

A photograph of a park during autumn. In the foreground, three large, mature trees with thick trunks stand on a grassy area covered with fallen yellow and orange leaves. Long shadows are cast by the trees onto the ground. In the background, a chain-link fence separates the park from a tennis court. Beyond the court, there are more trees and a building with a red roof under a clear sky.

BULLS OPEN SPACE STRATEGY

February 2026

BULLS DOMAIN AND OTHER OPEN SPACE

ANALYSIS

The Bulls township has an approximate population of 2,100 and is located at the intersection of State highway 1 and 3. It is a midway point between central region destinations and many travellers stop to eat and stretch their legs which supports the town centre. It is also a township of dedicated people investing in wellbeing, sports, recreation; opportunity and environment. The community is growing due to its central location and surrounding employment opportunities and so there is a question about whether there is enough existing open space in the right locations to support that growth.

Bulls has one significant open space, the Bulls Domain and a handful of minor open spaces. All these parks and reserves have had minimal amenity investment over the last decade even including the recently developed Te Matapihi open space in the town centre, which is predominately a lawn. The community is advocating investment in the domain, Haylock Park and other open spaces but there is need to align that investment with current community needs and future growth.

The Bulls Domain is central to the community's recreational needs: from dog walking and playgrounds, to organised sports, camping, and events. The domain and the Bulls Rugby clubrooms play a significant role in supporting the wider regional community by providing an important meeting space for national and local events which supports community health, well-being, and the local economy.

However, the Bulls Domain location can be challenging for some community members to access due to the busy highway intersections and the sites location which is slightly out of the town centre, at the bottom of a river terrace. It is mainly accessed by vehicles with little infrastructure to support walking and cycling. The Domain is also out of sight to most visitors passing through Bulls, with little signage directing you to the domain. If you did not know of the domain's existence you are unlikely to find it by accident which means it does little to support the visitor economy for the township.

-  PUBLIC OPEN SPACE
-  BULLS TOWN CENTRE
-  PRIVATE OPEN SPACE (NZDF)
-  SCHOOLS
-  WALKWAYS AND POPULAR OPEN SPACE CONNECTIONS



Just over 2000 people living at the crossroads

The community is passionate and focused

Interesting layers of history, culture but most potential visitors don't slow down long enough to discover it

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The community saw themselves as defined by the highways and broken into quadrants

Each quadrant is not equally serviced by open space

The Domain is the best open space was not easily accessible by anyone

Bulls has a high percentage of youth which predominately live in areas without playgrounds or developed open space

The two schools provide 90% of the youth play experience

BULLS DOMAIN AND OTHER OPEN SPACE

ANALYSIS

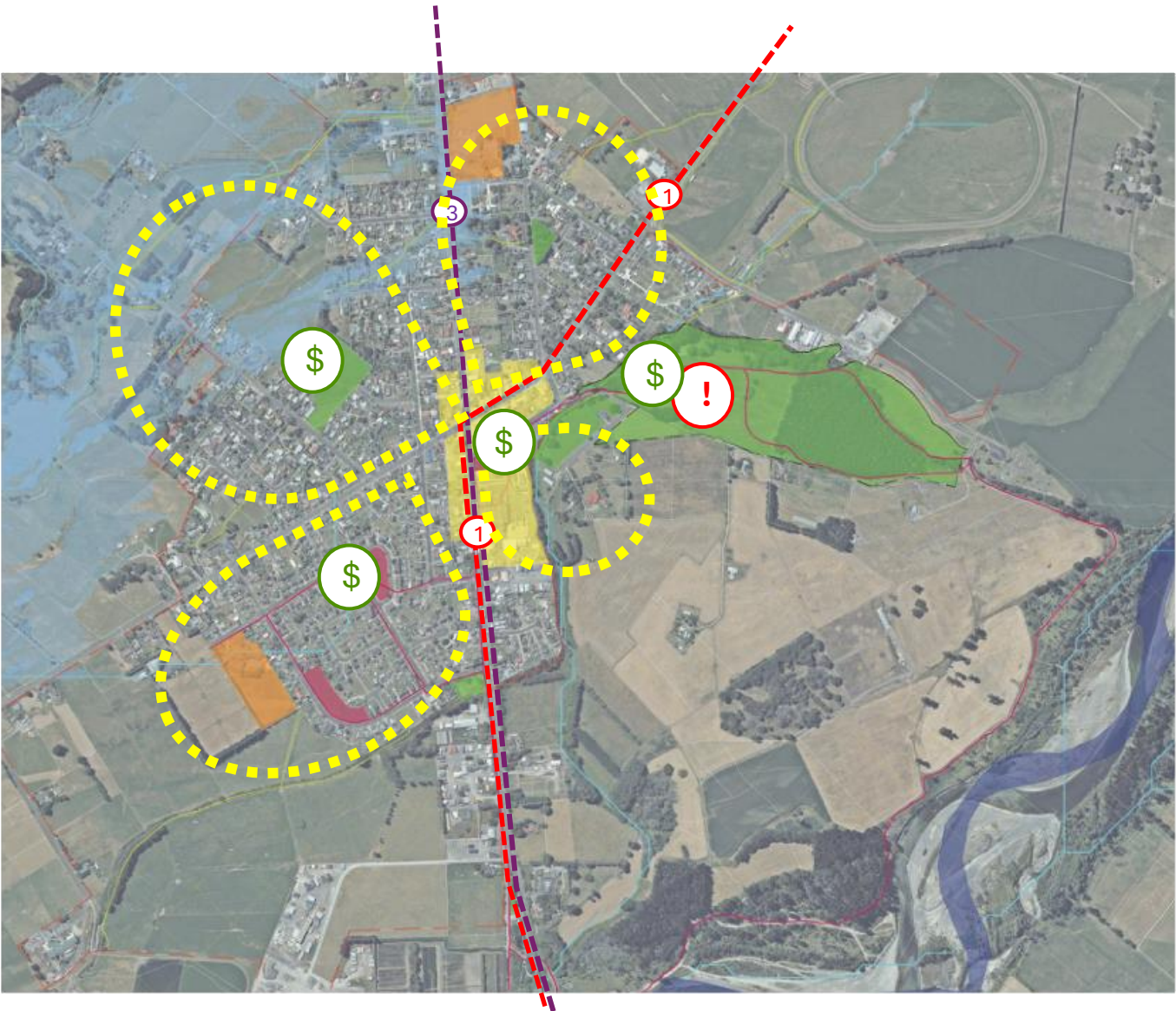
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Movement bring economic opportunity

Opportunity brings growth and investment

The master planning process considered the future open space investment

Also...how could open space investment contribute to the town's growth and economic welling being

PROJECT CONTEXT

SCOPE

To work alongside the Rangitikei District Council and Bulls community to gain a better understanding of the current open space network including the role of the Bulls Domain. To provide strategic and master planning advice to inform the future of the Bulls open space network and domain investment. The issues that inform this project:

- Aligning the future investment in Bulls open space with the future residential growth areas.
- Understanding constraints (such as the State Highway) and the opportunities (such as the Rangitikei River) and how they might inform an open space strategy.
- Review pedestrian and cycleway connections that connect the community to the recreational and open space network and future investment suggestions.
- Understanding the community's current and future recreational and open space needs, with a focus on both passive recreation and active sports codes, sporting facilities, fields, and future investment suggestions.
- Understanding how the historical and cultural landscape might inform the future recreational and open space network investment.
- Understanding the type of recreation investment that might be needed on Haycock Park and other reserves around the township.

PROCESS

We had meetings and site visits with council officers to better understand the current council open space assets and strategies. We did multiple site visits observing and mapping out the landscape context, topography, structures, boundaries, history and nature heritage, and landscape character of parks and the domain.

We had meetings with community leadership, local councillors and mana whenua to get advice on whether the community engagement process was fit for purpose and to gain an early understanding of their views on community issues, opportunities and strengths.

We had the help we organised and ran a series of community and user group workshops over a three-week period. We met and worked with domain user groups, sport teams, representatives, local schools, mana whenua, Chelsea leadership, event organisers, Bulls community committee, councillors and the mayor.

The user group and community workshops were flexible allowing the groups to discuss any issues or aspirations they have for the open spaces while we gained a better understanding of recreational and event use, current sports team memberships, trends, event types and frequency, development aspirations and funding issues. We had one evening session that was open to all community members. After the workshops were completed, we returned to Bulls for a few more site visits, meetings and conversations with individuals and groups that we had not identified in the first round of workshops.

MASTER PLANS

This document is in three parts. The first part reviews the current open space strategy for Bulls and quality of open spaces.

The second part records the comments from each group workshop including an analysis diagram. These diagrams show the constraints and opportunities per user group which then informs the master plan.

The third part of the document contains master plans for the Bulls Domain and Haycock Park based on the feedback from the community workshops. These master plans provide suggestions for future spatial layout of recreational amenities including playing fields, toilet, playgrounds and walkways. The report provides strategic suggestions for Walker Park, Clifton Grove Reserve, Bridge Street, Kitchy Reserve open space and Te Matawhiri open space that might inform future investment.



Undeveloped Haycock park



Community workshop poster



Community workshop presentation



Heritage planting at the Haycock homestead



Community workshop at action

REVIEW OF BULLS BACKGROUND PLANNING DOCUMENTATION

PROCESS

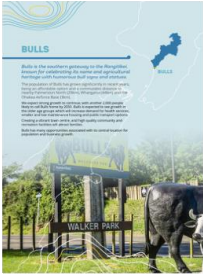
As part of the Bulls open space and domain master planning process we reviewed important existing community documents including the Bulls Community Spatial Plan 2013 and the Rangitikei District Council District Plan. This was to gain an understanding of the community's values and views from past engagement processes as well as understanding the constraints and growth areas defined by the District Plan.

There is a clear pattern of community aspirations highlighted within the existing spatial and district plans. The 2005 community workshops and conversations generally aligned with these values and aspirations. Issues raised by the state highway, the need for investment into open space and the town centre, connected future residents developments and the importance of the Rangitikei River were all central themes across all documents. The analysis below highlights the small differences between 2003 and 2005 engagement that should be considered before moving into the next stage of planning, design and funding.

BULLS SPATIAL PLAN

<https://www.rangitikei.govt.nz/files/general/Pae-Tewhiti-Pae-Tewhiti-Rangitikei-Open-Space-Spatial-Plan-Bulls.pdf>

Bulls is seen as the gateway to the Rangitikei District and is likely to see future population growth due to its amenity and proximity to Palmerston North, Whanganui and Chelsea Airforce base. There is an expectation of another 2,000 people calling Bulls home by 2050. This highlights the importance of maintaining and continuing to invest in the town centre, open space network and natural environment to support both the existing community and proposed population growth.



The Bulls Community Spatial Plan is a comprehensive piece of planning that considers the future of Bulls. However there are differences between the 2003 and 2005 engagement outcomes. The 2003 engagement was focused on open space and recreation and not the comprehensive big picture that was covered in the 2005 engagement. The 2005 engagement provides a more detailed view of open space investment than the Spatial Plan would have considered. However both should be considered together in any future investment discussions.

Key Messages from the Bulls Spatial Plan that impact on open space and recreational planning

"The Bulls is a growing community, strongly connected to the Rangitikei River and is high quality green space"

Community Workshop observation: Many people feel the river landscape has recently degraded with significant AWD activity which has reduced pedestrian access to the river. It is believed that this important open space requires better recreation management and investment with a focus on walking and cycling connections

Bulls is a popular stop for travellers"

Community Workshop observation: Many believe that there needs to be better investment on Bridge Street to support visitors and community alike, such as a public toilet on the southside of Bridge Street, better pedestrian access across Bridge Street and investment in Te Matawhiri landscape to encourage visitors to stop.

"Key community priority Bulls Domain development"

Community Workshop observation: Most of the community support investment in the Bulls Domain but it needs to be balanced with significant investment in Haycock Park and safer pedestrian connections across the State Highway



Bulls Spatial Plan Key Themes Map illustrates similar values to the 2003 Open Space Community workshops. These include themes of improved pedestrian connections across the state highways and walking and cycling connections between open spaces. The 2023 Spatial Plan does not highlight the importance of Haycock Park. However the community was very focused on getting investment in Haycock Park during the 2005 open space workshops.

"Connections to open space" and "community-led design development of the Bulls Domain"

The Spatial Plan talks about connections to open space with a focus on the Bulls Domain, Rangitikei River, landscape and the Tairāwhiti stream. There are comments about the importance of indigenous flora, improved connections between open spaces, ecological corridors, incorporation of art and culture into open space, the use of low impact design, and increasing the tree canopy cover in Bulls. There is mention of community-led development of the Bulls Domain.

Community Workshop observation: Many of the Spatial Plan open space observations aligned with the Open Space Community workshops. The 2005 workshops highlighted that Bulls has a well-organised, hardworking and passionate community, and that sports organisations are capable of co-planning and co-designing the future of Bulls open spaces, including the domain and Haycock Park. This aligns with the 2003 Spatial plan observation "community-led design development of the Bulls Domain".

The Tairāwhiti stream did not come up as a consideration during the workshops but that is probably a reflection of the recreational focus of the 2005 workshops. During workshops and site visits it was noted that the Bulls School sports fields, which is an important open space used by the community, currently floods. This should be resolved for a range of reasons and could be seen as investment in the Bulls open space network. This would require a collaboration between MfE, NZTA and the council.

The main departure between the 2003 Spatial Plan and the more recent 2023 open space workshops is the lack of focus on Haycock Park, Walker Park, Kitchy Reserve, Clifton Grove and Te Matawhiri open spaces. The open space workshops 2023 outcomes are more aligned with the current community thinking on open space investment.

Workshop with Council staff top understand issues and opportunities

Co-designed the engagement process with council leadership, mana whenua and community leaders

Reviewed District Plan and Bulls Spatial Plan

Cross reference those existing council strategies with what we heard at the open space community workshops

council advocating to MfE and NZTA for investment in the landscape, highway cross connections and investing in open space is going to be critical and the investment in public open space may have to increase sooner.

"Improve Bulls as a key stop for travellers" and "improve the flow and pedestrian safety through the town" and "create way finding connections"

Community Workshop observation: Investing in Bulls to support a vibrant town centre and to become a "destination" aligns with outcomes from the 2005 open space community workshops. Bulls is already a destination due to community organised events such as regional rugby games, dog championships and camping events. Investment in the domain to support these events would likely create more event opportunities. Investment in getting the "looking for travellers" to stop at Bulls would require a different type of investment focusing on Te Matawhiri, Walker Park and Bridge Street Reserve open spaces. This investment in those key open spaces would not only encourage travellers to "stop, shop and relax" but also support the community use and enjoyment of these open spaces, increasing livability in Bulls.

Open space investments in Te Matawhiri is the key to encouraging travellers to stop and spend their time and money in Bulls because of its visibility from the state highway and access to high quality toilets, showers and the information centre. Investment in the Bulls Domain would reinforce Bulls as a destination. High quality playgrounds, changing rooms, event infrastructure and adventure dog park is likely to increase the frequency of events. Investment should focus on both short stop travellers and events because both benefit the local community.

Action and Priority Plan from the 2023 Spatial Plan

The Action and Priority Plan at the end of the Spatial Plan document outlines actions, partners and whether an investment is short, mid or long-term priority. All the actions are generally aligned with the community aspirations as understood from the 2025 open space workshops. However, there is a couple of misalignments between the Spatial plan priority plan and the 2005 Open Space workshop outcomes which might be just a reflection time between community engagement and changing ideas.

The priority plan does not mention investment in Haycock Park to support the existing community and future housing growth. It seems that the community currently see investment into the park as critical to supporting the existing community. The investment in Bulls Domain is known as a long-term priority which is not aligned with current community expectation. The domain needs investment.

now just to meet current recreational and event needs and any investment would also contribute significantly to enhancing the domain's event destination status. Early investment in the domain is possible by working with community partners to bring in both government and non-government funding and this should be seen as priority in the short-term.



The Rangitikei River landscape is a critical community amenity highlighted in both the Spatial Planning and workshop. This critical community landscape needs a recreation master plan, co-developed by the District Council, Rangitikei Council, and the community.

DISTRICT PLAN OBSERVATIONS ON OPEN SPACE INVESTMENT

None of the information from the District Plan seems to hinder open space development in Bulls.

As per the District Plan neither the Bulls Domain or Haycock Park have any noted layers of historical or cultural values, natural features or landscape values, sites and areas of significance to Māori, historical heritage or contaminated land and hazardous substances sites. This allows for future master planning with few restrictions.

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"Wherever housing is built there needs to be some green space for people to relax in"

Community Workshop observation: Many felt that open space investment to support both the existing community and future housing was critical. There was a focus on Haycock being the early open space investment but equally along with additional investment at the domain.

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

Community Workshop observation: During the workshop both schools mentioned that they don't currently have capacity for significant student growth which is a contradiction to the Spatial Plan statement. Both schools play a critical role in providing playground equipment and recreational space which takes pressure off the public open spaces. If the schools come under student growth pressure due to "another 2,000 people" by 2050, then

Completed open space analysis including public and private land

All Reserves

The Bulls Domain

Schools

NZDF Land

Playgrounds

The River Landscape

Regional council land

BULLS OPEN SPACES VISUAL SURVEY
BRIDGE STREET



Park location map



Park entrance is a covered access to river walkway.



Cycleway across the bridge connects town with Oranui.



Shed.



Playground equipment.



Playground equipment.



Shaded picnic area under mature trees.



Cycleway access to bridge.



Picnic table without shade.



Shed.

10-1-2024, A3-BULLS DOMAIN MASTERPLAN

BULLS OPEN SPACES
WALKER PARK



Park location map



Playground and open space.



Playground equipment.



Playground equipment.



Picnic table without shade.



Shed.

10-1-2024, A3-BULLS DOMAIN MASTERPLAN

BULLS OPEN SPACES
KITTYHAWK



Park location map



Mature trees around the edge of the open space.



Playground equipment.



Playground equipment.



Open space that gets used as informal sports fields.



Play equipment now fenced off November 2023.

10-1-2024, A3-BULLS DOMAIN MASTERPLAN

BULLS OPEN SPACES
HAYLOCK PARK



Park location map



Walkway connecting Johnson Street to Walker Crescent.



Undeveloped part of park currently being used for grazing.



Johnson Street entrance.



Picnic tables.



Walker Crescent entrance.

10-1-2024, A3-BULLS DOMAIN MASTERPLAN

BULLS OPEN SPACES
BULLS DOMAIN



Domain location map



Trees at the domain entrance providing shaded parking area.



Sports area in front of changing rooms.



Playground.



Access from Cretton Street without clear domain signage.



Grass and gravel area used for car parking during sports days and events.



Kitchen and shaded structure facing the netball and tennis courts.



Picnic table.



Domain entrance.



Public toilets and changing room close to car parking. Toilet does not have an accessible access.



Tennis and netball courts.



Fenced creek area at the back of playground that sometimes overflows and floods the playground.

10-1-2024, A3-BULLS DOMAIN MASTERPLAN

BULLS OPEN SPACES
BULLS SCHOOL



Park location map



School grounds and exercise equipment.



Play equipment.



Play equipment.



School play equipment open to public.



Social hall provides community space for rent.

BULLS OPEN SPACES
RANGITIKEI RIVER



Park location map



Access to the river edge.



Car parking area.



Picnic area.



Walk way beside plantation.



Access from domain to river.

10-1-2024, A3-BULLS DOMAIN MASTERPLAN

RUGBY

GENERAL: (ROLE AND SPACES)

The Bulls Rugby Football Club has been established for 150 years and was relocated to the Domain in the 1990s. The club supports a wide age-range of rugby players including senior, junior and women's rugby teams. The Rugby Club plays a key role as a community meeting space from a wider range of community groups and events from weddings, funerals, business meetings and medical testing site. The club rooms are a critical space for supporting events on the domain. The updated kitchen and bar allows for more flexibility for event and rental use. The Rugby club also support three netball teams.

ISSUES AND OBSERVATIONS

- The current rooms have a 120 people capacity, but the membership is around 350 there is a need to increase the club room size. The Rugby Club recently upgraded the bathrooms which made allowance for eventual club room expansion.
- The rugby fields are some the best in the region due to fast draining soils and are used for regional tournaments.
- There are two full size rugby fields a junior field in the southeast corner close to the forestry block.
- Due to the conditions of the netball courts some players have switched codes and created a woman's rugby team. However there is an issue of not having women's changing rooms and so an upgrade is needed.
- The existing changing rooms need an upgrade from public toilets to players showers and changing areas. This would support not only the local sports teams but also events and visitors such as the public using the playground and walking trails.

- The club has a 99 year lease and is about to go into the second 33 year term.
- During big matches and tournaments, the paddock to the south of Domain Road is used for overflow car parking. During normal games visitor coach circulation and parking can be a problem, so additional coach parking would be useful. If there is more than one match on at the same time carparking space is under significant pressure.
- There is an existing BMX track under a big pine across the road.

FUTURE VISIONS AND ASPIRATIONS

- The proposed extension of the current building is likely to be adjacent to the existing building to the south end connected via a corridor.
- A future gym should be located close to the rugby club. It would support both sport development and local community use.
- The existing junior field is not currently being used by the club and could be developed for soccer.
- Develop more car parking and coach park options across the road in the field. Increase the amount of hard surfaced carparking areas around the existing clubrooms.
- Better lighting on the fields would help allow for night practice and games.
- There is room to develop a soccer club if there is local demand for soccer and leadership.



Main rugby field and club rooms.

Sporting groups

BULL DOMAIN INVESTMENT GROUP

GENERAL: (ROLE AND SPACES)

The domain upgrade group has historically promoted investment in the Bulls Domain and within the wider township. Investment promotion recently included the development of a Domain Master Investment Plan presented to Council and a River Walkway Plan.

ISSUES AND OBSERVATIONS

Township

- The State highway is a significant barrier for the community especially children trying to access school and recreation. There have been conversations with NZTA to date resulting in a pedestrian refuge and a pedestrian crossing being established. It is felt that the highways are still a significant issue for the township's future growth, quality of life and connections. There is a strong community feeling that more needs to be done to mitigate the impact of the state highways on the township.
- The highways create a "quadrant affect" in the town dividing the town into four areas each with different degrees of access to community facilities, services, shops, doctors, open space and playgrounds.
- KittyHawk Park is an important space for the community in the Southwestern area of the township but is largely undeveloped as a recreational space. The park is owned by Ohakea Airforce Base who don't have an investment budget to further develop the park. The council is limited to how they can invest in land they don't own, hence KittyHawk Park remains an important but under invested-in open space in.
- There is a higher population of children in Bulls than the national average, making access to open space important.
- The Scout Hall in the Northeastern area of the township plays an important role for providing indoor space for sports and community activities. It is a privately owned hall that the community rents for events.
- Te Matapihi Community Centre has an central open space that has shared ownership with a private developer. The open space's interface to the highway limits the type of activities that can happen on the space. Temporary fencing is required for any event on this space.

River

- The Rangitikei River is an important open space for walking, 4WD driving, off lead dog walking and swimming. There is a popular walking track from the Bulls Domain to the river through to Bridge Street that

then connects into the town centre and back to the domain.

- The river area is managed by the Horizons Regional Council. Recent 4WD activity has cut deep holes into the tracks making it harder for walkers to use this walking track.

Domain

- The group submitted a Bulls Domain Investment Plan to Council to encourage future investment in the Domain. The investment plan suggested a gym, woman's sports changing rooms and toilet, courts and playground upgrades. There is local interest in privately funding a gym on the domain.
- The courts need upgrading, they are not draining well and are too slippery for netball to use hence the netball team travels for all their matches.
- The Domain is an important event space with the rugby club rooms, changing rooms, toilet, playground and fields all playing an important role in supporting successful events. Events range from short events for an hour or two, to multi-day weekend events. The domain location is great for managing event noise especially music events due to its location. Events use power from the changing rooms.
- The Tennis club does not seem to be active with the nets in poor repair.
- The domain changing rooms are not set up for women's sports teams.
- The changing rooms needs a significant upgrade which is important because they are used by a wide range of sporting, school and events groups.
- There used to be a BMX club and the track still exists but is now overgrown.
- Domain playground area floods due to the drain overflowing during rain events.
- The forestry at the southern end of the domain maybe 10 years away from being harvested and could be redeveloped for other uses.
- The Domain fields has been used as a helicopter landing area in emergencies due to being a safe spot to do so.

FUTURE VISIONS AND ASPIRATIONS

Township and Haylock park

- Additional safe highway crossing points and improvements to the existing crossing points.
- Investment in KittyHawk Park to provide more play and recreation opportunities. Could be a "removable play" play equipment that can be relocated if necessary.
- Investment in Haylock Park to fill a gap in the current bulls playground and open space network. Was intended to have sports fields, shelter and toilets but not to be developed to compete with the domain's current uses. Maybe softball or T-ball area. Playground and community hang-out space but not a basketball court because it would be to noisy for neighbours.
- More interpretation signage around the township on places of interest and trails linking important areas.
- Invest in Te Matapihi to increase local use of the space and attract visitors to stop and engage in the township. Could be a tactical urbanism approach with movable play and seating.

River

- The group has proposed and mapped out a dedicated walking track that includes fencing and a shell rock surface. The project is to be delivered in 3 stages once funding can be secured. The project is likely to be a partnership between the community, rugby club, Regional Council and local farmers.



Domain

- New or resurfaced all weather courts to support netball and tennis.
- Upgrade the changing rooms and public toilets.
- Invest in a gym.
- Invest in the domain as an event and sport space including better circulation design and parking, power and water access for events and camping, and toilet block upgrade.
- Develop space for soccer and softball fields and cricket pitch.
- Manage the domain drainage around the playground area.
- Basketball court.
- Maybe an adult fitness trail around the edge of the domain.
- Cycle track through the pine forest.
- Frisbee golf in the domain or river bank (9 holes).
- New playground with a point of difference, inclusive and disability friendly.
- Community gardens.



Sporting groups

Recreational groups

Community leadership groups

EVENTS

GENERAL

A range of events in Bulls each year using two key open spaces, the Bulls Domain and Te Matapihi. The events happen throughout the year and rely on access to outdoor space and adjacent indoor amenities such as toilets, kitchens and meeting spaces. There are a range of events such as camping festivals, rugby and sports tournaments, national dog championship competitions, Christmas gatherings, music events and school sports.

The domain caters for larger events that need open space for competition, large gatherings and camping. These events often focus on the area in front of the rugby club as the main event space. The domain fields are fast draining and seen as a reliable all weather event and sports space. The rugby

club rooms play a critical role in supporting events with it's kitchen facilities, toilets and all-weather meeting space. The domain changing rooms and toilets are important event facilities offering kitchen, changing, showering and after-hours access to toilets. The domain supports a high-quality camping experience for events with a range of camp sites around the edge of the domain. Recreation amenities such as the playground, skate park and general landscape provide amenity especially for the younger generations during events. The walkway to the Rangitikei River is popular activity and adds amenity to the domain as an event space.

Te Matapihi provides space for smaller events both on the grass area out front and inside the hall and library. These

events and activities tend to be focused on youth and families getting together and tend to happen more often than events at the domain.

ISSUES AND OBSERVATIONS

- The domain changing rooms don't provide for female changing space to support events. The kitchen space is not set up to support big events.
- There is a lack of power supplies around the domain perimeter to support camping, food trucks and events. Currently, fuel powered generators are used to provide power for events but it comes at a significant cost.

- The domain has a lack of accessible toilets to support events.
- Domain lacks car and bus parking space for big events.
- Te Matapihi open space requires fencing from the road to support significant events which is costly They currently use scaffolding fence.
- Traffic management at Te Matapihi and in town comes at a significant cost. Council provides planning and management support to event organisers.

ASPIRATIONS

- Upgrade Domain changing rooms to include female changing area and showers. Upgrade changing toilets and kitchen area.
- Have storage at the domain for event tables, chairs, signage, barriers and shelters.
- Provide power and water supplies points around the domain. This might be integrated into sports field and event lighting.
- At Te Matapihi consider a integrated fencing and planting solution for at least the Criterion Street edge to reduce event fencing requirements while creating a less exposed, more family friendly space.
- Investing in the domain playground area and creating a dog park to supportS events.



Sporting groups

Recreational groups

Community leadership groups

Event organisers

NGĀ WAIRIKI NGĀTI APA

GENERAL OBSERVATIONS AND ASPIRATIONS

Through a Ngāti Apa lens, is an issue of importance is the naming conventions of Bulls which historically was known as Te Tara Taumaihi and occupied by the Ngāti Tupatau hāpu. There is a Taumaihi Street in Bulls which references the original name. The original marae to Bulls is called Parewanui (hāpu Ngāto Kauae and Ngāti Tauria) and is South of Bulls on Parewanui Road.

Ko Kurahaupō te waka

Ko Ruatea te tangata

Ko Paraekaretu te maunga

Ko Rangitikei te awa

Ko Ngāti Apa te iwi

Ngā Wairiki Ngāti Apa pepeha,

The focus on recreational space within Bulls ties nicely with physical activity and the name Rangitikei – a day of striding out. This talks about the journey of an Ngā Wairiki Ngāti Apa ancestor named Hau who travelled down this coast and named this river having made his way from Turakina, which was quite some distance. This was his day of striding out, and this is how he named the Rangitikei River.

Note: The township name of Bulls came from a European shop owner called James Bull, people would reference going inland to visit the Bull's store and the name Bulls continues to be used today.

Hillary and Owen Haylock were inclusive and community focused. They belonged to a range of community organisations and help to build a local church and other community buildings. When the Haylock family gifted the land at Haylock Park it was with the intention of creating space for "families to be together outside". Mrs Haylock was a keen gardener and managed an amazing rose garden planted by her grandmother.

There are notable historic trees in the community that could be used in the future development of Haylock Park. Maybe Haylock Park could have fruit trees including heritage fruit trees that connect to the past. From an iwi lens it is important to leave land in a better condition than you found it. Creating connections to heritage food, referencing ancestors, historically important people and events in public space is important. The names with interpretation information at different locations could be done both physically and digitally with the likes of QR codes that link to digital information. There is a lot of existing content that could be used including historical information from iwi.

Amazing people have come out of Bulls that need to be recognized such as Victoria Ranson and Chris Amon. Locals absolutely care about the history for their town both people and events and should be an important consideration moving forward into any design process around town. It would be a negative outcome if the state highways ever by-pass the town and missed the town business, spaces and history. Bulls is an outdoor focused, physically active sporting community that could use more outdoor exercising equipment. This investment needs to be spread out between spaces, not just one park or open space. The Domain has always been an important intergenerational space that connects people through sports and passive gathering.

However, there has been more recent antisocial behaviour due to it being out of sight and the lack of lighting. The antisocial activity reduces the number of children going to the domain alone. The domain can be hard to access if you are not in a car. The BMX track used to be super popular.

There used to be a popular and fast flying fox at Walker Park which if created again could make Walker Park a popular family stopping point. In general, we need to create more, higher quality spaces for travellers to stop and engage with the Bulls community.

HAYLOCK FAMILY

GENERAL OBSERVATIONS AND ASPIRATIONS

The Haylock family have been a part of the community for generations. Owen Haylock donated time and money for the purchase of land for a park that is now known as Haylock Park. The focus of the park was for families to use for recreation and to provide enough space for a football field. Owen and Hillary Haylock thought the park should have fruit trees and daffodils. The Haylock homestead on Daniell Street has a large historical landscape with notable historic, feature and fruiting trees

- The park could have fruit trees that are grown on from the historical trees at the homestead including walnuts, yew and cherry trees.



Sporting groups

Recreational groups

Community leadership groups

Event organisers

Mana whenua

Community leaders

NGĀTI PAREWAHAWAHA

GENERAL

Sanson and Marton and Halcombe are experiencing growth driven by people wanting space and country air.

There is a proposal for Marton’s wastewater system route to come through Bulls, including a new pump station and pipes close to the domain. There is concern that the additional waste water from Marton will use up capacity in the Bulls system. The Martin wastewater system overloads already and flows into a near stream hence why the council is considering Bulls as a location to manage Marton’s wastewater. There is a concern that the wastewater pipeline will impact on iwi and the domain reserve land, close to the Marae.

Talked about the “triangle piece” of domain land being reserve land and whether it is leased. It is currently grazed and has a driveway cutting across it. Need to confirm the triangle paddock ownership.

Talked about the history of Parewahawaha Marae. There is a Marae at the Ohakea. There are a lot of Marae in the area.

Over 180 families participate at Parewahawaha Marae. There is consideration for future marae development and interest in investigating feasibility on iwi land. Talked about the Whanganui District Plan papakāinga rules that make it easier for mana whenua to development land and the current Rangitikei Council review process of their district plan.

It would be great to see more investment in the domain including new buildings for sports. Talked about a collaboration between iwi and sport clubs to create better domain investment. We talked about different funding sources both government and private for these types of projects. It normally requires a clear vision often via a master plan.

Concerns about the industrial and Ohakea wastes going into the river via historical excavation pits.

Talked about the restoration of the whenua around the domain including the creek at the base of the escarpment which is part of the old river alignment.

There have been past conversations about setting up a soccer club on the Domain land. Sports is very important for the youth and it is not that hard to set up a sports club. Talked about considering setting up a marae-based sports event on the domain. Could be a weekend event like they have in Whanganui.

Access to the Bulls domain via the Domain Road hill slope makes it hard for many people to access the domain land.

Passed over a base plan for the marae committee to make additional comments if needed which could then be passed over to Fran at council.

BULLS COMMUNITY PARTNERS

GENERAL: (ROLE AND SPACES)

This engagement group is made up of individuals from the organisations including the Bulls Community Committee, Beautify Bulls, Bulls Community Trust and the Historical Society. They have a good understanding of what town planning and investment has happen to date, what is currently happening and how Bulls would benefit from future investment.

ISSUES, OBSERVATIONS AND ASPIRATIONS

Township

- Bulls is an interesting historical township that lacks signage and interpretation that engages with visitors.
- Water tower needs an art and or lighting approach, it could be a significant piece of public art.
- Needs a new town centre map and wayfinding strategy that identifies locations of interest and walking distances and times to those locations. This work is underway by the council but unsure when it is going to be complete.
- Generally, needs better signage from the highway including signs directing to the marae.
- Walker Park used to have a well-used Flying Fox. Would be great to bring back “risk managed play.”
- The Inner-City bus stop is good for Bulls.
- Would like a swimming pool especially if the population grows.
- Would like a virtual maze connecting between open spaces, maybe using QR codes that tell stories and creates exciting connections between points of interest.
- Digital map of fruit trees around Bulls to support community harvesting.

Domain

- The Domain is a huge asset but lacks signage to connect people to the domain.
- Would like to see more native and fruiting trees in the domain. A food forest, could be created on the site across Domain Road that is currently undeveloped. There is an old dump site at the domain, needs better management of leachate.

Haylock

- Recently installed two picnic tables at Haylock Park which are well used.
- Espalier fruit trees along Haylock Park fence between

Johnson Street and Walker Crescent.

- Take down Haylock farm fence and start mowing so people can use the space.
- Soccer fields and junior cycle tracks around edge of park.
- No car parking at Haylock Park, use street parking.
- Toilet at Haylock.
- Want future developers to positively engage with Haylock Park including allowing walking access into the park from the southern edge.



Sporting groups

Recreational groups

Community leadership groups

Event organisers

Mana whenua

Community leaders

BULLS AND CLIFFTON SCHOOLS

GENERAL: (ROLE AND SPACES)

Bulls and Clifton Schools playgrounds and open space play a critical role in filling the open space and play investment gap in Bulls. Both schools have high quality open spaces and playground equipment, netball/basketball/tennis courts, nature-based play, swimming pools, cycle tracks and sports fields. The schools are located at the southern and northern edges of the town providing important play opportunities for different areas of the Bulls community. The schools do use some of the open space in Bulls for recreational events including the domain. Both schools have enviro-school status, and their playgrounds and open spaces are open to public use. Bulls has a higher than national average population of youth and Māori and Pasifika students.

ISSUES AND OBSERVATIONS

- Bulls is missing a high quality "decent" playground.
- The domain is used by the schools for recreation and amenities. The schools sometimes use the playground after a marae visit.
- Clifton School walks students to the domain, crossing the state highway at the pedestrian refuge by the Four Square, it is a 35-minute walk. They sometimes pick up rubbish as a positive community activity at the domain.
- Both schools historically have used the domain for cross country, running around the field and through the

forestry block. The Bulls School no longer does this due to supervision issues along the course length, they now use the golf course landscape for cross-country.

- The schools use Te Matapihi for indoor recreation and community events. For some events Te Matapihi is too small and so they use the scout hall instead.
- Both schools have a roll of approximately 300 students and don't have space to grow.
- Many students are part of the rugby club community and so the domain becomes a family focused space especially on match days.
- The skate park is not great for learners due to the drops.
- The schools have soccer teams, but they travel away to play.

- Students use the domain after school and weekends but there has been concerns about safety and antisocial behaviour.
- The domain landscape and recreational amenities being away from busy roads is considered a positive however at the same time there is a lack of public surveillance which is seen as a negative.

FUTURE VISION AND ASPIRATIONS FOR THE DOMAIN

- Walker Park should be a place for highway users/visitors to stop with access to toilets and water.
- Investment in Walker Park would support Clifton school students and families.
- Need to keep the youth activities in town with organised afternoon and holiday programs.
- Developing domain forest tracks would be great for the cross country and walkers.
- Developing domain forest mountain bike and cycle tracks would be a draw card.
- A new soccer field at the domain could support school soccer competitions and reduce away travel.
- Nature-based play on the domain with story boards would be great, like Mount Lees Reserve.
- Need more pedestrian crossing connections that students can use to connect to open spaces.
- A 25m heated covered pool would reduce travel out of Bulls and the risks of swimming at the river.



Sporting groups

Recreational groups

Community leadership groups

Event organisers

Mana whenua

Community leaders

Schools

OHAKEA AIR BASE

GENERAL: (ROLE AND SPACES)

Ohakea Airforce base is just east of Bulls and within walking and cycling distance to the township. The base has over 1000 staff working on site and approximately 180 living on base with many more living in Bulls and the surrounding area. The base has recreational facilities such as a covered pool, indoor courts, sports fields, a gym for staff members. These facilities are not accessible to the wider Bulls community. The Ohakea community engages with the Bulls open spaces, amenities and sport clubs and are an important part of the Bulls community and sporting organisations. Ohakea has air force staff housing in KittyHawk/Devon Crescent area and have developed KittyHawk Park, which is privately owned by the base but accessible to the wider community. KittyHawk Park is an important open space for the community and is well used.

It has a small playground, shade trees and space to kick a ball.

ISSUES AND OBSERVATIONS

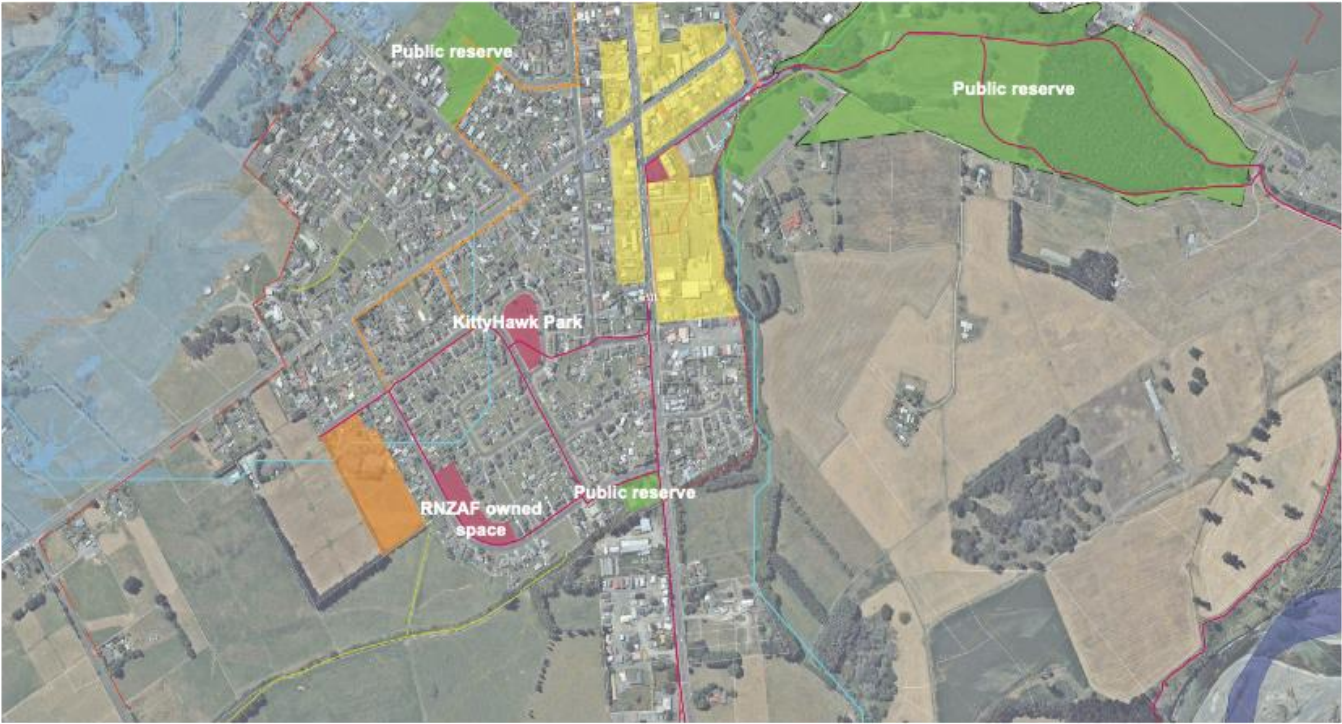
- KittyHawk Park is owned by RNZAF, there is no future recreational investment being considered for this park. The existing playground was funded by the "base welfare fund" which staff pay into and the money is invested in recreational activities and wellbeing.
- KittyHawk Row housing is predominately rented out to non-RNZAF families and is managed by Property Brokers.
- There is no RNZAF maintenance funding for KittyHawk playground.
- The Ohakea base commander has quarterly meetings with and Council and Mayor to discuss issues.
- Ohakea staff live in a range of locations from Whanganui to Palmerston North, not many live at KittyHawk and is unlikely to change in the future for a range of economic, and policy reasons.
- Security issues restrict community access to any recreation amenities on base.
- Base sports teams and competitions train and play on

base including running sports competitions.

- The base is in the Manawātū District and not in the Rangitikei District, but the base engages in both councils and communities.

ASPIRATIONS

- Bulls could be a great destination town with some additional investment.
- Makes sense to invest in the KittyHawk Row area to support the community and base staff. It would be possible to add "removable/semi-permanent high quality play items" to KittyHawk park through conversations with Ohakea base leadership conversations.
- Funding for additional play equipment at KittyHawk is unlikely to come from the base welfare fund. Funding would have to come from council.
- Maybe consider a meadow around the edge of KittyHawk Park.



The red areas on the map shows Ohakea owned parks which illustrates the importance of the Ohakea land to the Bulls public open space network. The development of Haylock Park will improve community access to open space but additional investment at KittyHawk would significantly improve amenity for the community living on the south side of the state highway.



KittyHawk Park open space often used for family gatherings.



KittyHawk Park playground managed by Ohakea.

Sporting groups

Recreational groups

Community leadership groups

Event organisers

Mana whenua

Community leaders

Schools

NZDF-Ohakea

COMMUNITY WORKSHOP

GENERAL

The community workshop was held at Te Matapihi for two hours in the evening. We only had a small group of people come in to share ideas which was made up of community members, councillors and the mayor. The smaller number of community participants was probably a reflection of the large number of engagement sessions we had already had with community including conversations with twenty-one interest groups. Most of the interest groups got their key concerns and aspirations out during their one-to-one meetings and did not feel the need to come to the community workshop.

The community members that showed up were highly engaged and knowledgeable in community development and environmental ideas and provided great feedback and ideas which are bullet pointed.

BULLS DOMAIN

- BBQs.
- Frisbee golf.
- Clearly identifiable track toward river.
- Mountain bike track in woods.
- Dog fun area in forest.
- Community orchard around dog area.
- Power for foodtrucks or events.
- Proper campervan connections.
- Campervan waste station.
- Gym equipment and track.
- Scooter track like Levin.
- Pump track.
- More native trees planted to replace exotic trees.

HAYLOCK

- Pool.
- Sound play built into playground.
- Accessible playground.
- Maze like "A Maze World in Oz" uses QR codes.
- Something education, plant identification signs?
- Play treasure hunt.
- Storybook walk.
- Public toilets.
- Splash pad, Make accessible.
- Outdoor gym.
- BBQs and Water station.
- Toilet block.
- Indigenous food forest seven layers, native plants to harvest.

KITTYHAWK

- Outdoor gym.
- Picnic table shade.
- Flying fox.



Sporting groups

Recreational groups

Community leadership
groups

Event organisers

Mana whenua

Community leaders

Schools

N ZDF-Ohakea

Community Workshop night

Councillors



MASTER PLANS

THE DIFFERENT ROLES OF OPEN SPACE IN BULLS

Bulls does not have too much nor too little open space, nor is that existing open spaces in the wrong locations for the current or future populations. The issue is one of investment, there needs to be more investment in recreational amenity in Bulls to better cater for the community's needs.

The Bulls Domain is the key large open space in Bulls. The access and location could be better, however, it plays a well-established and critical community role that could not be efficiently replicated anywhere else in Bulls. The domain's role needs to remain as the primary open space for sports and events. However future investment is needed to enhance the domain's recreational and economic value to Bulls.

To balance up the recreational opportunities in Bulls, Haylock Park needs to be developed to provide play and sports amenity for the southern side of town. This investment does not conflict with the domain's role but instead increases the sports and recreational opportunities for the community. Development of Haylock Park would help mitigate the impact of the state highways by creating more equitable and accessible open space for the community to the south, removing the requirement to cross a busy state highway.

The Bulls domain and Haylock Park create the foundations for Bulls sports and open space network, however, there is still a need for investment in the smaller open spaces like: Bridge Street, Walker, KittyHawk, Clifton Grove and Te Matapihi. Which will create walkable play experiences for the community. Each of these open spaces play different roles, some as quick stopping points for travellers while other spaces play the role of neighbourhood playgrounds. The master planning section highlights the potential and role for each of these spaces.

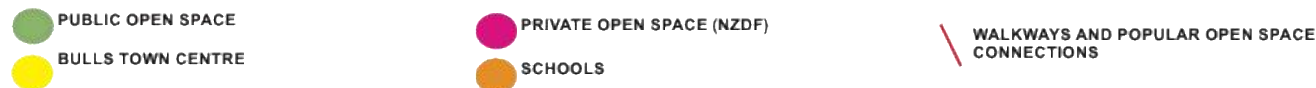
It is important to note the key spaces like KittyHawk will need collaboration with Ohakea to achieve additional positive outcomes. With a co-design process and agreed on management strategy this park could fill a critical role in Bulls, especially for large family gatherings.

The Rangitikei River corridor also provides diverse recreational opportunities for the community but needs a better open space management strategy co-written between the council, community and regional council. Currently the lack of rules is reducing the use of this key public space. An example of this is the impact of uncontrolled 4WD use of the river area on pedestrians using the tracks and access to the river edge.

Much has been made of the state highways being an issue to resolve and that is certainly true for pedestrian movement, however, being at the junction of two main highways also brings an economic opportunity for Bulls.

The open space master plans identify the key open spaces like Bridge Street, Walker Park, Te Matapihi and the Bulls Domain for encouraging travellers to stop and engage with Bulls and local business. Investment in the Bulls domain and Te Matapihi could also make Bulls the preferred local area for national and North Island events.

The master plans and open space ideas outline the possible future investment based on the above observations which is followed by a suggested short, mid and long-term investment plan.



There is enough open space in Bulls

Need targeted investment that acknowledges the different open space roles from events and sports to play and hospitality

Open space investment could come from a range of sources including council, private and central government (NZDF, MoE and Horizons)

The community is well organised and could help with joint funding applications

Master Planning the Domain and Haylock Park



 PUBLIC OPEN SPACE
 BULLS TOWN CENTRE

 PRIVATE OPEN SPACE (NZDF)
 SCHOOLS

 WALKWAYS AND POPULAR OPEN SPACE CONNECTIONS

BULLS DOMAIN MASTERPLAN



HAYLOCK PARK MASTER PLAN



BULLS DOMAIN HEAT MAP

GENERAL

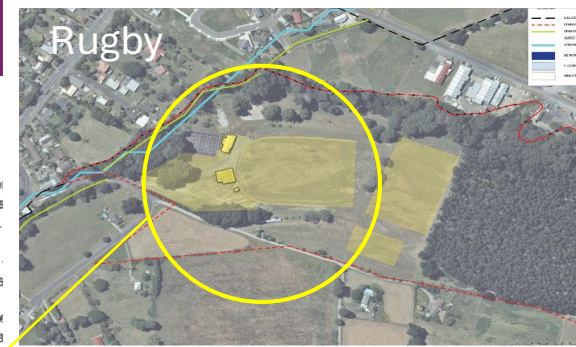
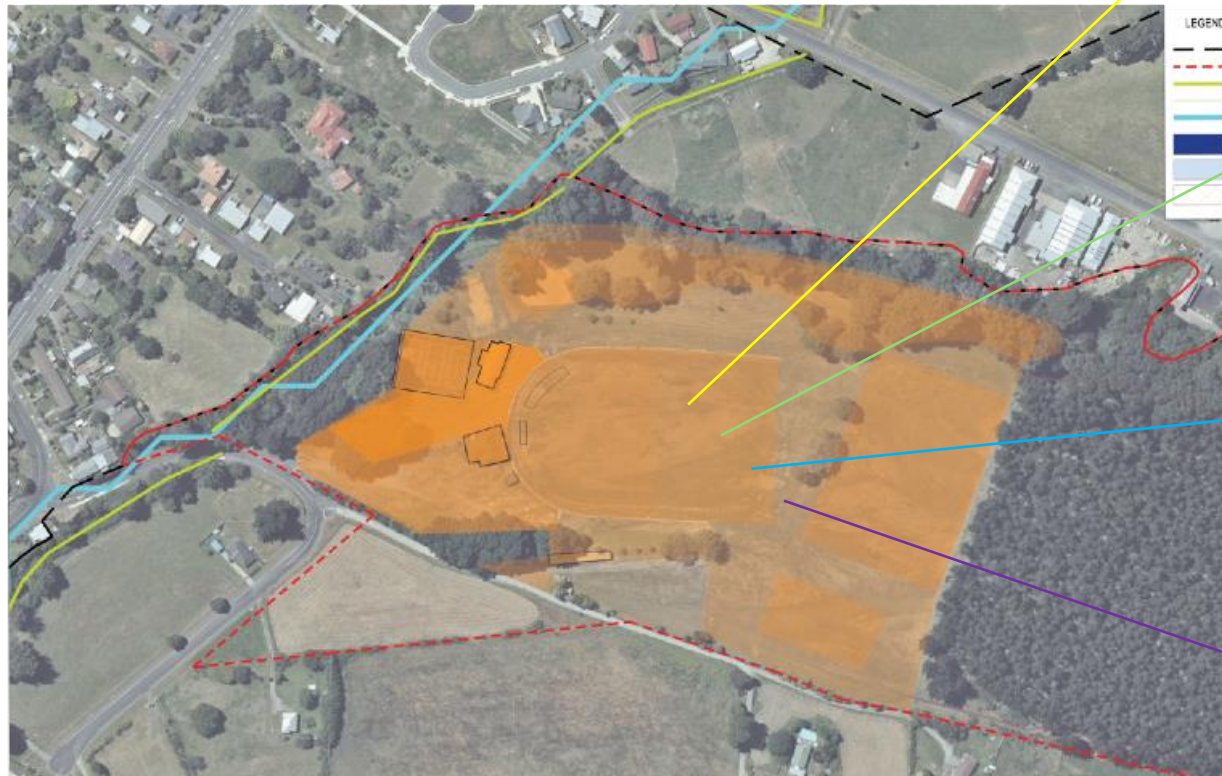
To identify the areas of most recreational use on the domain, we took each user group's map and overlaid them all together to create a "heat map". The brighter the orange the more an area of the domain is used by community or sport groups. The opposite is also true with the lightest areas of orange showing the areas used least often. The heat map shows the areas that are not only used the most by different groups but also illustrates the areas critical to the domain's function which need to be considered in any master planning processes. These areas of bright orange need to have their current function maintained or improved to support the current groups activities.

The areas of lighter orange are still important but suggest more flexibility for future master planning. For example, the paddocks to the south of the domain that are currently not used by any group but are still important to a future master plan and could be considered for future overflow car parking which would take the pressure off existing carparking which is currently shown as bright orange on the heat map.

KEY HEAT MAP OBSERVATIONS

- The rugby club rooms provide a key community amenity for sports, meetings and events, and is used throughout the year.

- The domain changing rooms, shower, kitchen are a key amenity for sports passive recreational use of the domain.
- The parking area between the netball and rugby club rooms is critical for all sports.
- The playground and treescape to the playing fields is important for events a use.
- The triangle paddock south of the d is an important overflow space for big community events and is currently undeveloped.



Heating mapping showed how critical a space or public facility was to a sport, event or organisation

The brighter the orange the more critical

Master plan was created from engagement notes

BULLS DOMAIN MASTERPLAN



Sports:

- Women's changing rooms
- Resurface courts
- Field lighting
- Additional junior field
- Additional car parking
- Playground

Events:

- Upgrade toilets and kitchen
- Additional car parking
- Field lighting
- Playground

Destination Hospitality:

- Toilets
- Playground
- Forest dog park

Community Play

- Playground
- Courts
- Toilets
- Shade and picnic spaces
- Walkways
- BMX tracks

BULLS DOMAIN MASTERPLAN



Sports:

Women's changing rooms

Resurface courts

Field lighting

Additional junior field

Additional car parking

Playground

Events:

Upgrade toilets and kitchen

Additional car parking

Field lighting

Playground

Destination Hospitality:

Toilets

Playground

Forest dog park

Community Play

Playground

Courts

Toilets

Shade and picnic spaces

Walkways

BMX tracks

HAYLOCK PARK MASTER PLAN



Sports:

- Two intermediate sports fields
- Two softball diamonds
- Raised spectator areas
- Playground

Community Play

- Playground
- Water play
- Toilets
- Shade and picnic spaces
- Walkways
- Cycle tracks
- Connections to new subdivisions
- Food forest

CLIFTON GROVE RESERVE IDEAS

The reserve has a mature tree canopy located close to a quiet street. Some investment in passive recreation could be considered.



- KEY
- 1 Run garden connecting to existing ramps to reduce the amount of water flowing from the road across the reserve.
 - 2 Colourful weather picnic tables maybe painted by local students.
 - 3 A circular seating design around the base of the tree.
 - 4 Power pole art.

BRIDGE STREET PARK IDEAS

This is a great stopping point for walkers on the Rangitikei River walkway and for Bridge Street cycleway users. The existing trees, tables, bins and shelter work well as they are. The issue is the noise and visual impact of traffic from the state highway hse on the park which could be screened more with mid-low planting.



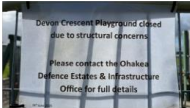
- KEY
- 1 Plant the bank between the state highway and the cycleway to create a visual barrier. The planting should be dense, but to a maximum height of 1.5m, something like Phormium cookianum. This allows travellers to see the space and also but creates a green visual barrier between the cycleway park and the traffic movement.
 - 2 Signage for "Welcome to Bulls the best midway stopping point".
 - 3 Provide access to a water station close to shelter including a football dog water bowl.
 - 4 Walkway sign showing the Rangitikei River and Bulls Domain walkway circuits.

KITTYHAWK PARK IDEAS

Due to this being Ohakea land the design response must be "affordable and relocatable". However, this private open space is important to the surrounding community on the outskirts of town and plays an important role, especially for larger family gatherings.



- KEY
- 1 Picnic spaces with built in shade (relocatable).
 - 2 Paint sport field lines with relocatable soccer goals.
 - 3 Additional play equipment that can be easily relocated off site.
 - 4 Hammock frame or similar net play objects that function as seating and play equipment located around mature trees.



Sign posted October 2025, play equipment no longer accessible to community.

TE MATAPIHI OPEN SPACE IDEAS

A marketing opportunity for Bulls is to become the "best in-midway stopping point" for travellers. Te Matapihi provides a highly visible open space that could offer amenity, like seating, tables and play equipment to travellers. This would encourage travellers to stop, explore and spend money in Bulls. This open space investment also supports the local community users as well. Future Te Matapihi design would need to consider to event role as well.



- KEY
- 1 Picnic tables with built in shade (relocatable).
 - 2 Social media promotion frame with the mural as the backdrop similar to Wellington or Taupo.
 - 3 Hammock frame, for fun seating opportunity.
 - 4 Giant games like a circle ping-pong table or connect four (relocatable).
 - 5 Way-finding signage that connects Te Matapihi to the domain and other key Bulls open spaces and amenities.
 - 6 Map sign board that lists the close food options for visitors.
 - 7 Public art and games integrated into footpath.
 - 8 Planter to create a courtyard and living barrier between state highway and open space.
 - 9 Signage for "Welcome to Bulls the best midway stopping point" in the region.
 - 10 Integrated fencing and planting design to create a more family friendly space.
 - 11 Shade trees.

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WALKERS RESERVE IDEAS

This reserve is important for the community because it is the only public playground on the western side of State highway 3. It is an important space for travellers to stop for a quick break on this side of Bridge Street especially if they have a dog and are traveling well because they can easily pull into.



- KEY
- 1 Build a flying fox into the slope (move seasons).
 - 2 Invest in more play equipment.
 - 3 Nature based play on the slopes.
 - 4 Play structure design around tree.
 - 5 Provide a single toilet, picnic and seating shelter and bins.
 - 6 Plant trees around existing picnic tables.

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Te Matapihi

Kitty Hawk

Clifton Grove Reserve

Bridge Street Park

Walkers Reserve

NEXT STEPS

This document and the associated master plans provide direction for future investment and master planning. Bulls has a strong and engaged community that could partner with council to find funding, co-design and deliver future open space projects.

NEXT STEPS SUGGESTIONS:

SHORT-TERM

1. Council officers, community leaders and sporting groups work together to submit to the Council's Long-Term Plan for funding to develop the Bulls Domain and Haylock Park.
2. Council officers, community leaders and sporting groups work together to submit for private funding to upgrade Bulls Domain amenities with an early focus on changing rooms, toilet block, and netball courts.
3. Council works with the community to develop a dog park in the forest to support both the local community and travellers needing a place to run their dogs while on the road.
4. Council supports the early stages of the river walkway including working with the Regional Council to define and control recreational uses in the river corridor.
5. Council installs picnic tables and seats at Clifton Grove Park.
6. Council designs and installs relocatable play equipment at KittyHawk Play and paint sports field lines.
7. Council installs better access and gates for parking on the paddocks south of Domain Road.
8. Council investigates the Scout Hall ownership and ensure it stays accessible to the community.

MID-TERM

1. Council and community fund, plan and develops Haylock Park to balance the recreational amenities investment in Bulls.
2. Council and community fund, design and install a playground upgrade on the Bulls Domain to support both the local and travelling communities.
3. Council work with NZTA to develop upgrades to the state highway crossing points.
4. Council works with Ohakea to place "removable recreational activities" on KittyHawk Open Space.

5. Council funds, designs and develops the Te Matapihi open space to better engage with travellers. This may include a combination of permanent and removable design components depending on land ownership.

6. Private and public funding to support: the development of the Bulls Rugby Club rooms, and a future gym to support sports and events on the domain.

7. Council officers and sporting groups work together to submit for private funding to upgrade Bulls Domain field lighting for sports and events.

8. Council and community clear out and re-establish the domain BMX cycle track for community use.

LONG-TERM

1. Council and community design and develop Walker Park including: picnic shelter block and invest in further playground equipment to support both the local and travelling community.
2. Council and community develop a feasibility study for the development of a grandstand at the Bulls Domain.
3. Council and community consider developing an additional junior sports field at the domain and associated parking area.

Haylock park.



Bulls domain.



Te Matapihi.



Rangitikei River.

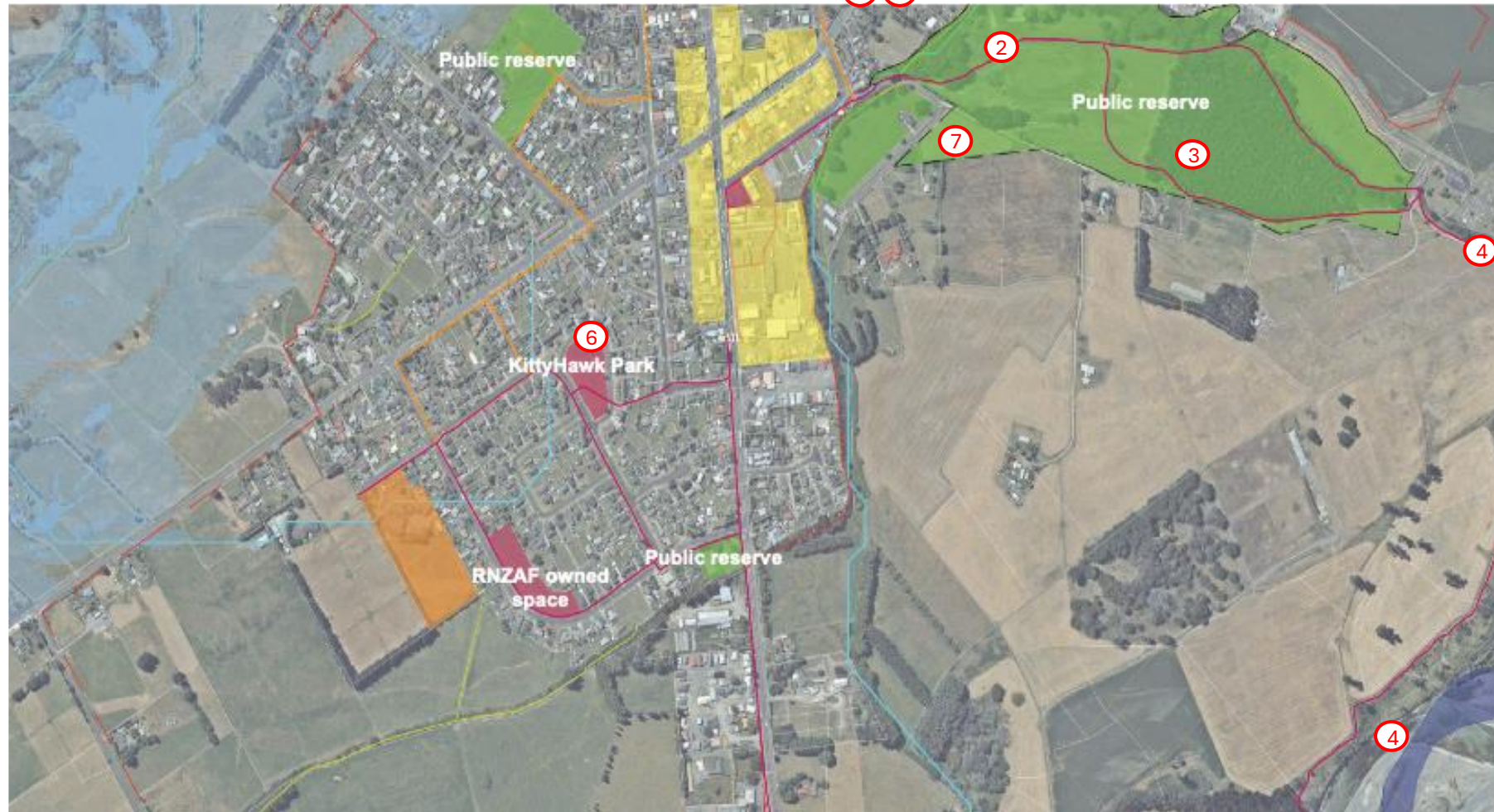


Minimal-medium investment
in some open space

The investment can be staged
over a ten year period

Early focus on community
partnership to win funding

Focus on open space
development partnerships
with Ohakea, both schools
and Te Matapihi private land
owners



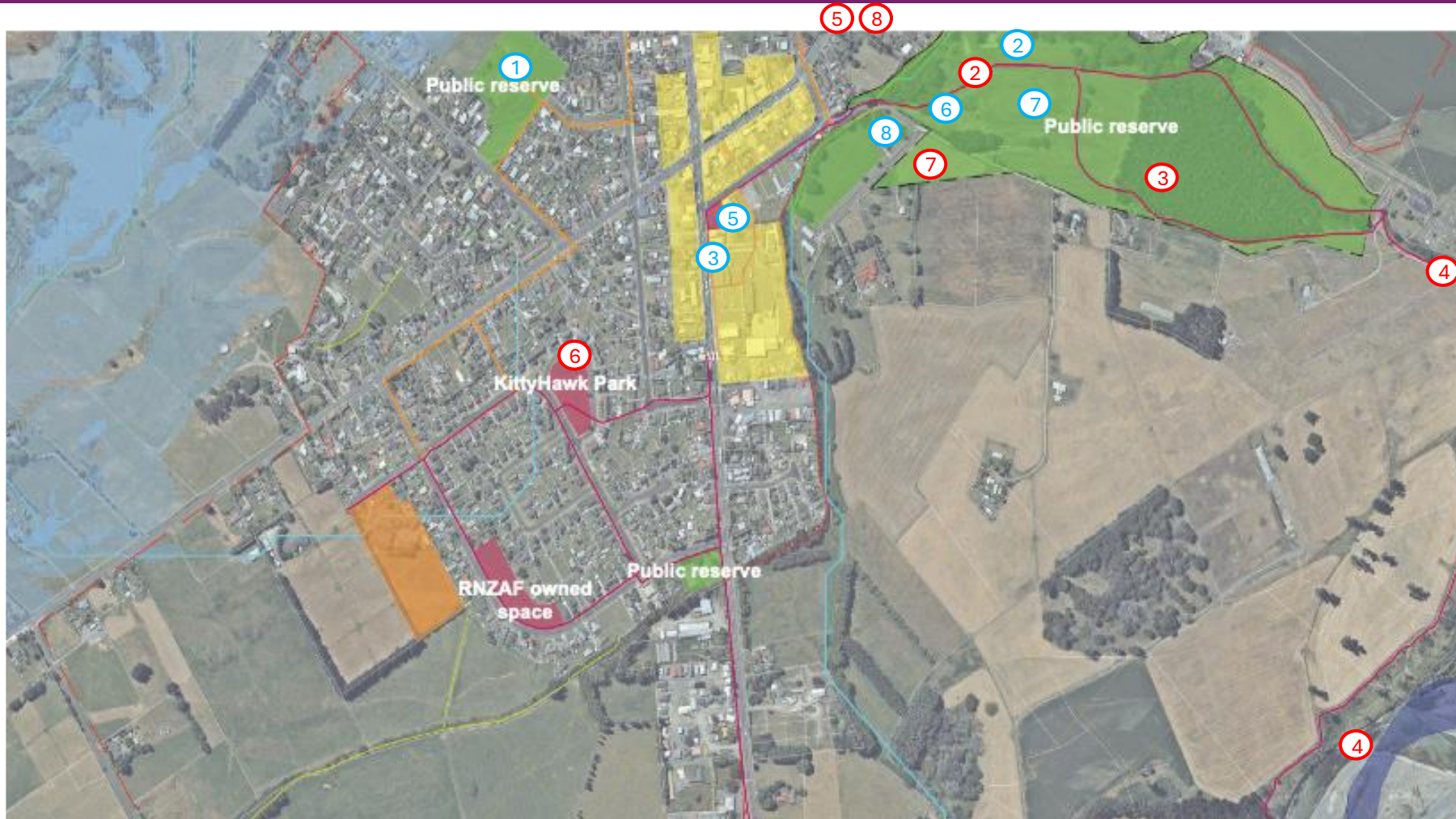
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7. Council installs better access and gates for parking on the paddocks south of Domain Road.
8. Council investigates the Scout Hall ownership and ensure it stays accessible to the community.

Domain quick wins

Join development of Kitty Hawk Park



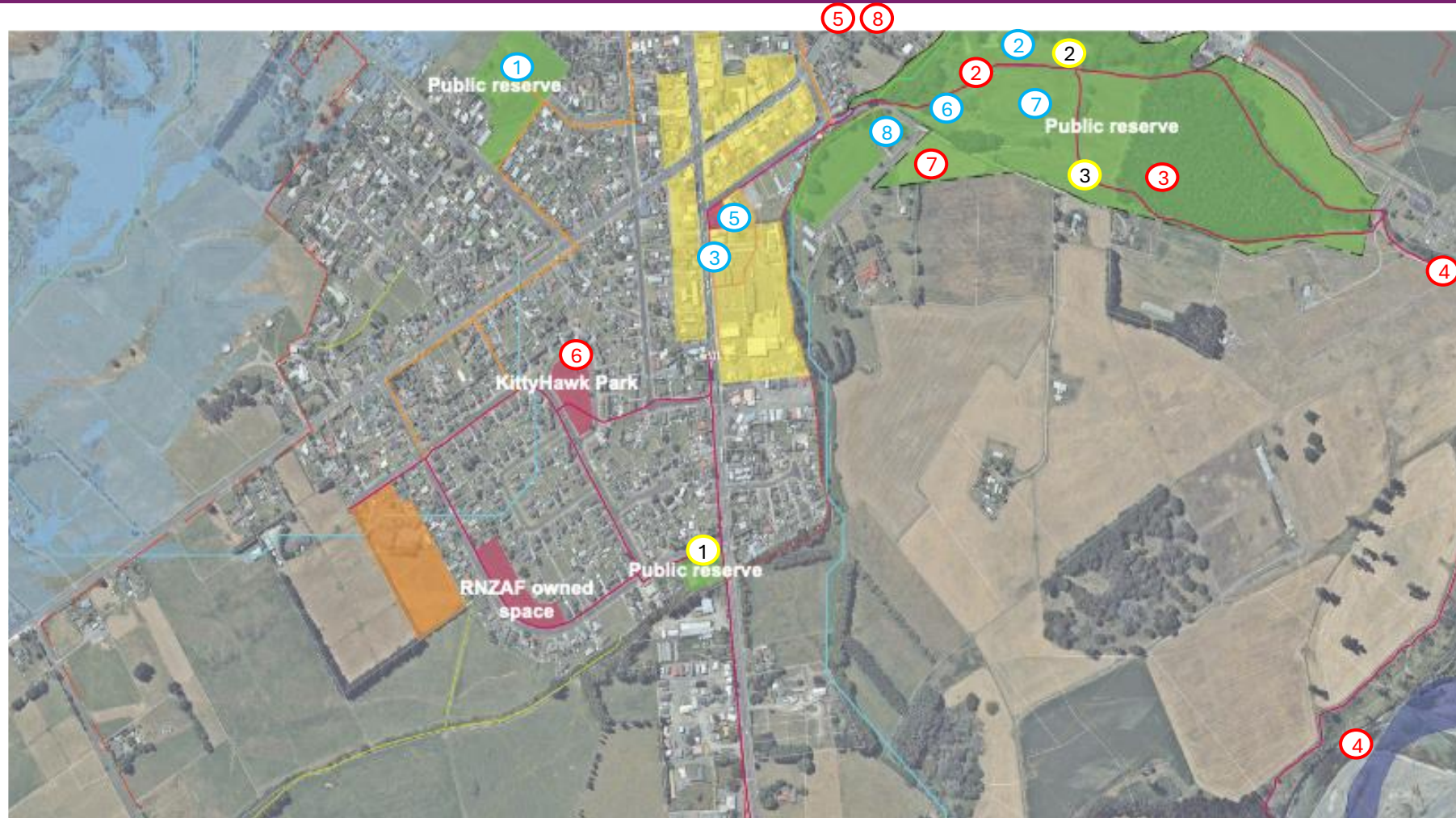
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3. Council work with NZTA to develop upgrades to the state highway crossing points.
5. Council funds, designs and develops the Te Matapihi open space to better engage with travellers. This may include a combination of permanent and removable design components depending on land ownership.
6. Private and public funding to support: the development of the Bulls Rugby Club rooms, and a future gym to support sports and events on the domain.
7. Council officers and sporting groups work together to submit for private funding to upgrade Bulls Domain field lighting for sports and events.
8. Council and community clear out and re-establish the domain BMX cycle track for community use.

Development of Haylock Park

More development in Domain to support events and sports

Investment in Te Matapihi as hospitality and event space



LONG-TERM

1. Council and community design and develop Walker Park including; picnic shelter block and invest in further playground equipment to support both the local and travelling community.
2. Council and community develop a feasibility study for the development of a grandstand at the Bulls Domain.
3. Council and community consider developing an additional junior sports field at the domain and associated parking area.

Investment in Walker Park as
hospitality and play space

More development in Domain
to support events and sports

Questions

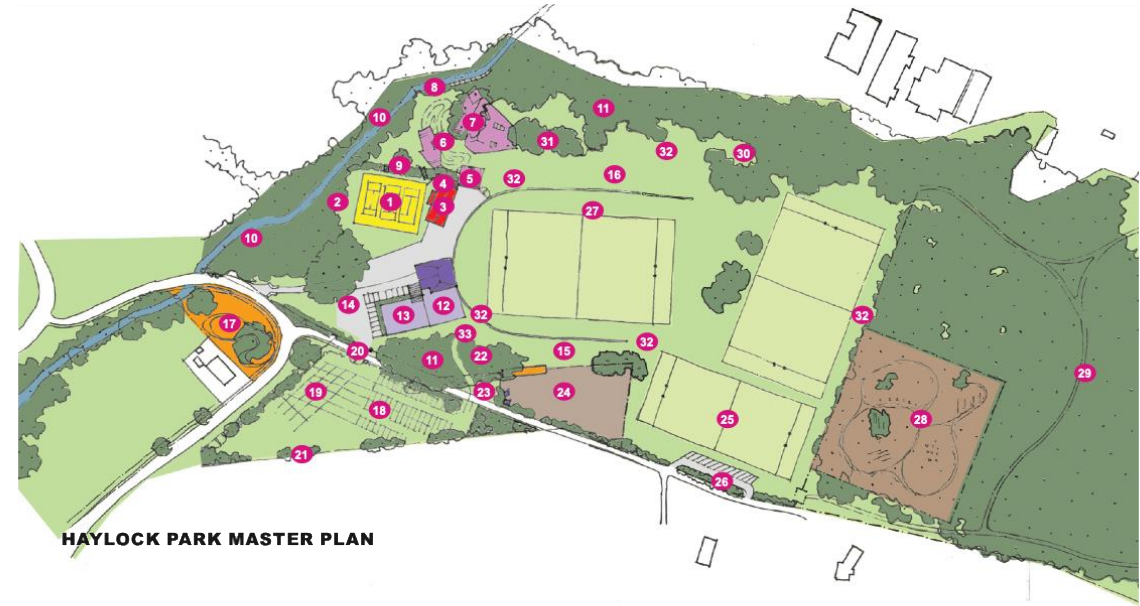


● PUBLIC OPEN SPACE
● BULLS TOWN CENTRE

● PRIVATE OPEN SPACE (NZDF)
● SCHOOLS

— WALKWAYS AND POPULAR OPEN SPACE CONNECTIONS

BULLS DOMAIN MASTERPLAN



HAYLOCK PARK MASTER PLAN

