



Pae Tawhiti

RANGITIKEI BEYOND

DRAFT COMMUNITY SPATIAL PLAN

Proud of our places and spaces

Pāraekaretu Hunterville

PĀRAEKARETU HUNTERVILLE

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

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

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

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

Key community priorities

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



VISION FOR Hunterville

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

Hunterville

Key themes

- 1 Antique and boutique destination
- 2 Sense of community
- 3 Better transport
- 4 Meet housing demand

Key Spatial Moves

- RE Residential Expansion
- RI Residential Intensification

Legend

District Plan Zones

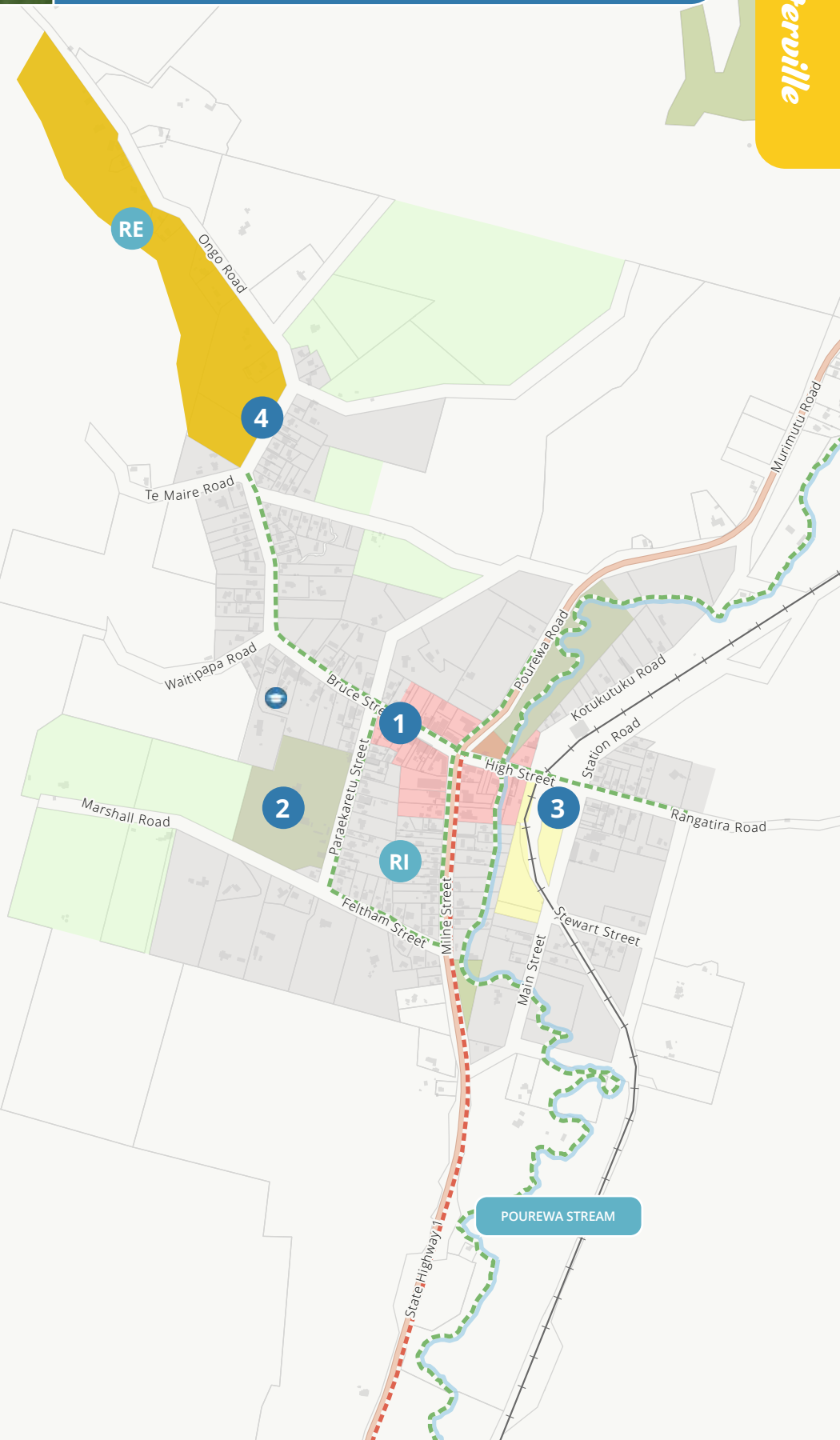
- Residential Zone
- Commercial Zone
- Industrial Zone
- Rural Zone
- Rural Living Zone

Assessed Growth areas

- Residential High
- Residential Moderate

Map Features

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





📍 St Andrews Church - Hunterville



1

Antique and boutique destination

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

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

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

Priorities

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



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

Community Voice



LEGEND

District Plan Zones

- Residential Zone
- Commercial Zone
- Industrial Zone

- Rural Zone

Map Features

- Indicative Flood Zone
- Stream
- Building Footprint

- Property Boundaries
- Railway
- State Highways

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

2

Sense of community

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

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

Priorities

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



Huntermville Town Hall

"Great opportunity for the quiet life"

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

Community Voice

3

Better transport

The Huntermville 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 Huntermville to become a stop on the rail network for tourists and commuters.
- > Develop active mobility pathways that encourage active recreation and link Huntermville with Marton.

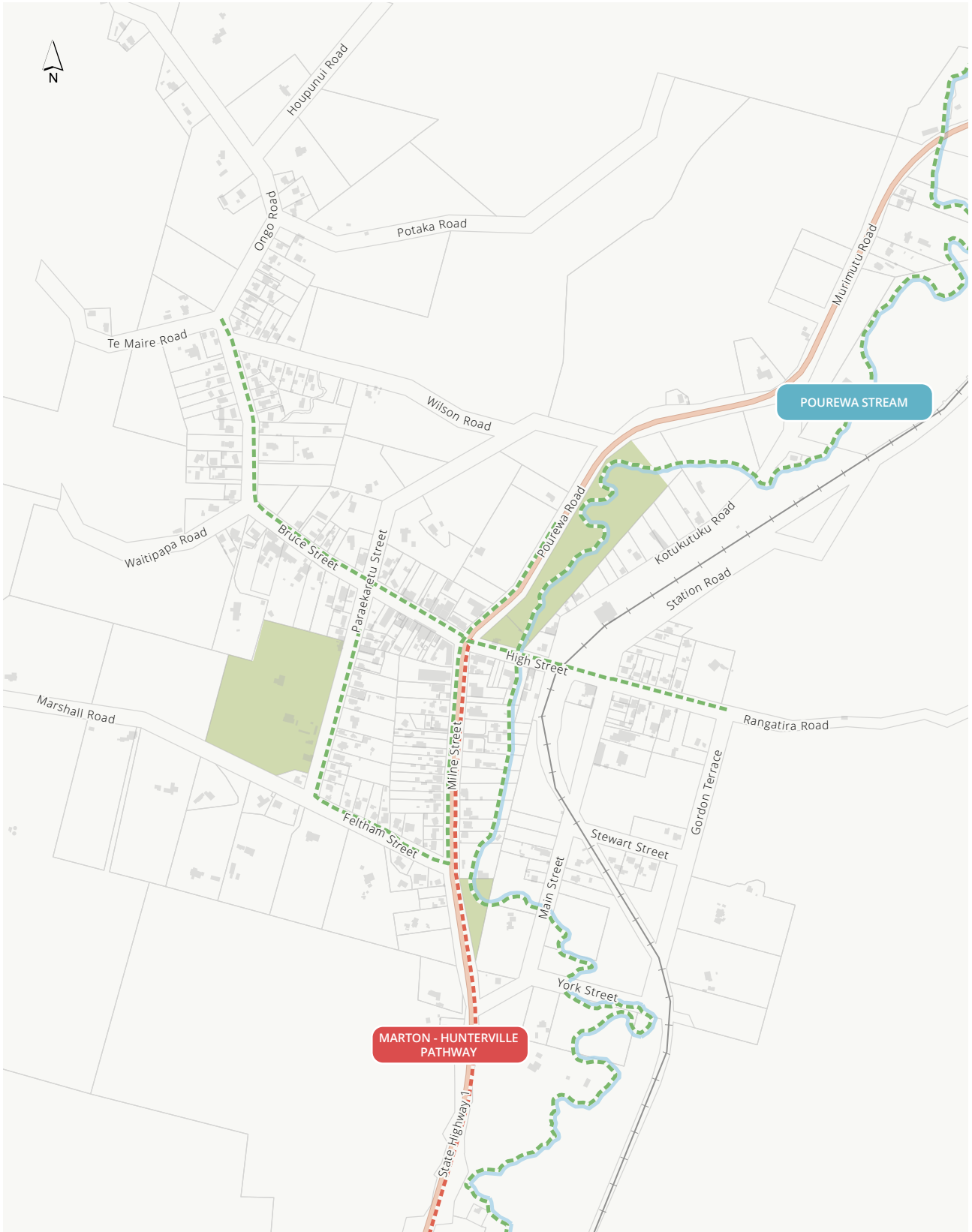


Huntermville

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

Community Voice





LEGEND

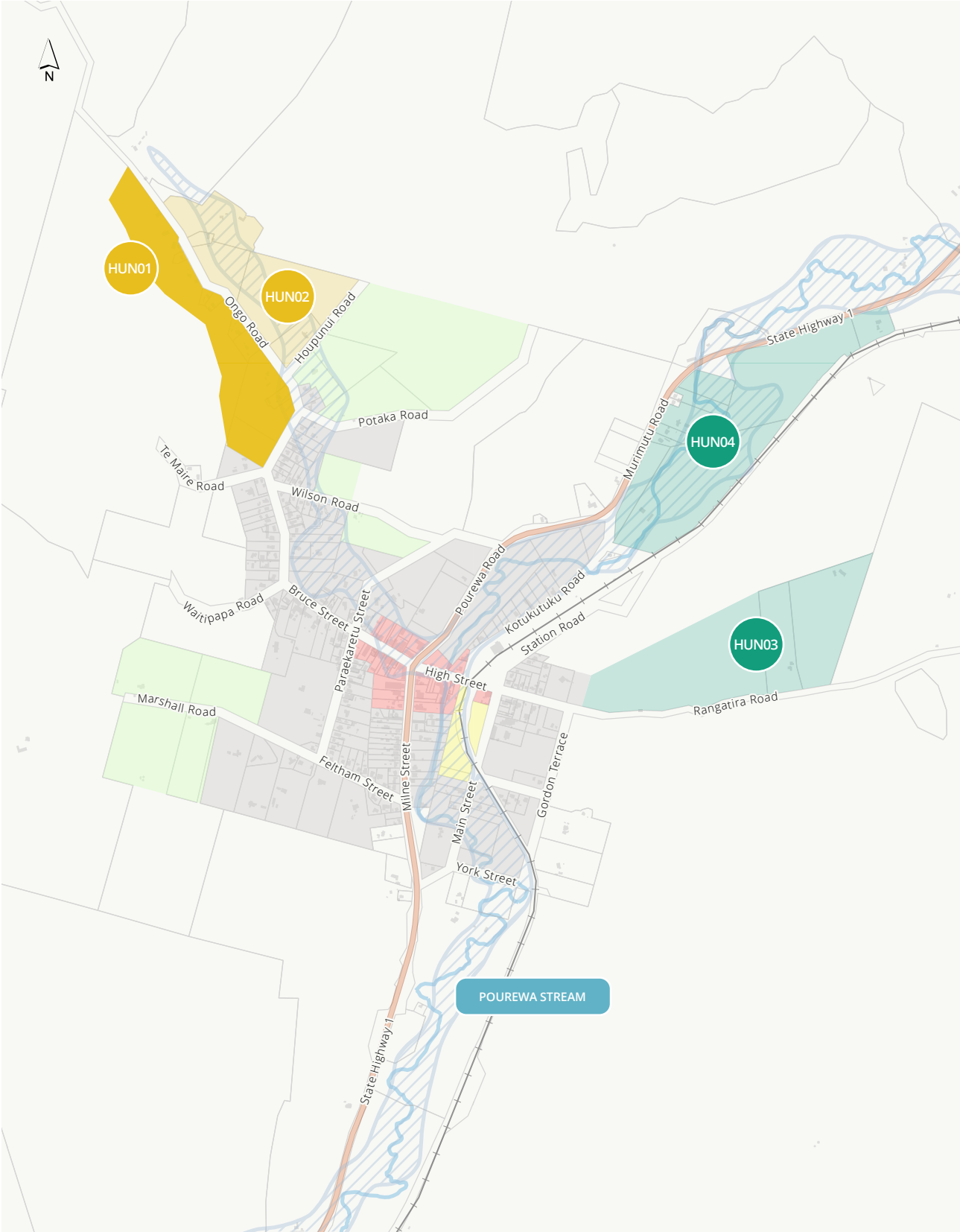
Map Features

- Building Footprint
- Property Boundaries

- Green space
- Railway
- State Highways

- Stream
- Active Mobility Pathway
- Nature Network

Housing Growth



LEGEND

District Plan Zones

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

Assessed Growth Areas

- Residential High
- Residential Moderate
- Rural Living Zone
- Rural Lifestyle High
- Rural Lifestyle Moderate
- Rural Lifestyle Low

Map Features

- Flood Zone
- Stream
- Building Footprint
- Property Boundaries

Green space

- Railway
- State Highways




Future residential and lifestyle growth

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

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

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

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

	Residential	Rural Lifestyle	Total
 Number of houses – per year	3-4 houses	0-1 houses	4 houses
 Number of houses – by 2050	110 houses	6 houses	116 houses
 Additional land required	7 hectares	0 hectares	7 hectares

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

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

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

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



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

Community Voice

Rowes Road

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

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

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



4

Meet housing demand

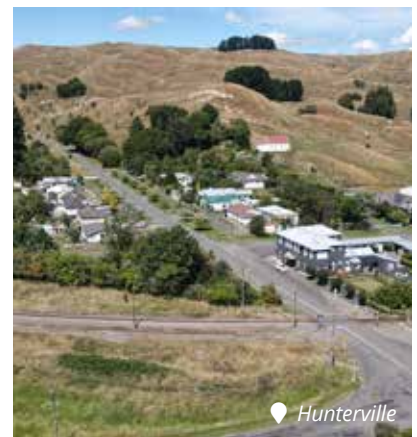
Housing is a key challenge for Hunterville.

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

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

Priorities

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



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

Community Voice

















📍 The Old Post Office - Hunterville

Action Plan

Rangitikei Priority Area	Key Themes	Project		
Thriving Communities	ANTIQUE AND BOUTIQUE DESTINATION	1	1.1	Develop and implement a signage and wayfinding plan that: <ul style="list-style-type: none"> Provides for local storytelling. Provides for iwi, cultural, historical expression to enhance the visitor experience. Enhances the entrances to 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.
			1.2	Encourage retailers and hospitality businesses to engage with the footpath.
			1.3	Explore opportunities for improving infrastructure investment that supports Hunterville as a destination e.g EV chargers, seating.
			1.4	Monitor demand for commercial and industrial land
Healthy Communities Unique Communities	SENSE OF COMMUNITY	2	2.1	Connect open spaces via the development of nature networks. Explore opportunities for storytelling along the networks.
			2.2	Support community-led development of parks and open spaces that is aligned with the Parks, Open Spaces and Sporting Facilities Strategy
			2.3	Support environmental enhancements of the Pourewa Stream including; planting, fencing and removal of wastewater and the work of the RRCC Catchment Group
Connected Communities Healthy Communities	BETTER TRANSPORT	3	3.1	Development of Activity Mobility Pathways: Hunterville – Marton
			3.2	Advocate for the implementation of innovative public transport options, including via road and rail.
Healthy Communities	MEET HOUSING DEMAND	4	4.1	Undertake a District Plan Change for urban growth that: <ul style="list-style-type: none"> Rezoned 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.
			4.2	Increase education and provide resources to the community and developers that identifies housing development opportunities and supports infill development throughout the urban area.
			4.3	Work collaboratively to identify opportunities to increase flood and stormwater resilience for Hunterville.
			4.4	Investigate future capacity for the Hunterville wastewater treatment plant and networks and implement upgrade projects where required.
			4.5	Investigate future capacity for the Hunterville water supply and implement upgrade projects where required.

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

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

	Timeframe	Council's role(s)	Project Partners and Key Stakeholders
	 Short Term	Partner	Community Business owners Mana whenua Waka Kotahi
	 Short term	Partner	
	 Medium Term	Service provider	
	 Ongoing	Strategy / Regulation	
	 Long term	Service provider Partner	Mana whenua Community Regional Council Catchment Group
	 Ongoing	Supporter Funder	
	 Ongoing	Supporter Service Provider	
	 Long Term	Partner Service Provider Funder	Waka Kotahi Community Mana whenua Kiwi Rail
	 Long Term	Advocate	
	 Short Term	Strategy / Regulation	Community Landowners Mana whenua Regional Council
	 Ongoing	Facilitation / information	
	 Long Term	Service Provider Partner Facilitation / Information	
	 Short Term	Service Provider	
	 Short Term	Service Provider	





Kōrero Mai

HUNTERVILLE

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
Hunterville 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