

Look inside

This summary provides a snapshot of the key aspects of the draft spatial plan for the **BULLS** community!



Pae Tawhiti

RANGITIKEI BEYOND

DRAFT COMMUNITY SPATIAL PLAN

Proud of our places and spaces

Kōrero
Mai

Bulls Summary

The draft Community Spatial plan is the blueprint for how we want the Rangitikei District to develop over the next 30 years.

As our district grows, we're making plans to ensure that we can grow in a way that works for our communities; with enough land available to accommodate new homes and businesses as they put down roots in Rangitikei.

*Have your say on the future growth for Bulls
by 5pm, Tuesday 25 April 2023*



Our vision for Bulls



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

In 2022, we undertook community engagement on what is important for future growth.

From this feedback, we've identified key themes that are important to the Bulls community. Each theme is linked to priorities and an action plan which can be found from page 34 in the full draft Community Spatial Plan.

1 Transport network improvements

Work collaboratively to improve traffic flow and safety, and pedestrian safety through the Bulls town centre. Develop active mobility pathways for walking, cycling, mobility scooters, and e-scooters, and improve our public transport.

2 Connection with open space

Increase the number of trees and plantings in town and improve the community's connection with the Rangitikei River and Tūtaenui Stream and our parks, reserves, and waterways by introducing green corridors. We also want to support community-led development of our open space.

3 Housing growth

Make sure that the Bulls community have a choice of high quality housing that is close to services and amenities such as parks and is not impacted by natural hazards.

4 Traveller destination and vibrant town centre

Enhance Bulls as a key stop for travellers by making improvements to encourage people to stop and walk around town.

5 Business growth

Encourage business growth for the Bulls town centre to support local community and traveller market needs and position Bulls' industry as a food processing, distributions and logistics hub for the Central North Island.

6 Supporting infrastructure

Make sure our infrastructure can support Bulls' growing population.

Bulls Growth Strategy

Residential Growth

A key part of our planning involves identifying how many more houses Bulls may need for growth and any areas that could be developed for new homes.

We're planning for Bulls to grow closer together, higher (intensification) and outwards (expansion).

We mapped out a range of possible growth areas (on land around the town) and then undertook a preliminary assessment of how suitable each area would be for future growth.

The map shows the areas that could be suitable for future residential and rural lifestyle development around Bulls over the next 30 years.

Commercial and Industrial Growth

We are also planning for how much more commercial and industrial land Bulls may need in the future.

At this stage we anticipate the existing area zoned for commercial and industrial activities is big enough to meet future business growth needs. However, we will be monitoring demand to ensure we have enough space for businesses to establish themselves here.

We've identified Watson Street as the hub for future industrial growth for Bulls.

Bulls Town Overview

	Residential	Rural Lifestyle	Total
Number of new houses – per year	33 houses	2 houses	35 houses
Number of new houses – by 2050	951 houses	50 houses	1,001 houses
Additional land required	61 hectares	50 hectares	111 hectares

Legend

District Plan Zones

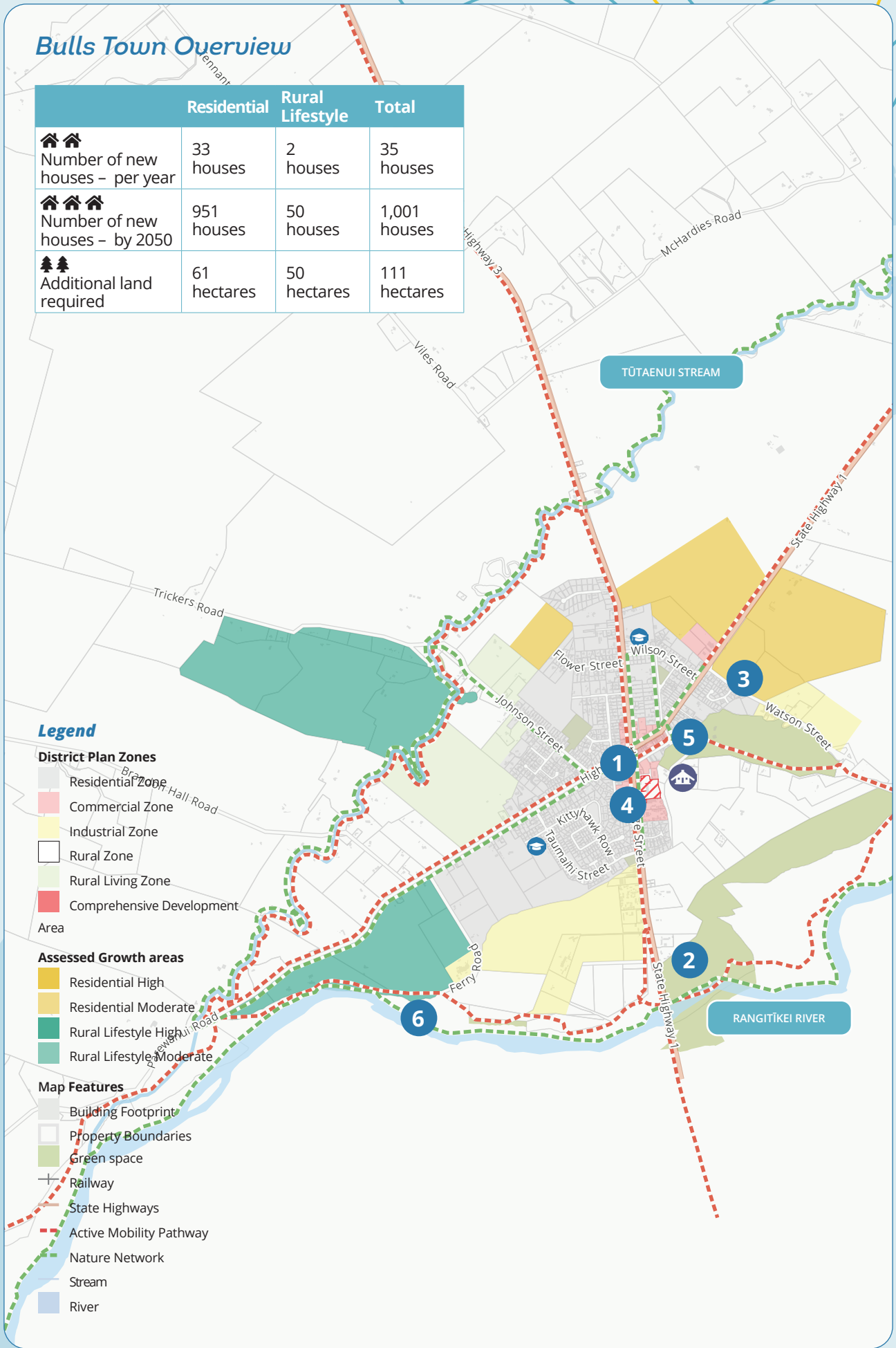
- Residential Zone
- Commercial Zone
- Industrial Zone
- Rural Zone
- Rural Living Zone
- Comprehensive Development Area

Assessed Growth areas

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

Map Features

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



Kōrero Mai

BULLS

Our objectives

Through creating the draft Community Spatial Plan we want to achieve the following:


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

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. If they are developed, these potential growth areas will need to go through a District Plan change process to rezone them for residential or rural lifestyle use.


To learn more about what this means please visit www.rangitikei.govt.nz/paetawhiti


RANGITIKEI
the way life should be

**Share your thoughts
on the future for
Bulls by filling out a
submission form and:**

 **Posting** to Attention:
Pae Tawhiti Rangitikei Beyond,
Reply Paid:172050,
Private Bag 1102, Marton 4741

 **Emailing** us at
info@rangitikei.govt.nz

 **Dropping** off at one of our
Offices, Libraries or
Information Centres.


 **Attending** one of our
community events throughout
the District.


 **Going online**
www.rangitikei.govt.nz/paetawhiti

**Have your say by 5pm
Tuesday 25 April 2023**

**Want to learn more about
our plans for the future?**

**View the full draft Community Spatial
Plan document:**

 Online at
www.rangitikei.govt.nz/paetawhiti
(accessible at our libraries and
service centres).

 In hard copy at Te Matapihi,
Bulls, the Taihape Library, Marton
Library or the Marton Main Office
and Hunterville Bookshop.

Want to know more?

Contact the Project Lead:
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katrina.gray@rangitikei.govt.nz