



PLANNING FOR THE FUTURE OF ROTORUA

A DISCUSSION DOCUMENT ON SPATIAL PLANNING
KŌRERO MAI Ō MOEMOEA MŌ ROTORUA



rotorualakescouncil.nz/letstalk
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ROTORUA
LAKES COUNCIL

MESSAGE FROM THE MAYOR | HE KŌRERO NĀ TE MANUKURA

We are experiencing significant change, progress and population growth in the Rotorua district. People and businesses are choosing in greater numbers to come and live here and we need to provide for ongoing growth for the future prosperity and wellbeing of Rotorua.

The challenge is to ensure the way development happens will protect what makes our home special, while at the same time propelling the district forward.

There are a number of building blocks which need to fit together. Our 2030 vision has set an enduring pathway forward for our district and our Long-term Plan provides a platform for Rotorua's progress towards our long-term goals over the medium term.

Another building block we need to ensure we're prepared for ongoing growth and development will be our "spatial plan". This will provide a blueprint for how we want our district to look in the future, where development should occur, what kind of development and how much.

It will mean asking and answering some tough questions and as part of developing that blueprint, or spatial plan, we are coming to you for your input.

Hearing from you, the community, about what you see as the important issues and how you see the district developing and growing is an essential part of the process of developing our spatial plan.

This discussion document is designed to get us all thinking and talking about this important piece of work. We've set out some initial ideas and what we see as priorities but what do you think? We want everyone to have input to help us develop our plan.

Following your input, we'll develop a draft plan and then come back to you to check we're headed in the right direction before finalising our plan.

I believe there is incredible potential in our district and we want to unlock that. However, we need to think carefully about how that should look and this is an opportunity for you to help us continue to shape our district across the next 30 years.

I look forward to your input and ideas.

Tatau tatau.



Rotorua Mayor Steve Chadwick

VISION 2030

This is our home, we are its people.

We're the heart of Māori culture and expression.

We're innovative and we share what we learn.

We're driving opportunity, enterprise and diversity.

We're supporting a legacy of sustainability for our environment.

Rotorua is a place for everyone.

Tatau tatau – We together.



More than a hundred years ago, on 25 November 1880 the Fenton Agreement was signed between the Crown and Ngati Whakaue, gifting the lands on which Rotorua city was built. Streets, parks and sites for hospitals and schools were laid out and key streets were named after the important chiefs and leaders of Te Arawa. In essence, this was the first spatial plan for the city.

As such, Te Arawa retains a major interest in the way the district and city develops. That includes land uses that influence water quality or the development of future residential, industrial or commercial areas, and particularly those areas owned by iwi. Our partners Te Tatau o Te Arawa will play an important part in this process.

The population of the Rotorua district now exceeds 70,000 (December 2016) and is increasing.

This is a reversal of a previous 10-year trend and it is important we consider how to respond if the growth of the last three years is to continue.

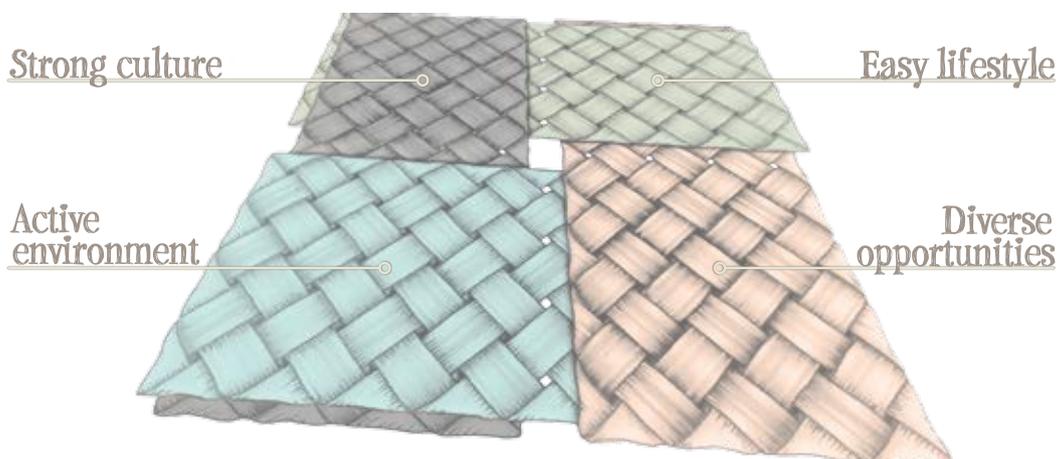
We need to think carefully about where people might live if our population were to grow to, say, 100,000 or more over the next 30-50 years, where industry should be located, where housing development should be and the spaces we think should remain for recreational purposes and community use.

Our volcanic landscape of lakes, calderas and geothermal features is unique here in New Zealand and provides an important playground for both residents and visitors. This landscape, our forests, the size of our city, the district's lakeside and rural settlements, mean the outdoors are literally on our doorstep.

We find the Rotorua district easy to get around and living here is equally easy. We have many industries and a diverse economy. The district is also the birth place of tourism in New Zealand and the heart of Te Ao Māori. We are proud of the special place we live in.

We believe the district has strengths in four distinct strands (each made up of many fibres) which when intertwined become a truly unique Taonga.

These strands are:



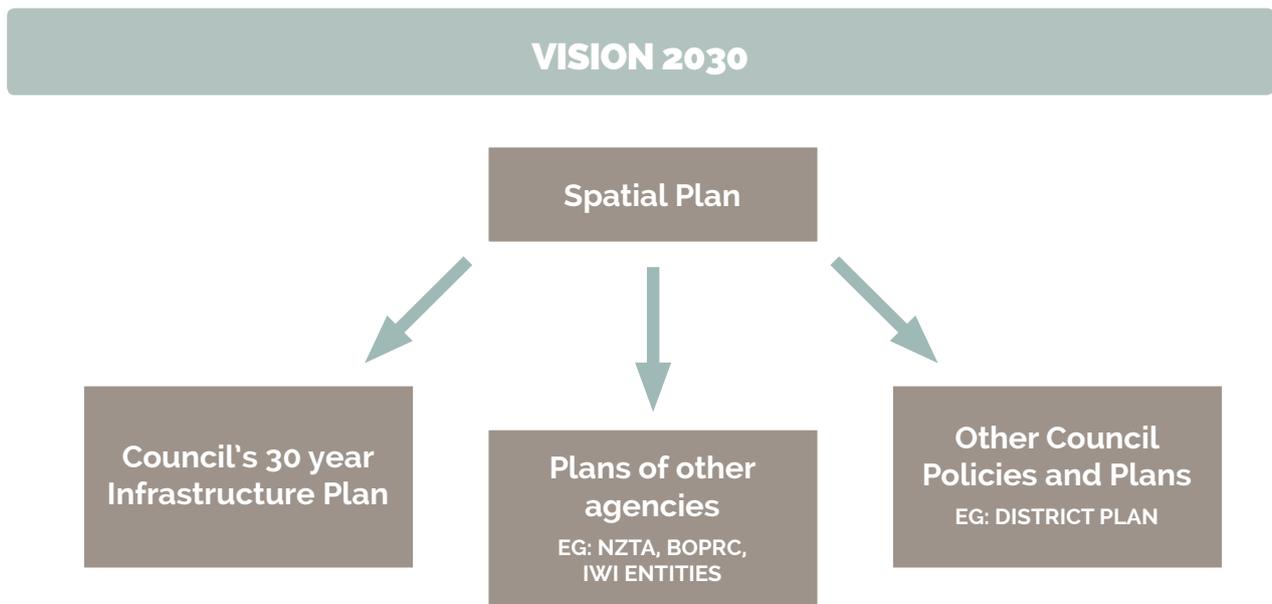
WHAT IS A SPATIAL PLAN AND WHAT IS THE PURPOSE OF THIS DOCUMENT? | TE ARONGA

This discussion document is intended to start a conversation about how, as a community, we want our district to look. Your input will then be used to start development of our district's blueprint, our spatial plan.

The plan will set out, at a district level, what types of development will happen where and at what intensity.

A spatial plan does not necessarily set out detailed land use patterns and densities or the locations of open space or layout and nature of infrastructure but provides the broad overview that will guide the detailed plans which will follow.

The spatial plan will provide a crucial building block for future planning and decision-making. It will align with our 2030 vision refresh and feed into future annual plans, long-term plans and district plans and provide guidance for development of infrastructure.



The plan will help us respond to population changes and global and national trends that will influence our growth and development.

It will help us balance the environmental, social, economic and quality of life factors affecting our community and guide allocation of resources such as land use and construction of capital works (core infrastructure like roads, water supplies, parks and playgrounds).

The plan will not replace the District Plan but will provide strategic guidance for more detailed planning. It will set the framework for future spatial-based decision making and outline the actions needed to achieve our strategic direction.

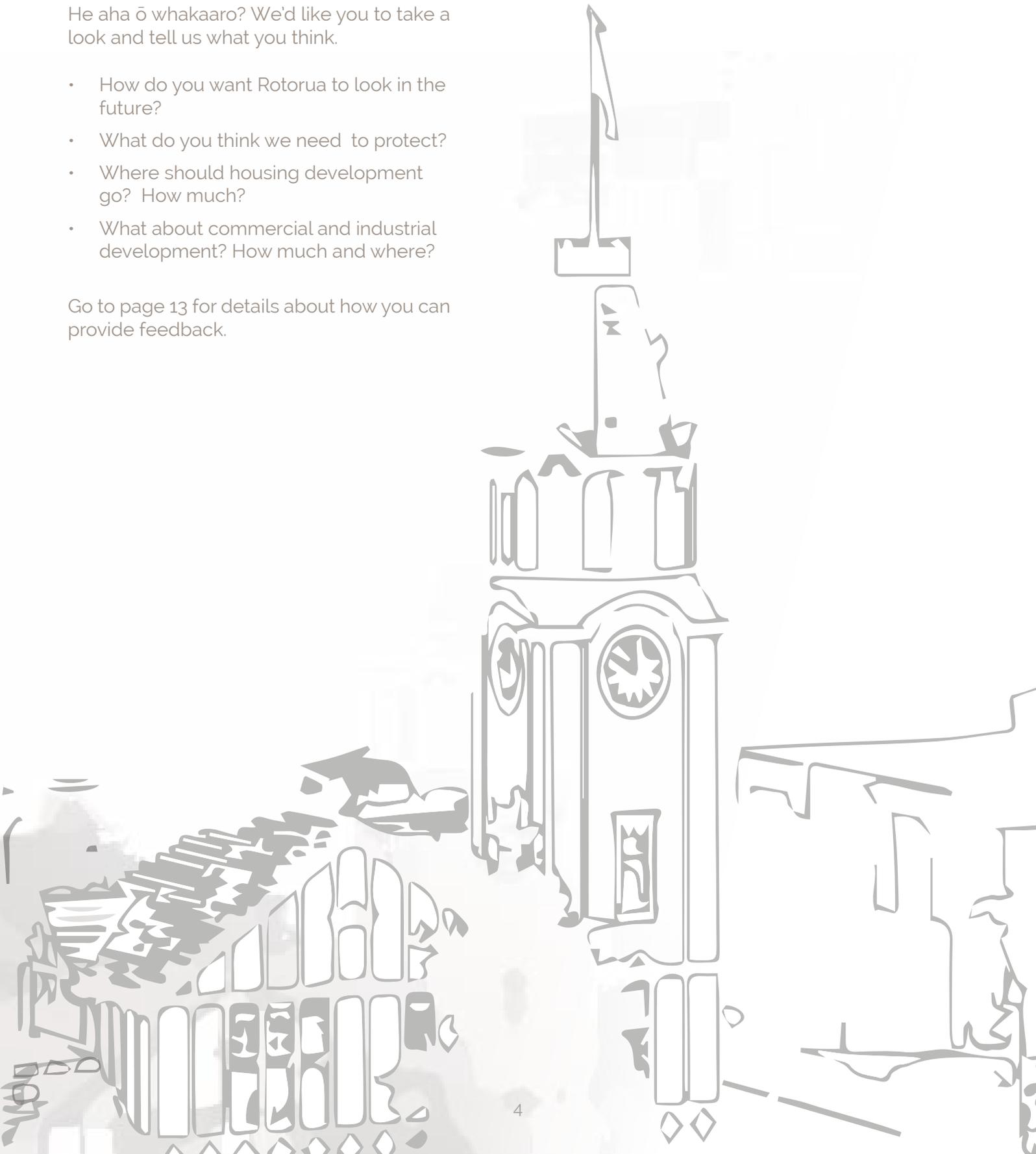
WHAT DO WE NEED YOU TO DO? | HE AHA Ō WHAKAARO?

Before we start developing our plan we need community input and to start the discussion we've put together some ideas in this document. Remember, this is just a discussion document – nothing has yet been decided.

He aha ō whakaaro? We'd like you to take a look and tell us what you think.

- How do you want Rotorua to look in the future?
- What do you think we need to protect?
- Where should housing development go? How much?
- What about commercial and industrial development? How much and where?

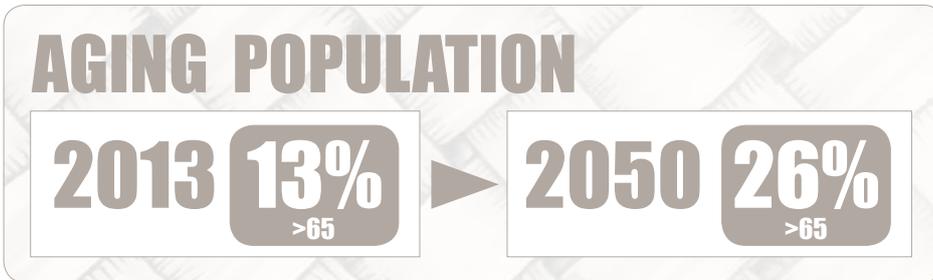
Go to page 13 for details about how you can provide feedback.



DRIVERS OF CHANGE | TE PŪTAKE

This section identifies some of the major trends and drivers that will influence how our district develops, changes and grows.

We need to keep these in mind as we think about how that should happen.



NEW DEVELOPMENT DEMAND

WHERE SHOULD DEVELOPMENT HAPPEN?

GEO THERMAL ENERGY

CAPITALISE + PROTECT

URBAN DESIGN

BETTER QUALITY AND DESIGN

CLIMATE CHANGE

ANTICIPATE + ADAPT

MĀORI

INCREASING MĀORI POPULATION

WATER QUALITY

MAWLEU ŌWELL

SAFE + SUSTAINABLE

ENERGY

NEED TO IMPROVE SUSTAINABLE ENERGY USE

GROWTH PRESSURES IN AUCKLAND AND UPPER NORTH ISLAND

QUALITY VS QUANTITY

FOOD SUPPLY

GREATER CHOICE GROW LOCAL, EAT LOCAL

ELECTRIC & AUTOMATED VEHICLES



ARE ON THE WAY!



REDUCE INEQUALITY

NEED TO ADDRESS

HIGH LEVELS

OF DEPRIVATION

INCREASING IMMIGRATION

INFLUENCE OF AUSTRALIA

INCREASING TOURISM



MANAGE GLOBAL FLUCTUATIONS IN TRAVEL



STRATEGIC LOCATION



IMPORTANCE OF KEY STATE HIGHWAYS THROUGH THE DISTRICT



CHANGING NATURE OF WORK TECHNOLOGY

RIDE THE WAVE



CHANGING INDUSTRY TYPES

BEING RESPONSIVE TO DIFFERENT NEEDS

PRINCIPLES | NGĀ MĀTĀPONO

The change that is coming will be profound. How are we going to respond to this change and make the most of the many opportunities?

To start down the path of answering that we need a set of principles to guide us. These are proposed below.

Protect and enhance lakes' water quality

Favour development in existing urban areas and that makes use of existing infrastructure

Development should avoid constraints such as natural hazards and productive soils

Urban form helps attract new business

Landscapes and public access to geothermal features, rivers and lakes enhanced

Protect and enhance areas of significant native vegetation



Avoid impacting on natural waterways

Avoid placing activities near each other that clash

Special recognition to tangata whenua

Development that is adaptable and embraces technological and climate change

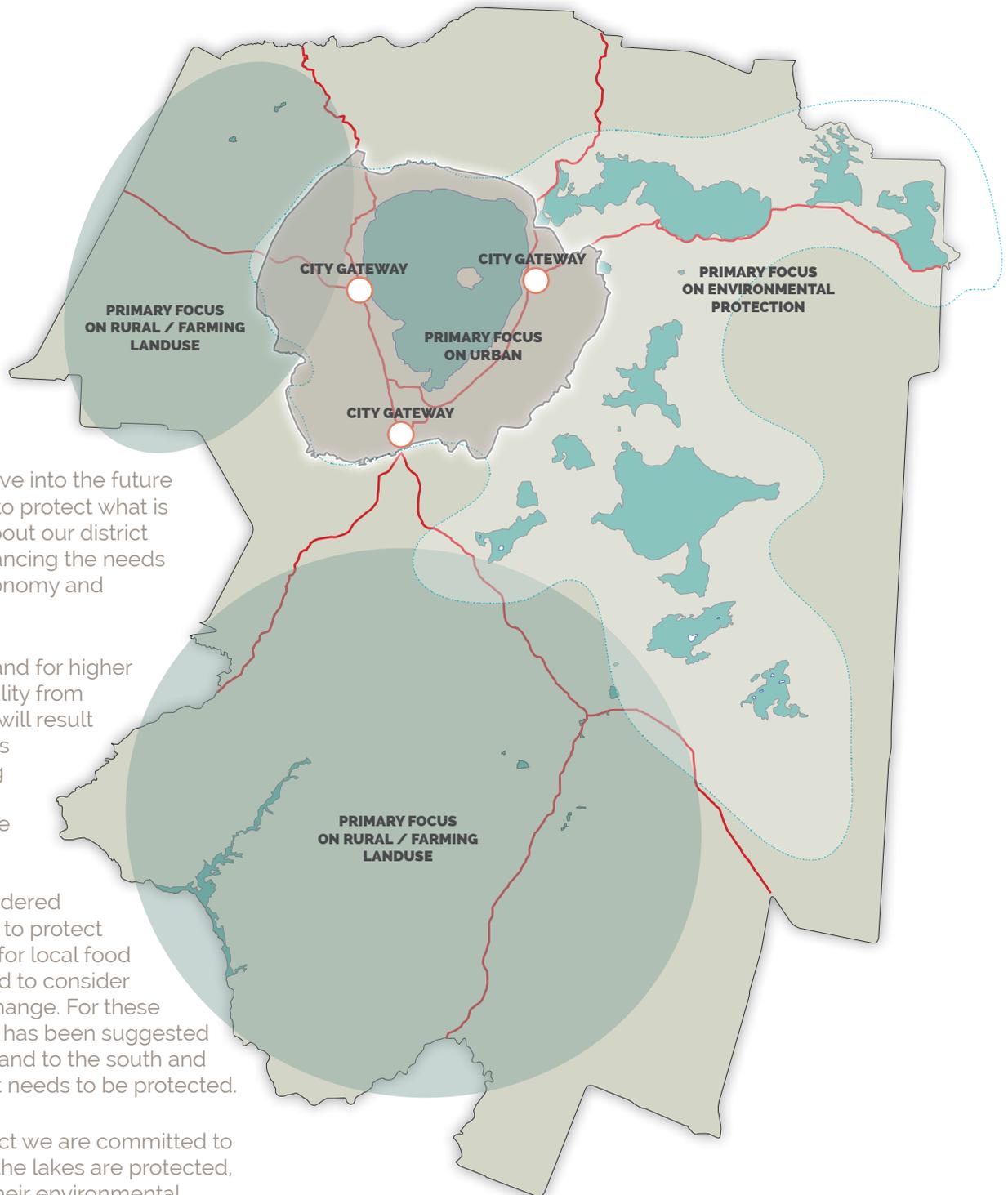
Development should minimise the need to use cars and promote walking and cycling

Development that is affordable, equitable and improves the health and wellbeing of residents.

We want to know what you think...

- Do you agree?
- Should there be other principles?
- Should we put more weight on some than others?

FOCUS ON ENVIRONMENTAL PROTECTION, RURAL AND GATEWAYS | TE TAIAO, TE AHUWHENUA, ME NGĀ WAHAROA



As we move into the future we need to protect what is special about our district while balancing the needs of our economy and people.

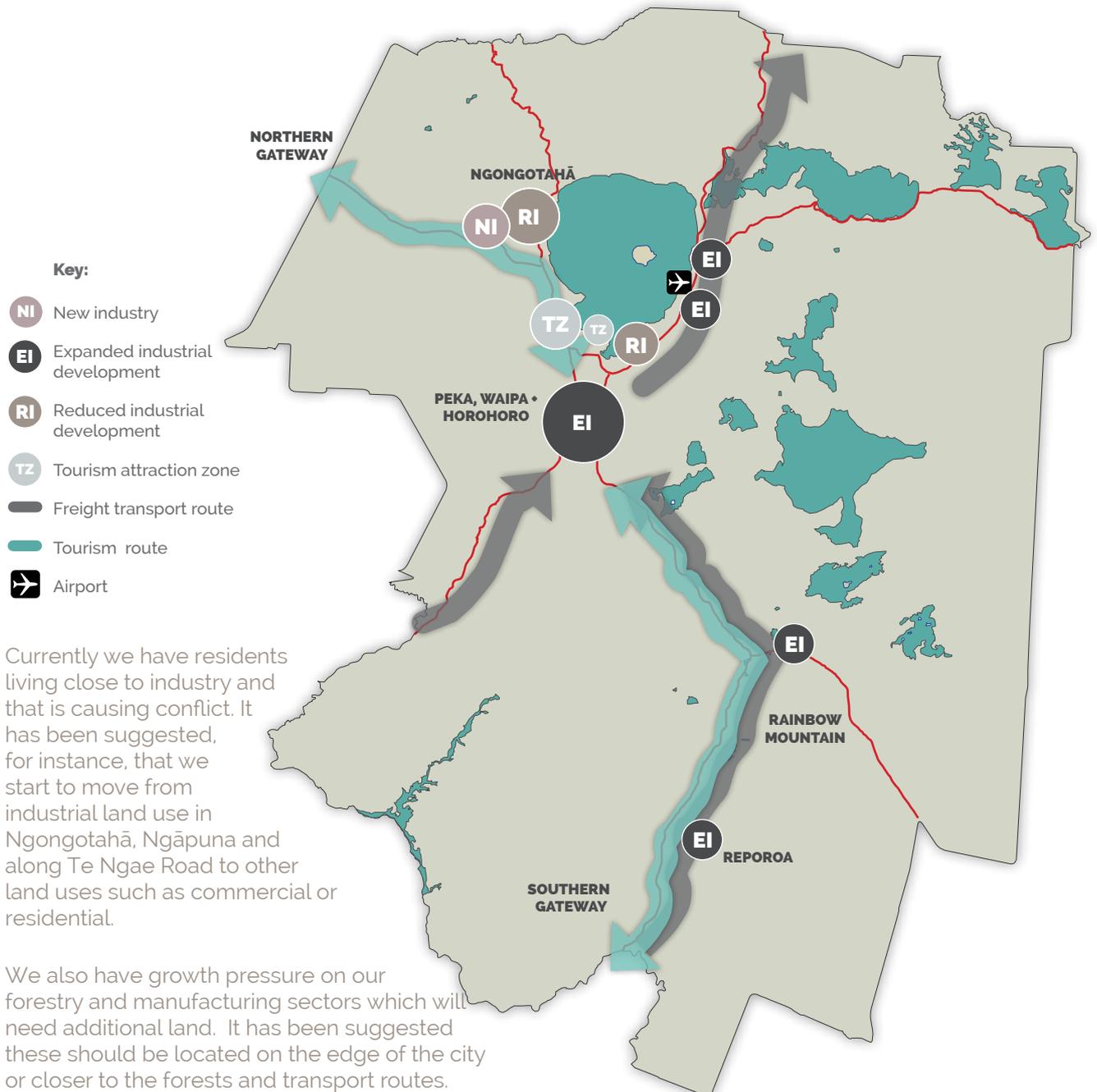
The demand for higher water quality from our lakes will result in changes to farming practices around the caldera rim. It is also considered important to protect farmland for local food supply and to consider climate change. For these reasons it has been suggested that farmland to the south and northwest needs to be protected.

As a district we are committed to ensuring the lakes are protected, for both their environmental qualities and as our outdoor recreational areas.

We want to know what you think...

- Have we allowed for enough farmland to be protected from growth?
- Have we grouped the lakes correctly?

FOCUS ON FREIGHT, TOURISM AND INDUSTRY | TE UTANGA, TE TĀPOI, ME TE AHUMAHĪ



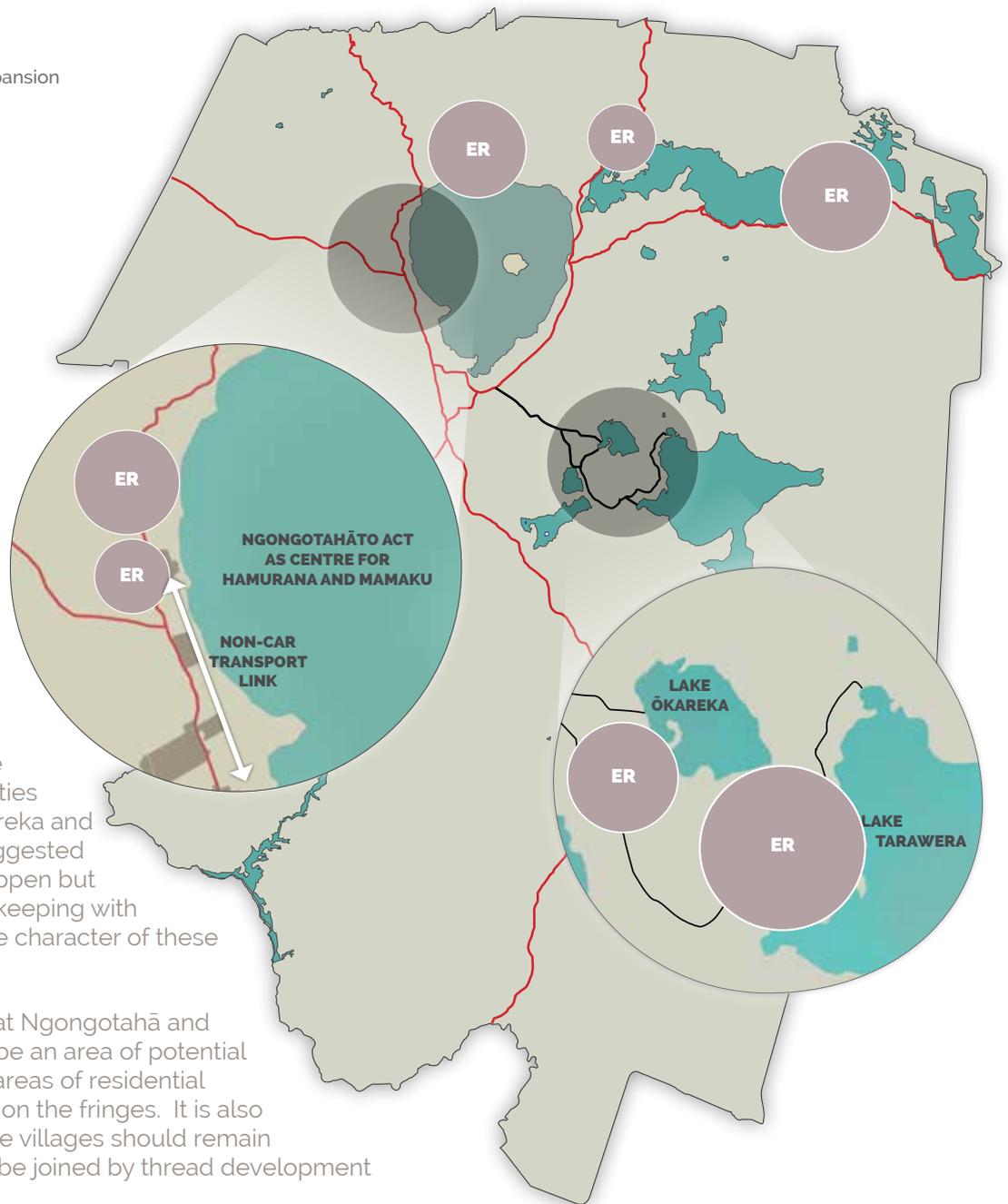
We want to know what you think...

- Should industrial designations in Ngongotahā and Te Ngae be changed to commercial or residential?
- Should we locate new industrial areas to the edge of the city or closer to the forests and transport routes?
- Do you agree with the location of the tourism zones?

FOCUS ON NGONGOTAHĀ, HAMURANA + LAKESIDE VILLAGES | KO NGONGOTAHĀ, KO HAMURANA ME NGĀ HĀPORI HURI NOA I Ō TATAU ROTOMOANA

Key:

ER Residential expansion



There is pressure for more residential properties around lakes Ōkareka and Tarawera. It is suggested that this could happen but that it must be in keeping with the existing village character of these areas.

It is suggested that Ngongotahā and Hamurana could be an area of potential growth with new areas of residential expansion shown on the fringes. It is also suggested that the villages should remain separate and not be joined by thread development to the city.

We want to know what you think...

- Do you think residential expansion that respects the existing village feel should be considered at Ōkareka and Tarawera?
- Do you think Ngongotahā and Hamurana are important growth areas for the district in future?
- Do you think a separation between Ngongotahā and the city needs to remain?
- Would you prefer development in other parts of the district instead?

FOCUS ON RESIDENTIAL EXPANSION AROUND ROTORUA | TE WHAKARAHĪ I NGĀ HĀPORI

The ability to expand up the caldera rim is limited by the height of water reservoirs and other infrastructure. It is suggested that much of the district's growth can be accommodated within current urban boundaries. Limiting our urban footprint also supports climate change. This would require a degree of infill, higher density housing around the city and the change of some areas that are rural or have commercial/industrial uses.

Reinvigorating our existing neighbourhoods will be important to support this increase in density. Allowing iwi to develop their land to support our increasing Māori population will also be critical.



We want to know what you think...

- What kind of home would you want in the future?
- Do you agree with a focus on residential development within current urban boundaries?
- Do you think we need to identify more options for residential expansion? If yes, where?

FOCUS ON THE INNER CITY/REORIENTATION OF CITY TOWARD LAKEFRONT |
TE ANGA ATU KI TE KOURAMĀWHITIWHITI



Within the inner city we need to encourage greater interaction and linkages to the lakefront. It is also recognised that the city footprint remains too large for current and future needs so it is suggested that there should be greater emphasis on higher density (flats and apartments) residential and accommodation within the city and on the fringe, to support population growth and our ageing population.

It has also been suggested that while Kuirau Park, the lakefront and Government Gardens are important reserves that need to be enhanced through an integrated plan, they also need to support a range of commercial activities.

It is recognised that there is no clear guide for design of new buildings and refurbishment of existing buildings and it is suggested that there needs to be some control on this.

We want to know what you think...

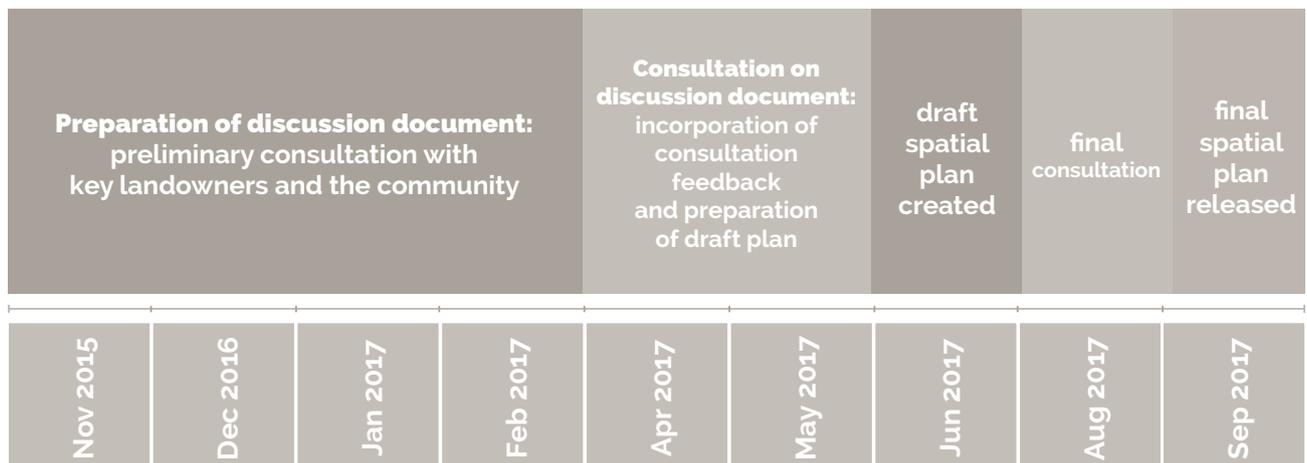
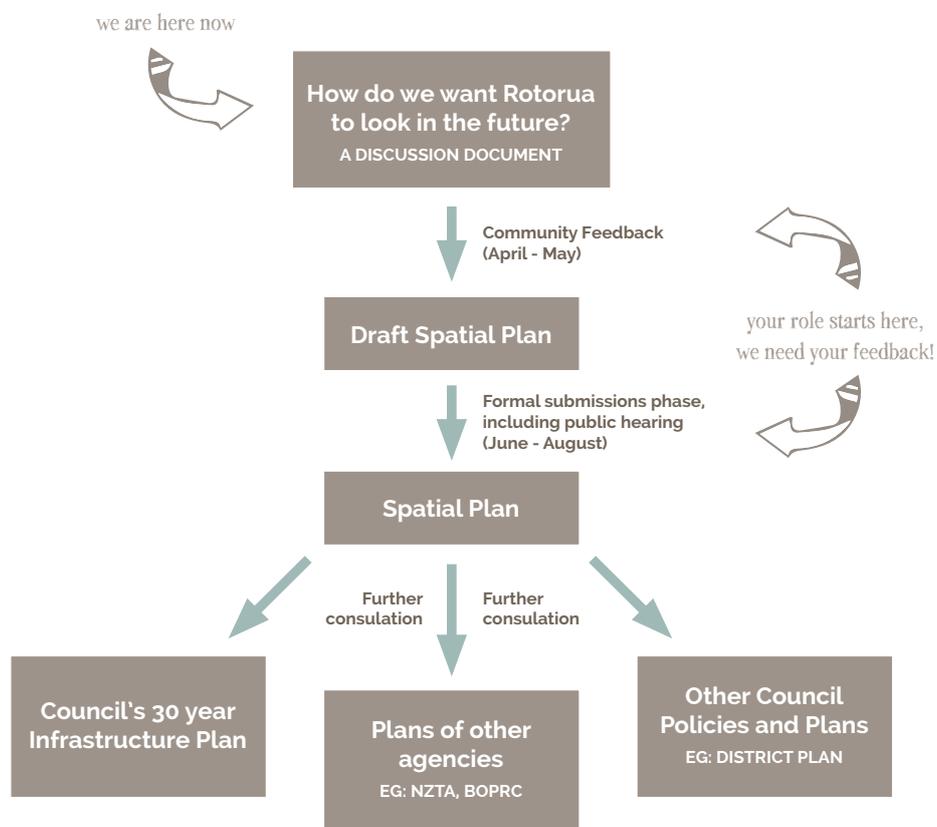
- Do you think higher density housing (flats, accommodation, apartments) should be focused around the city?
- Do you support the reduction in city retail footprint?
- Do you support an integrated plan for Kuirau Park, lakefront and Government Gardens that includes some commercial activity?
- Do you agree that there needs to be higher quality of urban design, limited to the city?

HOW CAN I HAVE A SAY? | ME PĒHEA TE KŌRERO?

We are keen to get your feedback on this discussion document. We encourage you to:

1. Fill out a feedback form and return by the Wednesday 31st May 2017.
2. Go on line to rotorualakescouncil.nz/letstalk to our feedback portal and interactive maps

Once we have heard from our communities and have a better understanding of what we want our district to be like in the future we will develop a 'Draft Spatial Plan' for final consultation in June 2017. You'll have another opportunity to provide input and feedback then.



ROTORUA
LAKES COUNCIL
Te kaunihera o ngā roto o Rotorua