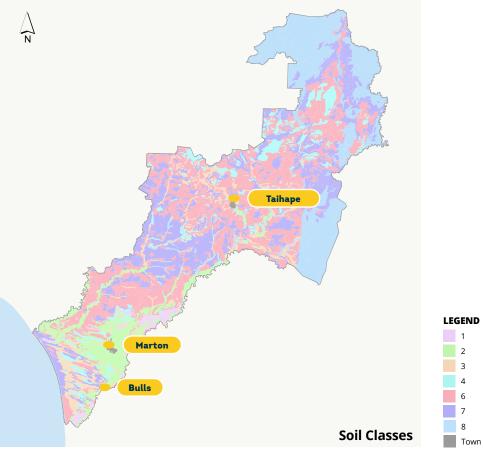
National direction requires protection of highly productive land from lifestyle development. For some of our rural communities, lifestyle development may support local schools and retaining community vibrancy.

Reviewing minimum lot sizes in the Rural and Rural Living zones is needed to respond to national direction for highly productive land.

Priorities

- > Increasing diversification of the primary sector.
- > Enabling rural service industries.
- > Right tree in the right place to maximise benefits to our rural communities from the forestry sector.
- > Supporting the ongoing viability of rural communities.







Community-led environmental restoration

Rural Rangitīkei are leaders in environmental restoration projects.

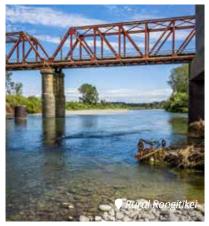
Significant work has already been achieved by iwi and hapū, and community groups such as the Rangitīkei Rivers Catchment Collective, Rangitīkei Environment Group, and Forest and Bird.

These efforts are supported and extended by local agencies such as Horizons and Landcare Trust.

Priorities

2

 Improving water quality and biodiversity throughout the Rangitīkei.



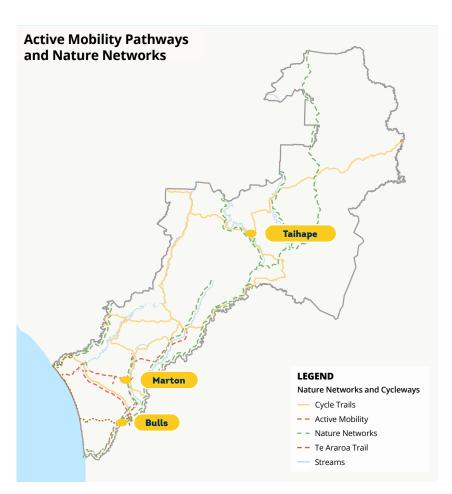
"Encourage bush blocks and riparian and wetland planting."

Community Voice

"Guests may experience our natural environment by foot, bike, horse, raft, and car."

Community Voice





Destination opportunities

Rural Rangitīkei has significant untapped potential to provide a wide range of visitor experiences.

Our stunning natural environment, its diversity, geological and landscape significance are all opportunities for visitor exploration.

The ability to connect with local Māori in places of significance and hear stories that bring the landscapes to life was identified as a major opportunity in the Rangitīkei Destination Management Plan.

Exploring the Rangitīkei on land, water and from the sky are all opportunities for the future.

Priorities

- Celebrate the natural environment as the foundation of our visitor offering.
- > Unlock potential of the Māori visitor economy.
- Improve the wellbeing of our communities through the visitor economy.

"I think there will be opportunities for authentic experiences. These may have a cultural element and will showcase our natural environment."

Community Voice

3

Papakāinga and the Māori economy

There is significant Māori land throughout the district, from the coast through to the outstanding landscapes in the north.

Large areas of Māori land in the northern Rangitīkei are landlocked, or protected through the District Plan as outstanding landscapes.

Māori businesses are already a key part of the Rangitīkei economy. Many of our iwi are still in the process of settling Treaty claims. Once settled we will see accelerated investment in local business, health, environmental initiatives, and papakāinga development.

Nga Wairiki Ngāti Apa and Ngāti Hauiti have plans to develop papakāinga. Our other iwi also have aspirations for papakāinga once Treaty settlement processes have been completed.Nga Wairiki Ngāti Apa have plans for papakāinga in Parewanui, Koitiata, Kauangaroa and Whangaehu. Ngāti Hauiti have plans for papakāinga in Mangaweka, Ūtiku, and Rātā. The facilitative zoning of land for papakāinga development is important.

Priorities

4

- > Access to landlocked land.
- > Development of papakāinga.
- > Growing the Māori economy.



Kural Kangitike

"The opportunities for all forms of agriculture are huge, so long as roading etc can keep up to speed with production."

Community Voice





Enabling infrastructure

Infrastructure, such as water, roading, bridges and internet connectivity is critical to the success of our rural communities and economy.

Keeping our rural communities connected is essential to Rangitīkei.

However, many areas throughout the Rangitīkei have no access to internet or cell phone connectivity.

There are increasing pressures on the roading network associated with tightening budgets and changing land use.

With a changing climate water storage will become more important for rural resilience.

Priorities

- > Access to reliable internet and cell phone connectivity.
- Maintaining a fit for purpose roading network that supports the rural economy.
- > Water security.

	Rangitīkei Priority Area	Key Themes	Project			
	Thriving	ICATION RIMARY 70R		1.1	Review the District Plan approach to rural service activities.	
	Communities	DIVERSIFICATION OF THE PRIMARY SECTOR	1	1.2	Review the District Plan approach to lifestyle subdivision, including minimum lot sizes, for the Rural and Rural Living zones.	
	Healthy Communities	ENVIRONMENTAL ENHANCEMENT	2	2.1	Support and work collaboratively with agencies and community groups on environmental restoration projects.	
		0	3	3.1	Implement Destination Rangitīkei, the Rangitīkei Destination Management Plan.	
	Thriving Communities Unique Communities			3.2	Review the District Plan in relation to rural tourism activities including accommodation and visitor experiences.	
ι				3.3	Develop a district-wide active mobilities pathway plan which builds from the existing cycle networks and identified active mobility pathways.	
				3.4	Invest in destination marketing and promotion which develops awareness of our natural assets.	
				3.5	Work alongside mana whenua and the community to tell local stories e.g. interpretation panels along walkways.	
		SA VORI	4	4.1	Continue to advocate for access to landlocked land.	
	Healthy Communities	PAPAKĀINGA AND THE MÃORI ECONOMY		4.2	Review the District Plan approach for papakāinga development.	
		PAF AND EC		4.3	Work collaboratively to support the development of papakāinga housing, including the provision of infrastructure and community facilities.	
		G TURE TURE		5.1	Advocate for increase internet and cell phone connectivity and communicate options available with rural communities.	
0	Connected Communities Thriving Communities	ENABLING NFRASTRUCTURE ENABLING NFRASTRUCTURE	5	5.2	Retain the quality of rural roads, by planning for and advocating for maintenance schedules that retain the quality of rural roads.	
		I N FR I N FR I N FR		5.3	Facilitate approaches to improve certainty of access to water e.g. water supply schemes.	

	Quick win <1 year Short term	1 - 5 years Medium term 6 - 10 y	ears Long term 10+
Timefra	ame	Council's role(s)	Project Partners and Key Stakeholders
×	Medium Term	Strategy / Regulation	Community
X	Medium term	Strategy / Regulation	Community
••>	Ongoing	Partner Supporter	Mana whenua Community Horizons Environmental Agencies
Ö ttt	Short Term – Long Term	Funder Partner Facilitation / Information	
Ō	Medium Term	Strategy / Regulation	Community
Ō	Short Term	Service Provider Strategy / Regulation	Mana whenua Waka Kotahi
•••	Ongoing	Service Provider	
	Long Term	Partner	
•••>	Ongoing	Advocate	Mana whenua Central Government
X	Medium Term	Strategy / Regulation	Mana whenua Regional Council
••>	Ongoing	Supporter Facilitation / Information	Te Puni Kōkiri Kainga Ora
 ••>	Ongoing	Advocate Information / Facilitation	Community
•••	Ongoing	Service Provider	Waka Kotahi
	Long Term	Facilitation / Information	Communities

SCOTT'S FERRY

Scott's Ferry is a little slice of Heav-Inn, not far from the mouth of the mighty Rangitīkei River.

Scott's Ferry originally formed part of the main route from Wellington to Whanganui and beyond.

By 1843 a ferry service had been established at Parewānui to take people across the mouth of the Rangitīkei River. Scott's Ferry is named after Thomas Scott, the local ferryman who also established a trading post and accommodation house.

There are about 45 homes in the village, some of which are on stilts following the devastating 2004 floods.

The local beach, Moana Roa is popular for fishing and recreation.

Key community priorities

- Stormwater resilience.
- No more housing.
- Remaining connected.
- Improved cell phone and internet connectivity.

SCOTT'S FERRY





VISION FOR Scott's Ferry

Scott's Ferry is a small coastal village, with a lifestyle that is hard to find anywhere.

Key themes

- Recreation development
- 2 Resilience
- **Key Spatial Moves**
- R Increase resilience

1 Particular distance Excrutioner Particular Excrut

Legend

District Plan Zones

- Residential Zone
- Rural Zone
- River

Map Features

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

2

Scotts Ferry



Recreation development

Scott's Ferry provides a high quality coastal lifestyle, with easy access to the local beach, Moana Roa. The community is involved in environmental restoration work.

Scott's Ferry is already a popular destination. The local beach is popular for fishing and recreation. The campground is busy, and some walkers on the Te Araroa Trail choose to walk through the village.

Opportunities exist for improving recreation and visitor amenities.

Priorities

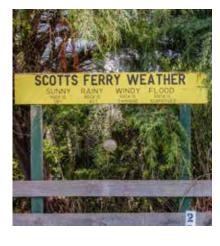
- Investing in facilities to support Scott's Ferry as a visitor > destination (e.g. campground expansion and facilities, carparking, signage).
- Community-led environmental restoration. >
- > Development of active mobility pathways.



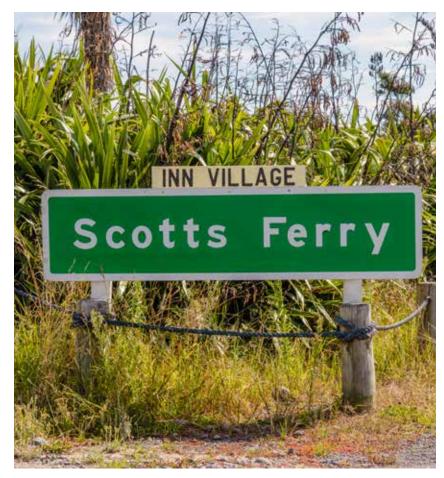
"Access to beach and forests."

"Bike and walking trail on stopbank to Bulls."

Community Voice







2 Re

Resilience

The small community is at risk from flooding from the Rangitīkei River. Horizons Regional Council has constructed stop banks to mitigate against the risk of flooding.

The risk of flooding is likely to get worse due to the effects of climate change.

Council has worked alongside the community on stormwater management solutions.

Given the significant flood hazard impacting the settlement, no future housing development will be allowed in the village.

Cell phone and internet connectivity is an issue for residents.

Priorities

- > River flooding and stormwater resilience.
- > Improving cell phone and internet connectivity.



"Two pumps for the stormwater"

"Stay as it is"



Scotts Ferry

	Rangitīkei Priority Area	Key Themes	Project			
				1.1	Investigate demand for and opportunities for the extension and upgrade of the campground.	
		E.		1.2	Increased signage for the 'Ferry'.	
	Healthy Communities	hities ND D RECREATION	1	1.3	Monitor demand and the need for an extension of the carpark.	
	Unique Communities			1.4	Investigate the need for and possible solutions for traffic calming through the village.	
				1.5	Development of Active Mobility Pathways: • Scott's Ferry to Bulls • Scott's Ferry loop	
				1.6	Recognise and support the community in the restoration of the coastal wetland.	
	Healthy Communities			2.1	Work alongside the community in understanding potential climate impacts and implementing solutions.	
)	Communities Unique Communities		4	2.2	Advocate for increase internet and cell phone connectivity and share emerging options.	

Timefr	rame	Council's role(s)	Project Partners and Key Stakeholders
×	Medium Term	Service Provider	
~	Quick win	Service Provider	
X	Medium Term	Service provider	Community
X	Medium Term	Service provider	
X	Medium Term	Partner	Regional Council Community Waka Kotahi Mana whenua
	Long Term	Supporter	Community Mana whenua
Ō	Short Term	Service Provider	Community Regional Council Mana whenua
••>	Ongoing	Advocate Information / Facilitation	Community

ŌTAIHAPE TAIHAPE

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

Taihape 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.

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

Indigenous flora and fauna HONE OF

6 K O

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.

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

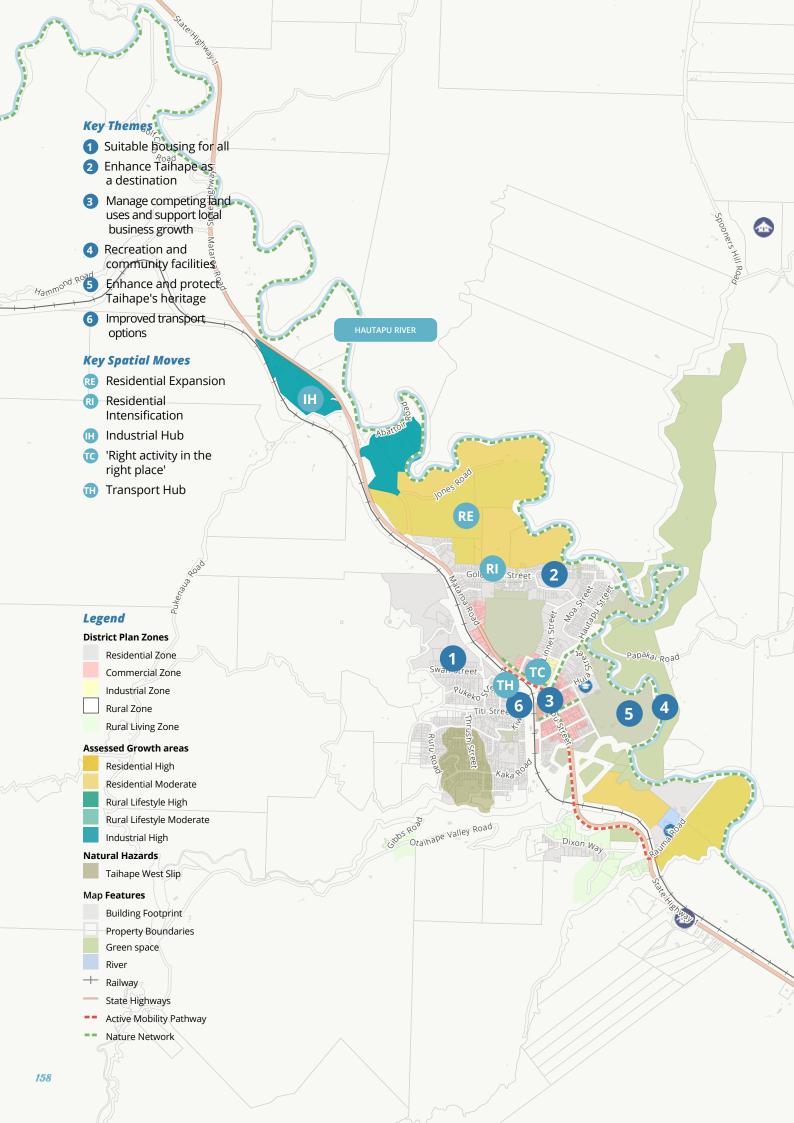
14 people per year (1% p.a) have moved to Taihape since 2014.

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

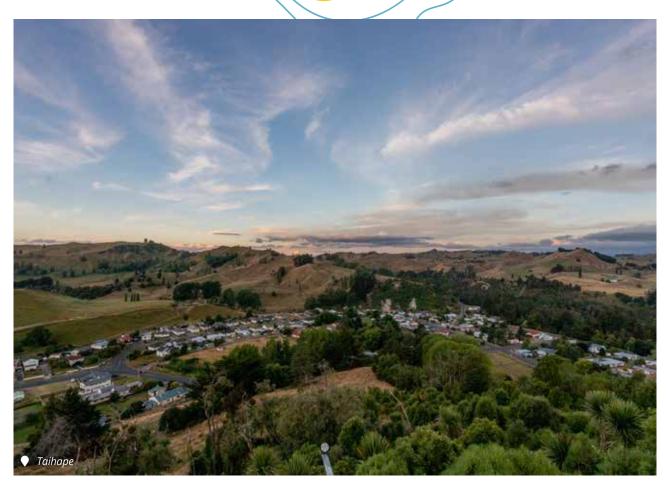
1,009 people are employed. More than half of whom work in retail, accommodation and food services, agriculture, forestry and education.

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



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.

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.



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:

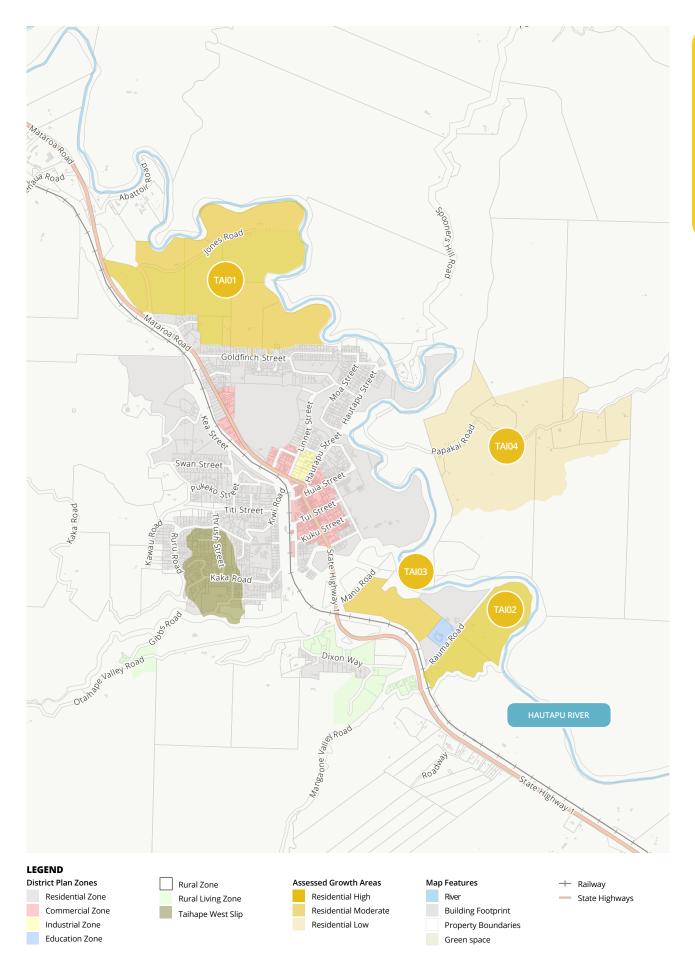
Area	Size	Suitability
TAl01 (Jones Road area)	85 hectares	Moderate
TAI02 (Rauma Road)	21 hectares	Moderate
TAl03 (Rauma Road / Manu Street)	12 hectares	Moderate
TAl04 (Papakai Road)	81 hectares	Low

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.



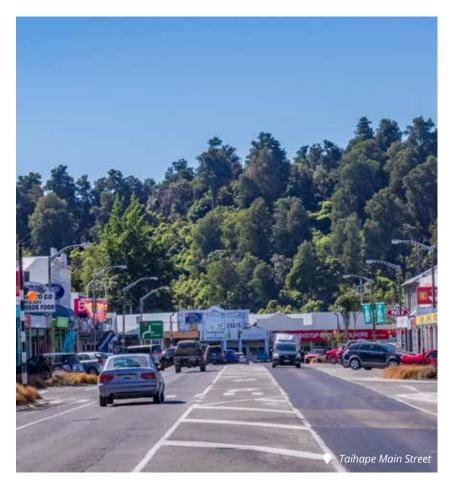
Key Themes

2

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

Community Voice





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 Rangitīkei.

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 Rangitīkei.
- > 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.



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.

Property Boundaries

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.

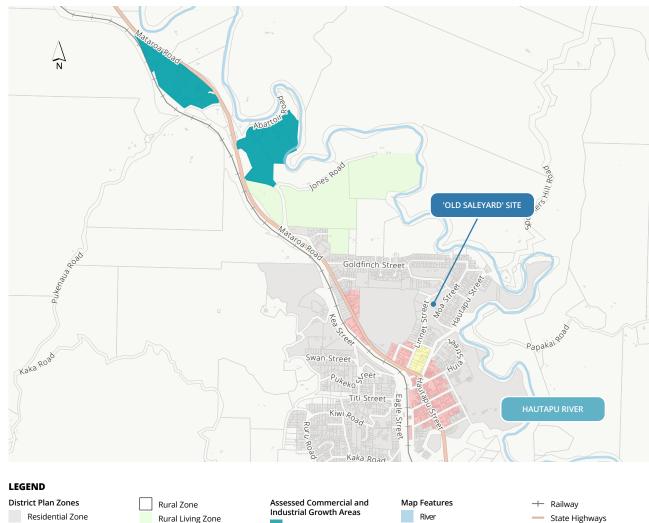
Priorities

Industrial Zone

3

- > 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.

Commercial / Industrial Growth



Industrial High

Future Commercial / Industrial growth

Commercial Zone

Industrial Zone

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.

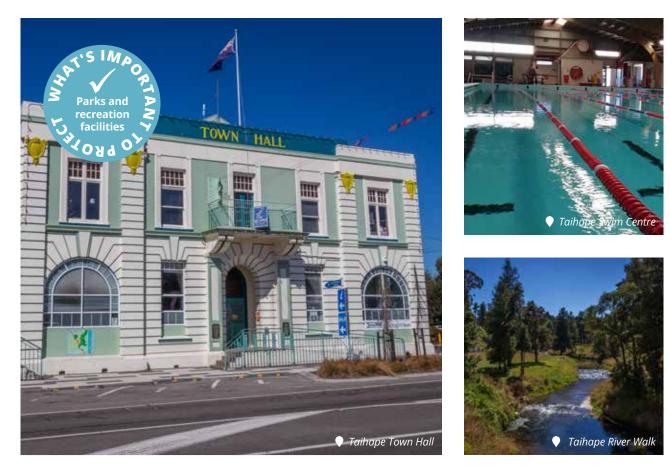
	Commercial	Industrial
Projected demand	0.4 hectares	3.2 hectares
Expected Capacity (already zoned)	0.8 hectares	0.3 hectares
🛊 🛊 Land required	-0.4 hectares	2.9 hectares

Building Footprint

Property Boundaries

"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."

Community Voice



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.

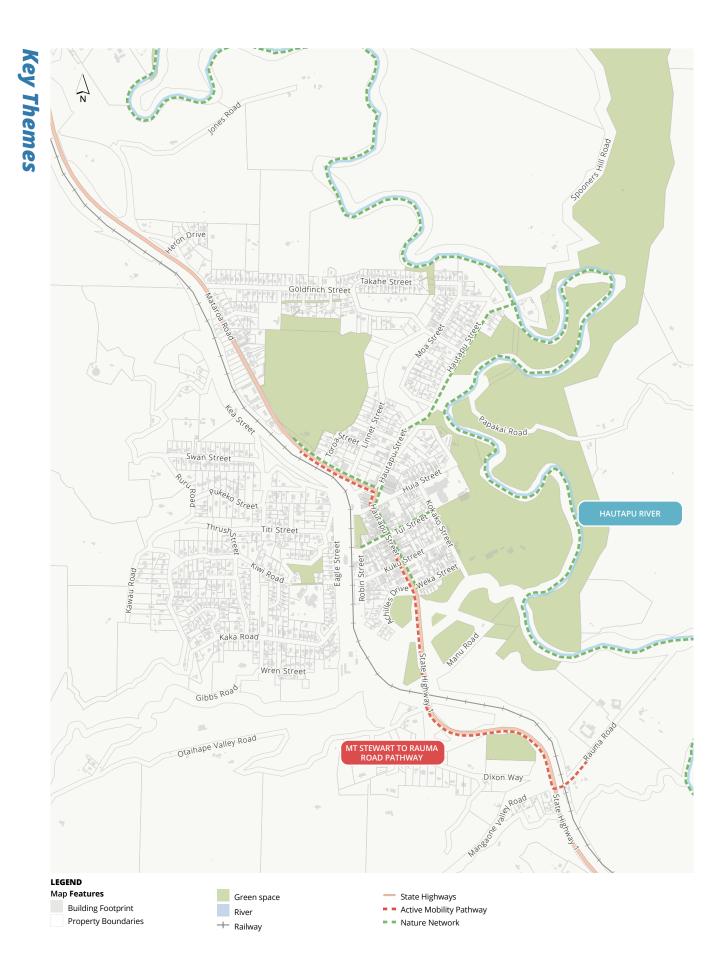
Priorities

4

- 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



Enhance and protect Taihape's 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.

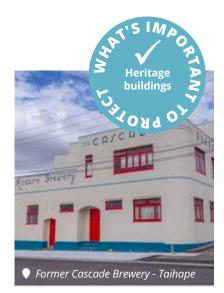
Community groups lead local environmental restoration, recreation, and heritage protection projects.

Priorities

5

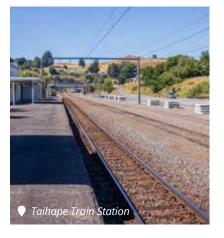
6

- 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.



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

Community Voice



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

Community Voice

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 micromobility 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.

Rangitīkei Priority Area	Key Themes	Project			
			1.1	 Undertake a District Plan Change for urban growth that: 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. 	
Thriving Communities	IG FOR ALL		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.	
Healthy Communities Connected Communities	SUITABLE HOUSING FOR ALL		1.3	Work alongside community housing providers to encourage the development of housing that meets the needs of the elderly population.	
	SUITA		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.	

Consoling Consoling </th <th>Strategy / regulation</th> <th></th>	Strategy / regulation	
Ongoing Medium Term		
Medium Term	Facilitation / information	Landowners Mana Whenua
	Facilitation / information	Regional Council Waka Kotahi Taihape Community Board Kainga Ora Taihape Housing Steering Grou Developers
Short Term	Service Provider	
	Service Provider	
Short Term	Service Provider	
Short Term	Service Provider	

Rangitīkei Priority Area	Key Themes	Project			
			2.1	 Leverage off the gumboot experience by; 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. 	
			2.2	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 Rangitīkei.	
	Z		2.3	Develop a plan that sets out future infrastructure requirements to support the visitor and traveller sector including; seating, toilets, charging stations, parking.	
Thriving Communities Connected Communities	acted Har 2	2	2.4	 Develop and implement a signage and wayfinding plan that: 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. 	
			2.5	 Develop and implement a streetscape plan for Tui Street and Hautapu Street that: 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. 	
			2.6	Work collaboratively with Waka Kotahi on traffic flow and pedestrian safety improvements for the Taihape town centre.	
			2.7	Encourage retailers and hospitality businesses to engage with the footpath.	
			2.8	Investigate incentives to encourage the beautification of buildings within the Taihape town centre.	

	Quick win <1 year Short term	ears Long term 10+	
Timefra	ame	Council's role(s)	Project Partners and Key Stakeholders
Ō	Short Term – Long Term	Service Provider	
Ġ	Short Term	Service Provider	
X	Medium Term	Service Provider	
Ō	Short Term	Partner Service Provider	Mana whenua Destination Rangitīkei Implementation Group Taihape Community Board Local Businesses Owners Friends of Taihape Keep Taihape Beautiful
i	Long Term	Strategy / Regulation Service Provider	
••>	Ongoing	Advocate Partner	
Ō	Short Term	Facilitation / Information	
Ō	Short Term	Facilitation / Information	

Rangitīkei Priority Area	Key Themes	Project			
	LAND -OCAL FH		3.1	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.	
Thriving Communities	ETING ORT I ROW		3.2	Work alongside landowners to encourage intensification in the town centre.	
Healthy Communities Connected Communities	MANAGE COMPETING LAND USES AND SUPPORT LOCAL BUSINESS GROWTH	3	3.3	 Undertake a District Plan Change for commercial and industrial environments that: Enables and encourages intensification of the Taihape Town Centre. Rezones land to cater for future industrial and commercial growth. 	
	MANUSU		3.4	Monitor demand for commercial and industrial land to accommodate growth.	
	ND		4.1	Investigate future recreation and redevelopment opportunities for the Taihape Swim Centre.	
			4.2	Re-assess the feasibility of all-year opening of the pool.	
Healthy Communities	ON A FACI	4	4.3	Invest in the development of a multi-purpose civic and community facility for Taihape.	
Unique Communities	RECREATION AND MMUNITY FACILIT		4.4	Investigate the feasibility of the development of a co- work space.	
	REC COMM		4.5	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	
	ND PROTECT HERITAGE	OTECT	5.1	Work alongside mana whenua and the community to identify and protect significant heritage buildings and cultural sites for protection in the Rangitīkei District Plan	
Healthy Communities Unique	AND PR	5	5.2	Development of Nature Networks: Taihape town centre, Memorial Park, Papakai Park, gumboot park, the giant gumboot.	
Communities	ENHANCE AN TAIHAPE'S H		5.3	Recognise the work being completed by the Rangitīkei Rivers Catchment Collective catchment groups that support environmental improvements.	
	ЧЛ		5.4	Investigate methods to increase canopy cover throughout Taihape.	
	PORT	PORT	6.1	Identify and develop Active Mobility Pathways around Taihape that aim to provide opportunities for active transport and micro-mobility.	
Connected Communities	IMPROVED TRANSPORT OPTIONS	6	6.2	Advocate for the trial and implementation of innovative public transport options that take advantage of emerging transport technology.	
Healthy Communities	OPT		6.3	Advocate for passenger rail services for Taihape for both locals and tourists.	
	IMPRC		6.4	Position and develop the Taihape Train Station as a transport hub that provides civic space, green space, and supports the traveller market.	

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	
Ċ ⊞	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		
X	Medium Term	Strategy / Regulation	-	
	Long Term	Service Provider		
	Long Term	Service Provider	Schools Taihape Community Board Mana whenua Contractor	
Ō	Short Term	Service Provider		
	Long Term	Service Provider Partner		
Ō ش	Short Term – Long Term	Facilitation / Information Partner	Schools Sports clubs Friends of Taihape Taihape Playground Group Mana whenua	
	Long term	Partner Strategy / Regulation	Mana whenua Taihape Community Board Taihape Heritage Society Friends of Taihape Waka Kotahi Taihape Community Board Mana whenua Regional Council Catchment groups	
	Long Term	Partner Strategy / Regulation Service Provider		
••>	Ongoing	Supporter		
X	Medium Term	Facilitation / Information Service provider		
	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		

TURAKINA

Turakina is a small village that celebrates its dual Māori and Celtic heritage. This history is important to the community to protect into the future.

Located on State Highway 3, the settlement has lots of vehicles travelling through every day.

The village has a primary school, the Turakina Domain, cemetery and two churches.

The Turakina River is located to the north of the village, with the Kahurauponga Stream running through. The Turakina community also shares a connection with the nearby Turakina Beach.

The community identified Turakina's central location and short commute to Marton or Whanganui as a key opportunity for the village, however, the speed of traffic through the village splits the community into two and reduces the chance of travellers stopping in the area.

TURAKINA

CITATION THE REPORT



Turakina Māori and Celtic heritage is the identity of the quiet, connected, and beautiful village.

Key community priorities

- Town beautification.
- Connection across the State Highway.
- Retaining the small village lifestyle. Community facilities.
- •

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3

LD

Turakina Valley Roar

Wanganui

^{Falenmore Road}

Key Themes

N

- 1 Retain small village feel
- 2 Enhance as
- a destination3 Protect community
- facilities

 facilities
- connections

Key Spatial Moves

Allow limited lifestyle development

Turber of the second

Legend

- District Plan Zones
 - Residentia
 - Commercial Zone Rural Zone

Assessed Growth areas

- Rural Lifestyle High Rural Lifestyle Moderate
- River

Map Features

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



Retain small village feel

Turakina is strongly connected to its Scottish and Māori heritage, which form a strong part of its identity.

The community wishes to remain as a small village, with mixed views on whether limited growth is desirable. The community sees the benefits a slightly larger population could have in supporting Turakina School and local businesses.

Priorities

- > Promote Turakina's dual Scottish and Māori heritage.
- Allow limited rural lifestyle growth, recognising the positive impacts a slightly bigger village will have in supporting Turakina School and local businesses.



"Need for a community hub – social"

"The historical nature of the area"

Community Voice

Future residential and lifestyle growth

Turakina has experienced limited growth over the past few years.

The village has opportunities for growth due to its location - a short commute from Marton, Bulls and Whanganui.

The settlement has a residential and commercial zone but does not have reticulated services. Turakina is surrounded by a mix of Class 2, 3, 4 and 6 soils.

The lack of reticulated services creates a barrier for residential-scale development. Highly productive land around the settlement also limits opportunities for lifestyle development.

We anticipate up to 58 additional houses may be developed by 2050. However, some houses likely to be developed in the wider rural environment.

	Residential	Rural Lifestyle	Total
Number of houses – per year	0 houses	2 houses	2 houses
Number of houses – by 2050	0 houses	58 houses	58 houses
Additional land required	0 hectares	58 hectares	58 hectares

"The association with the strong Scottish history of Turakina."

"The village feel of knowing people and being connected."

Community Voice



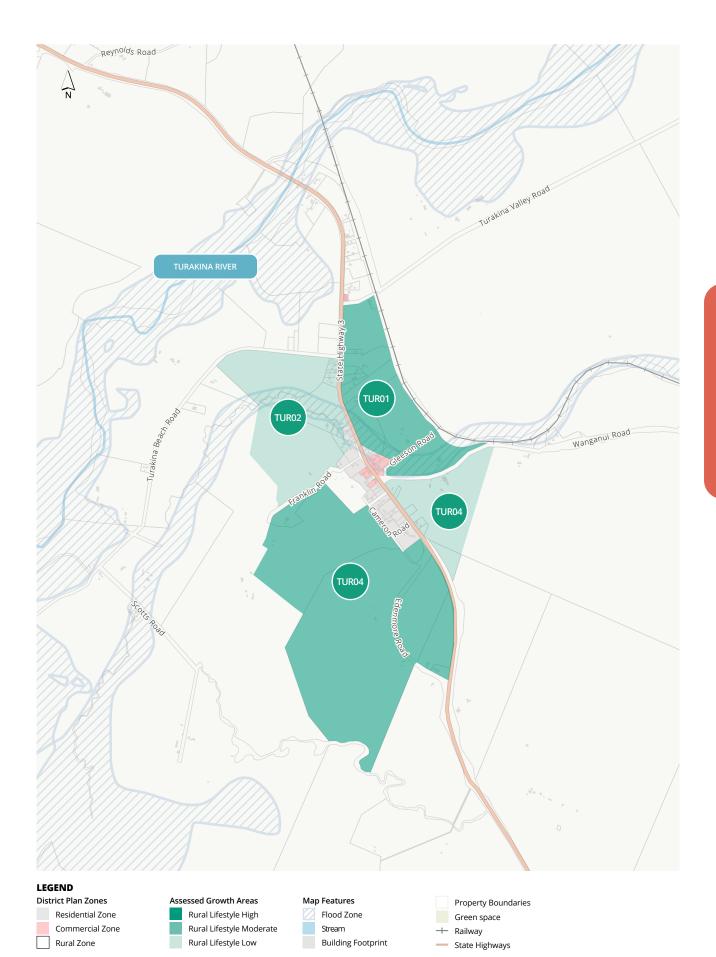


A range of potential growth areas were assessed to determine their suitability for future development. The areas have been assessed as follows:

Area	Size	Suitability rating
TUR01 (NE of SH3)	26.6 hectares	Moderate
TUR02 (NW of SH3)	31 hectares	Low
TUR03 (Franklin/ Edenmore Rd)	82.2 hectares	Moderate
TUR04 (Wanganui Rd)	14.9 hectares	Low

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.





2

Enhance as a destination

Located on State Highway 3, Turakina has almost 6,000 vehicles travelling through every day.

Turakina is already home to many popular events and businesses.

The village is highly photogenic and has great potential to attract more businesses and grow its reputation as a great place for travellers to stop.

Priorities

- Encourage the development of small-scale craft, boutique and cottage industries. >
- Invest in village beautification, focusing on developing photo opportunities. >
- Work collaboratively to increase traffic safety through the village, slowing traffic and providing > more opportunities for travellers to stop and walk around.
- Recognise the role events play in advertising Turakina as a destination. >
- Improve signage and implement wayfinding that encourage travellers to stop and > walk around the village.



LEGEND

District Plan Zones Residential Zone Commercial Zone Rural Zone

Community Voice

Map Features Flood Zone Building Footprint Property Boundaries

State Highways

Future Commercial / Industrial growth

The Turakina Village commercial area has a handful of commercial buildings and a local petrol station. The recent closure of the pub was a disappointment for the local community.

There is no anticipated need to extend the commercial area.

Industrial activities will be provided for in Marton or Bulls.

"High quality restaurant and accommodation at the Ben Nevis"



Turakina

3



Protect community facilities

The Turakina Domain is an important asset for the Turakina community. It is used regularly by locals and travellers in the know and annually for the Turakina Highland Games.

Turakina Primary School is also important to the community, as are the local community organisations.

One of the key local places for community social connection was lost with the closure of the local pub. Regaining a local social community hub is important to the community.

Priorities

- Protect the Domain and enhance connections between Cameron Park, the picnic tables, through town to the Domain through the development of a nature network.
- Investigate options for the development of a community hub.



"Larger population for school."

Community Voice



Improve transport connections

State Highway 3 runs through the settlement, with the Marton-New Plymouth Rail Line running to the north of the village.

No public transport or active mobility options are currently available.

Priorities

4

- Advocate for the implementation of innovative public transport options.
- > Develop Active Mobility Pathways that connect Turakina with Koitiata, Marton and Bulls.
- Investigate options for improving pedestrian connectivity across the village.

"Buses stopping in Turakina so they can pick up and drop off so we don't have to travel to a bus stop when traveling out of town."

Community Voice

Action Plan

	Rangitīkei Priority Area	Key Themes	Project	ject		
	Unique Communities	RETAIN SMALL VILLAGE FEEL	1	1.1	Undertake a District Plan Change for urban growth that considers rezoning a lifestyle growth areas.	
				1.2	Identify opportunities for celebrating Turakina's dual heritage.	
	Thriving Communities	ENHANCE AS A DESTINATION	2	2.1	Support the advertising of local events	
				2.2	Review and implement improvements to signage, wayfinding, and photo opportunities.	
				2.3	Review the District Plan to facilitate the establishment of: • Boutique accommodation. • Craft and cottage industries.	
	Healthy Communities	PROTECT COMMUNITY FACILITIES	3	3.1	Investigate options for the development of a community hub.	
				3.2	 Develop nature networks: Between Turakina and the Turakina River Around the village – Kahurauponga Stream, Cameron Park, travellers stop, Turakina Domain 	
				3.3	Recognise the work being completed by the Rangitīkei Rivers Catchment Collective catchment groups that support environmental improvements.	
)		IMPROVE TRANSPORT CONNECTIONS	4	4.1	Work collaboratively with Waka Kotahi to investigate the lowering of the speed limit through the village.	
	Connected			4.2	Advocate for the implementation of innovative public transport options.	
	Communities			4.3	 Plan for and develop Active Mobility Pathways Turakina – Koitiata Turakina – Marton Turakina - Bulls 	
				4.4	Work collaboratively with Waka Kotahi to improve the pedestrian experience and increase connection across the State Highway	

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+			
Timefra	ame	Council's role(s)	Project Partners and Key Stakeholders		
Ō	Short Term	Strategy / Regulation	Community Turakina Community Committee Mana whenua Kiwi Rail Waka Kotahi Regional Council		
X	Medium Term	Facilitation / Information	Community Turakina Community Committee Mana Whenua		
••>	Ongoing	Facilitation / Information Funder			
Ō	Short Term	Partner	Community Waka Kotahi Turakina Community Committee Mana whenua Local businesses		
X	Medium Term	Strategy / Regulation			
	Long Term	Partner	Community Turakina Community Committee Mana whenua		
	Long Term	Service provider Partner	Community Turakina Community Committee Waka Kotahi		
••>	Ongoing	Supporter	Mana whenua Catchment Groups		
Ō	Short Term	Advocate			
	Long Term	Advocate	Community Turakina Community Committee		
	Long Term	Service provider Partner	Waka Kotahi Kiwi Rail		
Ō	Short Term	Advocate			

ŪTIKU

Ūtiku is a small township, established at the end of the nineteenth century by the Crown as a Native Township. It housed settlers and workers who were building the railways network between Wellington and Auckland.

In its heyday, and up until the early 1960's, the township included NZ Railways, which employed up to ten families, a Dairy Company that employed six families, two motor garages, two general stores, a three-teacher school as well as other families who lived in the township, but who worked in Taihape or on surrounding farms.

It is currently a lifestyle settlement next to the Hautapu River, just south of Taihape.

The village is now home to The Wool Company, Ravensdown fertiliser depot and the base for a heavy haulage trucking company.

Both State Highway 1 and the North Island Main Trunk Line separate the settlement in two.

Most of the land, contained in the township is owned and administered by Trustees for beneficiaries of two separate Potaka whānau trusts, which were established by Crown agencies when the land was handed back to these beneficiaries, in the early 1990's.

The settlement is currently zoned as a mix of Rural, Residential or Commercial (The Wool Company).

Land to the east of the State Highway is identified as Class 2, while land to the west of the State Highway is identified as a mix of Class 4 and 6.

Key community priorities

- Public access to the natural environment.
- Connected and resilient community.
- More housing.



vision for *Ūtiku*

Ūtiku develops as a thriving, connected and sustainable papakāinga community.

State Highway

Rupe Street West

Carlson Road

a. 4 - 1

Gorge Road

Key Themes

 $\bigwedge_{\mathbf{N}}$

- Papakāinga
- 2 Transport network
- 3 Natural environment
- 4 Commercial development

Key Spatial Moves

Papakāinga development

Legend

District Plan Zones

- Residential Zone Commercial Zone
- Rural Zone

Map Features

Building Footprint Property Boundaries

Utiku South Road

- Green space River
- + Railway
- State Highways
- Nature Network

Goree Ro

Wairanu Road

Tuhoe Road

3

Komako Street

2

an and a second second

Irea Street

4





188

Papakāinga

The Potaka Whānau Trust, supported by Te Rūnanga o Ngāti Hauiti, aspire to build papakāinga housing within the township to provide the accommodation needed to meet the demand of beneficiary owners returning to live at Ūtiku.

The provision of community facilities would be considered as part of the papakāinga development.

Priorities

> Enable the development of papakāinga.



"The opportunity to provide housing for our people at Ūtiku"

Community Voice



Transport network

Ūtiku has no public transport options available. Access from the State Highway is in a 100km/h zone with no turning bay.

Priorities

2

- > Increase traffic safety through the settlement.
- Advocate for improved public transport options, including rail.



"Ūtiku will be a connected, resilient community where people care and share with each other."

Community Voice



Natural environment

The natural environment is important to the community.

The Hautapu River runs to the east of the settlement and the community also has strong connections with the Rangitīkei River and Ruahine Ranges.

Priorities

- Support community-led environmental enhancement and access projects.
- Retain or improve access to the Hautapu River, Rangitīkei River and Ruahine Ranges.

"The natural environment is our most important resource and needs our urgent attention - this includes the land, the waterways and the ecosystems that live there"

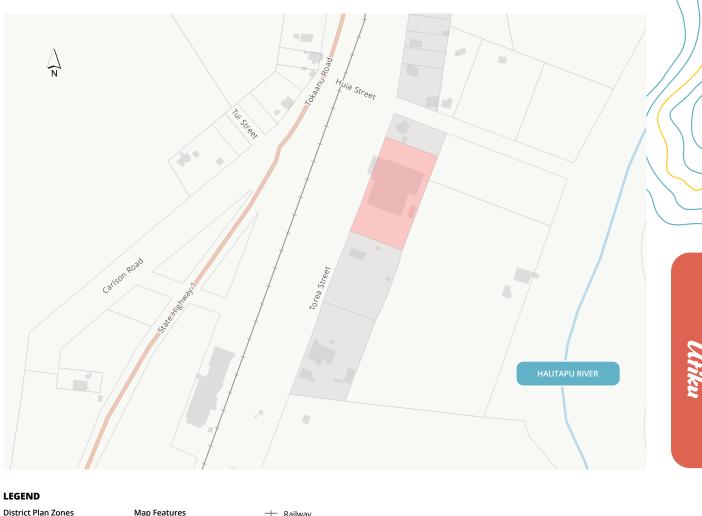


O B RO

🛡 Hautapu River

Community Voice

3



Dist	District Plan Zones					
	Residential Zone					
	Commercial Zone					
	Rural Zone					

Map Features River Building Footprint Property Boundaries

RailwayState Highways

Commercial development

Ūtiku is home to The Wool Company, Ravensdown fertiliser depot and the base for a heavy haulage trucking company.

There is no public transport available, and access to the village from State Highway 3 can be challenging.

No additional land is projected to be required for business purposes.

Priorities

Work alongside local businesses with aspirations to open or extend their business in Ūtiku.



"A range of small businesses run by local people located in and around the village of Ūtiku (e.g. The Wool Company) would be preferable to large industrial operations."



Action Plan

	Rangitīkei Priority Area	Key Themes	Project			
	Healthy Communities	PAPAKĀINGA	1	1.1	Review the District Plan approach for papakāinga development.	
				1.2	Work collaboratively to support the development of papakāinga housing, including the provision of infrastructure and community facilities.	
	Connected	TRANSPORT NETWORK	2	2.1	Investigate options for increasing traffic safety through the village and the nearby Toe Toe Road passing lane.	
	Communities	TRANSPOR		2.2	Advocate for improved public transport options.	
	Healthy Communities	NATURAL ENVIRONMENT	3	3.1	Investigate opportunities for increasing access to the Hautapu River, Rangitīkei River and Ruahine Ranges	
	Thriving Communities	COMMERCIAL DEVELOPMENT	4	4.1	Review the extent of the commercial zone in Ūtiku	

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 y	ears Long term 10+
Timefra	ame	Council's role(s)	Project Partners and Key Stakeholders
×	Medium Term	Strategy / Regulator Partner	Mana whenua Regional Council
•••	Ongoing	Supporter Facilitation / Information	Te Puni Kōkiri Kainga Ora
X	Medium Term	Advocate	Community Mana whenua Waka Kotahi
X	Medium Term	Advocate	Community Regional Council Kiwi Rail
	Long Term	Advocate	Community Mana whenua Regional Council Department of Conservation
X	Medium Term	Strategy / Regulation	Community Landowners Businesses Mana whenua

WHANGAEHU

The small settlement of Whangaehu sits along State Highway 3 on the western side of the Whangaehu River within close commuting distance to Whanganui.

The Whangaehu village is the western gateway to the Rangitīkei District.

Whangaehu Marae is located just a short drive from the village and is associated with Rangiwhakaturia-Taitapu.

The settlement has a church, hall and local primary school.

Key community priorities

- Flood resilience.
- Protecting the natural environment.

WHANGAEHU

194



Whangaehu is a thriving rural community, strongly connected with the Whangaehu River, high flood resilience, biodiversity and water quality.

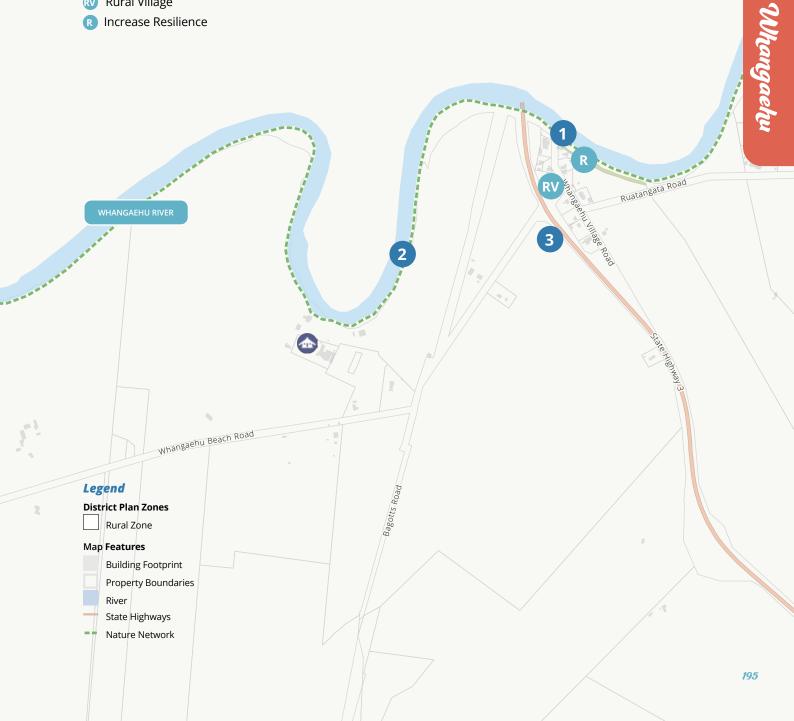
Key Themes

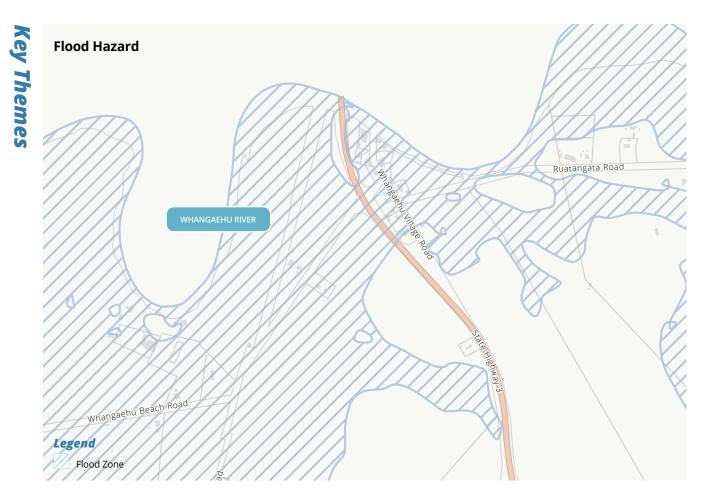
 $\Delta_{\mathbf{N}}$

- 1 Resilience
- 2 Environment
- 3 Access

Key Spatial Moves

- Rural Village
- R Increase Resilience





Resilience

1

Whangaehu village is at risk from flooding from the Whangaehu River.

Parts of the settlement have been impacted by significant floods in the past and the risk of future flooding is likely to get worse over time. The village is also at risk from lahar travelling down the Whangaehu River from the Ruapehu volcano.

The village has no reticulated services and is located on a strip of Class 2 land that runs alongside the river.

Given the significant flood hazard impacting the settlement, no future housing development will be allowed in the village. A few more houses may be developed in the surrounding rural environment.

Priorities

Increase resilience and reduce risk to residents associated with flooding from the Whangaehu River.



"High flood resilience"



Environment

2

The community is strongly connected to the Whangaehu River and want water quality and biodiversity improved.

Priorities

>

Water quality and biodiversity improvement.



"Dramatically increased biodiversity and water quality"

Community Voice



3 Access

Whangaehu is the western gateway to the Rangitīkei.

There is no public transport available, and access to the village from State Highway 3 can be challenging.

Priorities

- Enhancing Whangaehu as the western gateway into the Rangitīkei.
- > Increase traffic safety.
- > Advocate for improved public transport options, including rail.

Action Plan

	Rangitīkei Priority Area	Key Themes	Project			
	Healthy Communities	RESILIENCE	1	1.1	Work alongside the community and Horizons Regional Council to undertake a risk assessment and investigate and implement options for reducing the risk associated with flooding from the Whangaehu River.	
	Healthy Communities	ENVIRONMENT	2	2.1	Recognise the work being completed by the Rangitīkei Rivers Catchment Collective Whangaehu sub-group that support environmental improvements.	
	Connected Communities Unique Communities	ACCESS	3	3.1	Enhance the entrance to Whangaehu to increase the sense of arrival in the Rangitīkei.	
				3.2	Investigate options for increasing traffic safety through the village.	
				3.3	Advocate for improved public transport options.	

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 ye	ears Long term 10+	
Timeframe	Council's role(s)	Project Partners and Key Stakeholders	
🛣 Medium Term	Strategy / Regulator Partner	Regional Council Community Waka Kotahi	
>>> Ongoing	Facilitation / Information	Catchment Group Regional Council Community	
X Medium Term	Partner Service Provider	Waka Kotahi Community	
🛣 Medium Term	Advocate	Community Mana whenua Waka Kotahi	
🛣 Medium Term	Advocate	Community Regional Council Kiwi Rail	





Kaupapa kõrero The Details



Ngā Tāpaetanga Hapori Community Input



Community Engagement - March – April 2022 206 survey responses 373 ideas on the interactive map

A discussion document and summary documents were created along a series of surveys aimed at seeking high level input into a range of topics such as vision for 2050, opportunities and challenges, residential environments, transport networks and town centres.

Seven community drop-in sessions were held, five community meetings were attended and three schools participated in workshop sessions.

Business survey - April 2022

38 survey responses

An online survey of local business was undertaken with the aim of understanding expansion and land use needs of local businesses throughout the Rangitīkei.

Stakeholder discussions - Ongoing

Stakeholder discussions were held with key agencies throughout Pae Tawhiti Rangitīkei Beyond.

Landowner engagement - October - November 2022

Notification to and discussions with landowners with properties in areas that have been assessed for suitability for future growth.

Community Consultation - March – April 2023

Section to be completed following consultation.

Reticulated wastewater The District's GDP was \$729 million in 2021 prices, in Marton, Taihape, Bulls, experiencing **2.3%** Hunterville, Mangaweka, Digital connectivity growth for 2021. Rātana Pā, Koitiata (part) issues in rural areas, and communities such as Koitiata, Reticulated water in Scott's Ferry and Kauangaroa. Marton, Taihape, Bulls, Hunterville, Mangaweka, Agriculture, Rātana Pa. forestry and fishing are the biggest In 2021 there contributors to GDP -31.4% were 6,790 filled jobs T 224km km of roads, 803km sealed 16,050 people and **421km** [8**#**# currently live in the unsealed. Rangitīkei, an increase of **1.3%** or **170 250** bridges people per annum since 2014. Limited *public* transport options Pressure on power In 2018 the Rangitīkei supply in Marton. Average house values had 5,742 occupied dwellings were \$511,849 in 2022, **74.8%** of dwellings with strong growth in house have 3 or 4 bedrooms

values since 2015.

Horopaki a-Rohe District Context

The Rangitīkei District covers 4,479 square kilometres of diverse landscapes, ranging from the sand country on the south coast to the magnificent hill country of the Upper Rangitīkei. The Rangitīkei is one of the larger districts by area with a comparatively small population.

Located in the Central North Island, the Rangitīkei is primarily part of the Manawatu-Whanganui region. Whanganui and Palmerston North are within a commutable distance from southern Rangitīkei. Wellington, New Plymouth, Taupo and the Hawke's Bay are within a 2 – 3 hour drive.

The Rangitīkei has the advantage of access to State Highways 1 and 3, both of which provide a significant volume of inter-regional freight and motorists who stop in our towns for services. The Taihape-Napier Road provides Hawke's Bay with a key link to Rangitīkei and Ruapehu and vice versa. All communities in Rangitīkei are dependent on private vehicles.

There are extensive rail lines through the Rangitīkei, both the North Island Main Trunk Line and the Marton New Plymouth Line. These lines are mainly used for freight, with no commuter services available for the district. Horizons Regional Council provides limited bus services for some of our communities. The Ministry of Education provides important bus services for students accessing schools.

Over the past few years, the District has been growing at a rate of around 170 people per year. Marton and Bulls have experienced the biggest growth pressure, but there is also housing pressure in Hunterville and Taihape. Currently, just over 16,000 people call the Rangitīkei home.

The Rangitīkei District has magnificent waterways, beaches, parks, reserves and open spaces. Our natural environment has exceptional beauty, holds a lot of history and is incredibly important to our communities. Major waterways include the Rangitīkei, Whangaehu and Turakina Rivers. Other waterways such as the Moawhango River, Hautapu River, Pourewa Stream and Tūtaenui Stream are also significant for our local communities.

The northern reaches of the Rangitīkei River has a Water Conservation Order that recognises its outstanding wild and scenic characteristics, and outstanding recreational, fisheries and wildlife habitat features.

The Operative Rangitīkei District Plan also identifies a range of Outstanding Natural Landscapes and Natural Features throughout the Rangitīkei.

A wide range of community groups are already active in improving nature networks throughout the Rangitīkei. By working collaboratively with community groups and other agencies, we will be able to maximise the investment so that more projects are completed across the district.

Ngā iwi me ngā hapū o Rangitīkei Rangitīkei Iwi and Hapū



Our district is home to 14 marae and historic marae sites. The Rātana Pā community is unique, a Māori community founded as a settlement for followers of T.W. Rātana's religious and political movement.

The following iwi are connected to the Rangitīkei:

- Ngāti Rangi
- Ngāi Te Ohuake
- Ngāti Whitikaupeka
- Ngati Tamakōpiri
- Ngāti Hinemanu | Ngāti Paki
- Ngāti Hauiti
- Ngā Wairiki Ngāti Apa
- Ngāti Raukawa

Currently, two of these iwi have settled Te Tiriti o Waitangi | Treaty of Waitangi claims, which are Ngā Wairiki Ngāti Apa and Ngāti Rangi. The remining iwi are all in the claim settlement process.

The year 2040 represents 200 years since the signing of Te Tiriti o Waitangi | Treaty of Waitangi. It represents a key milestone of the relationship between the Crown and Māori.

By 2050, all iwi throughout the Rangitīkei will be influential across a range of sectors such as farming, social services, education, business and housing. This has been demonstrated already by Ngā Wairiki Ngāti Apa in southern Rangitīkei.

Ngā Wairiki Ngāti Apa is developing Te Poho o Tuariki as a wellbeing hub for the lower Rangitīkei and is involved in a range of environmental restoration projects, economic development initiatives and planning papakāinga developments.

The Ngāti Rangi Treaty settlement established the Te Waiū-o-te-lka Framework (Whangaehu River Catchment) which provides; statutory recognition of Te Waiū-o-te-lka, which recognises the river as a living and indivisible whole from Te Wai-ā-Moe to the sea; arrangements for decision-making for the Whangaehu River focussed on the health and wellbeing of the River; and the establishment of an entity (Ngā Wai Tōtā) made up of representatives of Ngāti Rangi and other iwi with interests in the River, and local government representatives.

Council is committed to working with and supporting iwi and hapū to achieve shared aspirations for the future. This may include working collaboratively on shared topics of interest such as housing and community development and reviewing the District Plan to better provide for Māori aspirations, such as for papakāinga development.



The Details

Ngā Kōwhiringa Opportunities



- Rangitīkei is central to the rest of the motu/ island. We are an easy commuting distance to Palmerston North, Whanganui, Manawatū and Ruapehu, and a two to three-hour hour drive to Wellington, Taupō, Taranaki and Hawke's Bay. Our location makes Rangitīkei an attractive place to live, visit and do business.
- Connected to national transport links State Highways 1 and 3; the North Island Main Trunk Line and the Marton New Plymouth Line; Palmerston North Airport and Whanganui Airport; and in the future, the revitalised Port of Whanganui. These connections make Rangitīkei an attractive location for industry to establish.
- Iwi in our district are in various phases of their Treaty Settlement processes. There will be significant future investments in both wellbeing and the Māori economy.
- Our natural environment is stunning with sweeping vistas of – river valleys, plains, hill country, cliffs and coasts. We have great access to the natural environment.





- We're excellent at producing food thanks to our productive range of soils and a great climate. Our district is home to significant exotic forests.
- Our relatively small settlements mean that accessing local goods and services is already effective, and there is opportunity for increased mode shift towards active mobility methods.
- Our people work together, there are many community-led projects being implemented which will positively contribute to our district.
- A changing climate provides a range of opportunities for our farming sector in particular horticulture.

Ngā Whakatōrea Challenges



- Our town centres in Marton, Bulls and Taihape are tired looking and have many vacant buildings. There are around 70 potentially earthquake-prone buildings in our town centres that need to be upgraded or demolished.
- The Rangitīkei District has a small rating base of just over 8,000 ratepayers across 4,500 square kilometres – one of the largest local body areas in the country. This means there are limited ratepayers to contribute to the costs of providing services for the Rangitīkei.
- Many of our towns and settlements including Marton, Bulls, Taihape, Hunterville, Turakina, Scott's Ferry, Koitiata, Whangaehu and Kauangaroa are in places where natural hazards exist, such as flooding, slips and sea-level rise.
- Digital connectivity is limited for communities such as Koitiata, Scott's Ferry and the wider rural communities.
- Electricity supply is currently under pressure, particularly in the south of the Rangitīkei which has experienced significant growth.
- Ensuring our infrastructure is able to cope with projected growth is a key challenge. Increased

demand for water supply, and increased volumes of wastewater need to be proactively planned for. Higher traffic volumes will increase the wear and tear on our roads and may require upgrades to major intersections.

- Our location, small population and distributed settlements present challenges for the cost-effective provision of public transport.
- Our climate is changing we can expect more significant flooding events, longer dry spells, our aquifers will take longer to recharge, and king tides will affect coastal settlements and estuaries. Both our urban and rural communities will need to adapt to these ongoing climate impacts.
- The topography and soil classes of the Rangitīkei create challenges for future growth. Towns such as Marton and Bulls are surrounded by Class 2 land, while towns such as Taihape and Hunterville are surrounded by hills which can be challenging to build on.
- The State Highway and railway network create challenges for settlements which they cut into two – Bulls, Turakina, Hunterville, Mangaweka, Ūtiku, Ōhingaiti, and Taihape.

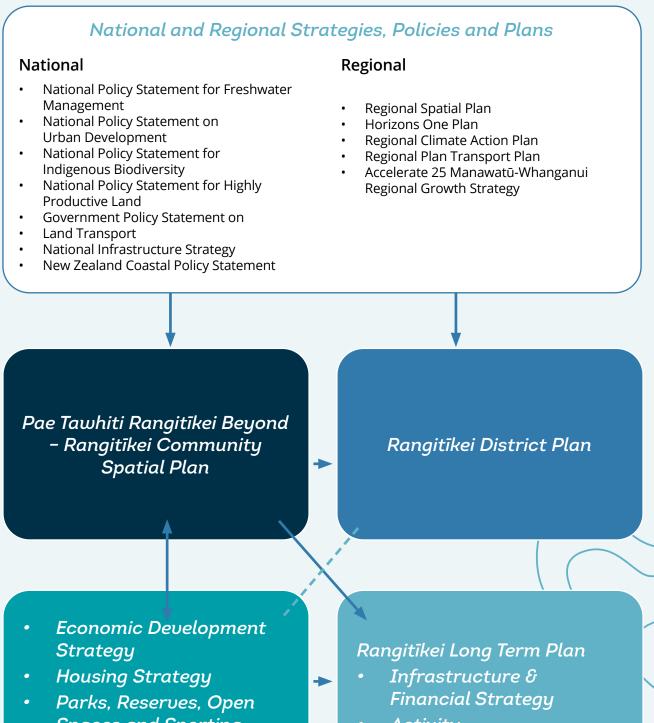
Rangitīkei Rua Mano Rima Tekau Rangitīkei in 2050

Not only will the size of our towns and settlements be bigger, the way they look and function will also change.

- We will be dealing with a highly disruptive climate. In the last five years we have already seen temperature and rainfall records broken, an upswing in heatwaves and extreme rainfalls, droughts, tornadoes, wildfires and flooding. The widespread impacts of this climate disruption on human, economic and natural systems are already occurring and will worsen.
- Globally as we work towards reducing greenhouse gases, "rapid and far-reaching" transitions in land, energy, industry, buildings, transport, and cities and towns will be required. The transportation sector will be transformed into one that is safer, faster, cheaper, more accessible, integrated and sustainable. The transport system for Rangitīkei in 2050 is likely to have a predominance of electric and alternative fuel sources such as hydrogen for vehicles, public transport will be transformed by autonomous vehicles, micro-mobility (e.g. e-scooters) transport methods will be integrated into infrastructure planning and provision and new technology revolutionising transport - drone taxis, electric seagliders, urban ropeways and hyper loops.
- New generations are shaping different priorities around the way we choose to live with each other and how we get from place to place. New Zealand is already seeing demand for low maintenance housing options, close to public transport networks in our biggest cities. We do know there is likely to be demand for a wider range of housing options, including smaller homes for our elderly, houses with smaller backyards, and larger multi-generational households. As intensification of our towns occurs, the need for high quality access to public space becomes increasingly important.

- Iwi and hapū will be economic and social powerhouses of the Rangitīkei. By 2050 it would have been 10 years since the 200th anniversary of the signing of Te Tiriti o Waitangi/Treaty of Waitangi, and with settlement claims long settled, iwi will be providers of education, health and wellbeing services. Iwi will own and operate companies across all sectors in the local economy and papakāinga will be well-established.
- Our rural economy will have transformed, with significantly increased diversification, greater pressure on food security and maximising use of our most versatile soils. Regenerative tourism will be a key part of the Rangitīkei economy.

Horopaki Mahere Planning Context



- Spaces and Sporting Facilities Strategy
- Destination
 Management Plan

 Activity Management Plans
 Annual Plans The Details

Horopaki Kaupapa Here a-Motu National Policy Context

Reforms for the Three Waters, Resource Management Act and the Future for Local Government review will have significant impacts on how Pae Tawhiti Rangitīkei Beyond is delivered.

Pae Tawhiti Rangitīkei Beyond provides a clear picture of the aspirations of our communities and provides a guide for Council and the community as we go through a period of change.

Review into the Future of Local Government

A comprehensive view into the future of local government has been established to identify how local democracy and governance needs to evolve over the next 30 years. A final report is due in 2023. This review may fundamentally reshape the services Council delivers for the community.

3 Waters Reform

The Three Waters Reform Programme has been developed by Central Government to transform the delivery of the three waters services across New Zealand.

The Government is proposing the creation of multi-regional entities to take over the delivery of the three waters functions from local government from 2024. This change moves decision-making on three waters investment from Council to the new entity.

Decisions made by the proposed Entity for three waters will impact the timing and ability of infrastructure provision for future growth areas.

Resource Management System

The Resource Management Act 1991 (RMA) is the primary legislation that manages land use and development. The RMA is proposed to be reformed, with the creation of three key pieces of legislation to replace it:

- Natural and Built Environments Act key replacement to the RMA, with the purpose of enhancing the quality of the environment to support wellbeing.
- Spatial Planning Act requiring the development of long-term spatial strategies.

• Climate Change Adaption Act - Supporting New Zealand's response to the effects of climate change.

Under the RMA, a range of national direction has already been developed, or is proposed, that guides local decision-making.

National Policy Statement on Urban Development (NPS-UD)

The National Policy Statement on Urban Development aims to ensure that New Zealand's towns and cities are well-functioning urban environments that meet the changing needs of our diverse communities.

It provides national direction that directs local authorities to enable greater supply and ensure that planning is responsive to changes in demand.

Due to its size, Rangitīkei District Council is not a Tier 1, 2 or 3 local authority, however it provides a useful guide and framework to support Council's urban growth planning.

National Policy Statement for Freshwater Management (NPS-FM)

The National Policy Statement for Freshwater 2020 provides local authorities with direction on how they should manage freshwater. The NPS-FM requires the management of freshwater to give effect to Te Mana o te Wai, maintain or improve water bodies, a national objectives framework, and targets for flora and fauna.

Proposed National Policy Statement for Highly Productive Land (NPS-HPL)

The National Policy Statement for Highly Productive Land aims to improve the way highly productive land is managed to prevent the loss of more of our productive land and promote its sustainable management.

The NPS-HPL places significant restrictions on subdivision and development of Highly Productive Land.

Proposed National Policy Statement for Indigenous Biodiversity (NPS-IB)

The National Policy Statement for Indigenous Biodiversity (NPS-IB) sets out a range of regulated measures that require councils to take a more proactive role in protecting biodiversity. An NPS-IB would provide national direction and guidance to local councils on how to improve biodiversity management across the country. The draft NPS requires significant work for Council to undertake for the mapping and management of indigenous biodiversity which is work Horizons Regional Council currently takes the lead in managing.

National Transport Planning

The Transport Outcomes Framework developed by the Ministry of Transport sets out the purpose of the transport system as "A transport system that improves wellbeing and liveability". It does this by contributing to five key outcomes; inclusive access, healthy and safe people, economic prosperity, resilience and security and environmental sustainability.

The Government Policy Statement (GPS) was most recently adopted in 2021 and sets out Government's priorities for the land transport system. The four strategic priorities are safety, better travel options, climate change and improving freight connections.

To deliver on the outcomes set by the GPS, Waka Kotahi have developed several strategies. One of these is Arataki which sets out a 10 year view on strategic changes and actions needed to deliver long term outcomes. This document sets out national and regional directions. For the Manawatū-Whanganui region key aspects include; resilience, transition to a low carbon economy, access to social and economic opportunities, active transport, new technology, multimodal freight system, resilience, safety, and access to marae, cultural sites of significance and papakāinga.

Toitu Te Taiao, Waka Kotahi's sustainability action plan seeks to reduce greenhouse gas emissions and improve public health. The strategy sets out an "Avoid Shift Improve" framework to; avoid the need to travel, or the time and distance travelled, shift how we move from cars to lower emission methods, and improve the emissions efficiency and the use of low carbon fuels.

The 2021-24 National Land Transport Programme sets out a three-year programme of planned activities and a 10-year forecast of revenue and expenditure to give effect to the GPS. Significant regional projects include the Ōtaki to North of Levin highway, Te Ahu a Turanga: Manawatū Tararua Highway project, and the capital connection upgrade.

Local projects identified include SH1/SH3 Bulls to Sanson improvements, Ohakea to Bulls shared path, SH3 Whanganui to Bulls safety project, a resilience project on SH1 Rangatira, Warrengate Road to Whangaehu Bridge shared path.

Emissions Reduction Plan / Te hau mārohi ki anamata

The Emissions Reduction Plan sets to the direction for climate action to play New Zealand's part in limiting global warming to 1.5°C. It sets out strategies, policies and actions for achieving our first emissions budget over the next 15 years, as required by the Climate Change Response Act 2002.

The plan covers a wide range of sectors including; transport, energy and industry, building and construction, forestry, waste and fluorinated gases. There are a number of key actions relevant to this plan including reducing reliance of vehicles, integration of land use planning and transport planning, supporting afforestation and growing forestry and wood processing.

National Adaptation Plan

The National Adaptation Plan sets out New Zealand's long term strategy for climate adaptation. It sets out three goals; reducing vulnerability, enhancing adaptive capacity, and strengthening resilience. Key areas of relevance to this document include infrastructure, homes, buildings and places, and communities.

Horopaki Kaupapa Here a-Takiwā Regional Policy Context

The Rangitīkei sits at the centre of the wider Manawatū-Whanganui region.

We have strong relationships already formed and will continue to work proactively with our neighbouring councils to ensure prosperity of the entire region.

Regional Spatial Plan

A spatial plan has already been developed as a region which this document builds from, providing a local context.

Regional Land Transport Plan

The Regional Land Transport Plan (RLTP) is the guiding strategic document for land transport within our region and identifies the region's key land transport issues, the objectives the region wants to achieve, and the strategic priorities that will be the immediate focus of agencies responsible for land transport planning through capital and maintenance projects for the region.

The 2021 RLTP identifies the following funded projects for the Rangitīkei: State Highway 1 Bulls to Sanson improvements, Kakariki Road/ State Highway 1 intersection improvements, and regional speed management.

Significant activities not funded for the Rangitīkei include the Taihape to Napier Road, Marton Rail Hub and the North Island (connector) Passenger Rail service.

Horizons One Plan

The One Plan is a consolidated Regional Policy Statement and Regional Plan. It sets objectives, policies and rules for the natural resources of the region. The One Plan is influential in the provision of infrastructure for three waters as well as for natural hazard management.

The One Plan seeks to avoid adverse effects on people, property and infrastructure and the wellbeing of communities from natural hazards, it also requires Council to consider the benefits of retaining Class I and II versatile soils when providing for urban growth.

Regional Climate Action Joint Committee

Rangitīkei is part of the Regional Climate Action Joint Committee which works together to develop climate adaptation and mitigation objectives, share information and facilitate collaboration. The Joint Committee is currently preparing a Regional Joint Climate Change Action Plan.

Accelerate 25 Manawatū-Whanganui Growth Study & Economic Action Plan.

The Manawatū-Whanganui Growth Study identifies a number of opportunities and key enablers to help realise our region's economic potential.

It is supported by the Manawatū-Whanganui Economic Action Plan which was created by business, iwi, local and central government to create a 'road map' for unlocking potential within the region and accelerating growth.

Key areas for the Rangitīkei District include the Marton Rail Hub, stock water resilience, and diversification of the primary sector.

Regional Public Transport Plan

The Regional Public Transport Plan guides the design and delivery of public transport services, information and infrastructure in the Manawatū-Whanganui (Horizons) region. The Regional Public Transport Plan sets out a vision and objectives that seek to ensure an integrated public transport system that enhances wellbeing and is the preferred mode of transport. The Public Transport Plan identifies the importance of considering future public transport requirements (good street and urban design) and giving people the ability to choose alternative travel modes. The Plan identifies long term projects for the Rangitikei that include; exploring a Marton to Whanganui commuter service, exploring a Mangaweka to Taihape connector service, consideration of whether a connector service is needed between Hunterville and Marton or Bulls.

OUR SHARED VISION:





The Details

Horopaki Kaupapa Here a-Rohe Local Policy Context

Strategic Framework

Council's strategic framework identifies our purpose, vision, community outcomes, strategies and plans.

The strategic framework shows a hierarchy. Our purpose at the top guides everything we do, with everything below working towards achieving that purpose.

Long Term Plan 2021-31

The Rangitīkei Long Term Plan sets out the activities Council plans on delivering over the next 10 years and how they will be funded.

Rangitīkei District Plan

The Rangitīkei District Plan sets out the issues, objectives, policies and rules for managing land use throughout the Rangitīkei. It sets the policy framework from the identification of a range of zones.

Parks, Open Spaces and Sporting Facilities Strategy

The Parks, Open Spaces and Sporting Facilities Strategy provides a framework to guide decisions on parks, open-spaces and sporting facilities. It is focused on future provision and future communities through to 2050.

Economic Development Strategy

The draft Economic Development Strategy sets out the aspirations and approach for economic development throughout the Rangitīkei District. It sets out ten priorities and four enablers.

Housing Strategy

The draft Housing Strategy provides a guideline of what Council could do to address housing need across ten housing sectors in the district (emergency housing, social housing, community housing, rental housing, privately owned homes, group homes, rest homes and assisted living facilities, retirement villages and Papakainga housing).

Heritage Strategy

Council's Heritage Strategy provides the long term vision to guide Council's management of heritage resources throughout the Rangitīkei District. It recognises the challenges faced in the management of heritage throughout the Rangitīkei and provides a set of goals, methods and an action plan to guide Council's management of heritage throughout the District.

Town Centre Plans

Plans for the development and revitalisation of Taihape, Mangaweka, Hunterville, Marton, Turakina and Bulls have been developed. They identify the key action areas for each of the individual town centres.

Parks and Reserves Management Plans

The Rangitīkei has a range of parks and reserves management plans that articulate the aspirations for how these areas will be managed.

Destination Management Plan

Destination Rangitīkei, the Destination Management Plan sets the framework to shape and grow the visitor economy within our rohe, identify business opportunities, explore what barriers might exist for this growth, with the overall aim of improving wellbeing of the Rangitīkei.



Ngā Whakatupu Kāinga Residential Growth

The Rangitīkei has been growing at a rate of 1.3% since 2014 and we expect growth to continue.

Council is aspiring to a population growth scenario where population will grow from 16,050 in 2021 to 25,000 by 2050.

Population growth is dependent on a range of factors including housing demand locally and nationally, petrol prices, housing supply, and business growth or decline.

This section contains the detail of the Rangitīkei residential growth strategy. It provides information on the growth scenarios used, strategic directions and detail across Marton, Bulls, Taihape, Hunterville, Mangaweka and Turakina.

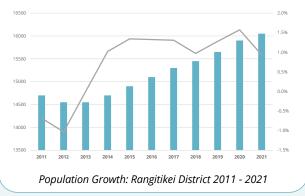
Rangitīkei Population and Housing



Population growth

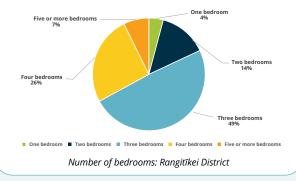
Housing price

The Rangitīkei population has experienced strong growth since 2014, with an additional 1,350 people moving to the District between 2014 and 2021.



Number of bedrooms

The majority of the occupied housing stock throughout the Rangitīkei District, 75% are three bedroom (49%) or four bedroom dwellings (26%). Only 18% of the occupied dwellings are one or two bedroom dwellings.



Ethnicity



At the 2018 Census, the majority of the Rangitīkei community identified as European 79%, followed by Māori 26% and Pacific 6%.

Ethnicity	Number	Percent
European or Other (including New Zealanders)	11,871	79%
Maori	3,907	26%
Pacific	901	6%
Asian	300	2%

Ngā Whakatupu Growth Scenarios

To ensure the Rangitīkei is agile to respond to future needs we have identified three growth scenarios – 0.8%, 1.2% and 1.5%.

Based on our recent growth rate, and the need to ensure adequate supply of land for housing and business land, we used scenario 3 as the basis of this spatial plan (a growth rate of 1.5%).

Under this scenario the Rangitīkei would be home to an additional 8,938 people and 4,013 dwellings by 2050.

	0.80%	1.20%	1.50%
Population 2050	20,740	22,527	24,988
Number of residents per year	163	234	311
Total additional dwellings	2,162	2,941	4,013
Number of dwellings needed per year	75	101	138

Distribution

We anticipate growth will distributed unevenly throughout the Rangitīkei, with highest concentration of growth predicted in southern Rangitīkei.

Strong growth in southern Rangitīkei will follow recent growth patterns and recognises the employment and commuter opportunities.



		0.8	0%	1.20%		1.50%	
Population 2050		20,	740	22,527		24,988	
Number of residents per year		16	53	23	34	3'	11
Total additional dwellings		2,1	62	2,9	941	4,0	13
Number of dwellings needed per year		7	5	10	01	13	38
Distribution	Percent	Number per year	Total 2050	Number per year	Total 2050	Number per year	Total 2050
Mokai Patea Total	2%	2	44	2	59	3	80
Rest Mokai Patea		1	29	1	29	1	29
Mangaweka		1	29	1	29	3	87
Ngamatea	0%	-	-	-	-	-	-
Turakina Total	6%	5	131	6	176	8	240
Ratana		2	58	2	58	3	87
Koitiata		-	-	-	-	-	-
Turakina		1	29	2	58	2	58
Rural		1	29	2	58	3	87
Otairi Total	6%	5	131	6	176	8	240
Hunterville		2	58	3	87	4	116
Rural		2	58	3	87	4	116
Taihape	5%	4	109	5	146	7	200
Marton Rural	7%	5	152	7	205	10	280
Marton North / South	44%	33	957	44	1,289	61	1,761
Parewanui	5%	4	109	5	146	7	200
Bulls	25%	19	544	25	732	35	1,001
	100%	75	2,175	101	2,929	138	4,002

Ngā Whakatupu Wh<mark>ak</mark>ahaere Growth management approach



Ensure sufficient land supply

Rangitīkei has huge potential for future residential growth associated with future business growth, commuter opportunities, an increase in work from home arrangements, and with trends of people moving out of cities towards the regions.

Ensuring sufficient land is available to cater for future growth is important to keep land prices affordable, capture all possible growth opportunities, and to ensure growth planning work is future proofed.

Three scenarios are considered through this document, including an aspirational scenario of a 1.5% growth rate, which is above technical projection data. Recent history has shown that the Rangitīkei population has potential to grow significantly above projected levels, therefore, planning for an aspirational scenario will ensure the district will be ready if needed.



Focus urban growth in Marton, Bulls, Taihape, Hunterville and Mangaweka

Urban growth will be planned for in areas with existing reticulation - Marton, Bulls, Taihape, Hunterville and Mangaweka.

The Rangitīkei has a wide range of small towns and settlements. It is not viable or sustainable for reticulated services to be provided to smaller settlements which will limit their growth. Many of these small settlements provide a unique lifestyle that will be protected from residential growth.



Enable papakāinga to be developed by iwi and hapū

The development of papakāinga is an important aspect of enabling iwi and hapū to connect with their whenua and live according to Te Ao Māori. It can support identity, enable intergenerational living, and strengthen cultural and spiritual identity and te reo Māori.

Papakainga developments may occur in urban or rural communities and is driven by land ownership and whakapapa.

Plan for expansion and intensification

Both expansion and intensification will be needed to support the wellbeing of our communities. Intensification should be enabled to encourage walkable neighbourhoods (supporting active and resilient communities), provide a diversity of housing (for different life stages and budgets), and as an efficient use of land. Intensification must occur in accordance with high quality urban design and access to public amenities, particularly parks and open spaces.

Intensification will be particularly important in Taihape and Hunterville, where section sizes are still large, and topography significantly limits expansion options.

Expansion opportunities are also important to meet demand and ensure sufficient housing supply. Expansion needs to be considered alongside walkability and access to amenities.

Ngā painga ā-mua Future Growth Area Assessments

Bulls

Bulls has experienced rapid residential growth since 2014. Bulls has approximately 699 occupied dwellings (2018), an increase of 60 since 2013.

We expect strong residential growth to continue in Bulls due to the Ohakea Airbase and commutable location to Whanganui and Palmerston North.

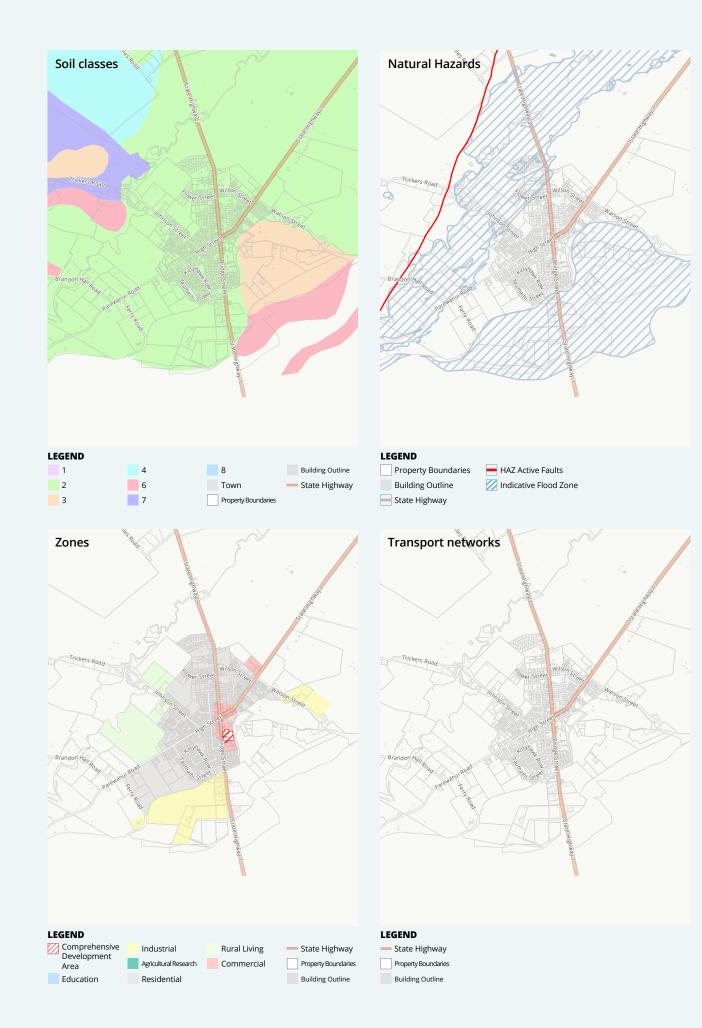
The residential development pattern is predominantly low density, with the intersection of State Highways 1 and 3 in the centre.

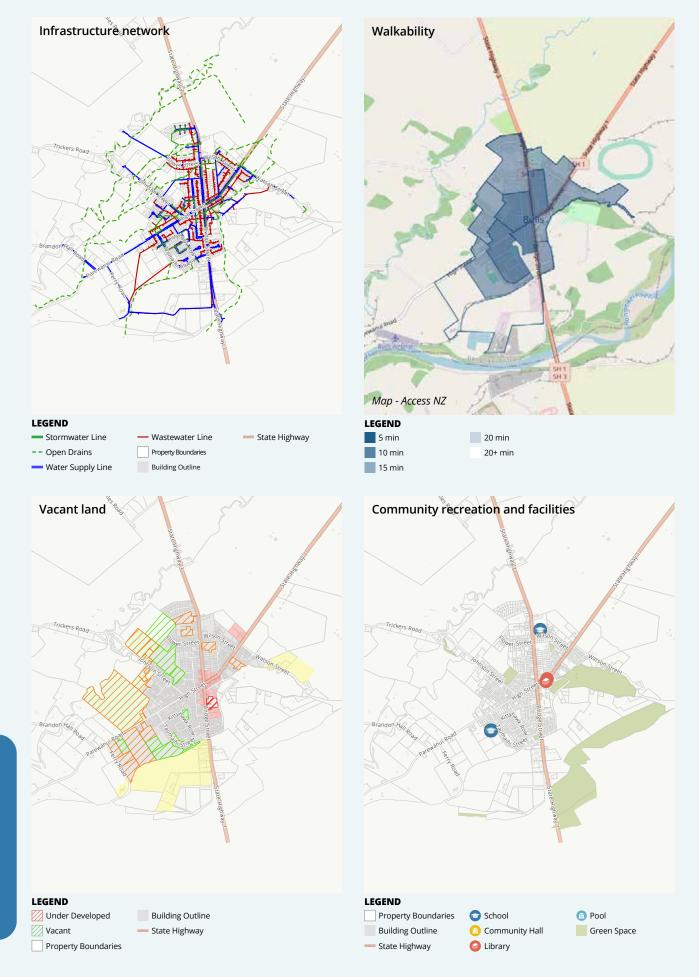


Bulls - Population Growth 2011-2011

Issues and opportunities

- Significant flood hazard to the west of the settlement from the Tūtaenui Stream and to the east from the Rangitīkei River.
- Township surrounded by Class 2 soils. Low class soils to the south /south-west disconnected from the rest of the town.
- Highly walkable (apart from the traffic issues) opportunity to retain this.
- Segregation of the town from State Highways 1 and 3.
- Location a significant advantage for future growth close to Ohakea Airbase, commutable distance to Whanganui and Palmerston North.
- Limited diversity in housing stock.
- Affordable.





Growth scenario and land capacity for Bulls

The growth scenarios project Bulls will provide for 25% of future growth in the Rangitīkei. We anticipate there could be between 544 and 1,001 new dwellings required by 2050.

Current Residential zoned land provision is estimated to be sufficient for the next 10 – 20 years - depending on the growth rate of Bulls and provided all land identified as being 'available' is developed or redeveloped.

There is a an undersupply of Residential and Rural Lifestyle land, in the long term across all three scenarios. While there is 30 hectares of Rural Lifestyle land zoned for Bulls, the flood hazard impacts the entire area making it 'unavailable' as part of the land assessment.

Houses Required	544 - 1,001 houses
Residential (95%)	517 - 951 houses
Rural Living (5%)	27 - 50 houses
Residential Zone Land Required to 2050	Hectares
Residential Zone Land Required	52 - 95 hectares
Residential Zone Land Availability	Hectares
Vacant	15 hectares
Underdeveloped	16 hectares
Infill provision	3 hectares
Total available	34 hectares
Additional Residential Land Required	18 – 61 hectares
Rural Living Zone Land Required to 2050	Hectares
Rural Living Zone Land Required	27 - 50 hectares
Rural Living Land Availability	Hectares
Vacant	0 hectares
Underdeveloped	0 hectares
Total Available	0 hectares
Additional Rural Living Land Required	27 - 50 hectares

Growth options for Bulls

Both intensification and greenfield expansion options are proposed for Bulls. An additional 18 – 61 hectares of residential land is required, and 27 - 50 hectares of land for lifestyle development is required.

The significant flood hazard from the Tūtaenui Stream means Bulls will need to locate residential growth to the north.

BUL01 and BUL02 will be progressed for further assessment as the top priority residential growth areas for Bulls, however, only one of these areas will be needed to meet growth projections.

BUL03 could fill in a gap in the town, but would need to address flooding and stormwater matters.

BUL05 and BUL07 are options for lifestyle expansion. BUL05 does not contain highly productive land but is disconnected from the town and could be cut off in a flood event. BUL07 contains Class 2 land but is already fragmented.

Areas with low suitability rating will not be progressed further.

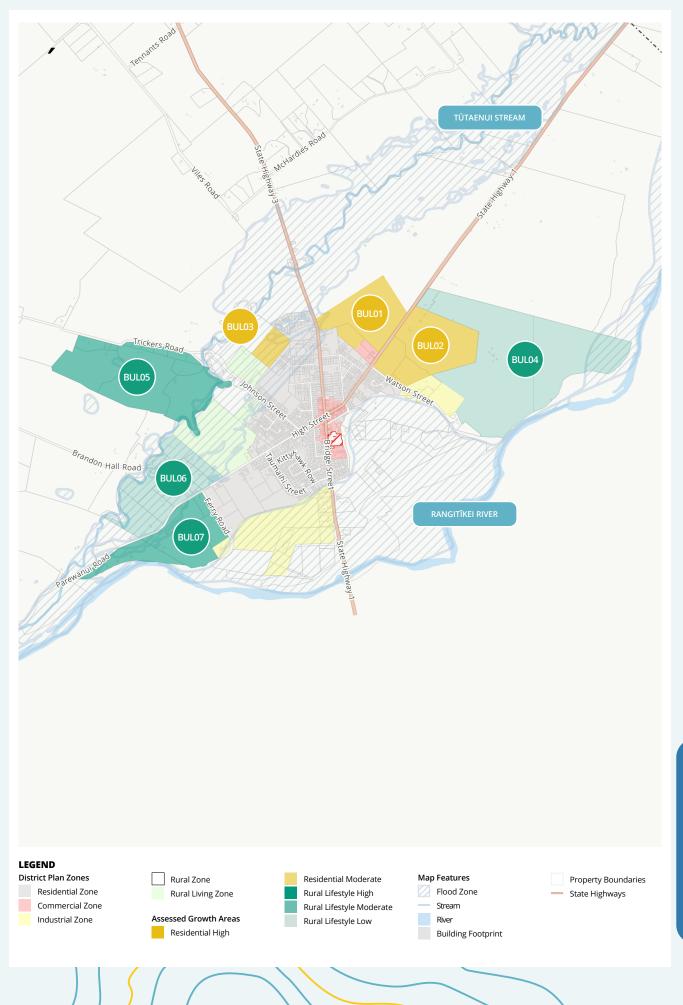
The Marton to Bulls Wastewater Centralisation project will future proof the Bulls wastewater disposal. The Bulls water supply will need to be future-proofed for growth. This is likely to include an additional water source, increased treatment plant capacity and upgrades to the reticulation network.

A stormwater catchment management plan may be needed to provide a holistic solution to stormwater drainage throughout Bulls.

Further work, including technical assessment, will be completed to refine the assessment of future growth areas, which may change prioritisation.

Area	Growth Opportunity	Size	Suitability rating
BUL01	Residential	33.7 hectares	Moderate
BUL02	Residential	45.7 hectares	Moderate
BUL03	Residential	7.1 hectares	Moderate
BUL04	Lifestyle	132.5 hectares	Low
BUL05	Lifestyle	79.5 hectares	Moderate
BUL06	Lifestyle	47.5 hectares	Low
BUL07	Lifestyle	42.5 hectares	Moderate

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.



	BUL01	BUL02	BUL03	BUL04	BULO5	BUL06	BUL07
Criteria	Residential	Residential	Residential	Rural Lifestyle	Rural Lifestyle	Rural Lifestyle	Rural Lifestyle
Natural Hazards	•	•	•	•	•	•	•
Environmental significance	•	•	•	•	•	•	•
Highly versatile soils / productive capacity of land.	٠	•	•	•	•	•	•
Proximity to amenities / walkability	•	•	•	•	•	•	•
Access to key transport networks / connectivity	٠	•	•	•	•	•	•
Wastewater	•	•	•	N/A	N/A	N/A	N/A
Reticulated Water	•	•	•	N/A	N/A	N/A	N/A
Stormwater	•	•	•	N/A	N/A	N/A	N/A
Incompatible land use (reverse sensitivity)		•	•	•			•
Topographical limitations	•	•	•	•	•	•	
Existing Development	•	•	•	•	•	•	•
Cultural significance	•	•	•	•	•	•	
Soil Contamination	•	•	•	•	•	•	
Suitability rating	М	Μ	Μ	L	М	L	Μ

 High level of consistency with criteria. No significant issues. Positive outcomes achieved. Low costs associated with developing the area.

• Some consistency with criteria, but some issues to be resolved. Development outcome okay if measures taken. Medium costs associated with development.

• Inconsistent or low level of consistency with criterial. Significant constraints or potential issues. High costs.

L Low M Medium H High

Hunterville

In 2018 there were 210 homes in Hunterville. The village has reticulated water and wastewater systems. Hunterville has had only 3 new homes constructed in the past 5 years.

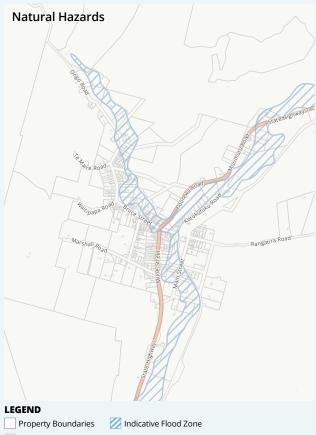
We expect steady growth to occur in Hunterville due to its commutable location to Marton, affordability and for local workers.

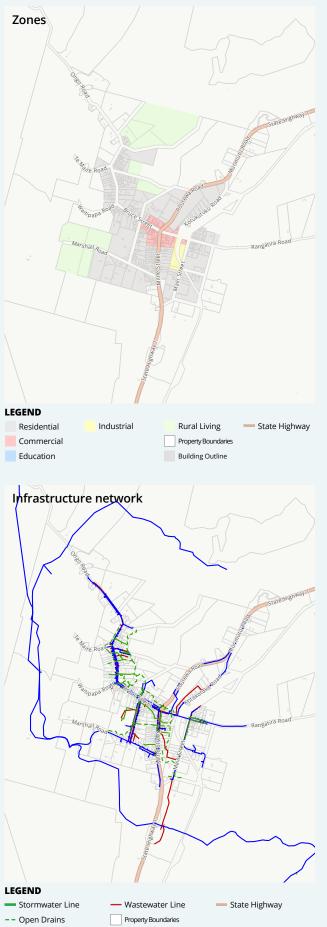
The residential development pattern is predominantly low density.

Issues and opportunities

- Easy commute to Marton.
- State Highway 1 runs through the settlement.
- North Island Main Trunk Rail Line runs to the east.
- High quality community facilities available.
- Topography surrounding the town limits expansion options.
- Affordable.
- Good walkability.
- Flood hazard from the Pourewa Stream and local tributary.
- Limited diversity in housing stock.









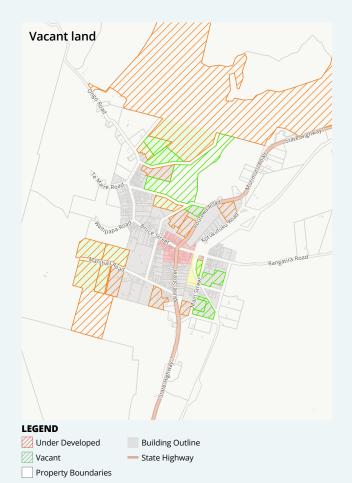
LEGEND + Railway

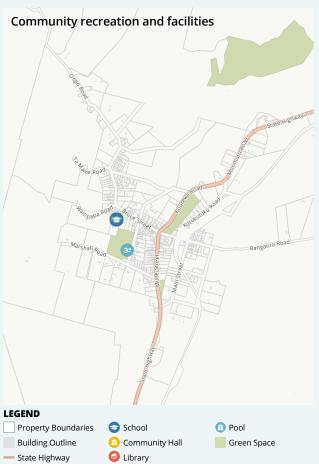


Property Boundaries
Building Outline

The Details

Building Outline





Growth scenario and land capacity for Hunterville

The growth scenarios project Hunterville will provide for 3% of future growth in the Rangitīkei. We anticipate there could be between 58 and 116 new dwellings required by 2050.

There is a small undersupply of Residential land across all three scenarios, with an oversupply of land for lifestyle purposes through to 2050.

Current Residential zoned land provision is estimated to be sufficient for the next 10 - 20 years - depending on the growth rate of Hunterville and provided all land identified as being 'available' is developed or redeveloped.

Houses Required	58 - 116 houses
Residential (95%)	55 - 110 houses
Rural Living (5%)	3 - 6 houses
Residential Zone Land Required to 2050	Hectares
Residential Zone Land Required	6 - 11 hectares
Residential Zone Land Availability	Hectares
Vacant	2 hectares
Underdeveloped	1 hectares
Infill provision	1 hectares
Total available	4 hectares
Additional Residential Land Required	2 – 7 hectares
Rural Living Zone Land Required to 2050	Hectares
Rural Living Zone Land Required	3 - 6 hectares
Rural Living Land Availability	
Vacant	7 hectares
Underdeveloped	13 hectares
Total Available	20 hectares
Additional Rural Living Land Required	14 – 17 hectares surplus

Growth options for Hunterville

Infill and redevelopment of the existing residential areas will be key to providing for future Residential growth for Hunterville.

The topography surrounding Hunterville and potential flood hazard creates significant limitations for greenfield growth. One area along Ongo Road West has been identified as potentially suitable for future expansion (HUN01).

Between 2 and 7 hectares of additional Residential zoned land projected to be needed, which means HUN01 should be sufficient to meet 30 year demand.

HUN02 and HUN04 are impacted by a potential flood hazard and HUN03 by topography constraints.

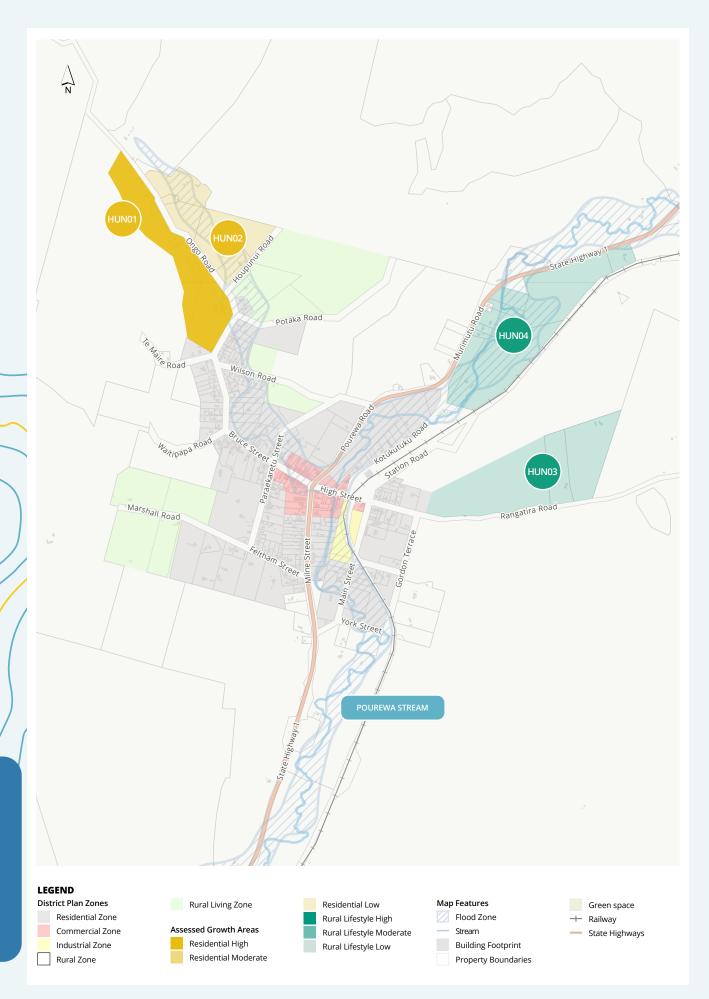
Areas with low suitability rating will not be progressed further.

The Hunterville wastewater treatment plant requires a new consent. Growth for Hunterville will be limited until the consent is granted. The water supply is currently operating effectively.

Area	Growth Opportunity	Size	Suitability rating
HUN01 (Ongo Road west)	Residential	13.7 hectares	High suitability
HUN02 (Ongo Road east)	Residential	12.5 hectares	Low suitability
HUN03 (Rangatira Road)	Rural Lifestyle	22.2 hectares	Low suitability
HUN04 (State Highway 1)	Rural Lifestyle	23.6 hectares	Low suitability

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.

233



	HUN01	HUN02	HUN03	HUN04
Criteria	Residential	Residential	Rural Lifestyle	Rural Lifestyle
Natural Hazards	•	•	•	•
Environmental significance	•	•	•	•
Highly versatile soils / productive capacity of land.	•	•	•	•
Proximity to amenities / walkability	•	•	•	•
Access to key transport networks / connectivity	•	•	•	•
Wastewater	•	•	N/A	N/A
Reticulated Water	•	•	N/A	N/A
Stormwater	•	•	N/A	N/A
Incompatible land use (reverse sensitivity)	•	٠	•	•
Topographical limitations	٠	•	•	•
Existing Development	•	٠	•	•
Cultural significance	٠	٠	•	•
Soil Contamination	•	٠	٠	•
Suitability Rating	н	L	L	L

 High level of consistency with criteria. No significant issues. Positive outcomes achieved. Low costs associated with developing the area.

• Some consistency with criteria, but some issues to be resolved. Development outcome okay if measures taken. Medium costs associated with development.

• Inconsistent or low level of consistency with criterial. Significant constraints or potential issues. High costs.

L Low M Medium H High

The Details

Mangaweka

In 2018, there were 54 homes in Mangaweka. The village has reticulated water and wastewater systems. Mangaweka has had limited growth in the past 5 years.

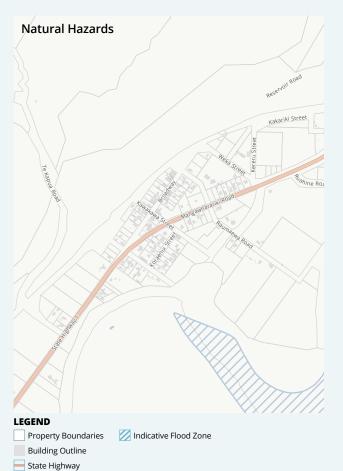
We expect some growth to occur in Mangaweka due to its commutable location to Taihape and stunning natural environment and lifestyle.

The residential development pattern is predominantly low density.

Issues and opportunities

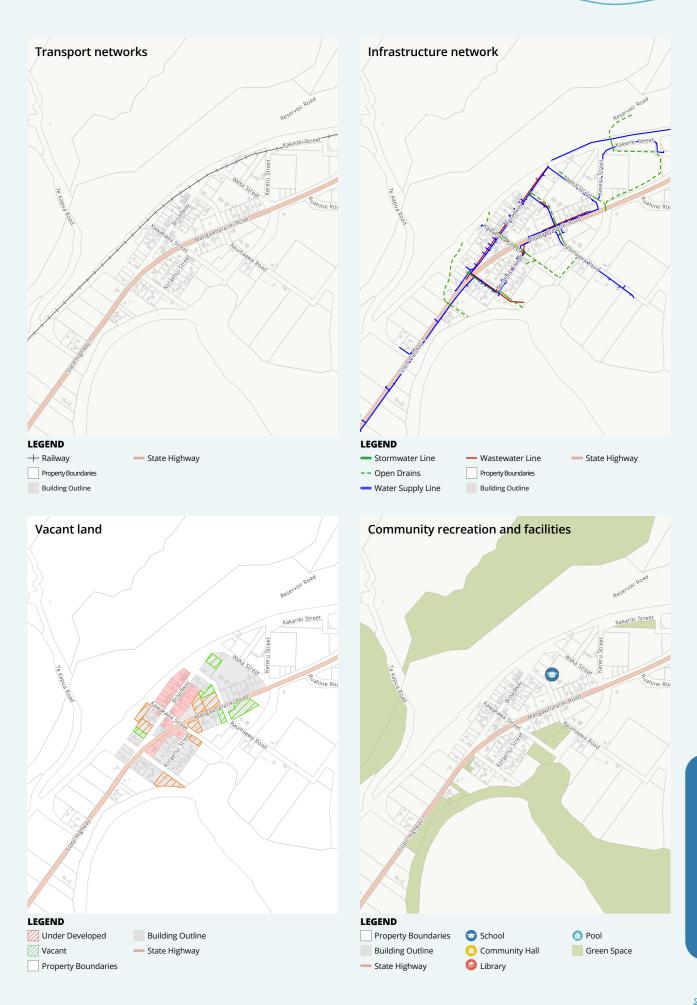
- Only 15 minutes to Taihape.
- Easy access to the stunning natural environment.
- State Highway 1 running through.
- North Island Main Trunk Rail line to the west.
- Reticulated services already servicing the settlement.
- Located on a strip of class 3 land.
- Emerging destination.
- Limited diversity in housing stock.







The Details



Growth scenario and land capacity for Mangaweka

The growth scenarios project Mangaweka will provide for 1% of future growth in the Rangitīkei. We anticipate there could be between 29 and 87 new dwellings required by 2050.

There is a small undersupply of residential and lifestyle land across all three scenarios.

Current Residential zoned land provision is estimated to be sufficient for the next 5 - 14 years - depending on the growth rate of Mangakwea and provided all land identified as being 'available' is developed or redeveloped.

Houses Required	29 - 87 houses
Residential (95%)	28- 83 houses
Rural Living (5%)	1 - 4 houses
Residential Zone Land Required to 2050	Hectares
Residential Zone Land Required	3 - 8 hectares
Residential Zone Land Availability	Hectares
Vacant	0 hectares
Underdeveloped	0 hectares
Infill provision	1 hectares
Total available	1 hectares
Additional Residential Land Required	2 - 7 hectares
Rural Living Zone Land Required to 2050	Hectares
Rural Living Zone Land Required	1 - 4 hectares
Rural Living Land Availability	Hectares
Vacant	0 hectares
Underdeveloped	0 hectares
Total Available	0 hectares
Additional Rural Living Land Required	1 - 4 hectares

Growth options for Mangaweka

Infill and redevelopment of the existing residential areas alongside greenfield expansion are anticipated for future residential and lifestyle growth for Mangaweka.

Greenfield growth areas were considered around the settlement.

With an additional 2 – 7 hectares of residential land required, and 1 - 4 hectares of land for lifestyle development required, only one growth area will be needed to meet residential growth, and one growth area needed to meet lifestyle development.

MAN01 and MAN02 were assessed for future residential growth.

MAN01 has limitations associated with its location between the rail and state highway networks, existing development, and access to the wastewater network. The setbacks likely to be required from the rail and state highway networks limit the suitability of this area for future growth.

MAN02 also has limitations associated with the state highway network, and location adjacent to the Rangitīkei River which will have both cultural and environmental significance. Overall, MAN02 provides the best opportunity for residential growth and will be assessed as the first priority through the District Plan review. If unforeseen constraints are found, MAN01 will be considered as an alternative.

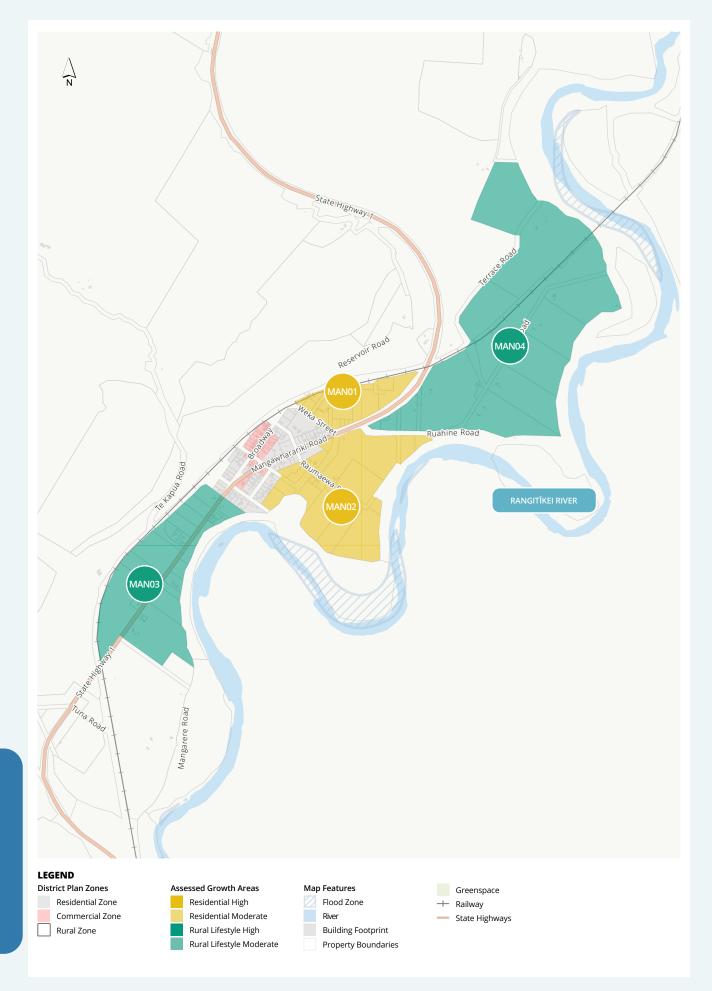
MAN03 and MAN04 were assessed for rural lifestyle development. Both have limitations associated with highly productive land, walkability, and potential incompatible uses. Overall MAN04 is likely to provide the best opportunity for future lifestyle growth (dependent on future mapping of highly productive land).

The Mangaweka water source and water treatment plant are able to cope with growth in the area. The wastewater treatment plant is operating effectively, and if inflow and infiltration issues can be addressed, has capacity for growth.

Further work, including technical assessment, will be completed to refine the assessment of future growth areas, which may change prioritisation.

Area	Growth Opportunity	Size	Suitability rating
MAN01 (Kereru Street)	Residential	8.1 hectares	Moderate
MAN02 (Raumaewa Street)	Residential	27.2 hectares	Moderate
MAN03 (SH 1 West)	Rural Lifestyle	28.4 hectares	Moderate
MAN04 (Cage Road)	Rural Lifestyle	75.4 hectares	Moderate

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.



	MAN01	MAN02	MANO3	MAN04
Criteria	Residential	Residential	Rural Lifestyle	Rural Lifestyle
Natural Hazards	•	•	•	•
Environmental significance	•	•	•	•
Highly versatile soils / productive capacity of land.	•	•	•	•
Proximity to amenities / walkability	•	•	•	•
Access to key transport networks / connectivity	•	•	•	•
Wastewater	•	•	N/A	N/A
Reticulated Water	•	٠	N/A	N/A
Stormwater	•	٠	N/A	N/A
Incompatible land use (reverse sensitivity)	•	٠	•	•
Topographical limitations	•	٠	•	•
Existing Development	•	٠	٠	•
Cultural significance	•	•	•	•
Soil Contamination	٠	٠	•	•
Suitability rating	Μ	Μ	М	Μ

 High level of consistency with criteria. No significant issues. Positive outcomes achieved. Low costs associated with developing the area.

• Some consistency with criteria, but some issues to be resolved. Development outcome okay if measures taken. Medium costs associated with development.

• Inconsistent or low level of consistency with criterial. Significant constraints or potential issues. High costs.

L Low M Medium H High

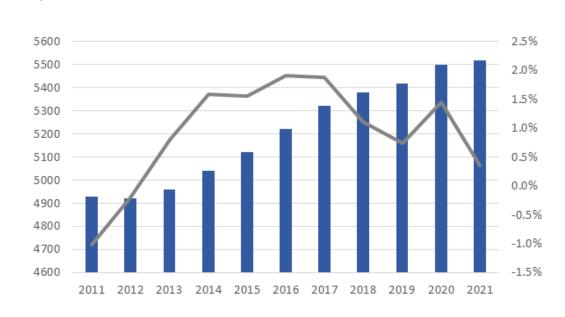
The Details

Marton

Marton is the largest urban area in the Rangitīkei and has experienced rapid residential growth since 2014. Marton currently has approximately 2,052 occupied dwellings (2018).

We expect strong residential growth to continue in Marton due to its commutable location to Whanganui and Palmerston North and anticipated future business growth.

The residential development pattern is predominantly low density, with one main town centre located towards the north of the town.

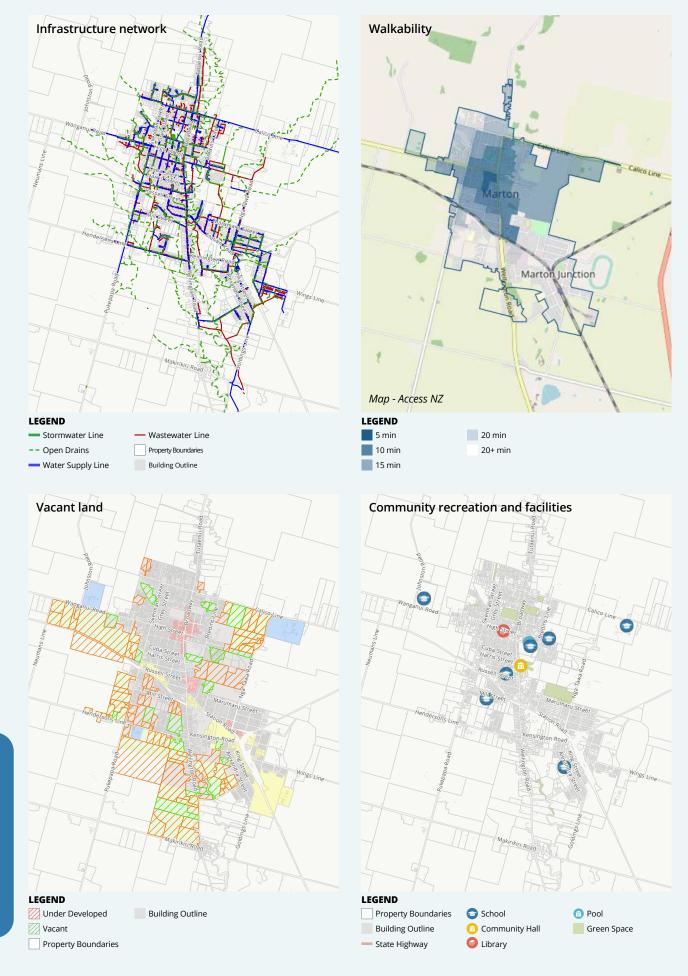


Marton - Population Growth 2011-2011

Issues and opportunities

- Flood hazards throughout Marton from the Tūtaenui Stream and tributaries.
- Off the state highway network which provides a quieter environment.
- Significant growth in new housing in the past 5 years compared to past decline.
- Good walkability.
- Surrounded by Class 2 land.
- Topography around Marton provides the opportunity to grow in many directions.
- Historic ribbon development reduces walkability around the town.
- Limited diversity in housing stock.
- Rapidly rising house prices reducing affordability.





Growth scenario and land capacity for Marton

The growth scenarios project Marton will provide for 44% of future growth in the Rangitīkei. We anticipate there could be between 957 and 1,761 new dwellings required by 2050.

Current Residential zoned land provision is estimated to be sufficient for the next 12 – 22 years depending on the growth rate of Marton and provided all land identified as being 'available' is developed or redeveloped. However, there is an undersupply of Residential Zone land (22 – 98 hectares) in the long term.

There is a sufficient supply of Rural Living Zone land available.

Houses Required	957 - 1,761 houses					
Residential (95%)	909 - 1,673 houses					
Rural Living (5%)	48 - 88 houses					
Residential Zone Land Required to 2050	Hectares					
Residential Zone Land Required	91 - 167 hectares					
Residential Zone Land Availability	Hectares					
Vacant	17 hectares					
Underdeveloped	48 hectares					
Infill provision	4 hectares					
Total available	69 hectares					
Additional Residential Land Required	22 – 98 hectares					
Rural Living Zone Land Required to 2050	Hectares					
Rural Living Zone Land Required	48 - 88 hectares					
Rural Living Land Availability	Hectares					
Vacant	80 hectares					
Underdeveloped	69 hectares					
Total Available	149 hectares					
Additional Rural Living Land Required	Oversupply of 61 - 101 hectares					

Growth options for Marton

Both intensification and greenfield expansion options are proposed for Marton.

Marton's flat topography facilitates a wide range of options for future greenfield development. However, not all areas have the same suitability for development. Key challenges include flooding, highly productive land and accessibility.

The Marton Water Supply Strategy implementation and Marton to Bulls Wastewater Centralisation projects will future proof the Marton drinking water and wastewater supply and disposal. Investigation into the capacity of the reticulated network is underway.

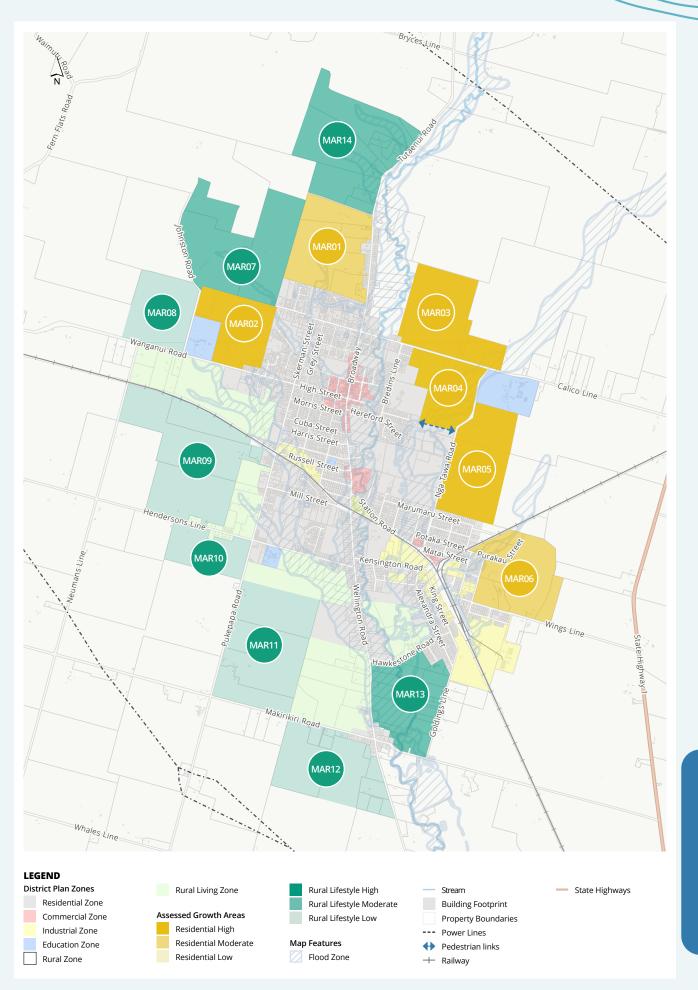
A stormwater catchment management plan will be needed to provide a holistic solution to stormwater drainage throughout Marton.

Areas with high and moderate suitability will be progressed for further consideration, noting that up to 98 hectares of additional land is anticipated to be required for growth through to 2050, which means only one or two of the identified areas will need to be rezoned.

Further work, including technical assessment, will be completed to refine the assessment of future growth areas, which may change this prioritisation.

Area	Growth Opportunity	Size	Suitability rating
MAR01	Residential	64.2 hectares	Moderate
MAR02	Residential	41.8 hectares	High
MAR03	Residential	62.7 hectares	High
MAR04	Residential	38.7 hectares	High
MAR05	Residential	62.3 hectares	High
MAR06	Residential	60.2 hectares	Moderate
MAR07	Lifestyle	96.3 hectares	Moderate
MAR08	Lifestyle	43.6 hectares	Low
MAR09	Lifestyle	109.2 hectares	Low
MAR10	Lifestyle	30.3 hectares	Low
MAR11	Lifestyle	95.1 hectares	Low
MAR12	Lifestyle	73 hectares	Low
MAR13	Lifestyle	57.5 hectares	Moderate
MAR14	Lifestyle	97.2 hectares	Moderate

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.



	MAR01	MAR02	MAR03	MAR04	MAR05	MAR06	MAR07	MAR08	MAR09	MAR10	MAR11	MAR12	MAR13	MAR14
Criteria	Residential	Residential	Residential	Residential	Residential	Residential	Rural Lifestyle							
Natural Hazards	•			•			•					•	•	•
Environmental significance														
Highly versatile soils / productive capacity of land.			•				•					•	•	•
Proximity to amenities / walkability		•	•	•	•							•		
Access to key transport networks / connectivity	•			•		•	•		•	•	•	•	•	
Wastewater				•			N/A							
Reticulated Water							N/A							
Stormwater	•	•	•	•		•	N/A							
Incompatible land use (reverse sensitivity)						•			•					
Topographical limitations														
Existing Development						•								
Cultural significance														
Soil Contamination														
Suitability rating	М	н	Н	Н	Η	H	М	Η	Η	H	Н	Н	М	М

The Details

• High level of consistency with criteria. No significant issues. Positive outcomes achieved. Low costs associated with developing the area.

• Some consistency with criteria, but some issues to be resolved. Development outcome okay if measures taken. Medium costs associated with development.

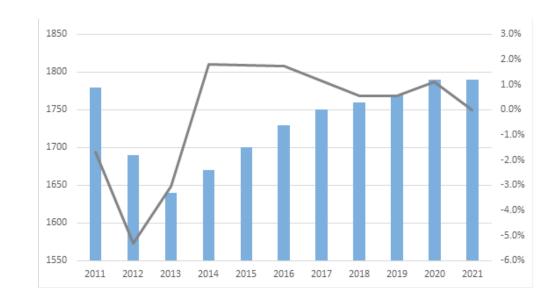
• Inconsistent or low level of consistency with criterial. Significant constraints or potential issues. High costs.

Taihape

Taihape has experienced steady population growth since 2014. Taihape has approximately 696 occupied dwellings (2018), an increase of only 15 since 2013.

We expect population growth to continue in Taihape, driven by locals returning home, and expansion of local industries.

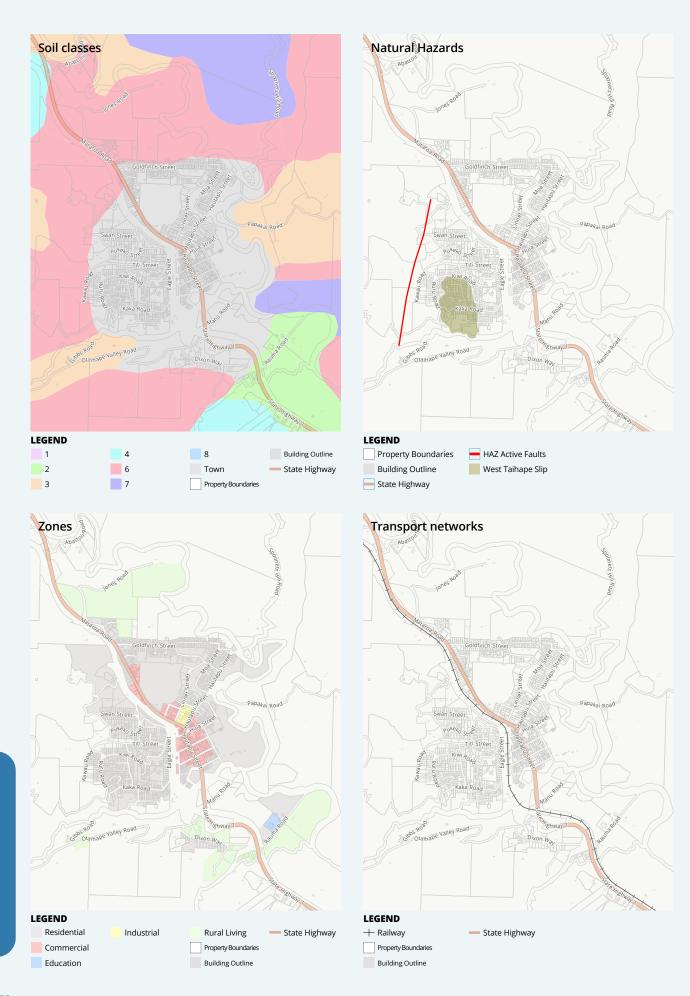
The residential development pattern is predominantly low density.

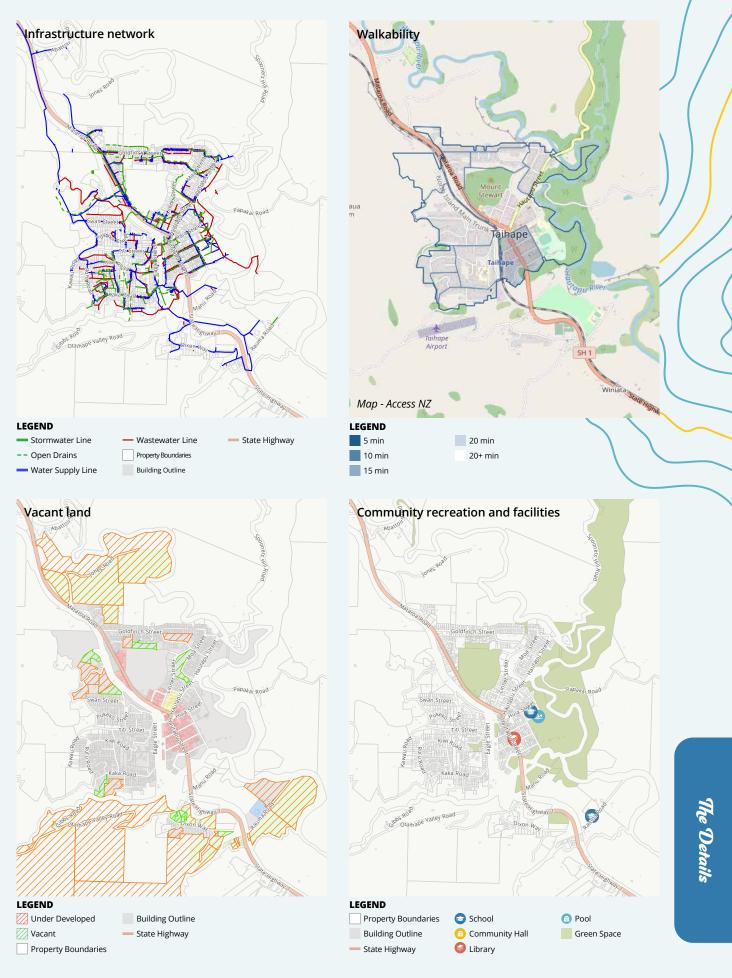


Taihape - Population Growth 2011-2011

Issues and opportunities

- Infill and intensification.
- Topography limits growth options.
- Demand for housing for local workers.
- Demand for low maintenance housing for the elderly.
- Limited diversity in housing stock.
- Redevelopment of the town centre with mixed use functions.





Growth scenario and land capacity for Taihape

The growth scenarios project Taihape will provide for 5% of future growth in the Rangitīkei. We anticipate there could be between 109 and 200 new dwellings required by 2050.

There is a an undersupply of Residential land across all three scenarios, with an oversupply of land for lifestyle purposes through to 2050.

Current Residential zoned land provision is estimated to be sufficient for the next 13 - 26 years - depending on the growth rate of Taihape and provided all land identified as being 'available' is developed or redeveloped.

Houses Required	109 - 200 houses					
Residential (95%)	104 - 190 houses					
Rural Living (5%)	5 - 10 houses					
Residential Zone Land Required to 2050	Hectares					
Residential Zone Land Required	10 - 19 hectares					
Residential Zone Land Availability						
Vacant	0 hectares					
Underdeveloped	6 hectares					
Infill provision	2 hectares					
Total available	8 hectares					
Additional Residential Land Required	2 – 11 hectares					
Rural Living Zone Land Required to 2050	Hectares					
Rural Living Zone Land Required	5 - 10 hectares					
Rural Living Land Availability	Hectares					
Vacant	0 hectares					
Underdeveloped	42 hectares					
Total Available	42 hectares					
Additional Rural Living Land Required	32 - 37 hectares surplus					

Growth options for Taihape

Infill and redevelopment of the existing residential areas will be key to providing for future Residential growth for Taihape.

With an additional 2 – 11 hectares of residential land required only one growth area will be needed to meet residential growth, and one growth area needed to meet lifestyle development.

Greenfield growth options have been considered in the Jones Road (TAI01) area and Rauma Road area (TAI02), both areas have limitations.

The Jones Road area (TAI01) has challenges with undulating topography, walkability, and access onto the State Highway network.

The Rauma Road area, TAI02 is already zoned for Rural lifestyle purposes, and is flat. However, it is disconnected from the main town, impacting on walkability and access to the three waters network.

TAI03 is a piece of land subject to Treaty claims and will need to be reconsidered once those have been settled.

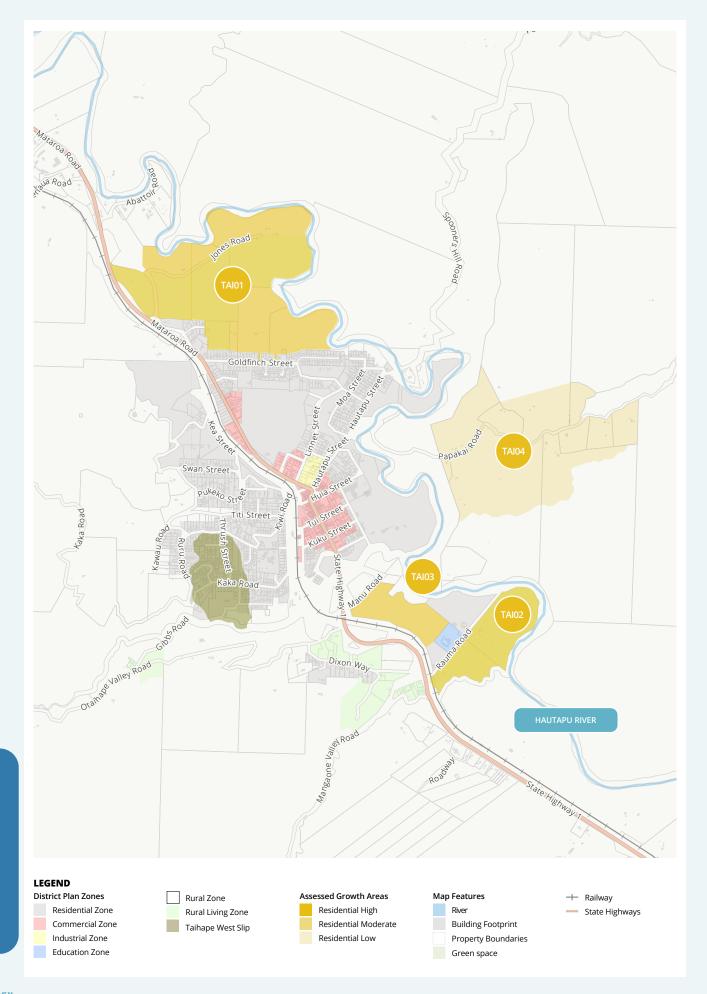
Areas with low suitability rating will not be progressed further.

A new consent will be required for the Taihape Wastewater discharge to future-proof the discharge for growth. The Taihape water supply will need to be future-proofed for growth.

Further work, including technical assessment, will be completed to refine the assessment of future growth areas, which may change prioritisation.

Area	Growth Opportunity	Size	Suitability rating
TAI01 (Jones Road area)	Residential	85 hectares	Moderate
TAI02 (Rauma Road)	Residential	21 hectares	Moderate
TAI03 (Rauma Road / Manu Street)	Residential	12 hectares	Moderate
TAI04 (Papakai Road)	Residential	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.



	TAI01	TA102	TA103	TA104
Criteria	Residential	Residential	Residential	Residential
Natural Hazards	•	٠	•	•
Environmental significance	•	•	•	•
Highly versatile soils / productive capacity of land.	•	•	•	•
Proximity to amenities / walkability	•	•	•	•
Access to key transport networks / connectivity	•	•	•	•
Wastewater	•	•	•	•
Reticulated Water	•	•	•	•
Stormwater	•	•	•	•
Incompatible land use (reverse sensitivity)	٠	٠	٠	•
Topographical limitations	•	٠	•	•
Existing Development	٠	٠	•	•
Cultural significance	٠	٠	•	•
Soil Contamination	٠	٠	۲	•
Suitability rating	м	м	Μ	L

 High level of consistency with criteria. No significant issues. Positive outcomes achieved. Low costs associated with developing the area.

Some consistency with criteria, but some issues to be resolved. Development outcome okay if measures taken. Medium costs
associated with development.

• Inconsistent or low level of consistency with criterial. Significant constraints or potential issues. High costs.

L Low M Medium H High

Turakina

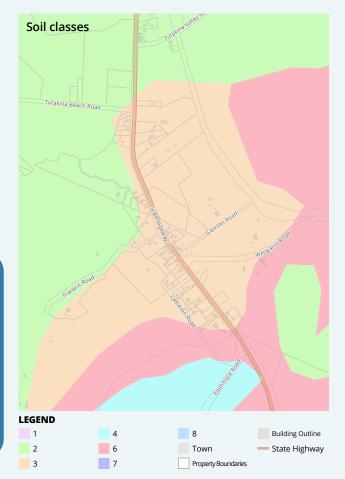
Turakina has experienced limited growth over the past few years. The settlement has a residential and commercial zone but does not have reticulated services.

The village has opportunities for growth due to its location - a short commute from Marton, Bulls and Whanganui.

The residential development pattern is predominantly low density.

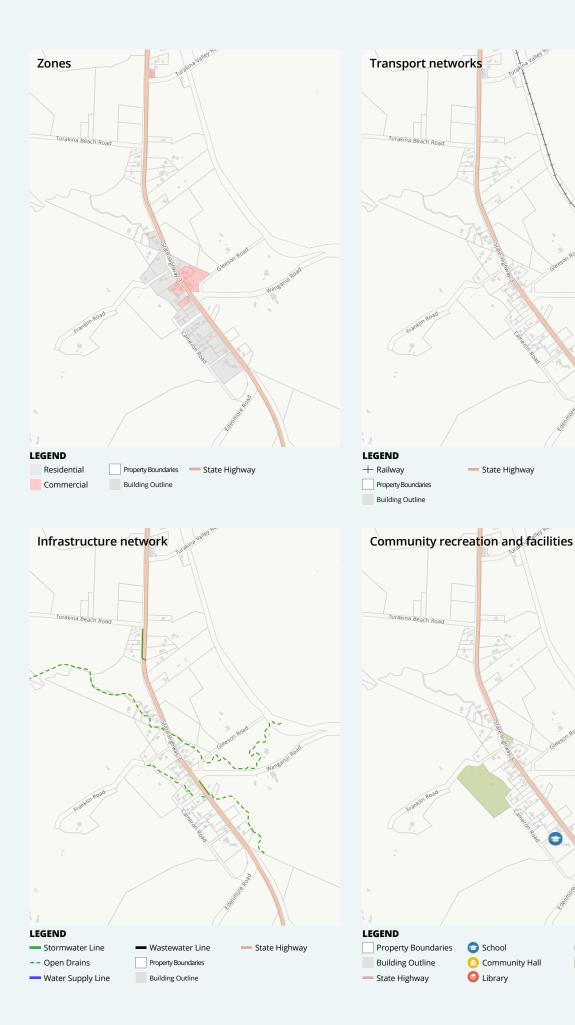
Issues and opportunities

- Commutable to Whanganui, Marton and Ohakea.
- Located on State Highway 3.
- No reticulated services.
- Limited non-highly productive land to the south of the settlement.
- Limited diversity in housing stock.
- Great open space Turakina Domain.





E State Highway





0

💼 Pool

Green Space

Growth scenario and land capacity for Turakina

The growth scenarios project Turakina will provide for around 1% of future growth in the Rangitīkei.

We anticipate there could be between 29 and 58 new dwellings required by 2050.

Turakina does not have reticulated services, therefore, future growth has only been planned for rural lifestyle development. There is no land currently zoned for rural lifestyle purposes, so the ability of Turakina to grow will depend on rezoning.

Houses Required	29 - 58 houses
Residential (95%)	0 houses
Rural Living (5%)	29 - 58 houses
Residential Zone Land Required to 2050	Hectares
Residential Zone Land Required	0 hectares
Residential Zone Land Availability	Hectares
Vacant	0 hectares
Underdeveloped	0 hectares
Infill provision	0.4 hectares
Total available	0.4 hectares
Additional Residential Land Required	-0.4 hectares
Rural Living Zone Land Required to 2050	Hectares
Rural Living Zone Land Required	29 – 58 hectares
Rural Living Land Availability	Hectares
Vacant	0 hectares
Underdeveloped	0 hectares
Total Available	0 hectares
Additional Rural Living Land Required	29 - 58 hectares

Growth options for Turakina

The key growth opportunity for Turakina is through rural lifestyle development. However, highly productive land around the settlement limits opportunities for lifestyle development.

A lack of reticulated services creates a barrier for residential-scale development.

Greenfield growth options have been considered around the village. With an additional 29 - 58 hectares for lifestyle development possibly needed, one growth area is likely to be needed. TUR03 has the best potential for future lifestyle growth, however, further assessment (particularly for highly productive land) is required.

TUR01 was assessed as moderately suitable, however, is already relatively fragmented and unlikely to provide substantial growth capacity.

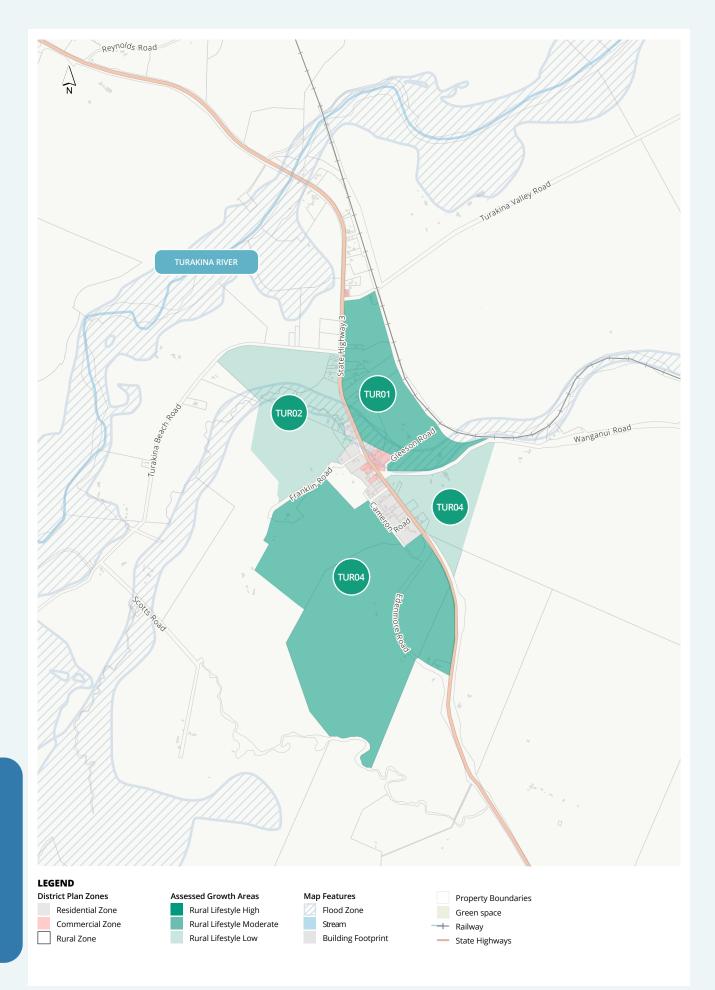
TUR02 was not considered suitable due to the presence of highly productive land, and TUR04 as a result of the potential flood hazard.

Areas with low suitability rating will not be progressed further.

Further work, including technical assessment will be completed to refine the assessment of future growth areas, which may change prioritisation.

Area	Growth Opportunity	Size	Suitability rating
TUR01 (NE of SH3)	Lifestyle	26.6 hectares	Moderate
TUR02 (NW of SH3)	Lifestyle	31 hectares	Low
TUR03 (Franklin/ Edenmore Rd)	Lifestyle	82.2 hectares	Moderate
TUR04 (Wanganui Rd)	Lifestyle	14.9 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.



	TUR01	TUR02	TUR03	TUR04
Criteria	Rural Lifestyle	Rural Lifestyle	Rural Lifestyle	Rural Lifestyle
Natural Hazards	•	•	•	•
Environmental significance	٠	٠	•	•
Highly versatile soils / productive capacity of land.	•	•	•	•
Proximity to amenities / walkability	•	•	•	•
Access to key transport networks / connectivity	•	•	•	•
Wastewater	N/A	N/A	N/A	N/A
Reticulated Water	N/A	N/A	N/A	N/A
Stormwater	N/A	N/A	N/A	N/A
Incompatible land use (reverse sensitivity)	•	٠	•	٠
Topographical limitations	٠	٠	•	•
Existing Development	•	•	•	•
Cultural significance	•	•	٠	•
Soil Contamination	٠	٠	•	٠
Suitability rating	м	L	Μ	L

 High level of consistency with criteria. No significant issues. Positive outcomes achieved. Low costs associated with developing the area.

• Some consistency with criteria, but some issues to be resolved. Development outcome okay if measures taken. Medium costs associated with development.

• Inconsistent or low level of consistency with criterial. Significant constraints or potential issues. High costs.

L Low M Medium H High

Kuputaka Glossary

Active mobility pathway – a shared pathway that is separate from vehicle movements and designed to enable people to travel through a range of transport options e.g. walking, cycling, mobility scooters, e-scooters.

Active mobility – means forms of transport that involve physical exercise, such as walking or cycling, and includes transport that may use a mobility aid such as a wheelchair

Crime prevention through environmental design – uses urban and architectural design in the management of built and natural environments. CPTED strategies aim to reduce victimisation, deter offender decisions that precede criminal acts, and build a sense of community among inhabitants so they can gain territorial control of areas, reduce crime, and minimize fear of crime.

District Plan – is the operative Rangitīkei District Plan. The District Plan sets out the framework of issues, objectives, policies, and rules to manage land use and development for the Rangitīkei District.

Expansion – means extending development onto land currently used for rural purposes.

Infill – the process of developing vacant or underutilised parcels within existing urban areas that are already largely developed. Infill development typically involves creating a new section behind or in front of an existing house.

Intensification – is the development of a property, site or area at a higher density than currently exists.

Long term plan – is Council's long term plan (including the infrastructure strategy required to be included in it) adopted by under section 93 of the Local Government Act 2002. It sets out Council's planned activities and finances for a 10 year period.

Low impact infrastructure design – is using natural drainage features in the landscape, rather than piped systems for stormwater management; and incorporate such features into designs for erosion and sediment control to minimise and mitigate adverse impacts on receiving environments. **Medium density housing** – is often developments including four or more dwellings with an average density of less than 350 m² per unit. It can include stand-alone dwellings, semi-detached (or duplex) dwellings, terraced housing or apartments within a building of four storeys or less.

Micro mobility – micro mobility devices include transport methods such as bicycles, e-bikes, electric scooters, electric skateboards.

Mixed-use – refers to areas or developments (buildings, sites, blocks) that combine two or more uses e.g. residential, offices and retail.

Multi-modal transport – is a transport system where a range of transport options are available e.g. walking, cycling, public transport, vehicles.

Nature networks – are green and blue corridors that link our waterways, parks and reserves. They can provide benefits for recreation, environment, social, health, education, economic, amenity and culture.

Outstanding Natural Landscapes and Features – are those identified and managed by the operative Rangitīkei District Plan.

Pae Tawhiti Rangitīkei Beyond – is the name for Council's spatial planning project. The full explanation of the meaning is provided on page 2.

Papakāinga – a community development for Māori on whenua Māori that often provides housing, but may also incorporate communal spaces and shared amenities (e.g. vegetable gardens, gathering spaces, recreation areas).

Stormwater neutrality – requires any rainfall on a site to be retained and disposed of on that site.

Structure plans – is a framework to guide the development or redevelopment of an area by defining the future development and land use patterns, areas of open space, the layout and nature of infrastructure (including transportation links), and other key features and constraints that influence how the effects of development are to be managed.

Te Araroa Trail – is a continuous 3,000 km walking track from Cape Reinga to Bluff.

Three waters – refers to drinking water, wastewater and stormwater networks.



