



Pae Tawhiti

RANGITIKEI BEYOND

DRAFT COMMUNITY SPATIAL PLAN

Proud of our places and spaces

Ūtiku

ŪTIKU

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

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

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

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

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

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

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

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



Key community priorities

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



VISION FOR *Ūtiku*

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

Key Themes

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

Key Spatial Moves

- P Papakāinga development

Legend

District Plan Zones

- Residential Zone
- Commercial Zone
- Rural Zone

Map Features

- Building Footprint
- Property Boundaries
- Green space
- River
- Railway
- State Highways
- Nature Network

Ūtiku

HAUTAPU RIVER



1

Papakāinga

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

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

Priorities

- > Enable the development of papakāinga.



“The opportunity to provide housing for our people at Ūtiku”

Community Voice



2

Transport network

Ūtiku has no public transport options available.

Access from the State Highway is in a 100km/h zone with no turning bay.

Priorities

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



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

Community Voice



📍 Rangitikei River

3 *Natural environment*

The natural environment is important to the community.

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

Priorities

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



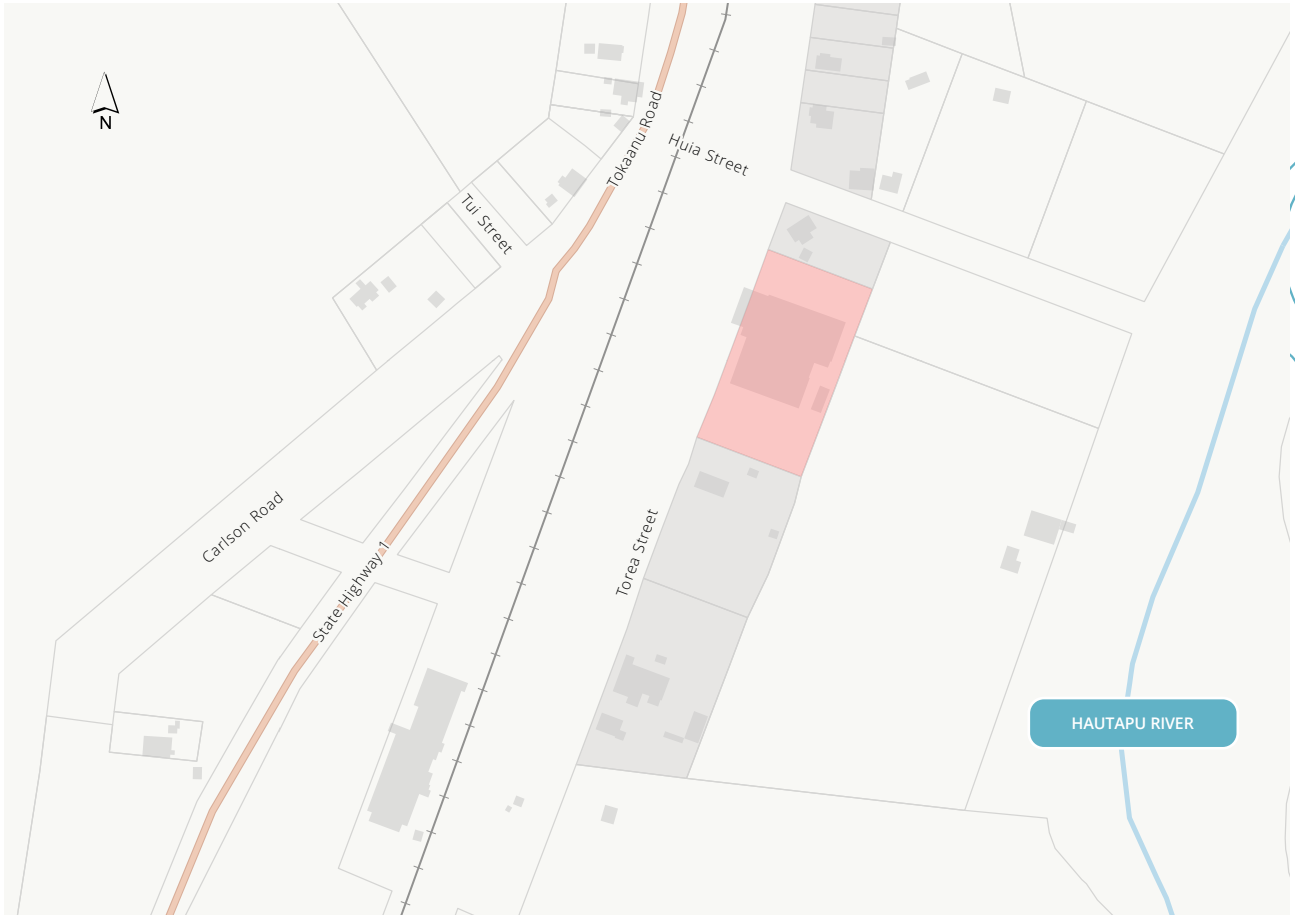
📍 Hautapu River

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

Community Voice



📍 Rangitikei River



LEGEND

District Plan Zones

- Residential Zone
- Commercial Zone
- Rural Zone

Map Features

- River
- Building Footprint
- Property Boundaries

- Railway
- State Highways

4 Commercial development

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

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

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

Priorities

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



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

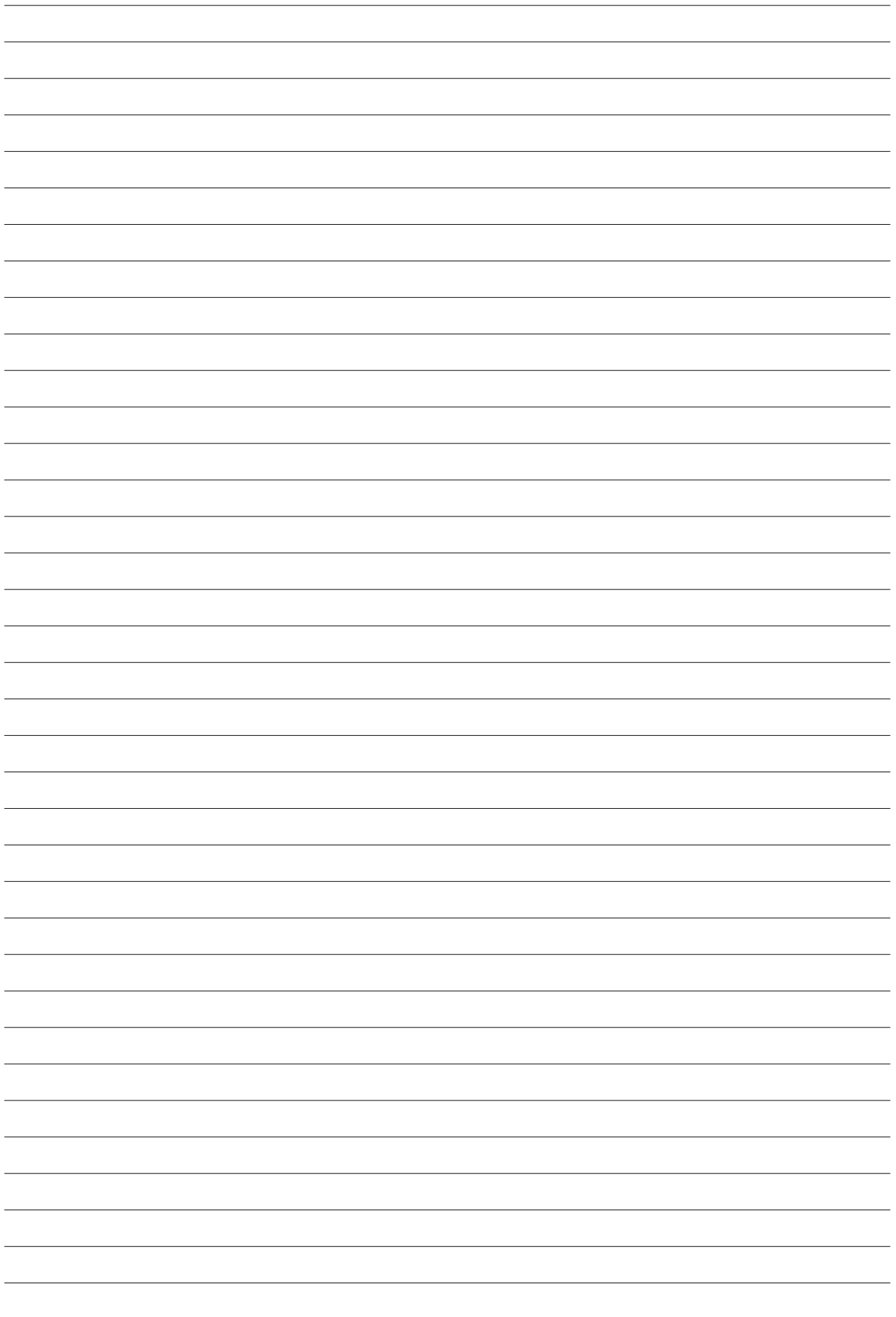
Action Plan

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

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

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

	Timeframe	Council's role(s)	Project Partners and Key Stakeholders
	 Medium Term	Strategy / Regulator Partner	Mana whenua Regional Council Te Puni Kōkiri Kainga Ora
	 Ongoing	Supporter Facilitation / Information	
	 Medium Term	Advocate	Community Mana whenua Waka Kotahi
	 Medium Term	Advocate	Community Regional Council Kiwi Rail
	 Long Term	Advocate	Community Mana whenua Regional Council Department of Conservation
	 Medium Term	Strategy / Regulation	Community Landowners Businesses Mana whenua



Kōrero Mai

**Share your thoughts
on the future for
Ūtiku 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:
Katrina Gray on 0800 422 522 or
katrina.gray@rangitikei.govt.nz

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