

Rural, Towns and Settlements





- Bulls
- Hunterville
- Kauangaroa
- Koitiata
- Mangaweka
- Marton
- Mataroa
- Moawhango
- Ōhingaiti
- Ōhotu
- Opaea / Kaiewe

- 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.







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

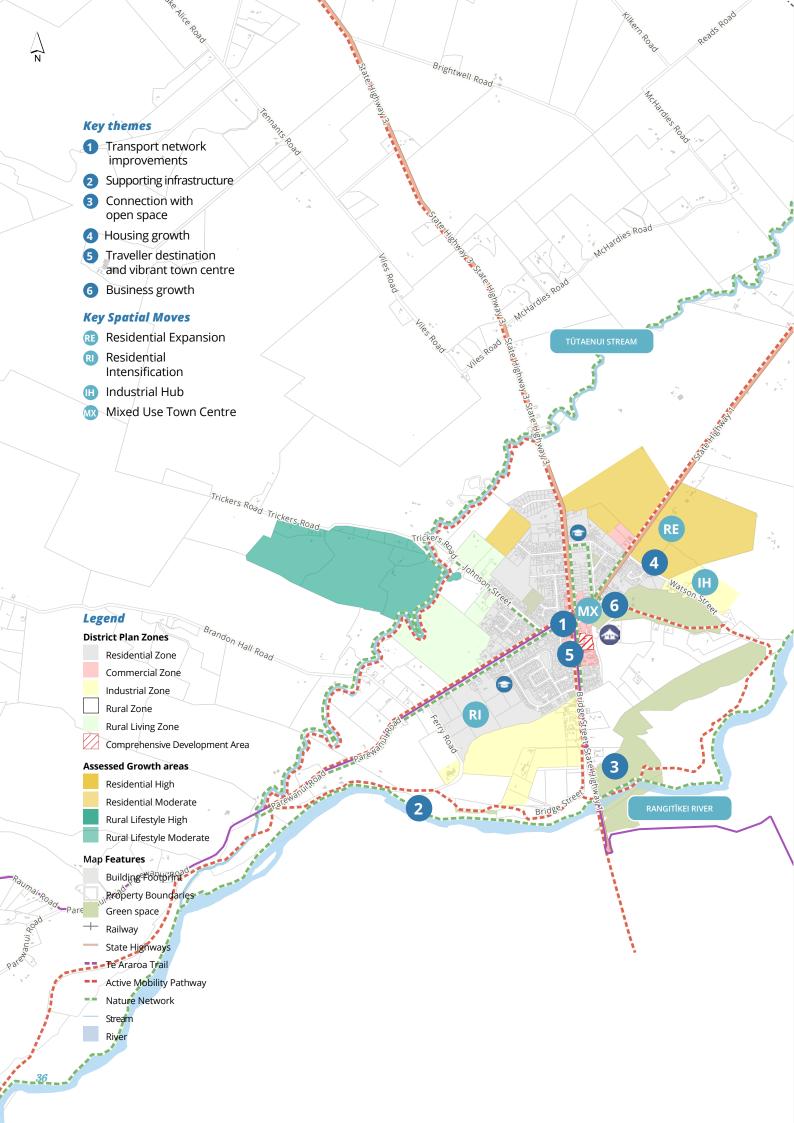
people call Bulls home.

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

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









"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, Ōhakea, 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.

State highway traffic monitoring – annual average daily traffic (nzta.govt.nz)



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

- > 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."





Connection with open space

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

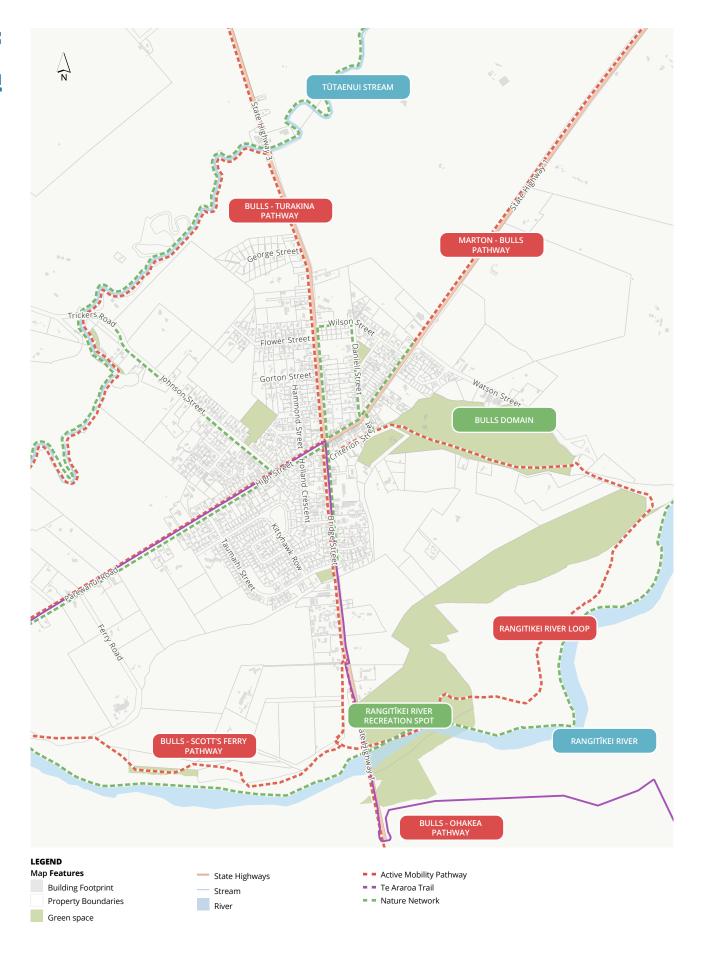
The Bulls community is strongly connected to the Rangitīkei River to the east, with the Tūtaenui Stream also located to the west of the town.

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.
- Support improvements to parks and reserves for Bulls that meet the needs of a growing community and are aligned with the Parks, Open Spaces and Sporting Facilities Strategy.





Housing growth

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

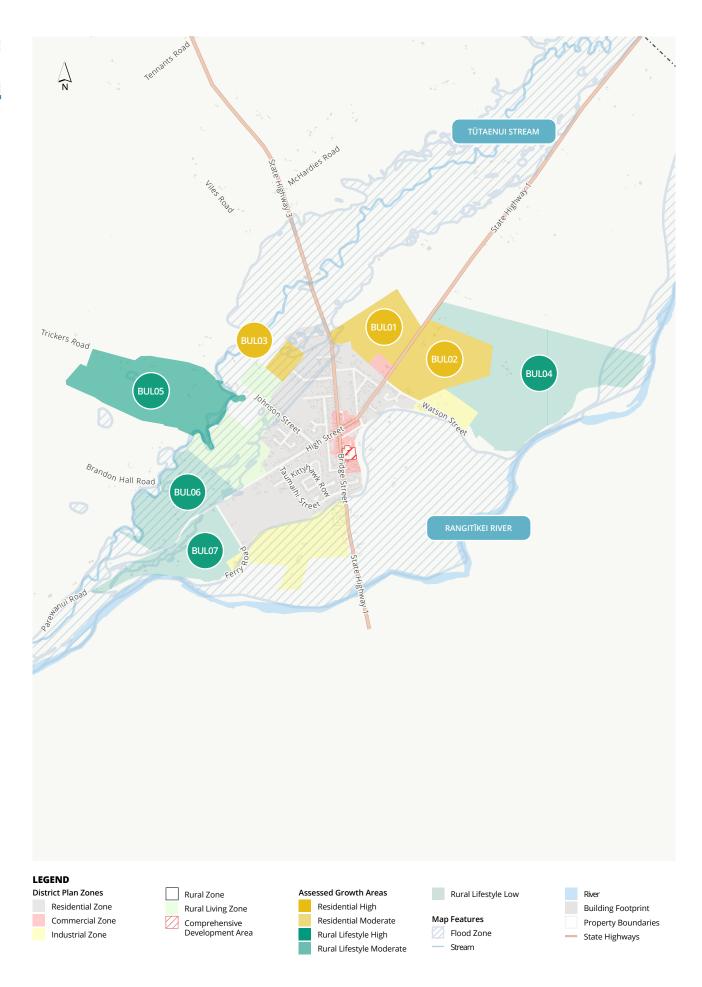
The town has grown rapidly recently with 600 more people calling Bulls home since 2013. Affordable housing, location and expansion of the Ohakea Airbase will continue to support a rapidly growing community.

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 green space for people to relax in."



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	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 could change this prioritisation.

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

















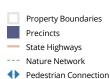


LEGEND









Green space

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.

The Te Araroa Trail travels through Bulls which represents an opportunity for walkers to refuel, camp and explore the Santoft Domain and what Bulls has to offer.

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.



Business Growth

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

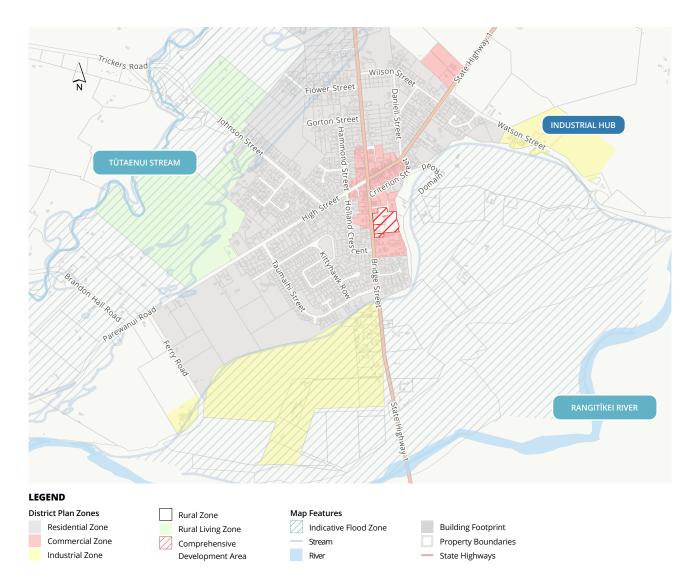
Key theme 4 identifies the opportunities for Bulls as traveller destination.

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."



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

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.		
Thriving Communities Connected Communities Healthy	TRANSPORT NETWORK IMPROVEMENTS	0	1.2	Develop Active Mobility Pathways: Bulls – Ohakea Bulls – Marton Bulls – Scott's Ferry Bulls – Rangitīkei River Loop 		
Communities	TRAN M		 implement solutions for improving traffic flow and pedestrian safety through the Bulls Town Centre. Develop Active Mobility Pathways: Bulls – Ohakea Bulls – Marton Bulls – Scott's Ferry 			
			2.1	to guide future investment to increase stormwater		
Healthy		SUPPORTING INFRASTRUCTURE	2	2.2	investigate options for increasing resilience for the town from flooding from the Tūtaenui Stream and	
Communities				2.3		
				2.4	Implement the Marton – Bulls Wastewater Centralisation project.	
			2.5			
Healthy	TION WITH SPACE	CONNECTION WITH OPEN SPACE	3.1	 Rangitīkei River / Bulls Domain loop Bulls - Scott's Ferry Tūtaenui Stream Rangitīkei River Project - continued development of the recreation area alongside the Rangitīkei 		
Communities	CONNEC		3.2			
Healthy Communities Connected Communities Unique Communities	HOUSING GROWTH	4	4.1	 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 wellfunctioning communities and a diverse range of housing. Investigates flood risk for the existing rural lifestyle 		
	Ξ		4.2			
			4.3	Develop a prospectus that sets out the housing development opportunities in Bulls.		

	Quick win <1 year Short term	t term 1 - 5 years Medium term 6 - 10 years Long term 10+			
Timefr	ame	Council's role(s)	Project Partners and Key Stakeholders		
\blacksquare	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		
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			
	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		
Ō	Short Term	Strategy / Regulation	Community Mana whenua Landowners Waka Kotahi Regional Council		
>>>	Ongoing	Service Provider	Landowners		
*	Quick Win	Service Provider	Community		

Action Plan

Rangitīkei Priority Area	Key Themes	Project				
			5.1	Enhance the entrance to Bulls to increase amenity and the sense of arrival at a destination, encouraging travellers to stop.		
	TRE		5.2	Identify and leverage from the distinct precincts in the Bulls town centre – retail/health, hospitality, community.		
	OWN CEN		5.3	Implement streetscape improvements to increase vibrancy, improve the pedestrian experience and provide linger opportunities (shelter, seating, photo opportunities, outdoor dining).		
_,	L N		5.4	Encourage the co-location of similar businesses to the different precincts.		
Thriving Communities Connected Communities	ND VIBRA	ND VIBR/	AND VIBRA	5.5	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	ATION A	TRAVELLER DESTINATION AND VIBRANT TOWN CENTRE	5.6	Celebrate Te Matapihi as the heart of the town centre. Encourage the use of the venue (indoor/outdoor) for local events.		
Communicies	R DESTIN		5.7	Investigate the implementation of incentives and/ or support for building owners to strengthen or redevelop earthquake-prone buildings – particularly for the retail precinct.		
	ELLE		5.8	Position the information centre to feature local and regional attractions.		
	TRAVI		5.9	Invest in and maintain infrastructure that supports travellers (seating, toilets, interregional bus stop, charging stations, convenient parking).		
			5.10	Develop a Parking Management Strategy to future- proof the Bulls Town Centre's parking availability.		
			5.11	Develop a business case for visitor accommodation needs in Bulls.		
Thriving	BUSINESS GROWTH		6.1	Develop a prospectus to promote Bulls as a desirable location for logistics / food processing.		
Communities	BUSII	6	6.2	Monitor demand for industrial land to accommodate 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 years 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				
Ξ	Medium Term	Partner				
Ō	Short Term	Facilitation / Information	Community Mana whenua			
Ö	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			
\blacksquare	Medium Term	Strategy / Regulation	·			
Ō	Short term	Service Provider	Business community			
\blacksquare	Medium Term	Facilitation / Information	Business community			
>>>	Ongoing	Strategy / Regulation	Dusiness Community			

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.

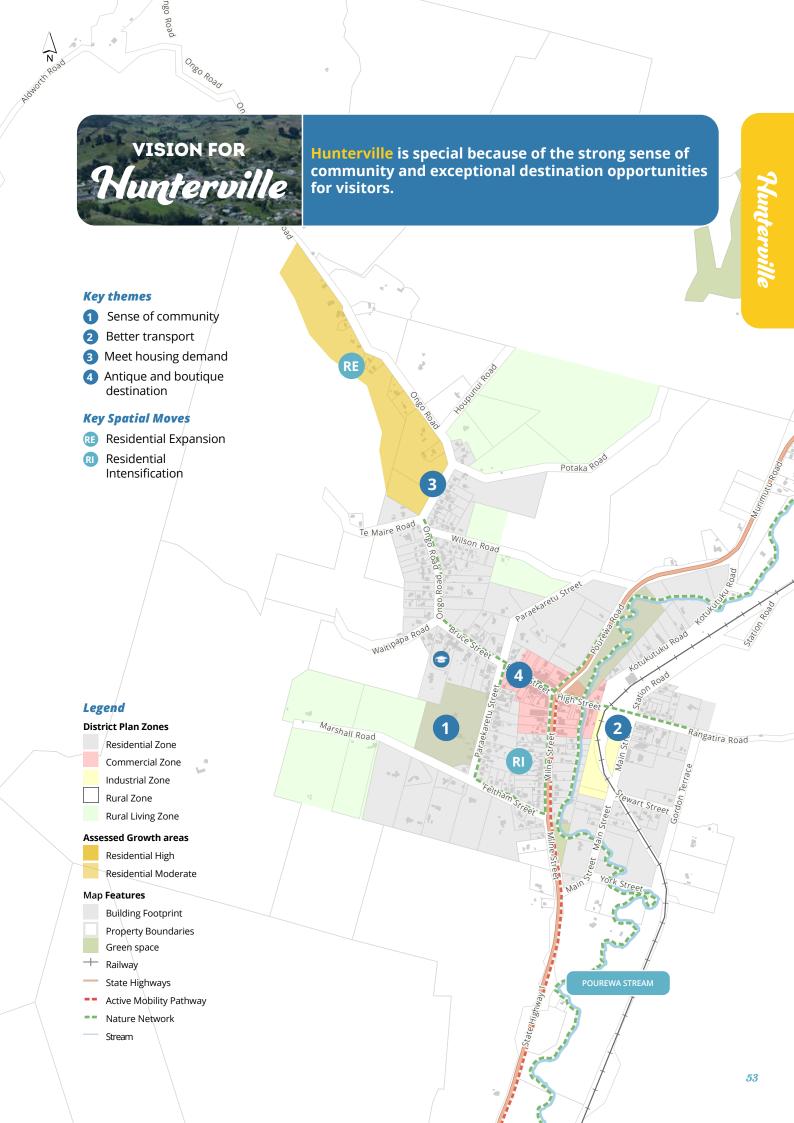
Key community priorities

- 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.









Sense of community

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.

The Pourewa Stream is a significant waterway for Hunterville. There are opportunities for improving the health and increasing community connection with the waterway.

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.
- > Improving connection with, and the health of the Pourewa Stream.



" Great opportunity for the quiet life"

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

Community Voice

BUS STOP. Hunterville

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

Community Voice

Better transport

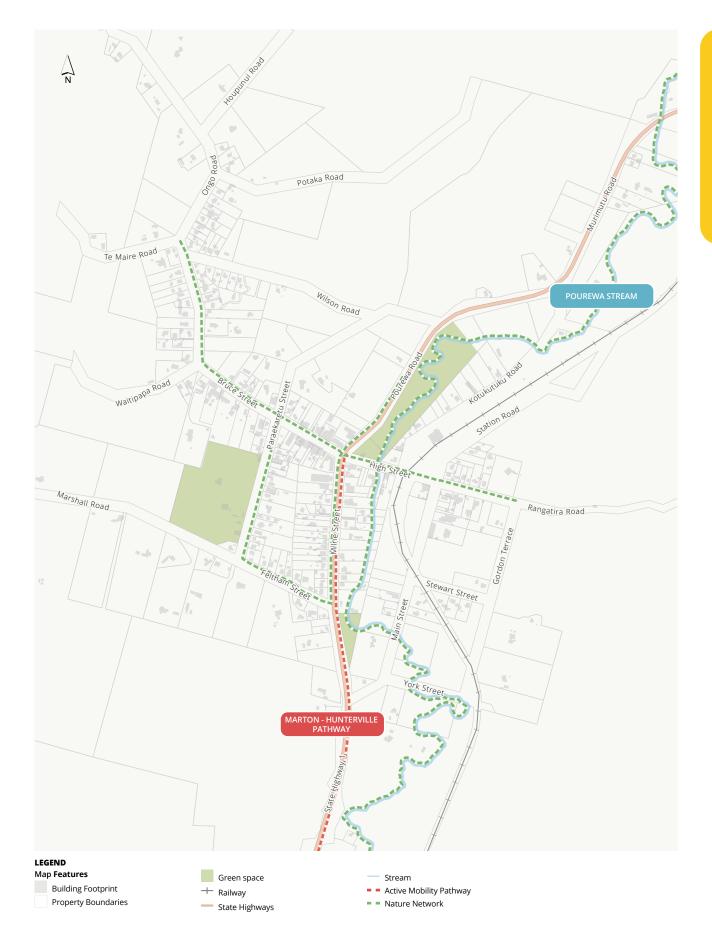
The Hunterville community is dependent on private vehicle use as there are no public transport or active transport options available.

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.







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	Moderate
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.





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.

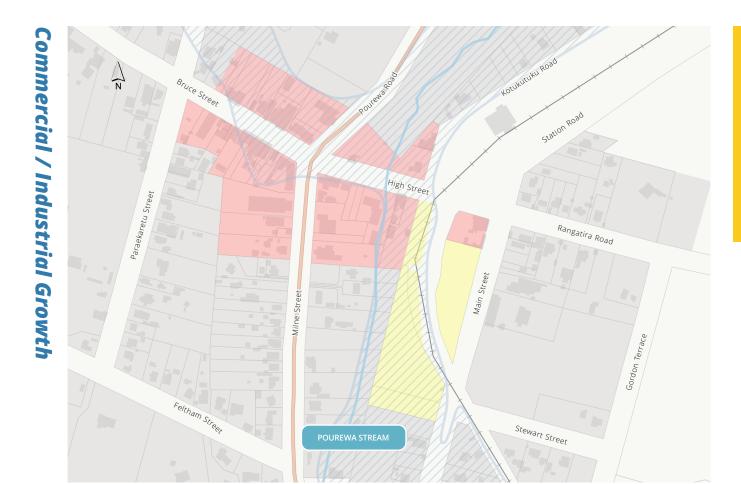
The community has identified the need for additional housing to support population growth.

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"





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



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"









Action Plan

Rangitīkei Priority Area	Key Themes	Project													
	>		1.1	Connect open spaces via the development of nature networks. Explore opportunities for storytelling along the networks.											
Healthy Communities Unique	SENSE OF COMMUNITY	1	1.2	Support community-led development of parks and open spaces that is aligned with the Parks, Open Spaces and Sporting Facilities Strategy.											
Communities	SE		1.3	Support environmental enhancements of the Pourewa Stream including planting, fencing, and removal of wastewater and the work of the RRCC Catchment Group and Nga Puna Rau o Rangitīkei / Mokai Patea nui tonu.											
Connected Communities	BETTER TRANSPORT	2	2.1	Development of Activity Mobility Pathways: Hunterville – Marton											
Healthy Communities	BET		2.2	Advocate for the implementation of innovative public transport options, including via road and rail.											
	MEET HOUSING DEMAND	AAND	AAND		3.1	 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		3	3.2	Increase education and provide resources to the community and developers that identifies housing development opportunities and supports infill development throughout the urban area.											
	ET HOU		3.3	Work collaboratively to identify opportunities to increase flood and stormwater resilience for Hunterville.											
	Σ		3.4	Investigate future capacity for the Hunterville wastewater treatment plant and networks and implement upgrade projects where required.											
			3.5	Investigate future capacity for the Hunterville water supply and implement upgrade projects where required.											
Thriving Communities	ANTIQUE AND BOUTIQUE DESTINATION	4	4.1	 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. 											
	QUE A DEST		4.2	Encourage retailers and hospitality businesses to engage with the footpath.											
	ANTIC		4.3	Explore opportunities for improving infrastructure investment that supports Hunterville as a destination e.g EV chargers, seating.											
													4.4	Monitor demand for commercial and industrial land	

	Quick win <1 year Sho	ort term 1 - 5 years Medium term 6	5 - 10 years Long term 10+
Time	eframe	Council's role(s)	Project Partners and Key Stakeholders
<u>:::</u>	Long term	Service provider Partner	
>> >	Ongoing	Supporter Funder	Mana whenua Community Regional Council Catchment Group
>> >	Ongoing	Supporter Service Provider	Ngā Puna Rau o Rangitīkei
-1-1-	Long Term	Partner Service Provider Funder	Waka Kotahi Community
	Long Term	Advocate	Mana whenua Kiwi Rail
Ö	Short Term	Strategy / Regulation	
>>	Ongoing	Facilitation / information	Community Landowners Mana whenua
	Long Term	Service Provider Partner Facilitation / Information	Regional Council
Ö	Short Term	Service Provider	
Ō	Short Term	Service Provider	
Ö	Short Term	Partner	Community Business owners Mana whenua
Ō	Short term	Partner	Waka Kotahi
Ξ	Medium Term	Service provider	
>>	Ongoing	Strategy / Regulation	

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

Key community priorities

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

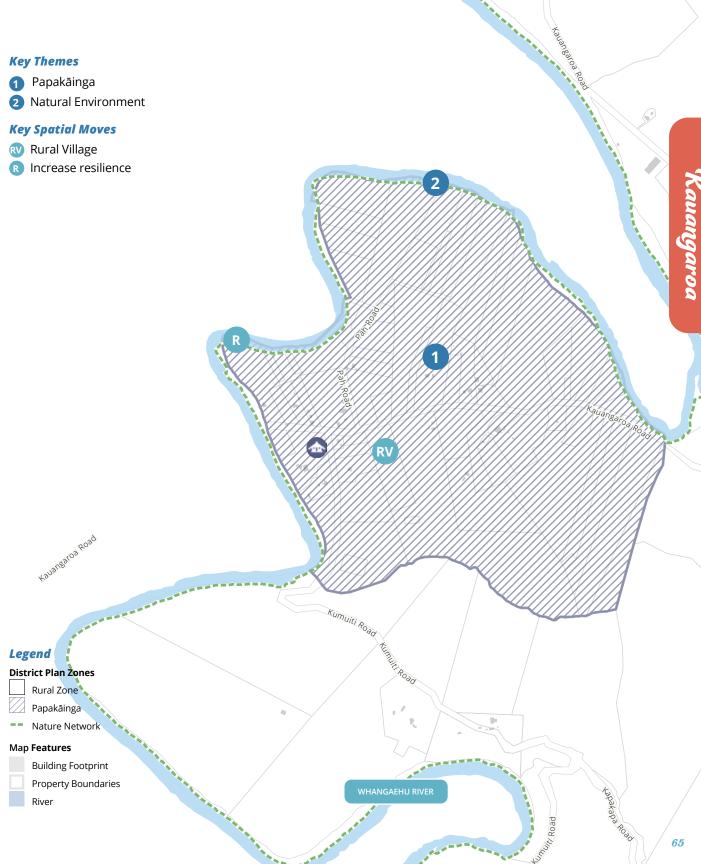


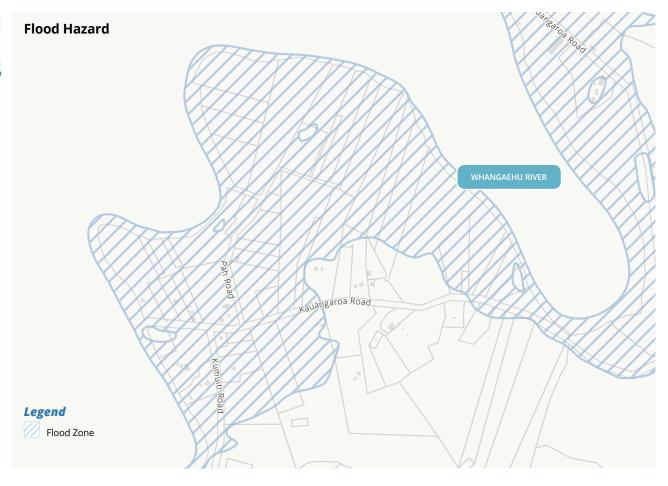






Kauangaroa is resilient and thriving community, with papakāinga developed around Kauangaroa Marae at the heart.





Papakāinga

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.

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			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.	\blacksquare	Medium Term Medium Term	Strategy / Regulation Facilitation / Information	Mana whenua Te Puni Kokiri Regional Council Mana whenua Regional Council Community
Healthy Communities	NATURAL ENVIRONMENT	2	2.1	Recognise the work being completed by the Rangitīkei 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.

KOITIATA

Koitiata is a small coastal village 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.













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

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

Key Spatial Moves

- **RE** No residential expansion
- Papakāinga development
- No commercial development
- Retain domain for recreation

RE





Λ

PA

Legend

District Plan Zones

- Residential Zone
- ____ Rural Zone
- Papakāinga

Map Features

- Building Footprint
- Property Boundaries
- Green space
 - River
- -- Active Mobility Pathway
- Te Araroa Trail



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"



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, green spaces, 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.

- > Celebrating the community hall as the heart of the community, managed 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).



3

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.



- 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."

★ Koitiata



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.

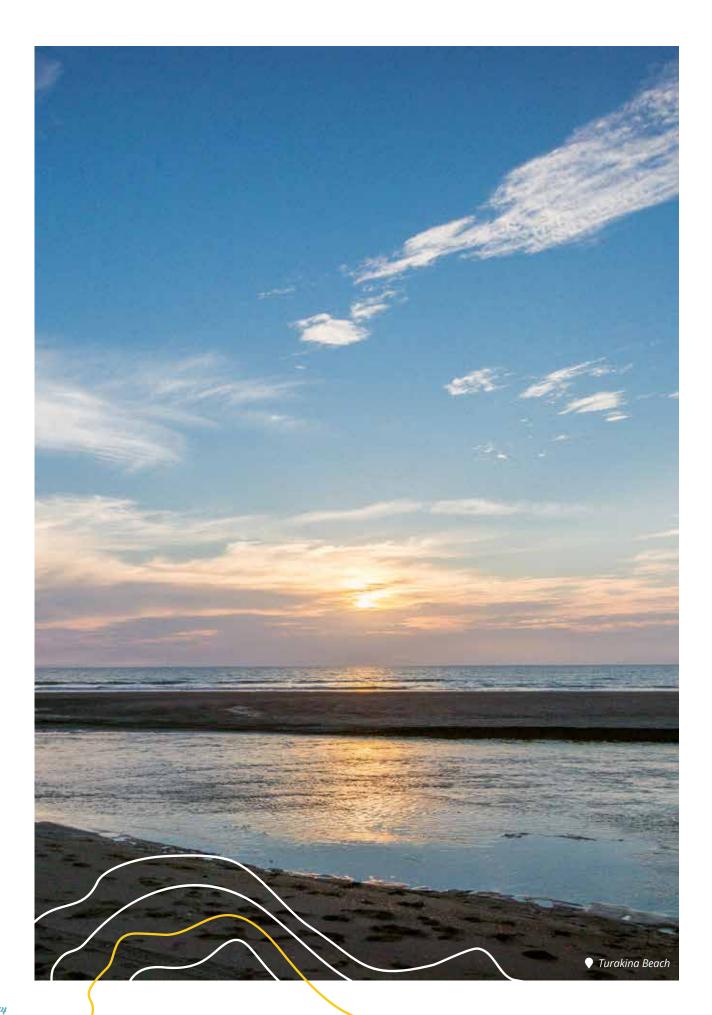
Residential and lifestyle growth

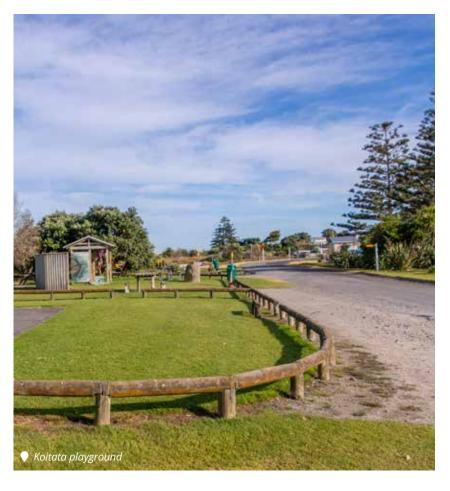
The village has approximately 114 homes (2018), with many of them used as holiday homes. The whole of the village is zoned as Residential, however, only a few houses are connected to a reticulated wastewater system. All houses supply their own water. Land to the north of the village has been identified 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."









Infrastructure and transport

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 ondemand 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			
		ACCESS TO OPEN SPACE AND NATURE	1	1.1	Support the community-led restoration and promotion of the wetlands and the wider natural environment.	
	Healthy Communities			1.2	Investigate opportunities for the development of walkways.	
	Unique Communities			1.3	Support the community and regional council in pest management.	
				1.4	Work alongside the community and key stakeholders to develop a Reserve Management Plan	
		COMMUNITY FACILITIES	2	2.1	Invest in the redevelopment of the public toilets/ showers at the campground.	
	Thriving Communities			2.2	Recommend rezoning of the Koitiata Domain as part of the implementation of an 'Open Space' zone for the Rangitīkei District Plan.	
				2.3	Support community-led development of the playground in alignment with the Parks, Open Spaces and Sporting Facilities Strategy	
	Healthy Communities Unique Communities	SENSE OF COMMUNITY		3.1	Support Ngā Ariki in their aspirations for the development of papakāinga.	
		INFRASTRUCTURE AND TRANSPORT	4	4.1	Advocate to Horizons Regional Council to address flooding issues associated with the Lagoon.	
				4.2	Undertake a needs assessment for the development of an active mobility pathway from Koitiata to Turakina.	
	Healthy Communities Connected Communities			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.	
				4.5	Advocate for increased cell phone connectivity and share emerging technologies with the 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.

Timeframe		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	
	Long term	Service provider Partner	Community Mana whenua Regional Council	
Ō	Short Term	Partner	Community Mana whenua Regional Council	
\blacksquare	Medium Term	Service Provider	Community Regional Council	
	Long Term	Strategy / regulation	Community	
	Long Term	Partner	Community	
ġ	Short Term	Strategy / Regulation	Mana whenua Regional Council Te Puni Kokiri	
>>>	Ongoing	Advocate		
	Long Term	Service Provider	Community Regional Council	
	Long Term	Advocate	Mana whenua Waka Kotahi	
Ö	Short Term - Long Term	Facilitation / Information Strategy / Regulation Partner		
>>	Ongoing	Facilitation / Information Advocate	Community Service providers	

MANGAWEKA

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.

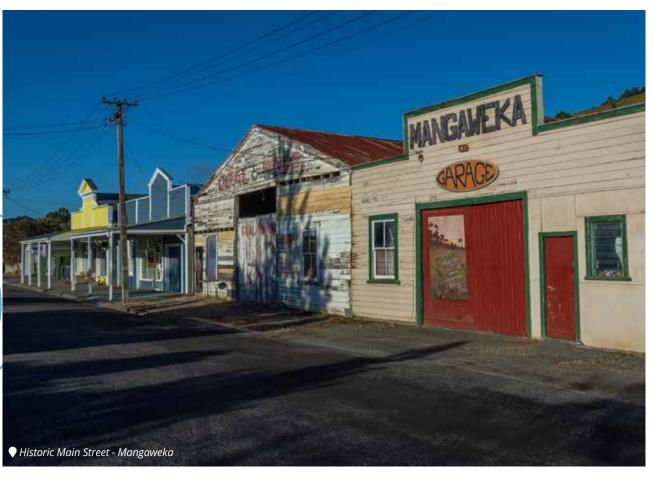
Key community priorities

- 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.









Visitor destination

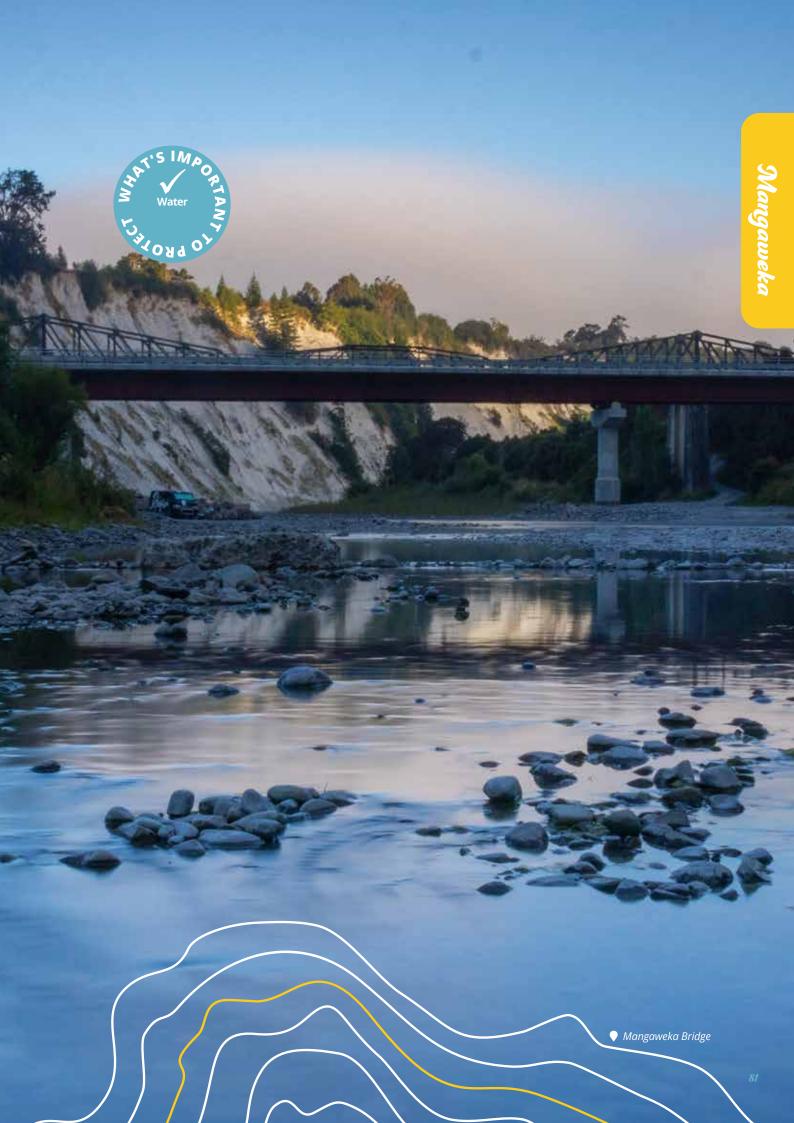
Mangaweka has huge potential to continue to develop as a visitor destination and traveller stop. The settlement already has a popular café, petrol station, electric vehicle charging station, gallery and public toilets. Kayaking and rafting the Rangitīkei River is available from nearby Awastone.

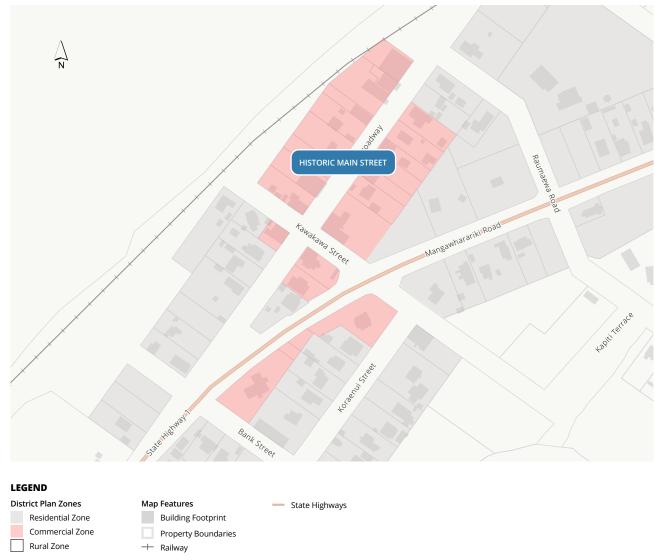
The historical buildings in the main street have significant potential to attract more visitors and the stunning natural environment, including bush walks, iconic papa cliffs and Rangitīkei River present huge opportunities.

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.

- Develop Mangaweka's reputation as a creative settlement and a key visitor destination in Rangitikei.
- > 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.





Future Commercial / Industrial growth

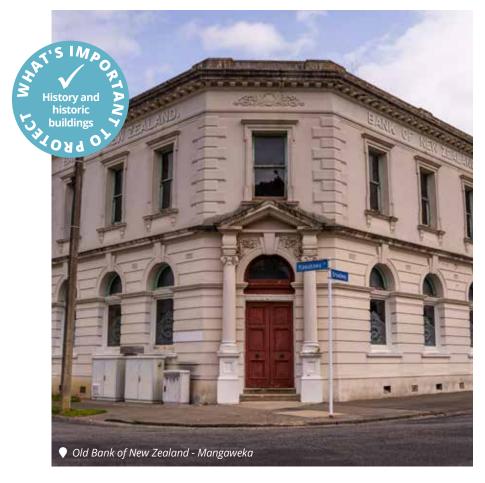
No additional commercial or industrial land is projected to be required for future growth in Mangaweka.

"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."



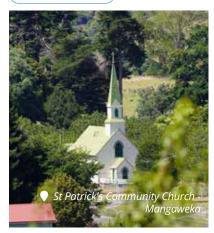






"More places to access the river and more bush/river walks open to the public with clearly visible signage and advertising of these walks."

Community Voice



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

Community Voice

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.

- Enhance connection between the township and the Rangitikei 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.



3 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.

- > 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.

Housing Growth

Future residential and lifestyle growth

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

Mangaweka is identified for growth in the northern Rangitīkei due to its unique lifestyle offering, reticulated services, and location in relation to Taihape.

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

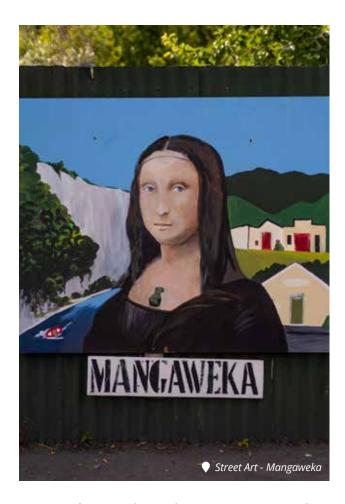
There is significant potential for infill development throughout the village, however we anticipate an additional 7 hectares of Residential and 4 hectares of Rural Lifestyle land could be required to meet long term demand.

	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



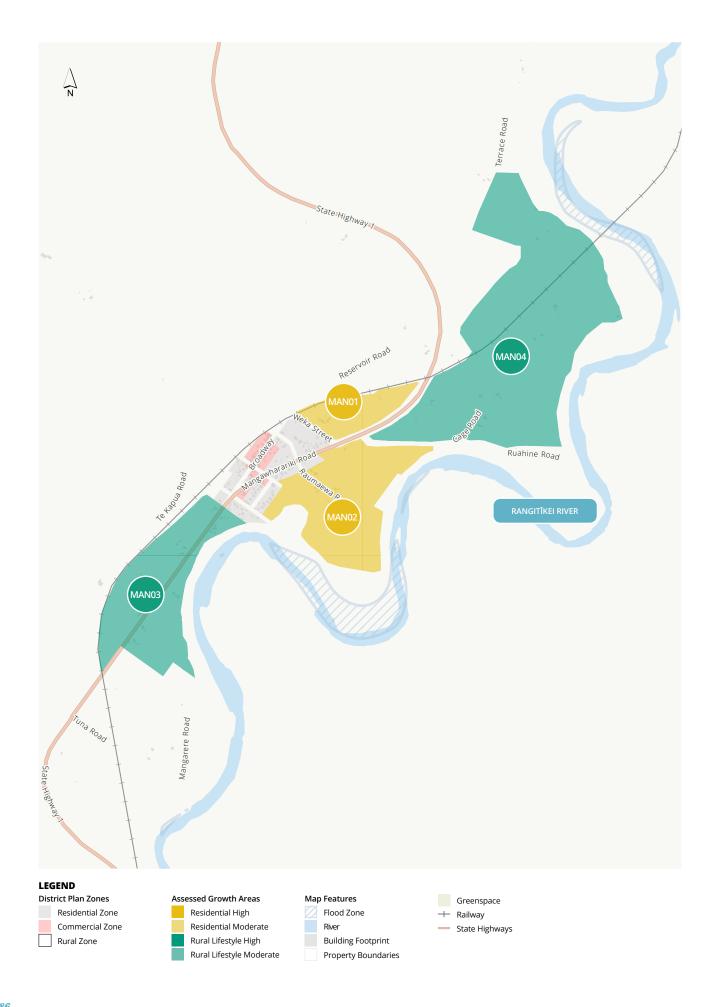
A range of potential growth areas were assessed to determine their suitability for future development. The areas have been assessed as follows:

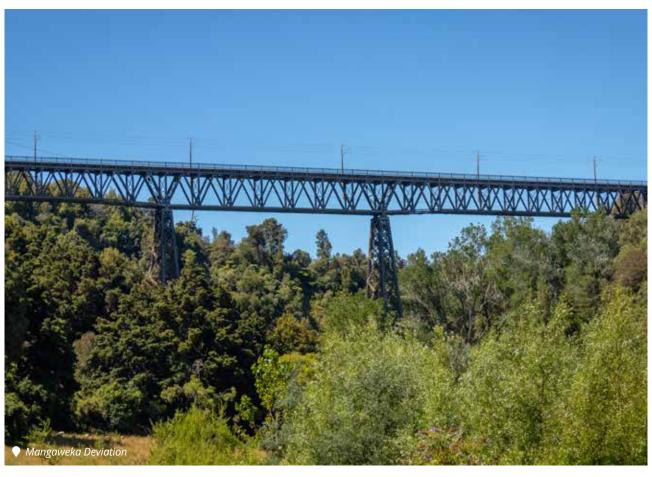
Area	Size	Suitability rating
MAN01 (Kereru Street)	8.1 hectares	Moderate
MAN02 (Raumaewa Street)	27.2 hectares	Moderate
MAN03 (SH 1 West)	28.4 hectares Moderate	
MAN04 (Cage Road)	75.4 hectares	Moderate

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.





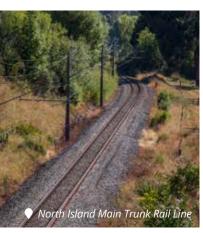
4 Transport links

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"

Action Plan

ntahi to investigate nts along SH1 ng infrastructure
eka as a destination, electric vehicle
onnect the Old Main ints.
leverage from its
ng and promoting utural heritage.
key natural features
for urban growth The growth areas. In the urban fringe dential. It required. It the aspirations continued are the series of housing.
sources to the ncourages infill area.
Mangaweka etworks and e required.
Mangaweka water ojects where
nities for the thways that support nomy. A top priority ngitīkei River. The old rail tunnels'
entation of innovative advantage of

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		
\blacksquare	Medium Term	Advocate Partner			
Ξ	Medium Term	Service provider Partner	Community Waka Kotahi Mana whenua		
Ξ	Medium Term	Service provider Partner	Regional Council		
Ō	Short Term	Service provider Partner			
Ξ	Medium Term	Partner	Regional Council Mana whenua		
	Long Term	Partner Service Provider	Community Mangaweka Heritage		
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{Z}	Medium Term	Partner	Waka Kotahi Community Regional Council Kiwi Rail		
>>>	Ongoing	Advocate	Nivvi Kali		