



Taumarunui | Manunui



Draft Spatial Plan

A vision and priorities for growth and development



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Introduction

Taumarunui/Manunui is facing a raft of changes and trends affecting small NZ rural townships. Despite these pressures engagement with the community and mana whenua has highlighted a depth of resilience and aspirations for the future based around knowing who they are and where they want to go.

This Spatial Plan provides a blueprint for this vision and how Taumarunui/Manunui see themselves in the future and how they want to get there. It sets out the priorities for growth and development while protecting the things and areas of special significance to the community.

It reflects key community wants around the need for more housing, jobs and opportunities, appropriate community properties and facilities, protection of productive land, the environment and areas of cultural and historical significance.

In getting to this point we have worked closely with Ngāti Hāua, Ngāti Maniapoto and Ngāti Tuwharetoa to embed mana whenua values, interests and aspirations in the Spatial Framework approach. The overall outcome is a plan for Taumarunui/Manunui that enables the creation of well-connected and thriving communities with improved well-being, where the aspirations of tanga whenua and the 'principles' of the Treaty of Waitangi are recognised.

While there are differing perspectives on how Tamarunui/Manunui should grow and develop everyone is seeking an inclusive, diverse community with opportunities for all. A place where people can thrive both now and into the future.



A handwritten signature in black ink that reads "D. Cameron".

Don Cameron
MAYOR - RUAPEHU DISTRICT



Executive summary

The Taumarunui Spatial Plan covers the Taumarunui and Manunui township areas.

The purpose of the the Plan is to contribute to Taumarunui/Manunui's social, economic, environmental, and cultural well-being through a plan that indentifies steps and projects to achieve the community's vision for healthy and thriving townships.

It achieves this through outlining the vision and priorities for growth and development for the townships together with a strategic framework to manage this in a collaborative way with mana whenua and other key stakeholders.

The Plan enables Taumarunui/Manunui to take a long-term, coordinated approach to growth and key infrastructure planning while recognising the drivers of change and challenges that will shape and influence the future of the townships.

The community's vision is for a healthy and thriving Taumarunui/Manunui with an authentic, inclusive vibe that reflects and uplifts everyone, with economic opportunities and healthy, affordable homes and a thriving natural environment



Purpose of the Spatial Plan

To promote a long term and co-ordinated approach to growth and infrastructure planning in the Taumarunui/Manunui area by:

- outlining a vision and priorities for growth
- establishing an overall spatial strategy for the area sustainable enough to meet future challenges, and
- identifying broad locations for future growth and development including for critical infrastructure, services and other investment

Why does Taumarunui/Manunui need a Spatial Plan?

A platform to proactively influence our future

NZ is going through a period of major legislative and structural change which will have deep seated implications for rural communities and their way of life. While Taumarunui/Manunui has needed to adapt and respond to change in the past the raft of current changes and trends are probably the most significant in over a generation.

While change can be unsettling and present challenges it also presents opportunities. What we do know is that how we respond to these challenges and opportunities will have a direct bearing on the quality of life Taumarunui/Manunui can offer in the future. The Spatial Plan will provide the platform for the township to proactively influence its future opportunities and way of life.

Maintaining a community voice and local influence

One of the key outcomes of Government's review of the Resource Management Act (RMA) was the recommendation to establish a Strategic Planning Act (SPA). An important function of the Strategic Planning Act (SPA) is a mandatory requirement for regional strategic plans (regional spatial planning) with the aim of enabling more effective planning for urban growth and land use change.

These outcomes are intended to be achieved via a raft of supporting legislation notably; the Natural and Built Environments Act (NBA), Local Government Act (LGA), Land Transport Management Act (LTMA) and Climate Change Response Act (CCRA).

With this shift to a legislated regional planning approach it is critical that a strong local, independent voice from councils and their communities is maintained in any significant planning decisions. In outlining our (local) vision and priorities for growth and development the Taumarunui/Manunui Spatial Plan provides the critical link in maintaining local influence on regionally imposed strategic planning.

The Spatial Plan will also serve to influence the planning and investment decisions by government agencies such as Waka Kotahi New Zealand Transport Agency (NZTA), Kainga Ora (state housing), the Ministry of Education (MoE) and other agencies such as the new water entities created under the Three Waters Reform.

The Taumarunui/Manunui Spatial Plan will 'lock-in' the local, independent voice from council and the Taumarunui/Manunui communities.

Influence on Council planning and strategic thinking

In addition to influencing regional, Ministry and Agency planning processes the Spatial Plan will inform Council's own key planning and strategy documents.

The District Plan, Long Term and Annual Plans, Asset Management Plans and strategy documents such as for infrastructure, economic development and housing amongst others will reflect the Spatial Plan.

Promote long-term coordinated development

STRATEGIC PLANNING ACT

Mandatory requirement for regional spatial planning

Enacted through supporting legislation



Direct the investment decisions of Government Ministries, Agencies and Entities



Provides local voice/influence into regionally driven planning and investment decisions



TAUMARUNUI/MANUNUI SPATIAL PLAN



Implemented through partnerships with tangata whenua, central and regional government, business groups and the community

Spatial Plan also informs Council planning and strategy



Council Vision and Mission



Vision

Drive and support the development of safe, prosperous rural communities that are able to thrive and capitalise on our agriculture, business and tourism sectors while sustaining our beautiful environment.

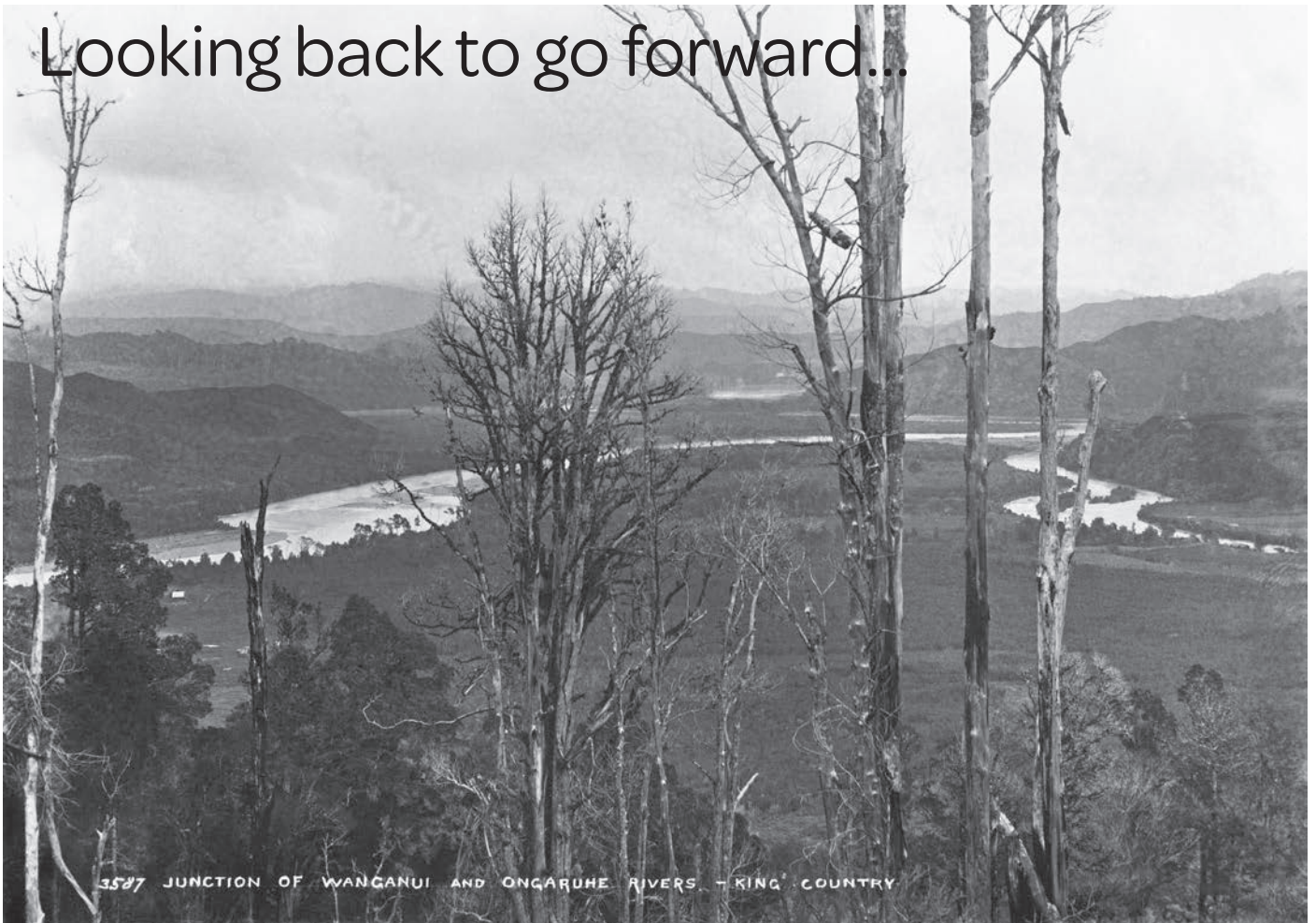


Mission

Improve the well-being and quality of life for our communities by focusing on:

- Creating and retaining jobs.
- Growing incomes and opportunities
- Increasing the ratepayer base
- Providing sustainable infrastructure
- Providing value for money in all we do
- Ensure the people who benefit from Council spending contribute their fair share of the costs
- Working with government and others to gain funding for key projects so as to reduce the burden on Ruapehu ratepayers
- Creating collaborative partnerships with tangata whenua

Looking back to go forward...



Situated at the confluence of the Ongarue and Whanganui Rivers Taumarunui was a strategically located Maori settlement at the junction of important canoe routes linking the interior of the North Island with the lower Wanganui River settlements. The rivers and area hold special historical, cultural and spiritual significance to local iwi.



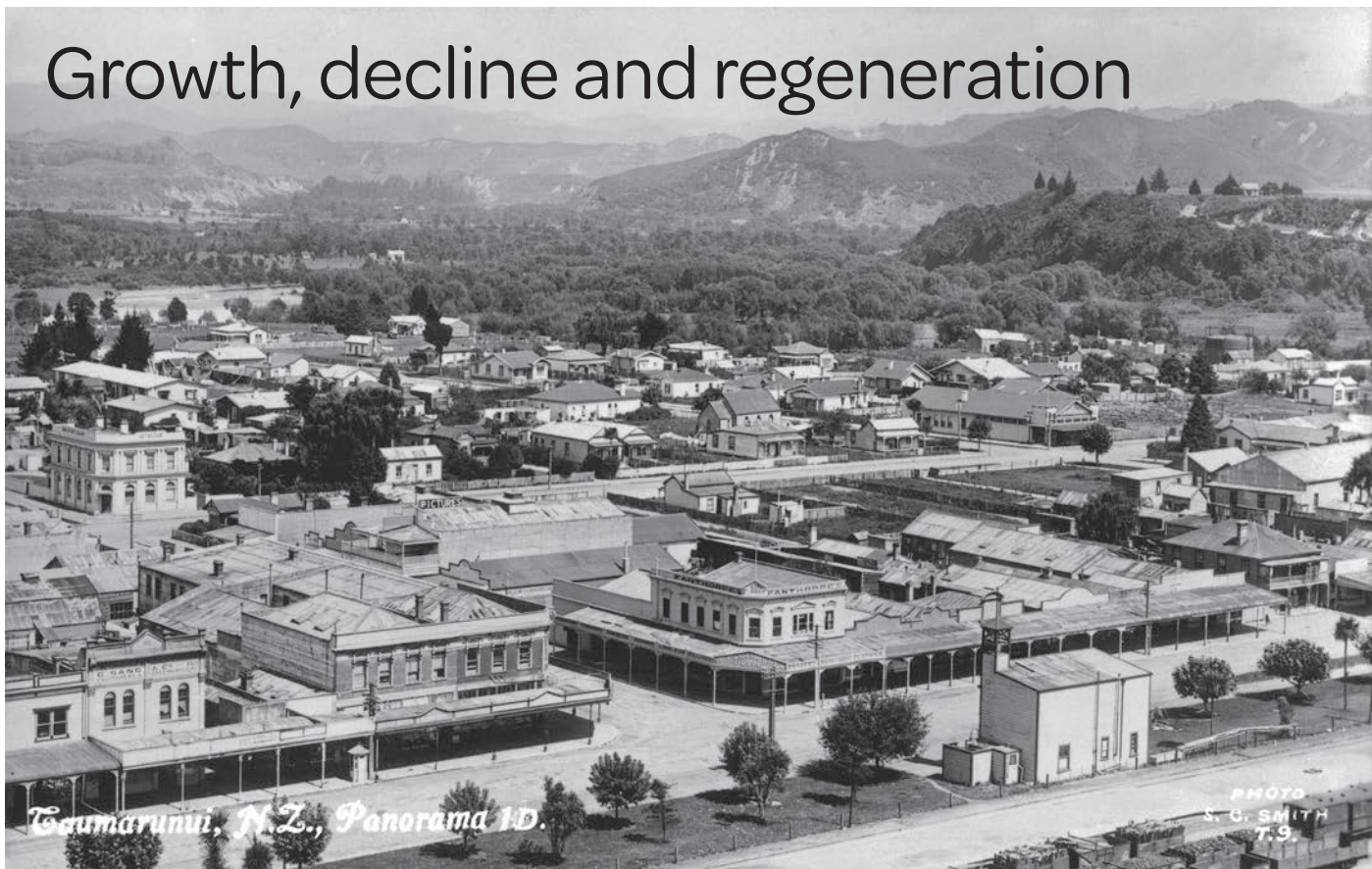
With the arrival of Europeans its strategic river side location meant Taumarunui continued to be an important access and trade route linking Whanganui, Waikato and Taupō.



The completion of the railway from Te Kuiti to Taumarunui in 1903 accelerated development of the township which received a further boost following the completion of the North Island Main Trunk railway in November 1908. Rail and river transport combined with sawmilling and farming in the rural hinterland to further facilitate Taumarunui's growth.



Growth, decline and regeneration



After the Second World War Taumarunui enjoyed a period of sustained growth based around its role as a service town for agricultural and primary industries and as a major railway workshop centre.

From the 1960's to 1970's however as global trends and economic reforms impacted on traditional job creators notably agriculture and supporting services Taumarunui entered a period of slow or static growth.

With agriculture becoming less labour intensive, supporting services in decline, and other activities such as forestry and rail winding down, the township suffered from an aging and declining population, employment and investment leading to decreasing opportunities for all who lived there.

The 2015 Manawatu-Whanganui Regional Growth Study saw a rethink of the role of economic and community development and what was required to put Ruapehu and its townships back on a path to growth and progress.

This culminated in Council's first economic development strategy Growing Ruapehu and the reprioritising of some resources toward economic and community development activities as part of the 2015-2025 Long Term Plan.

A cornerstone of this economic and community development vision has been a program of township revitalisation with people wanting vibrant, attractive townships for the wellbeing benefits they provide.

The programme of work supporting township revitalisation and other development is on-going.



The community, farming and other business sectors have been strong supporters of township revitalisation recognising that if we are unable to provide the type of environment that attracts and retains talented people our economic and community development aspirations will falter.



Population changes

The population doubled from 1,128 in 1911 to 2,287 in 1926. Growth then slowed in the mid-1930s and during the Second World War but picked up again when the war ended in 1945.

By 1951 Taumarunui had more than 3,000 people, and the population grew from 3,344 in 1956 to 4,961 in 1961. By then it had overtaken Te Kūiti as the biggest town in the King Country.

Growth slowed again in the 1960s and 1970s with Taumarunui's population peaking at 6,541 in 1981 and then dropping from that point.

Today Taumarunui is the largest township in the Ruapehu district with a resident population of nearly 4,900 in 2020.



Key challenges

Community needs and wants for improving well-being

The development of the Spatial Plan has involved engagement with the community, iwi and other key stakeholders to identify the key well-being challenges facing the Taumarunui/Manunui community.

These were defined as:



Affordable, suitable housing

Housing is a key determinant of health, community and economic wellbeing. Warm, dry, affordable housing that meets peoples is key to the ability to provide better opportunities for people and with it support our ambitions for economic, social and community development. If we are unable to meet our housing demands it will act as a handbrake on our economic, community and social development aspirations.



Jobs and economic opportunity

Well paid jobs are central to economic and community wellbeing and more are needed. While there is no new major industry or employer on the horizon who could create significant new job opportunities over the next few years COVID19 has shown that many service roles can be performed remotely. Supporting our current employers, attracting new ones, as well as remote working professionals cannot be achieved without new investment in infrastructure and services.



Greater diversity of things to do and see for residents and visitors

Quality of place is a critical factor in attracting and retaining people who create diversity and stimulate economic growth. Community events, music, arts, and culture, sport and recreation as part of a wider diversity of activities are seen as important spatial priorities. Township revitalisation projects and provision of community properties and facilities are part of this mix and have been consistently supported by the wider community.



Improved connectivity

The movement of people, goods and ideas is a critical part of economic activity and social connection. Access to good, reliable transport networks are critical contributors to a functioning economy that offers opportunities for people and growth. Without well planned and resilient transport networks our ability to support social connectivity, business and labour markets and attract new investment will be severely impacted.



Valuing and protecting our environment

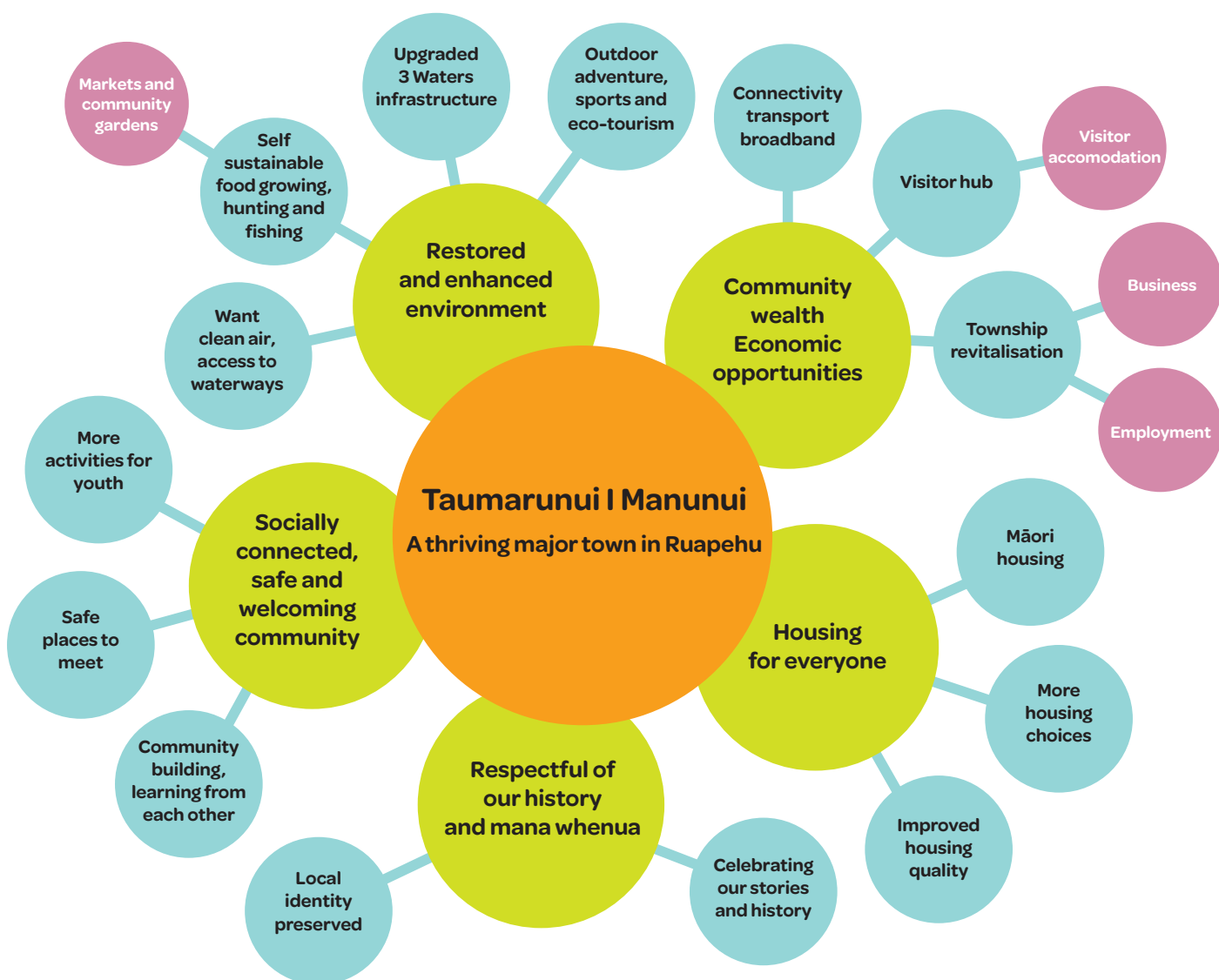
The Spatial Plan is committed to valuing, protecting and enhancing the natural environment and meeting our national environmental obligations. This includes protection of valuable productive land (Class 2 soils) in the areas around the river floodplain, the Whanganui and Ongarue Rivers themselves which have a special cultural and spiritual significance, and local reserves and green areas for sports and recreation.

Community vision

Healthy and thriving

The development of the draft Taumarunui/Manunui Spatial Plan started in early 2021 with engagement involving key community stakeholders to understand the values and aspirations for the future of the townships.

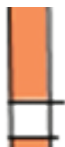
Brought together these conversations have identified a shared vision for the future for a healthy and thriving Taumarunui/Manunui - with an authentic, inclusive vibe that reflects and uplifts everyone, with economic opportunities and healthy, affordable homes and a thriving natural environment.



Spatial strategy map

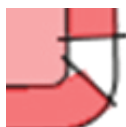
Activity areas

The Taumarunui/Manunui Spatial Plan proposes ten different types of 'use areas' within the existing limits of both townships. These are:



Town Centre Activation Area (TCA)

Aims to recognise and enhance existing uses in the the TCA area while unlocking the potential of any underutilisation.



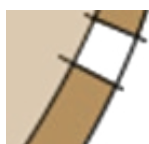
Refocused Commercial Area (RCA)

Block encompassing Hikaia Street to Katarina Street (east-west) and Hakiha Street to Miriama Street (north-south). Aims to preserve and concentrate vibrancy of the town centre.



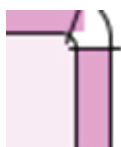
New Mixed Use Areas (MUA)

Combination of commercial and residential use. Looks to encourage residential living on upper floors of commercial buildings and intensification of residential areas.



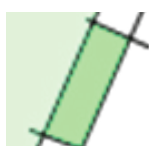
Vacant Operative Zoned Residential Land (VZRL)

Areas of greenfield (bare) land zoned residential where Spatial Plan recommends working with land owners to encourage and unlock development opportunities.



General/Medium Density Residential Area (G/MR)

Areas suitable for residential intensification to provide a greater diversity of housing options such as detached, semi-detached and terraced housing and low-rise apartments.



General Residential Area (GR)

Area encompassing Manunui. Looks to preserve current rural residential status and surrounding rural and reserve land from intensive development.



Developed Residential Area (DR)

Areas of family/stand-alone housing. The Spatial Plan recommends that the status quo be retained for these areas.



Heritage Conservation Residential Area (HCR)

Rangaroa and Sunshine Settlement. Recommendation to maintain the existing character of these areas and where redevelopment and intensification of housing are not encouraged.



Existing Industrial Area (I)

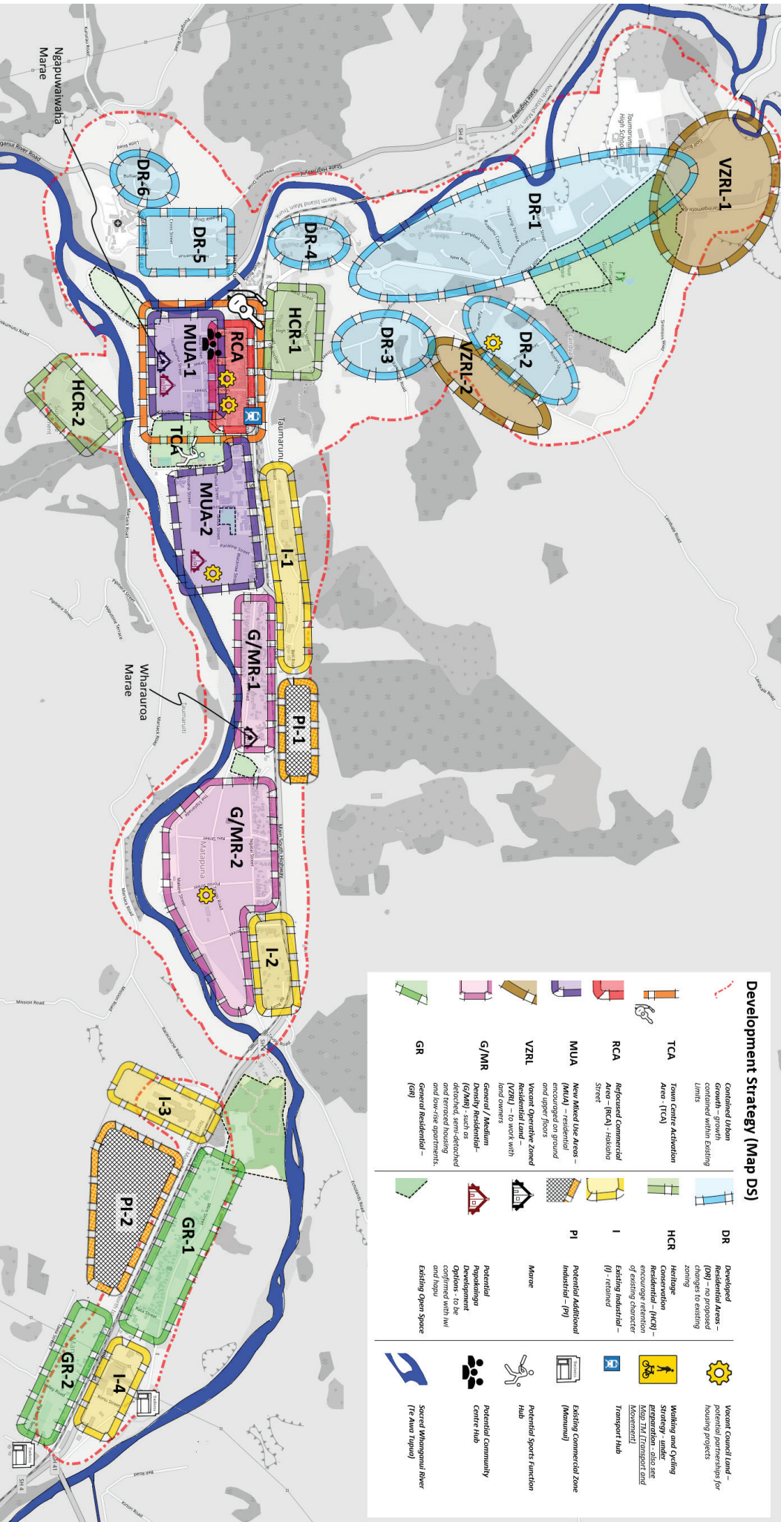
There is a shortage of industrial land in Taumarunui/Manunui which potentially limits development and new employment. It is recommended these areas are retained.



Potential Additional Industrial Area (PI)

It is important that areas of potential industrial land are identified to cater for growth and to avoid a handbrake on new employment opportunities.

Our Spatial Strategy - A Plan for the Future



Development strategy

Strategic drivers | Key features

The development strategy of the Spatial Plan reflects a number of strategic drivers and other key features for defining future development and growth. These are:



Contained residential growth - within existing urban footprint.



Acknowledgement of the interrelationships - between housing, health, environment and economic wellbeing that quality attracts and retains investment; find solutions within the current market without creating new challenges and risking inadvertent consequences; provide more housing choices, promote access to nature, open space and walking and cycling options.



Respecting the sacred Whanganui River - (Te Awa Tupua); reduce adverse impacts of development of Te Awa Tupua.



Change the District Plan - to incentivise the private sector to provide more homes; and make regulations easy for all parties to develop a range of housing types and be a customer focused and "can-do" Council.



Partnering with iwi/hapu, central government and the private sector to provide housing choice - with a range of sizes and densities, enable opportunity for young people to rent/buy smaller unit as stepping stone and older members of the community to relocate to smaller homes within easy reach of the town centre.



Reduce the current commercial precinct - and allow more intensive residential at ground level and mixed use activity behind the main street (Hakiaha Street)



Identify new options for industrial activity.



Provide focal points or 'hearts' for neighbourhoods - by ensuring provision/retention of open space and other facilities.



Bring forward people friendly places - activate with events



Promote domestic focused passenger transport - protect Taumarunui rail yard as a central hub for train servicing and station building as a transport hub.



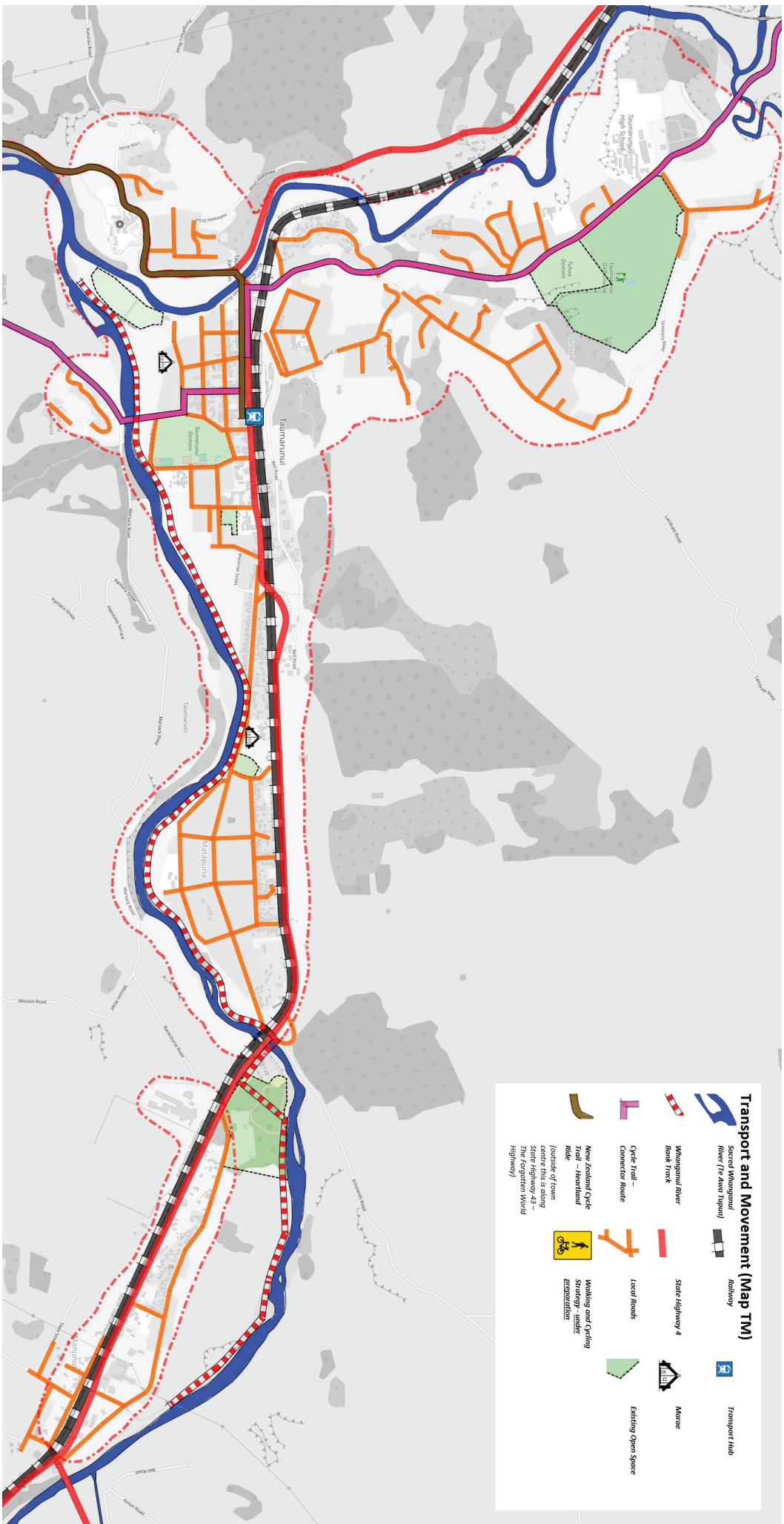
Include interconnected streets and provide safe and comfortable streets - for all users including walkers and cyclists -use urban design guidelines.



Take natural values into account.

Transport and Movement

The movement of people, goods and ideas is a critical part of economic activity and social connection. Access to good, reliable transport networks are critical contributors to a functioning economy that offers opportunities for people and growth. Without well planned and resilient transport networks our ability to support social connectivity, business and labour markets and attract new investment will be severely impacted.



- Town Centre Activation Area (TCA)
- Refocused Commercial Area (RCA)
- New Mixed Use Area (MUA-1)



Town Centre Activation Area (TCA)

The Town Centre Activation Area (TCA) aims to recognise and enhance existing commercial, residential and community uses within the area while unlocking the potential of any underutilisation.

- With easy access to the existing services within the town centre the Plan recommends expanding accommodation options for both permanent residents and visitors via a District Plan change to some commercial zoning to allow mixed use (residential/commercial) housing.
- Any (new) larger footprint stores should be located at the eastern and western end of Hakiha Street to maintain the vibrancy brought by small scale shops to the town centre.



**Taumarunui Domain
Potential Sports
Function Hub**



**Proposed area for larger
footprint retail stores**

Refocused Commercial Area (RCA)

Refocused Commercial Area proposes:

- Unlocking the potential for residential living on upper floors of existing and new buildings.
- Working with property owners on upgrading the look and feel of town centre retail area.
- Maintaining the vibrancy and concentration of the retail area by encouraging new businesses to 'fill-in' empty spaces along Hakiha Street.
- Manuaute Street - 'slow speed' street environment which can be closed for events. Can be enhanced via investment in new paving, street furniture, shade areas, etc.
- Miriama Street - mixed use area of shops, offices, tourist accommodation and residential
- Existing public use buildings such as the Council office and library should be retained.



**Earlier consultation
identified the Miriama Room
(downstairs Cosmopolitan
Club) as a potential
Community Centre Hub**

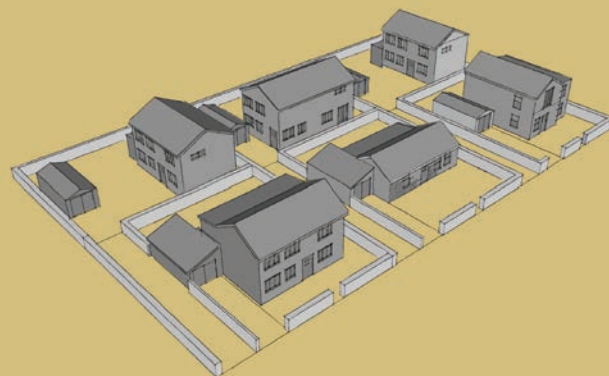
New Mixed Use Area (MUA-2) ■ ■ ■



New Mixed Use Areas (MUA-1 and MUA-2)

- The Plan recommends that the new Mixed Use Areas capitalise of their close proximity to the town centre area to help address Taumarunui’s housing challenges.
- We need many more houses that can meet the many different needs of people at different life stages such as homes for single working people, small families, larger whanau and older people.
- It proposes allowing the development of smaller, more intensive housing (lot sizes <250m²) for younger and older people in zones to the south and east of the town centre.
- Allowing smaller lot sizes would create opportunities for more single family homes.

Medium Density with 250m² sections



New Mixed Use Areas MUA-1 and MUA-2 (Taumarunui Central) and General/Medium Density Residential areas G/MR-1 (Taupo Road) and G/MR-2 (Matapuna) may have family homes but it is suggested that some smaller lots (around 250m²) for family homes also be considered in these areas.

Developed Residential Areas (DR)

Vacant Operative Zoned Residential Land (VZRL)

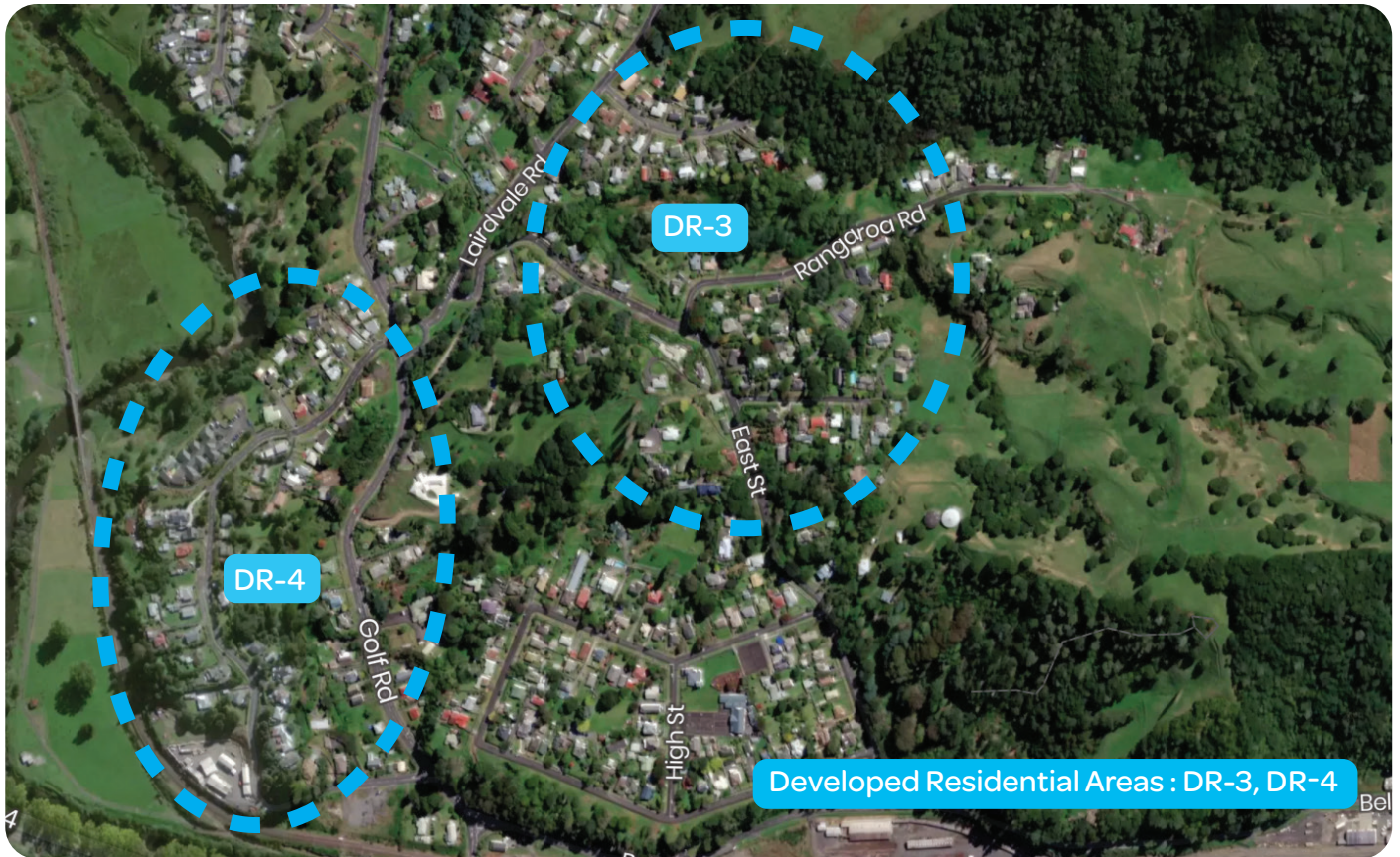


Developed Residential Areas (DR)

Taumarunui has areas the Spatial Plan denotes as Developed Residential Areas (DR) of lower density housing with family/standalone homes on larger lots (450m²-800m²) where it is recommended that the status-quo be maintained. These areas include:

- To the north of the town centre Golf Road, Rangaroa Road and Ward Street areas (DR-1, DR-2, DR-3 and DR-4) provide good quality family stand-alone housing on generous lots, with easy access to the High School.
- Hospital Hill and areas to the west of the town centre including the Cross Street area and areas off Kururau Road and Bullians Avenue (DR-5 and DR-6) also have family/stand-alone housing on generous lots.

Developed Residential Areas (DR)

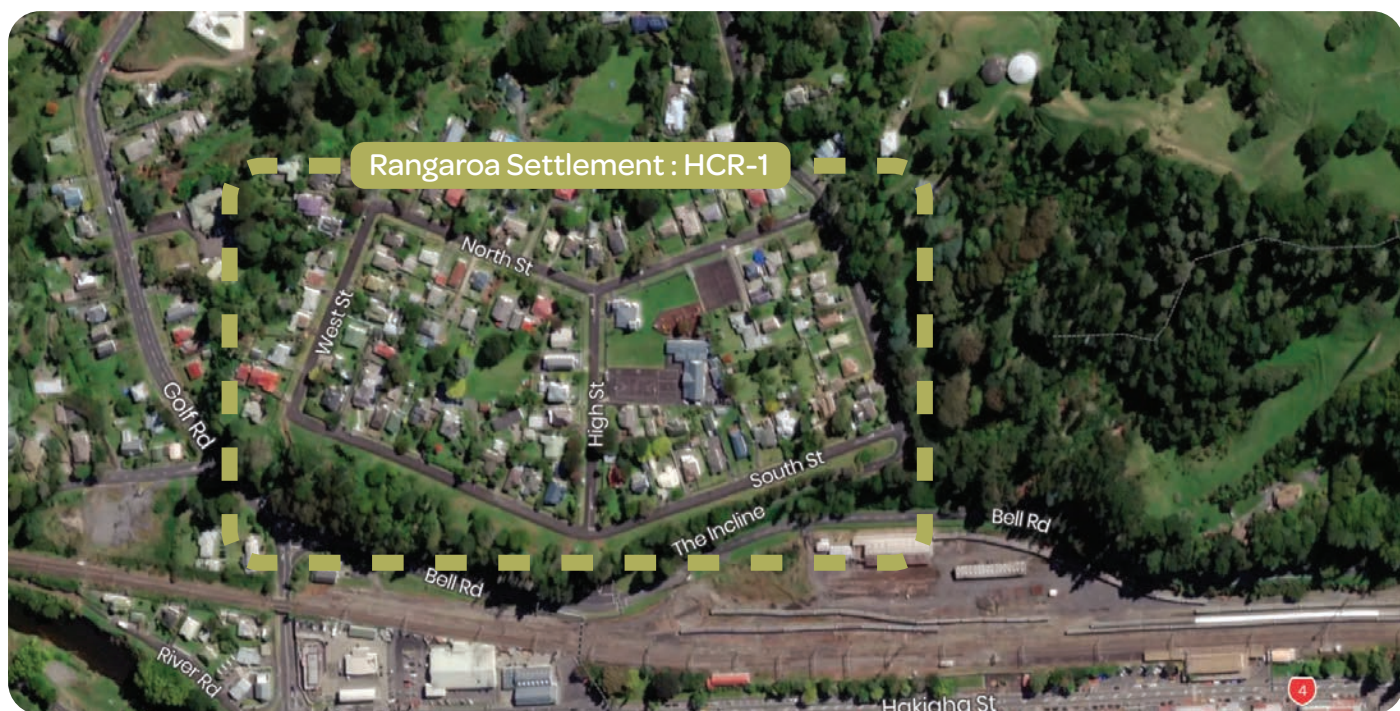


Vacant Operative Zoned Residential Land (VZRL)

There are already large areas of greenfield land zoned for residential development denoted as Vacant Operative Zoned Residential Land (VZRL).

- These can help to provide for new family housing on traditional size lots in line with the existing standards in the District Plan.
- There is the opportunity for the Council to work with landowners to see how this zoned land can more easily be brought forward for development.

Heritage and Character Residential Areas (HCR)



Heritage and Character Residential Areas (HCR)

Rangaroa (HCR-1) between North and South Street contains a range of good quality villas and other houses which, along with the streetscapes, provide it with a heritage character.

The Sunshine Settlement (HCR-2) is already identified as a Heritage Conservation Area in the Operative District Plan however there are no relevant rules associated with this that protect its character.

- Rules would be required in the District Plan to maintain the heritage conservation values of these areas.
- The Spatial Plan recommends that Rangaroa is also identified as a Heritage Conservation Area and rules are put in place to maintain the heritage conservation values of both areas.

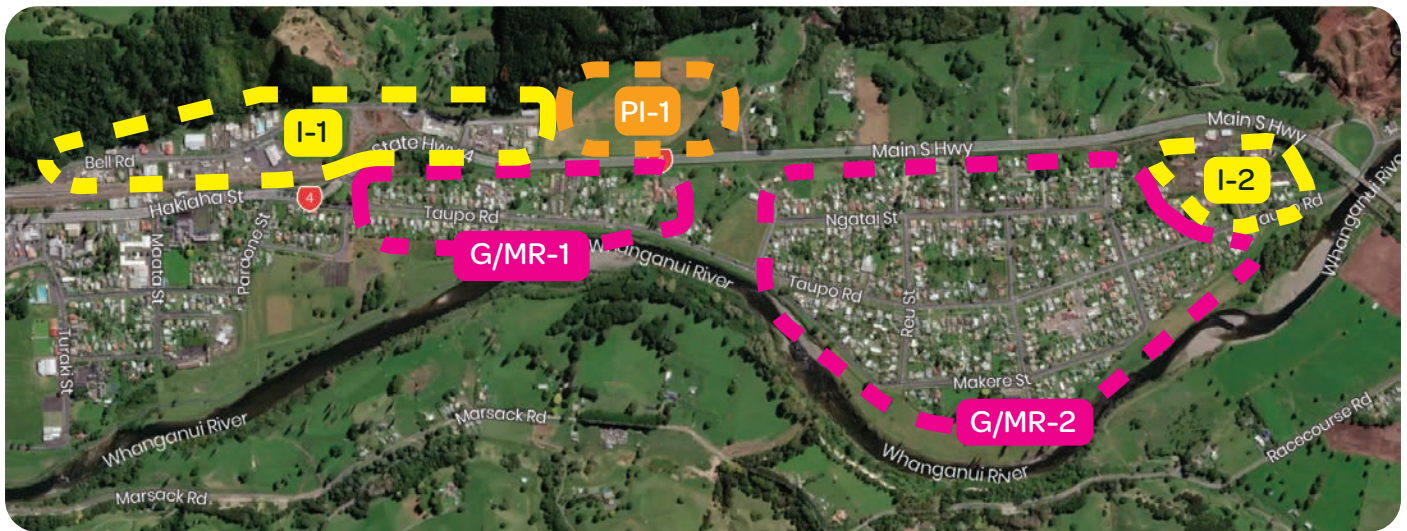
General/Medium Residential Areas (G/MR)



Existing Industrial Areas (I)



Potential Industrial Area (PI)



General/Medium Residential Areas (G/MR)

The Spatial Plan defines areas off Taupo Road as a General/Medium Density Residential (G/MR) use area broken into two sections (G/MR-1 and G/MR-2) based on proximity to town.

- Both areas have a range of family housing on good sized lots which provide an opportunity for residential intensification.
- The Spatial Plan recommends that a District Plan Change should be pursued to allow lots sizes down to 250m² to 350m². This would allow more intensive familyhousing with good access to all of the facilities in the town centre.
- In respect to timing the Plan recommends that G/MR-2 (Matapuna) once residential intensification has occurred in areas closer to town (MUA-1, MUA-2 and G/MR-1)



The Spatial Plan proposes that efforts should also be made to make this area more pedestrian friendly and to reduce the dominance of roads/traffic.

Existing Industrial Area (I) + Potential Industrial Area (PI)

There is a shortage of industrial land in Taumarunui which acts as a handbrake on new business and employment growth.

- The Plan recognises the existing industrial zoned land at Bell Road (I-1) and at the east end of Matapuna (I-2)
- It also identifies additional land adjacent to the eastern end of Bell Rd (I-1) to potentially be zoned industrial (PI-1).
- Note: The areas shown as (I-1), (I-2) and (PI-1) are intended to be schematic and do not represent the actual boundaries of these areas. Further investigation would be required to confirm the final boundary of the proposed (PI-1) area.
- The (PI-2) area is around 7ha and may include some Class 2 soils. Council is seeking feedback on this area.

Manunui village

General Residential (GR)	■ ■ ■
Existing Industrial Areas (I)	■ ■ ■
Potential Industrial Area (PI)	■ ■ ■



General Residential Areas (GR)

The Spatial Plan recognises the Manunui Village as a settlement in its own right with a unique identity separate from Taumarunui.

- The Manunui area has family housing denoted as a General Residential Area (GR) with some Existing Industrial (I) and Potential Industrial (PI) land areas.
- In the longer term (depending on demand) there may be an opportunity for more intensive forms of residential development. The Spatial Plan does not recommend any changes to the residential areas at this stage.
- Any future changes should not encroach on the rural and reserve land consisting of Class 2 soils between the village and the river which should remain free from development.

Existing Industrial Area (I) + Potential Industrial Area (PI)

The Plan recognises the existing industrial zoned land at Racecourse Road (I-3) and at the east end of Manunui (I-4) and also potential additional land to be zoned industrial (PI-2). The shortage of (existing and potential) industrial land in Taumarunui means the potential for the larger (40ha) area (PI-2) in Manunui to be rezoned industrial to support new business development and employment has added importance.

- Note: The areas shown as (I-3), (I-4) and (PI-2) do not represent the actual boundaries of these areas.
- In particular it should be noted that area (I-4) comprises three areas separated by Miro Street and Rimu Street. Whilst the Commercial Zoned land to the north of Miro Street is not specifically identified it is not intended that the zoning of this commercial land be altered in any way.
- The (PI-2) area is around 40ha and identified as Class 3 and 6 soils and is currently zoned rural.
- Council is seeking feedback on changing its zoning to industrial.

Sustainability and growth

Council’s planning and asset management processes ensure that the services that we provide are sustainable and that our core infrastructure is fit for purpose and can support future demand.

This draft Spatial Plan forms part of Council’s core planning documentation which includes our current Long Term Plan 2021-2031, Asset Management Plans, strategy documents such as our 30-year Infrastructure Strategy and Waste Management and Minimisation Plan amongst others.

Council’s Infrastructure Strategy identifies infrastructure requirements over the next 30 years and how we plan to manage it including; upgrades and new infrastructure requirements, estimated costs and timing.

A key aspect to this process is an understanding of the current state of our core infrastructure assets in terms of condition and performance.

The overall condition and capacity of Taumarunui 3 waters assets is good with the existing capacity of the piped infrastructure being sufficient for anticipated future growth.

Council is undertaking significant upgrades of drinking and wastewater assets in Taumarunui to meet higher water quality drinking and discharge standards.

Asset management planning for Land Transport ensures that Taumarunui roads, footpaths, street lighting and furniture meet demand and are in good order.

Council’s Recreational and Community Facilities and Community Property planning ensures that Taumarunui parks, reserves, playgrounds, walkways, swimming pools, community halls, public toilets and cemeteries are maintained and accessible.

On-going investment in township revitalisation projects is delivering increased levels of service in these areas supporting Spatial Plan recommendations such as improved and new walking/cycling options while enabling better community well-being.



New screen technology being installed at Hikumutu Wastewater Treatment Plant



Welding new water mains for Golf Road prior to installation



Footpath renewal on Huia Street



Expansion of the Reuse Shop is supporting better environmental outcomes



Relining of the Hakiaha Street sewage main



Use of sludge bags has increased performance and capacity of Hikumutu Wastewater Treatment Plant

Ten year priorities

Over the next 30 years the Spatial Plan proposes development priorities for each ten year period as follows:

2022-2032

1. Town Centre Activation Area (TCA)
 - Investigate Refocused Commercial Area (RCA)
 - Rezone some commercial areas for mixed use including residential activities (New Mixed Use Areas - MUA-1 and MUA-2)
 - Develop a programme of events.
2. Partner with mana whenua, central government and others to enable more social and affordable housing.
3. Continue to invest in township revitalisation projects to make Taumarunui/Manunui an attractive destination.
4. Work with Horizons Regional Council to further consider flooding issues.
5. Rezone General/Medium Density Residential - Taupo Road (G/MR1).
6. Rezone land for industrial uses (PLI).
7. District Plan Change to identify Heritage Conservation Residential Areas (HCR-1/Rangaroa and HCR-2/Sunshine Settlement) to maintain the heritage conservation values of these areas.
8. Work with landowners in Vacant Operative Zoned Residential Land Areas (VZRL-1 and VZRL-2) to encourage residential development.
9. Monitor uptake or residential opportunities in MUA-1, MUA-2 and G/MR-1/Taupo Road.

2032-2042

1. Continue to monitor uptake or residential opportunities in New Mixed Use Areas MUA-1, MUA-2 and General/Medium Density Residential Area G/MR-1 on Taupo Road nearest to town.
2. Rezone Matapuna (G/MR-2) once significant uptake is seen in New Mixed Use Areas MUA-1, MUA-2 and General/Medium Density Residential Area G/MR-1 on Taupo Road nearest to town.

2032-2042

1. Continue to monitor uptake of residential development opportunities in all areas.
2. Reconsider whether it is appropriate to rezone Manunui Village (General Residential Areas GR-1 and GR-2) to allow more intensive development.



Draft Taumarunui | Manunui Spatial Plan

Have your say!

All feedback must be received before Friday 10 June 2022.
If you have any issues or queries please call Council on 07 895 8188

Name:

Organisation (if applicable):

Postal address:

Best daytime contact number:

Email:

Would you like to support your feedback by speaking to the Mayor and Councilors during the public Hearing period? Yes No

If you ticked 'yes' we will contact you to arrange a speaking date and time. The Hearings are scheduled for Wednesday 1 June 2022 in the Council Chambers, 59-63 Huia Street, Taumarunui. A maximum of two speakers and ten (10) minutes of total speaking time is permitted.

Town Centre Activation Area (TCA)

The Town Centre Activation Area (TCA) aims to recognise and enhance existing commercial, residential and community uses within the area while unlocking the potential of any underutilisation.

It does this via a **Refocused Commercial Area (RCA)** zone (page 16) and adjoining **New Mixed Use Areas MUA-1** and **MUA-2** (pages 16-17)

Do you agree with refocusing and concentrating the commercial area around the Hakiaha Street retail zone? Yes No

Tell us why or any other option you prefer:

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Do you think Council should be working with property owners to improve their buildings and the look and feel of the town centre retail area? Yes No

Tell us why or any other option you prefer:

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Do you think Council should invest in encouraging events in the town centre including investing in an Events Trailer? Yes No

Tell us why or any other option you prefer:

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Do you think Manuautē Street should be prioritised for an upgrade project? (could inc. paving, outdoor seating, potential shared space designs, over street shade structures etc.) Yes No

Tell us why or any other option you prefer:

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Is there anything in particular you would like to see happening on or around Hakiaha Street, Manuautē Street and town areas? Yes No

Tell us why or any other option you prefer:

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Do you agree with the areas identified as RCA, MUA-1, MUA-2 (pages 16-17) being prioritised so a plan change will allow mix used development including smaller housing units? Yes No

Tell us why or any other option you prefer:

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Do you support encouraging residential living on upper floors of existing and new buildings in the RCA zone. Yes No

Tell us why or any other option you prefer:

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Developed Residential Areas (DR)

DR-1, DR-2, DR-3, DR-4, DR-5, DR-6 (pages 18-19)

The Spatial Plan identifies areas of residential housing with family/standalone homes on larger lots (450m2-800m2) where it is recommended that the status-quo be maintained.

Do you agree with maintaining the status-quo for these areas? Yes No

Tell us why or any other option you prefer:

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Vacant Operative Zoned Residential Land (VZRL)

VZRL-1 and VZRL-2 (pages 18-19)

Should Council work with landowners of undeveloped residential zoned land (VZRL) to see how this can more easily be brought forward for development? Yes No

Tell us why or any other option you prefer:

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Heritage and Character Residential Areas (HCR)

HCR 1 - Rangaroa and HCR2 - Sunshine Settlement (page 20)

The Spatial Plan identifies Rangaroa and Sunshine Settlement areas for potential heritage/character protection that would limit or control any development of these areas.

Do you support giving both these areas this protection? Yes No

Only HCR-1 (Rangaroa)
Only HCR-2 (Sunshine Settlement)

Tell us why or any other option you prefer:

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General/Medium Residential Areas (G/MR)

G/MR-1 and G/MR-2 (page 21)

The Spatial Plan defines areas off Taupo Road as a General/Medium Density Residential (G/MR) use area broken into two sections (G/MR-1 and G/MR-2) based on proximity to town. It recommends that a District Plan Change should to allow lots sizes down to 250m2 to 350m2 in these areas.

Would you support this? Yes No

Tell us why or any other option you prefer:

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Industrial Areas (I) and Potential Industrial Area (PI)

I1, I2 and PI-1 (page 21)

I3, I-4 and PI-2 in Manunui (page 22)

The Spatial Plan recognises a shortage of industrial land in Taumarunui which acts as a handbrake on new business and employment growth. It proposes two areas of potential expansion (PI-1 and PI-2).

Do you support expanding industrial land in these areas? Yes No

Only PI-1 (Bell Road)
Only PI-2 (Manunui)

Tell us why or any other option you prefer:

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General Residential (GR) - Manunui Village

GR-1 and GR-2 (page 22)

The Spatial Plan recognises the Manunui Village as a settlement in its own right with a unique identity separate from Taumarunui. It recommends protections to existing rural and reserve land between it and the river but no other changes to current General Residential (GR) areas.

Do you support the Spatial Plan thinking on Manunui? Yes No

Tell us why or any other option you prefer:

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Ten year priorities

Do you agree with the priorities for each decade for the next 30-years? (page 23) Yes No

Tell us why or any other option you prefer:

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Draft Development Strategy

Do you think the draft development strategy for Taumarunui|Manunui (page 14) captures the best approach for growth and development to help achieve a healthy and thriving Taumarunui |Manunui? Yes No

Tell us why or any other option you prefer:

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Is there anything missing or that you would change?

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Are there any other comments you would like to make on the other areas of the Plan?

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Please attach additional pages if required or any other material to support your feedback