DRAFT

Te Oranga Nui Rāwhiti Mai

Eastside Structure Wellness Plan

TATAU POUNAMU

ROTORUA LAKES COUNCIL
Te Kaunihera o ngā Roto o Rotorua

Prepared in Partnership by Tatau Pounamu and Rotorua Lakes Council | Draft For Comment

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Ngā piringa o Te Oranga Nui - Rāwhiti Mai
What does the Eastside Structure Wellness Plan mean for you?

This is a plan to look after/and improve the health and wellbeing of our people (Hunga Ao) and environment (Taiao) by having a plan for the future of our place, the Eastside.

We need to hear from you as the Eastside Structure Wellness Plan will affect:

Housing in your community.
Where it will be and what it will look like?

Playgrounds and reserves.
Where your children play and how far is this from your home?

Getting around.
How you get to school, work, friends – bus, walk, cycle, scooter etc.

Celebrating diversity and culture of our communities.
How do we make sure our communities are inclusive?

Business and Industry.
Where will you shop, work, access services, start a business?

Community safety and what this looks and feels like.

The quality of your environment, including the quality of water in your streams and lake, how much greenery is in your neighbourhood, protection of 'special places,' and creation of new places.

This draft document has been created in partnership with Eastside hapū, Tatau Pounamu Collective made up of representatives from the Eastside communities and Rotorua Lakes Council.

We would love to hear from everyone to ensure that this Plan best reflects the Eastside and helps us all to collectively nurture our future... Tātau tātau!

Ngā whāinga o Te Oranga Nui - Rāwhiti Mai
What does the Eastside Structure Wellness Plan aim to achieve?

This Plan provides a framework for future development and growth within Eastside Rotorua, reflecting the vision for the future of Eastside and the dreams and aspirations of those who live in this area to support a well-planned, connected and thriving community.

This plan sits alongside current and proposed work on the four wellbeings (social, economic, environmental, cultural) to support positive outcomes for the Eastside communities.

Vision

Collectively nurturing our future. Together we can - and do - make a difference.
Tatau tatau - We together

Objectives

What could this vision look like?

1. Eastside will support a child friendly environment that is welcoming and inclusive.
2. Future development will respect and enhance the environment.
3. Eastside will support a thriving community that draws on its natural and cultural heritage to create a strong local identity that is highly valued by residents and visitors.
4. Eastside will be well connected internally, as well as with the wider area.

Key Moves

How we are going to achieve the vision?

Each of these Key Moves have their own intended outcomes and actions that demonstrate how the Plan's objectives could be met over time.

Key Move 1: Provide for a safe and caring community

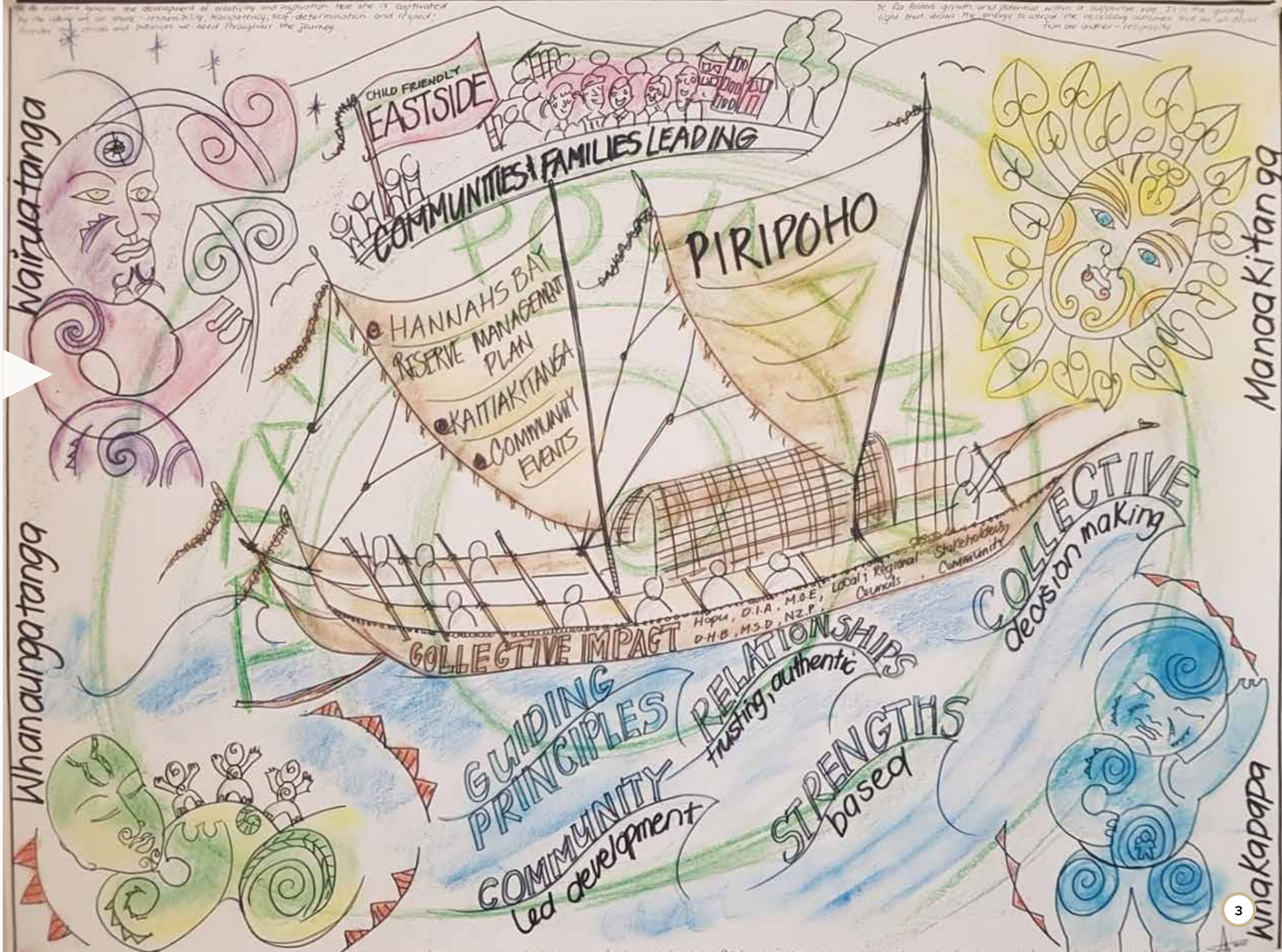
Key Move 2: Protecting and enhancing our Taiao, our natural environment

Key Move 3: Reinforcing a sense of place and character

Key Move 4: Providing for a connected community

Key Move 5: Promoting development in the right location

The opposite is a visual depiction of the Tatau Pounamu Strategy – for a full description see page 4


Wairuatanga
CHILD FRIENDLY
EASTSIDE
COMMUNITIES & FAMILIES LEADING
PIRIPOHO
HANNAHS BAY RESERVE MANAGEMENT PLAN
KAITIAKITANGA
COMMUNITY EVENTS
Manaakitanga
Whanaungatanga
COLLECTIVE IMPACT
Hapu, D.I.A, M.O.E, Local & Regional Councils, Stakeholders, Community, D.H.B, M.S.D, N.Z.P.
COLLECTIVE decision making
GUIDING PRINCIPLES
RELATIONSHIPS trusting, authentic
COMMUNITY led development
STRENGTHS based
Whakapapa

Te Oranga Nui – Rāwhiti Mai – He purapura i ruia mai e te mahi tahi
Eastside Structure Wellness Plan - created by Partnership

This draft document has been developed through a partnership between the Eastside hapū, Tatau Pounamu Collective and Rotorua Lakes Council.

This partnership has been formalised by the signing of a 'Memorandum of Understanding' as a commitment to work in partnership on the development of the Eastside Structure Wellness Plan for the Eastside area.

Eastside Hapū

Ngāti Uenukukōpako, Ngāti Te Roro o te Rangi, Ngāti Hurungaterangi and Ngāti Hinemihi have cultural, spiritual, historical and traditional association with the Eastside area.

These four hapū have contributed and collaborated on the Eastside Structure Wellness Plan

There are six marae within the area of the Eastside Structure Wellness Plan:

- Hurungaterangi Marae is located in Ngāpuna
- Te Paparere-a-ratoru Marae (also known as Te Paparere-a-Rātōrua) is located in Ngāpuna
- Ōwhata Marae is located at Hinemoa Point on Lake Rotorua
- Apumoana Marae is located within Lynmore
- Pikirangi Marae is located south of Matawera
- Ruamatā Marae is also located in close proximity to Matawera

Tatau Pounamu Collective

Tatau Pounamu is a community collective with the vision for Eastside Rotorua to be a safe place where every tamaiti (child) reaches their potential. The meaning of Tatau Pounamu reflects this as a metaphor for a safe place. Historically, Tatau Pounamu was a space created during Māori battle to provide a safe haven for the injured.

The Tatau Pounamu Strategy shows the waka that represents the Eastside community, travelling together towards Tatau Pounamu. The winds that move the waka are the four Pou (values) that underpin Tatau Pounamu:

Whakapapa to build a strong together Eastside Rotorua, committed to people's wellbeing.

Whanaungatanga to build a strong trusting relationship.

Wairuatanga to be guided by recognising all people's uniqueness i.e. cultural identity, intelligence and spirituality.

Manaakitanga to encourage and enhance people's mana inclusive of their identity, language, culture, wellness, whānau connectivity and authenticity.

The two hulls of the waka are Taiao, the natural world or environment, and Hunga Ao, the people. The sails represent the many ways the Tatau Pounamu Strategy is put into action by individuals and groups supporting each other and working together to create change.

TATAU POUNAMU

Photo: A portion of the Tatau Pounamu Collective on a recent wānanga at Ōwhata Marae:

A number of different champions support Tatau Pounamu in different ways and at different levels. The champions currently around the table include:

- Ngāti Te Roro o te Rangi
- Ngāti Uenukukōpako
- Ngāti Hurungaterangi
- Ngāti Hinemihi
- Ngāti Tuteniu
- Rotorua Lakes Council (RLC)
- Mokoia Community Association (MCA)
- Department of Internal Affairs (DIA)
- Plunket
- Department of Conservation (DOC)
- Ōwhata Primary School
- Eastern Rotorua Kāhui Ako
- Horizon Education Consultancy
- Hannahs Bay Ratepayers Association
- Ōwhata Medical Centre
- Public Health Nurse
- Bay of Plenty Regional Council (BOPRC)
- Rotorua East Lions Club
- Our Mokopuna
- Lake District Health Board
- Eastside Residents

Rotorua Lakes Council

The Vision for Rotorua is “Together we can - and do - make a difference. Tatau tatau - We together”. The Rotorua Way focuses on what makes Rotorua special – the district’s active environment, the strong Te Arawa culture and manaakitanga, the fantastic lifestyle and the diverse economic opportunities that exist here. Together, these make Rotorua a unique place in which to live, work, invest and to visit. The Key Moves and Actions in this document provide direction on ‘how’ this Vision can be achieved in Eastside.

The four wellbeings; social, economic, environmental and cultural, were reintroduced to the purpose of local government in April 2019. This is in line with the direction of central government, and will ensure that Councils and their communities contribute to the delivery of intergenerational well-being for all New Zealanders. The goal is the achievement of an improved quality of life and higher living standards for all New Zealanders in a way that takes local needs and conditions into account. Indicators of the four wellbeings include, but are not limited to, health, housing, education, transport, employment and income, safety, environmental quality, cultural identity, social connectedness and community participation.

This Plan evolved further through working with the partners and wider engagement with Ngāti Whakaue Tribal Lands, community and wider stakeholders including local, and central government agencies.

Eastside Rotorua is one of the areas in Rotorua that will experience growth over the next 30 years. It is expected that there will be more people and more development in the Eastside. Council acknowledges the need to actively work with mana whenua and the wider Eastside community to shape a well-planned, connected and thriving community.

ROTORUA
LAKES COUNCIL
Te Kaunihera o ngā Roto o Rotorua

Rotorua Lakes Council Vision:

Rotorua 2030

Koinei tō tātau kāinga
Ko tātau ōna tāngata
Nā tātau tonu i ora ai te ahurea Māori me ōna āhuatanga katoa
He iwi auaha tātau e tuku nei i tā tātau e ako nei
E kōkiri nei tātau i te angitu, i te hihiri me ngā rerekētanga maha
E kaha tautoko nei tātau i te whakapūmautanga o te taiao
Mō te katoa o Rotorua - Tātau tātau

This is our home
We are its people
We’re connected to each other through our culture and communities
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

ROTORUA CBD
MOTUTARA PT
HINEMOA POINT
SULPHUR BAY
FENTON PARK
IRI-IRIKAPUA
KĀRAMURAMU BATHS
PIKIRANGI PUNA
MATAWERA
TE PAPA-A-RUAMOA
ROTORUA REGIONAL AIRPORT
ŌWHATA
Waingaehe Stream
WHAKAREWAREWA FOREST (REDWOODS)
Te Ruruwhi Stream
MANAWA
PUKEPOTO
6

Te Wāhi Whakamarumaru
Location

The Eastside area referred to in this Plan is bounded by four key landmarks recognised by the four hapū groups.

These landmarks are as follows:

On the lake side from **Te Papa-a-Ruamoa** to **Matawera**.

The area is also bound to the East by the Whakapoungakau ridge line extending from **Manawa** to **Pukepoto.**

It is acknowledged that the rohe (geographical area) of the four hapū groups extends beyond the area referred to as the 'Eastside' in this plan.

Ngā mahi hai whakatutuki whāinga
Actions to deliver on the Plan's objectives

This draft Plan aims to acknowledge and reflect the distinctive character of Eastside and those who live within this area, as well as the voices and aspirations of the Eastside community. The Plan identifies the key features of Eastside. It provides context and a framework for change. It guides future development and growth in a way that ensures that the key values of the area are maintained and, where possible, enhanced.

The Key Moves and Actions presented in the following pages of this document provide a focus for future action and shows what this could look like. These moves have been developed in partnership and align with the Tatau Pounamu Strategy, Rotorua's Vision, Homes and Thriving Communities Strategic Framework and the objectives identified in Rotorua's Spatial Plan.

Given that the Eastside Structure Wellness Plan will guide current and future planning and actions within the Eastside rohe (area), it is really important that we hear from the wider community if we are on the right track. We encourage you to read further and let us know if you agree with the vision, objectives and key moves.

Each of the following five key moves contains a set of intended outcomes, actions and a map. The actions set out how the intended outcomes could be achieved. Some of these actions relate to a specific Eastside location or locations. For such actions they have an associated icon which corresponds to a feature or features on the map. Those actions which do not have an associated icon are more generic to the whole of the Eastside area.

The intended outcomes and actions are in no particular order or priority – we are really interested to receive feedback on what is important for you in the Eastside community.

Future generations are critical to the implementation of this plan. We value the voice of our young people. Rangatahi are at the front of mind when making changes in our community.

Te Tapuwae Tuatahi
Key Move 1:

Whakatū hapori haumaru, hapori atawhai
Provide for a safe and caring community

Intended Outcomes

- Safe and attractive walking and cycling tracks are established which connect communities.
- Gully areas are planted and free of urban development.
- New neighbourhood centres do not compete with existing commercial areas on Te Ngae Road.
- All new residential areas have parks/reserves within 500m walking distance.
- Community facilities to support the local community are provided where needed.
- Known contaminated sites are identified with appropriate land uses (reserves etc.) identified in those locations.

Inequity refers to differences in resources and opportunities. Inequity can weaken the social connections within a community.

What are some of the ways that this plan can work towards strengthening these social connections?

Actions

A Connect existing neighbourhoods through new paths and linkages.

- When the Rotorua Sport and Recreation Strategy is reviewed ensure it aligns with Eastside community aspirations.
- Develop an open space network plan to ensure there are enough parks and reserves in the right locations that are high quality and attractive for the community.

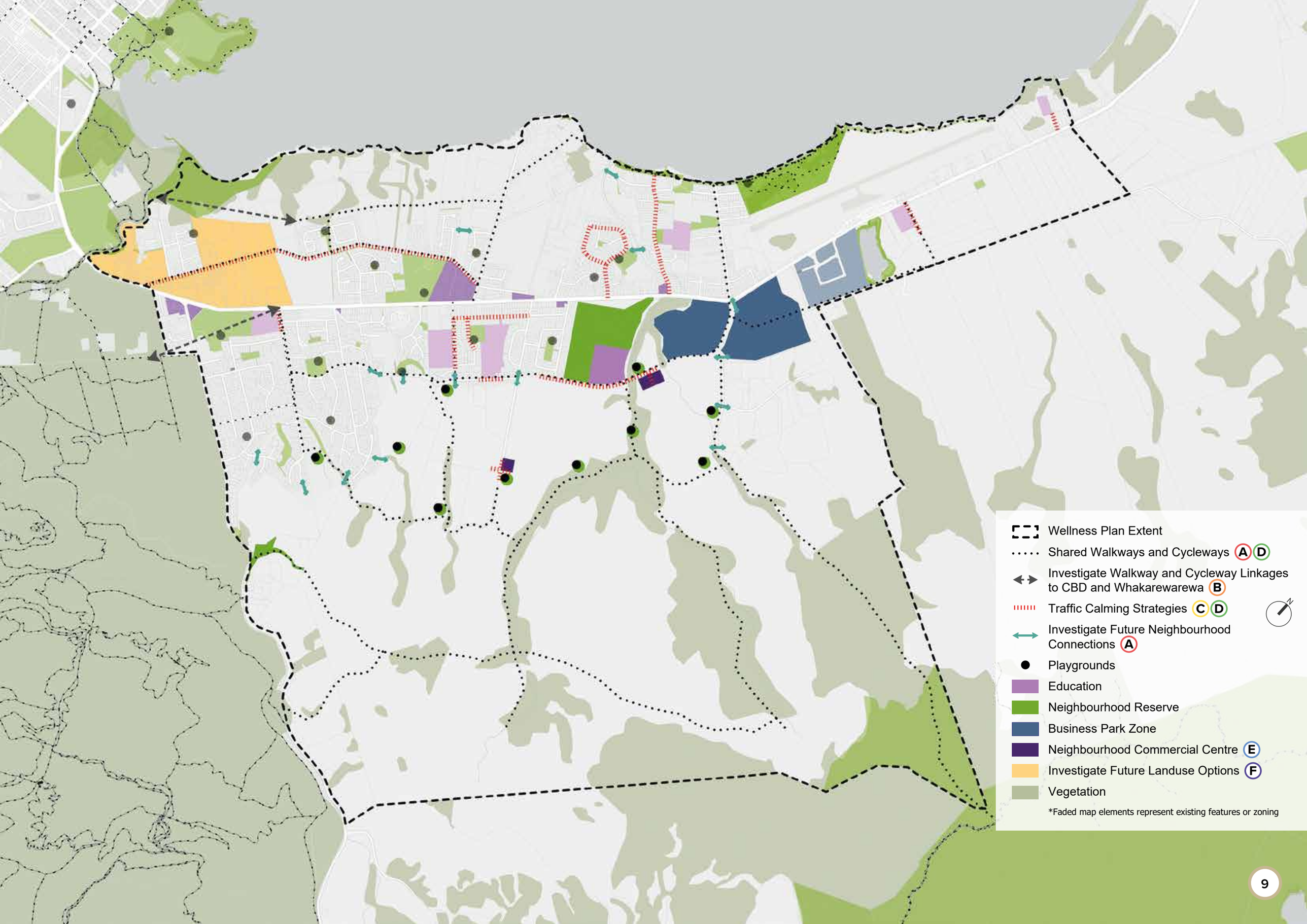
B Investigate a new shared path for walking and cycling that better connects the Eastside to the CBD and Whakarewarewa in consultation with iwi and landowners.

C Investigate traffic calming strategies to reduce vehicle speed and protect vulnerable users, for example through landscaping to narrow roads.

D Make Vaughan Road a community friendly space where all residents feel safe and have a choice on how they move around, including traffic calming measures.

E Investigate demand and possible site(s) for a multi-use community hub and appropriately located public toilets.

F Investigate long-term land use options of industrial land in Ngāpuna.


Wellness Plan Extent
Shared Walkways and Cycleways A D
Investigate Walkway and Cycleway Linkages to CBD and Whakarewarewa B
Traffic Calming Strategies C D
Investigate Future Neighbourhood Connections A
Playgrounds
Education
Neighbourhood Reserve
Business Park Zone
Neighbourhood Commercial Centre E
Investigate Future Landuse Options F
Vegetation
*Faded map elements represent existing features or zoning
N

Te Tapuwae Tuarua
Key Move 2:

Tiaki pai i te taiao hai oranga mōna
Protecting and enhancing our taiao, our natural environment

Intended Outcomes

- Protection and enhancement of all waterways.
- Gullies are clear of buildings and enhanced through replanting.
- Wetlands are restored and where possible new ones created.
- Incorporation of green infrastructure to improve water quality e.g. such as swales which are planted areas to catch stormwater run-off.

Actions

- Develop a stormwater masterplan for the Eastside.
- Provide an integrated stormwater management approach from the ridgeline to the Lake.

A Replant gully areas and higher slopes for stormwater management and ecological enhancement.

- Plan for and use green infrastructure to manage stormwater and improve water quality before it enters the lake.

B Work with landowners to investigate wetland development opportunities.

C Investigate opportunity to enhance existing waterways and ensure that contaminants do not enter waterways and the lake.

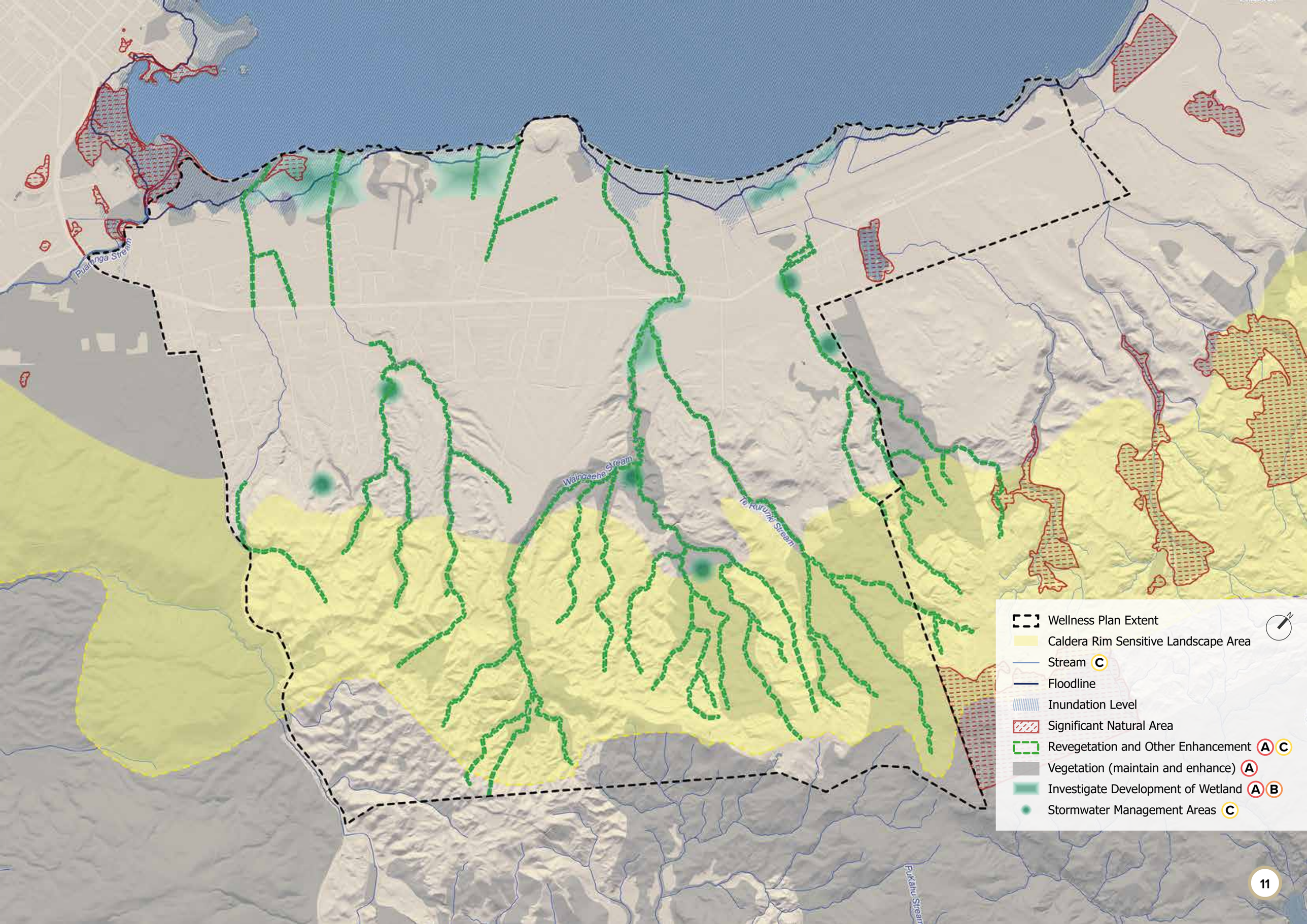
- Upgrade existing drainage to ensure there is sufficient capacity for anticipated growth and climate change.

Our natural environment continues to be under threat with the variety of indigenous plant and animal life (biodiversity) decreasing and the quality of our water reducing.

Does this draft plan respond to these threats to biodiversity and water quality?

Sustainability is about balancing the needs of current and future generations.

Do you think that the draft plan works towards providing this balance?


Puarenga Stream
Waingaehe Stream
Te Kuruki Stream
Pukaitu Stream
Wellness Plan Extent
Caldera Rim Sensitive Landscape Area
Stream C
Floodline
Inundation Level
Significant Natural Area
Revegetation and Other Enhancement A C
Vegetation (maintain and enhance) A
Investigate Development of Wetland A B
Stormwater Management Areas C

Te Tapuwae Tuatoru
Key Move 3:

Ko tēnei wāhi – he kāinga, he momo anō hoki
Reinforcing a sense of place and character

Intended Outcomes

- A strong, healthy and thriving community.
- Known cultural sites are mapped (where appropriate) and proposed land uses identified to reflect the values of the area.
- Creation of a cultural precinct that will have a range of community and social uses, with associated wetland and ecosystem restoration, and community use within the greenfield area above Te Ngae Road.
- Built development is minimised within sensitive landscapes such as the Caldera Rim.
- Education facilities, commercial areas and reserves are prioritised on leasehold land.
- The important cultural, historical and geothermal values of Ngāpuna Village are recognised, protected and enhanced.
- The important cultural and heritage values present in the Eastside area are protected and where possible enhanced.

There were many lessons learnt during the COVID-19 lockdown, such as the importance of work/life balance, using other forms of transport than cars, making the most of the natural environment and connecting with those who live in your neighbourhood.

Do you think this plan responds to the lessons which we as a community have learnt during lockdown?

Actions

A Strengthen the physical connection to Lake Rotorua and Mokoia Island, including protection of viewshafts.

B Work with mana whenua to positively reinforce the cultural heritage of the area.

- Promote the use of Te Reo Māori for street names and signage.

C Protect and secure access to archaeological and cultural sites.

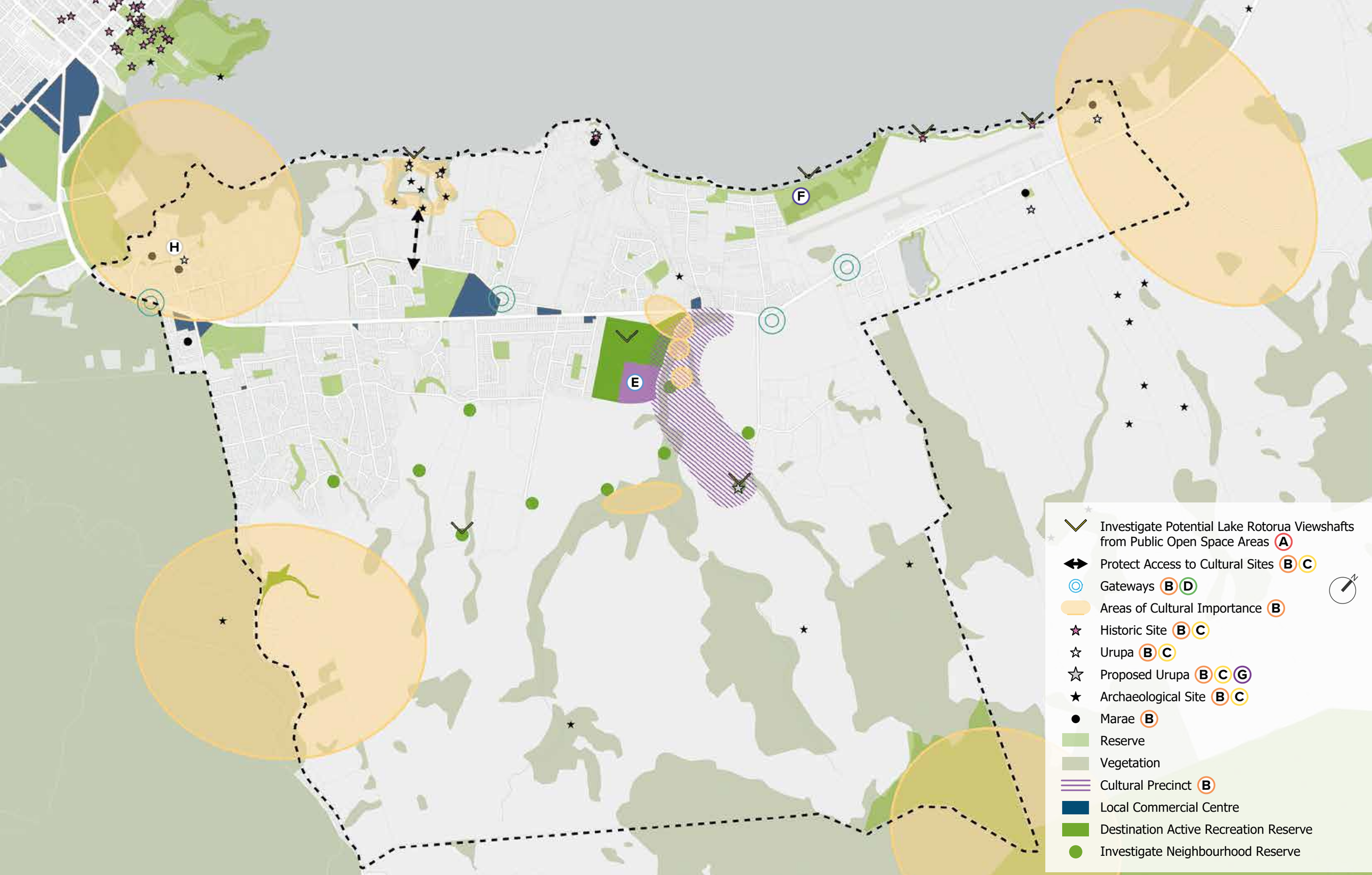
D Create a sense of arrival through well-designed gateway entrances at appropriate locations throughout the Eastside.

E Identify an area for future education adjacent to large reserve and gully areas. It is anticipated there will be shared use of this area for wider community purposes.

F Manage the Waikawau (Hannahs Bay) Reserve as a highly valued recreational destination for the Eastside and Rotorua community.

G Explore the opportunity to create a reserve adjacent to Gee Road, in the cultural precinct, that could be used for a new urupā (cemetery).

H Protect the important cultural, historical and geothermal values of Ngāpuna Village from activities which could adversely affect them, and with the community explore opportunities to further enhance these values.


H
F
E
Investigate Potential Lake Rotorua Viewshafts from Public Open Space Areas A
Protect Access to Cultural Sites B C
Gateways B D
Areas of Cultural Importance B
Historic Site B C
Urupa B C
Proposed Urupa B C G
Archaeological Site B C
Marae B
Reserve
Vegetation
Cultural Precinct B
Local Commercial Centre
Destination Active Recreation Reserve
Investigate Neighbourhood Reserve

Employment is changing. Jobs of the future will most likely not look like jobs currently. Increasingly people are changing from 9 to 5 permanent employment, including working part-time, contracting, working from home, or working multiple jobs.

Does this draft plan ensure that our transport infrastructure (for example roading and cycleways) and neighbourhoods can allow and positively support this change?

Te Tapuwae Tuawhā Key Move 4:

Ko te whāinga, he hapori whakapiri Providing for a connected community

Intended Outcomes

- Residential areas, community facilities, schools and new centres are well connected to public and active transport networks and reserves.
- All residential areas have reserves within 500m walking distance.
- Walking and biking trails form a network of trails throughout the area.
- Walking and biking routes identified to link in with controlled crossing points of Te Ngae Road and links to the lake.
- Walking and cycling trails connect to the city, Long Mile, Whakarewarewa Development, Lake Rotorua, Lake Ōkāreka and Lake Ōkataina.
- Parallel road networks identified to direct traffic to key access points on Te Ngae Road.
- Public transport routes are identified that connect key commercial and community facilities and are within walking distance from new and existing neighbourhoods.
- Communities have access to facilities and services within walking distance of homes.
- New neighbourhoods, business and community areas are linked by marked walking and cycling trails.
- There are no new vehicle access points to Te Ngae Road.

Actions

A Provide safe and effective connections between key community centres and services.

B Ensure popular walking routes and pedestrian connections are safe and inclusive.

C Create pedestrian, cycling and local vehicle connections between Vaughan Road and Lake Rotorua.

D Provide strong walking and cycling linkages throughout the Eastside and to the CBD through the provision of new shared paths.

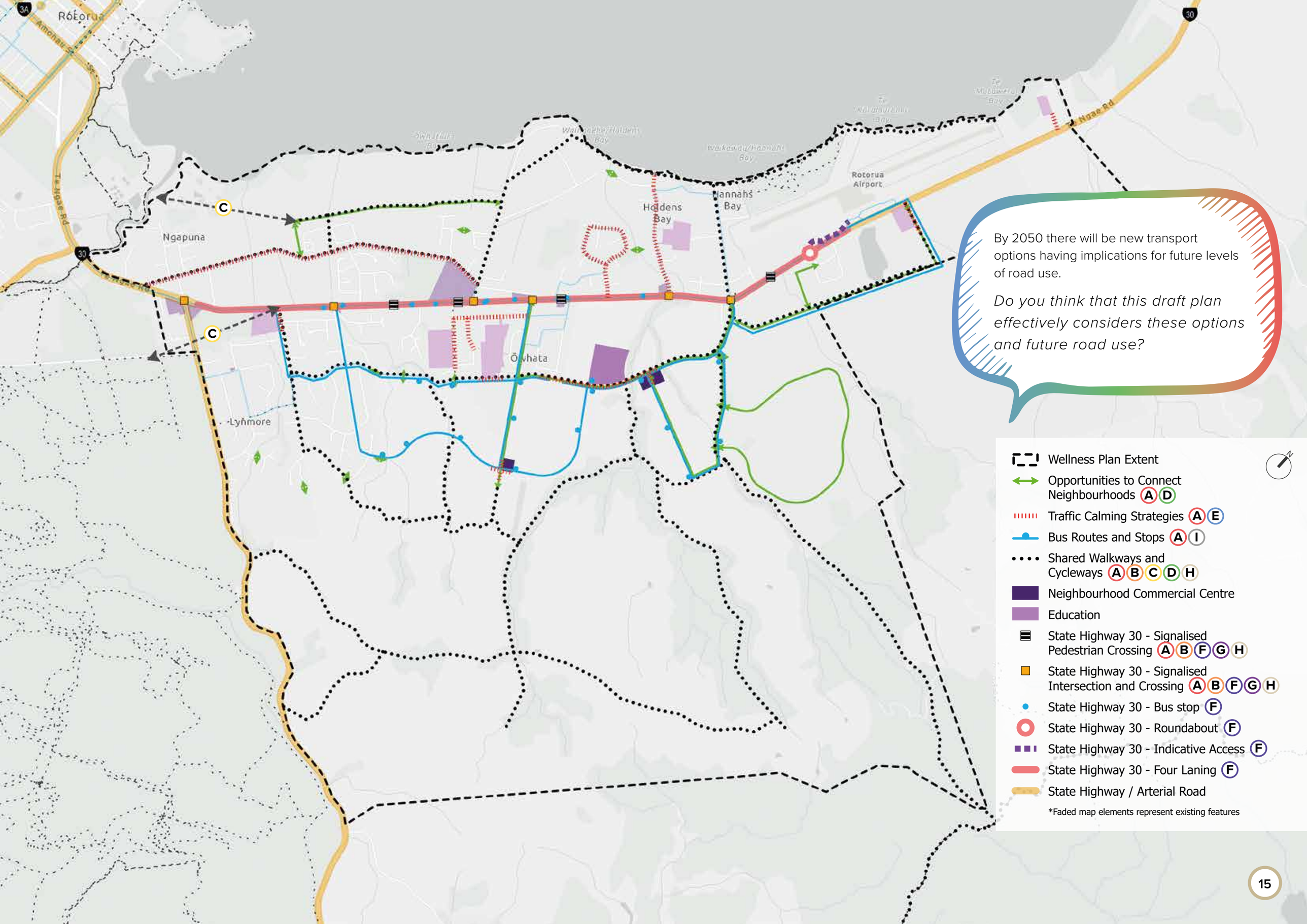
E Slowing traffic at key areas on the local road network.

F Work with Waka Kotahi/New Zealand Transport Agency to ensure Te Ngae Road is a safe and efficient transport link and not a barrier to people moving across the community.

G Develop safe State Highway crossings to connect to the schools on the eastern side of Te Ngae Road.

H Cycle and pedestrian routes identified to link to proposed new pedestrian crossing points that form part of the proposed Te Ngae Road upgrade.

I Facilitate the operation of a public transport network that effectively services current and future communities.


Rotorua
Amohau St
Te Ngae Rd
Ngae Rd
Ngapuna
Holdens Bay
Hannahs Bay
Rotorua Airport
Ōwhata
Lynmore
C
C
By 2050 there will be new transport options having implications for future levels of road use.
Do you think that this draft plan effectively considers these options and future road use?
Wellness Plan Extent
Opportunities to Connect Neighbourhoods A D
Traffic Calming Strategies A E
Bus Routes and Stops A I
Shared Walkways and Cycleways A B C D H
Neighbourhood Commercial Centre
Education
State Highway 30 - Signalised Pedestrian Crossing A B F G H
State Highway 30 - Signalised Intersection and Crossing A B F G H
State Highway 30 - Bus stop F
State Highway 30 - Roundabout F
State Highway 30 - Indicative Access F
State Highway 30 - Four Laning F
State Highway / Arterial Road
*Faded map elements represent existing features

Changes to technology will continue to impact on how and where we live, communicate, work and play.

How can we ensure that our community is prepared for these changes in a way that will benefit us?

Te Tapuwae Tuarima
Key Move 5:

Whakatupuria ai ngā wāwāhanga e arotahitia ana
Promoting development in the right location

Intended Outcomes

- Liveable neighbourhoods are created for existing and new communities.
- Built development excluded.
- Reserves located next to gullies and opportunities for shared use is created.
- Only low-density land uses above the sensitive landscape line are identified on the map below/on the next page.
- Obvious hazard areas and urban land uses are identified.
- Development of steeper areas of land is avoided.
- New commercial areas will not compete with existing commercial areas on Te Ngae Road.
- Neighbourhood centres and reserves are within walking distance of local communities.
- Access point from Eastgate on to Te Ngae Road will complement the airport access and proposed business land uses there.
- The proposed new business area adjacent to Eastgate will provide opportunities for existing and new business to develop.
- The proposed land uses are considered within the context of the wider neighbourhood and how the land uses complement each other. (For example, consideration includes the location of community centres where they are easily accessed, reserves close to gullies and active transport areas and a cultural/ community hub).
- Areas for new communities will be identified and enabled to meet the needs of our growing population.
- Adjacent land uses should not create inappropriate effects to each other.

Actions

- Work with iwi to provide opportunities for papakāinga (communal Māori housing).
- Promote low impact design in development and infrastructure.
- Provide climate-resilient infrastructure.

A Investigate long-term land use options and opportunities for current industrial land and businesses in Ngāpuna.

- Encourage the provision of social housing dispersed within new subdivisions.

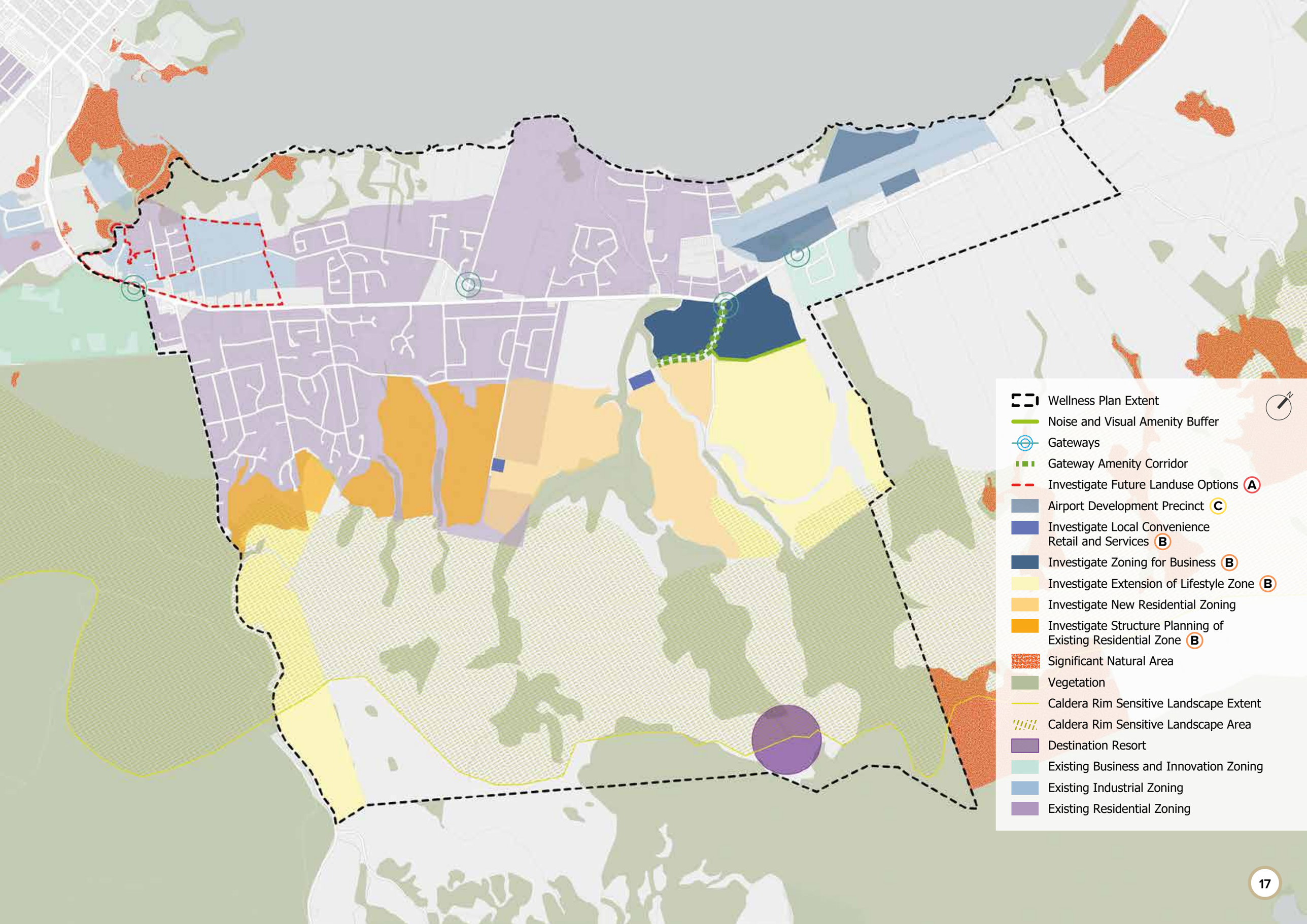
B Investigate rezoning of land for housing and employment use.

C Recognise the proposed development at Rotorua Airport.

- Consider the development of structure plans and associated District Plan Changes to enable positive land use change.

As we approach 2050, those aged 65+ will continue to make up a bigger portion of our communities leading to greater opportunities for older people to contribute to whānau and community life along with increased demand for health care services. Where and how will our older residents be living in the future to ensure that they are cared for appropriately and are still active members of the Eastside communities?

Does this draft plan provide for our older residents?


Wellness Plan Extent
Noise and Visual Amenity Buffer
Gateways
Gateway Amenity Corridor
Investigate Future Landuse Options A
Airport Development Precinct C
Investigate Local Convenience Retail and Services B
Investigate Zoning for Business B
Investigate Extension of Lifestyle Zone B
Investigate New Residential Zoning
Investigate Structure Planning of Existing Residential Zone B
Significant Natural Area
Vegetation
Caldera Rim Sensitive Landscape Extent
Caldera Rim Sensitive Landscape Area
Destination Resort
Existing Business and Innovation Zoning
Existing Industrial Zoning
Existing Residential Zoning
N

To plan for existing and future communities, it is helpful to understand the Eastside and its context, its communities and those things which make it unique. The following sets out this context which informed the draft key moves for the Eastside area

Te Taiao me wōna āhuatanga katoa
Natural Environment

Eastside Rotorua has a wealth of natural environmental taonga (treasures) examples of which include Hannahs Bay/Waikawau Reserve, views of the lake and wetlands

The area is bisected with waterways which flow through the landscape from the high places to the lake. The development and use of the Eastside now and in the future will impact on these taonga. Planning for the Eastside needs to be conscious of the potential impacts that growth and development can have on the taiao (natural environment) and when it is necessary to tread carefully.

Key features include:

- View shafts from the upper slopes to Lake Rotorua and to important cultural landmarks, in particular Ngongotahā, Mokoia Island, and Hinemoa Point.
- Permanent and temporary water courses that flow throughout the Eastside landscape.

Some of the issues are:

- Areas where there are likely to be difficulties in developing land for housing because of soft soils, inundation, steep terrain.
- Previous assessments (The Rotorua Catchment Landscape Assessment and the Eastern Basin Landscape Assessment) identify a visual limit at about the 370m contour as the highest level for built development. Recognise that care must also be taken on exposed ridgelines and other areas visible from the lake.

Some of the opportunities are:

- Compact urban development inland will support the Te Ngae commercial hub.
- Enhance the natural ecological and landscape environment.
- Restoration and planting along the permanent and temporary streams, stormwater gullies throughout the catchment.
- Revegetation of the gully areas and higher slopes will also provide opportunities for stormwater management and ecological enhancement, enabling reductions in nitrogen and phosphate loadings reaching the lake.
- Restoration of the wetland area above Te Ngae Road to recreate areas of important habitat and cultural value.
- Opportunities for enhancement of the area adjoining the lake edge as a natural wetland for stormwater management, biodiversity and open space creating a buffer between residential areas and the lake.
- To use low impact stormwater systems that will retain and treat stormwater runoff throughout the area in order to limit the effects on water quality at Lake Rotorua.
- The provision of water management areas along the main permanent and temporary stream systems to accommodate short intense rainfall events. At other times these areas provide visual relief between areas of development and opportunities for passive recreation and walkways.

Our climate will continue to change including higher temperatures and changes to rainfall patterns that will affect economic activity and our fauna (animals) and flora (plants).

When planning for future communities, how should we as a community respond to climate change and does this draft plan do this?

MATAWERA
TE
PAPA-A-RUAMOA
Puarenga Stream
Waingaehe Stream
Te Kuru-ki Stream
MANAWA
PUKEPOTO
Pukaki Stream
Rivers and Waterways
Significant Natural Area
Caldera Rim Sensitive Landscape Area
Outstanding Natural Feature or Landscape
Flood Level Lake Rotorua
Inundation Restrictions
Geothermal Field
Vegetation
Slope (moderate to high landslide susceptability)
Areas of Cultural Importance

Ngā nukunuku me ngā nekeneke
Movement

The key to the success of the 'neighbourhood hub' form of urban development is easy accessibility to the centre from the immediate surrounding area, particularly for pedestrians and cyclists

It is also important to allow safe and efficient linkages throughout the wider Eastside neighbourhood and to the wider city. Developing a safe and effective transport network that meets the needs of all residents will be vital in ensuring the Eastside community is a connected community.

Key features include:

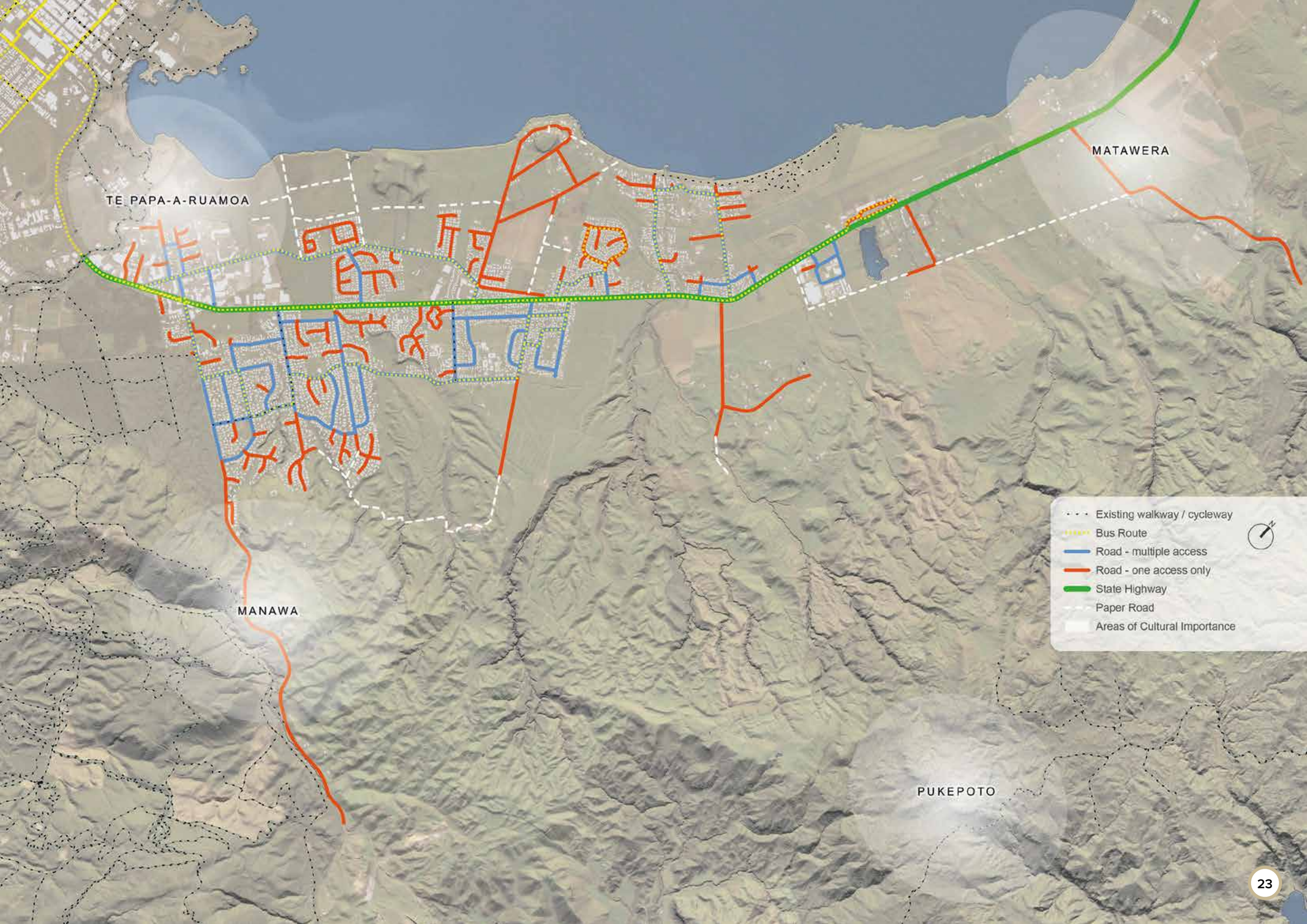
- Eastside is close to the City Centre, and is well connected to the Lakes and also SH33 to Whakatāne.
- The suburbs of Lynmore and Ōwhata have a well-connected road layout.
- Connection with existing cycle road network, including Whakarewarewa Forest.
- Public transport and active transport networks need to support the community.

Some of the issues are:

- Traffic delays at peak times along Te Ngae Road results in traffic diverting through residential areas.
- Limited connectivity in new development east of Te Ngae Road.
- Te Ngae Road acts as a barrier for people travelling within the Eastside community.
- Lack of safe active transport routes.
- Heavy traffic in residential areas.

Some of the opportunities are:

- The former Rotorua Eastern Arterial (REA) land provides opportunity for a new local road to provide more integrated development for new subdivisions along Vaughan Road.
- Provide a link further to the north around the lakefront and the caldera rim.
- Walkway and cycleway linkages across the caldera rim to the Okataina walkway network are also envisaged. Providing a Lake-to-Lake network connecting Lake Rotorua with Lake Ōkāreka and Lake Ōkataina. A recreational and commuter cycle route along the Lake Rotorua frontage into the Rotorua CBD is also proposed.
- Creating a gateway to the Eastside area.
- Enhance public and active transport connections between existing and planned communities.
- Better off-highway connections to Rotokawa School.
- Proposed Waka Kotahi/New Zealand Transport Agency upgrades to Te Ngae Road.
- Work with Waka Kotahi to ensure Te Ngae Road and the surrounding roads form an efficient, safe and sustainable roading network.
- Government funding announced July 2020 for upgrades to key intersections on Te Ngae Road and Stormwater to facilitate housing development above Te Ngae Road.


TE PAPA-A-RUAMOA
MATAWERA
MANAWA
PUKEPOTO
Existing walkway / cycleway
Bus Route
Road - multiple access
Road - one access only
State Highway
Paper Road
Areas of Cultural Importance

Ngā wāhi hai whakatū aha
Built Environment

The built environment has a significant influence on people's health and wellbeing. It defines the spaces in which we live, work, or play

Key features include:

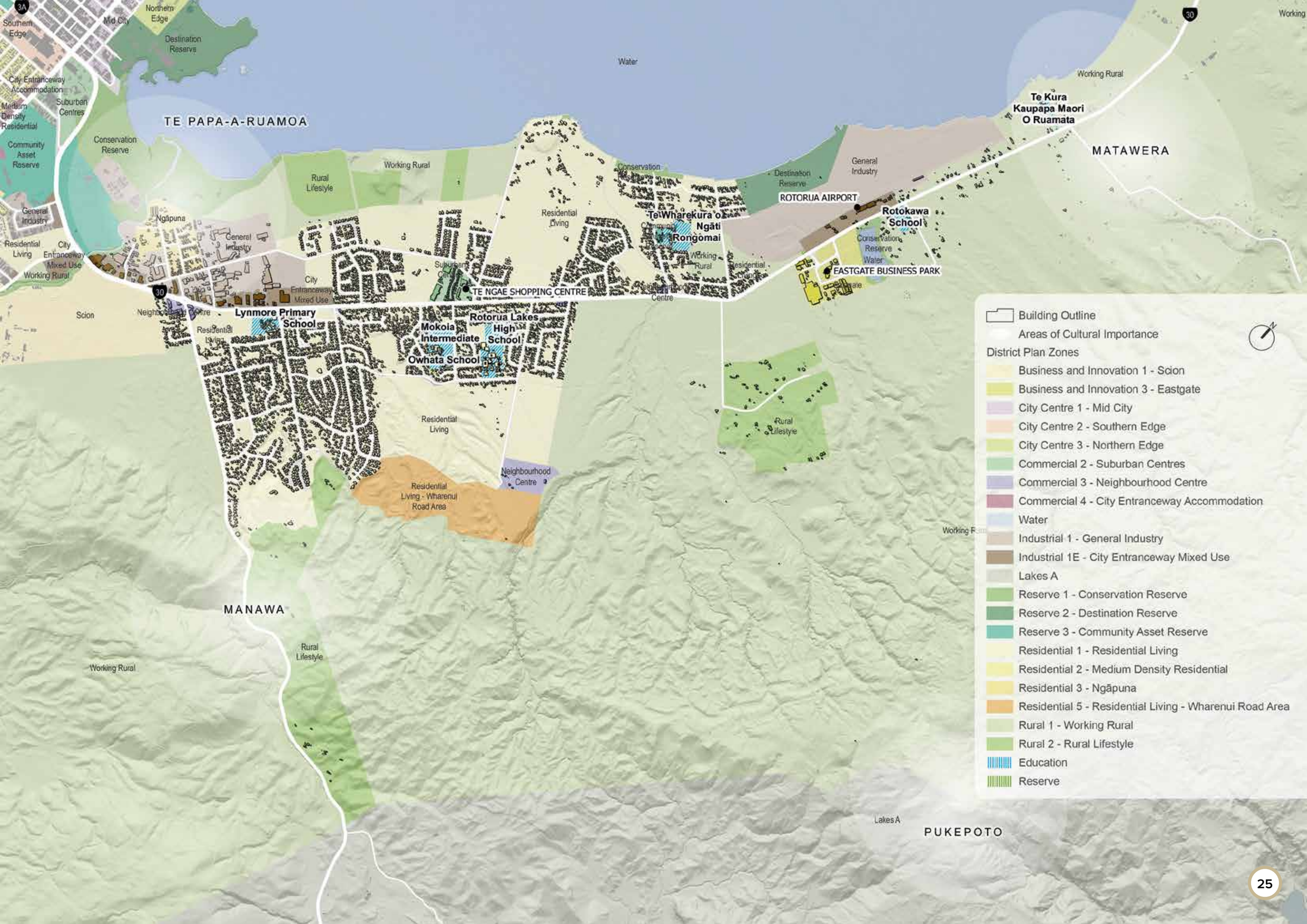
- There are at present a number of employment centres within Eastside including the existing neighbourhood hubs at Te Ngae, Lynmore, Ngāpuna and Ōwhata, various small shops and service stations, schools, home-based occupations and services as well as the main service/industrial areas at Ngāpuna, along Te Ngae Road, at Eastgate and at the Airport.
- Undeveloped land to the east of Te Ngae Road is likely to be developed for new residential and commercial areas to accommodate the district's growing population.
- The village of Ngāpuna has significant cultural, geothermal and historic values, similar to Whakarewarewa and Ohinemutu.

Some of the issues are:

- The long-established industrial businesses at Ngāpuna and along Te Ngae and Vaughan Roads, in some cases, impose on adjacent residential areas in terms of traffic generation, vibration, noise, light, odour and air discharges.
- The important cultural and heritage values of Ngāpuna Village are being adversely impacted by adjacent industrial land uses.
- Stormwater management is a critical element of any future development and the stormwater system must be able to accommodate future climate change events that may be more frequent and more intense.
- Some of the commercial areas along Te Ngae Road are characterised by high numbers of vacant shops / buildings.
- Poorly planned development can have adverse effects on the functioning of existing physical and social infrastructure and the wider community.

Some of the opportunities are:

- Taking a whole of catchment approach to stormwater management to ensure integrated solutions for subsequent development.
- Management areas along the main permanent and ephemeral stream systems to accommodate short, intense rainfall events. At other times these areas provide visual relief between areas of development and opportunities for passive recreation and walkways.
- Provide for employment where it is compatible with surrounding, sensitive land uses and will not undermine existing employment centres.
- Planning for future residential and commercial land uses on the undeveloped land to the east of Te Ngae Road.
- The application of strategic land use principles to provide positive guidance on changes to the built environment.
- Developing a built environment in the undeveloped land to the east of Te Ngae Road which meets the needs of current and future communities and encourages low carbon lifestyles.
- Working with land and business owners to explore a range of possible measures for the Ngāpuna industrial area to address the offsite effects to the surrounding residential neighbourhoods.


Southern Edge
Mid City
Northern Edge
Destination Reserve
Water
City Entranceway Accommodation
Medium Density Residential
Suburban Centres
Community Asset Reserve
Conservation Reserve
TE PAPA-A-RUAMOA
Working Rural
Rural Lifestyle
Conservation
Destination Reserve
General Industry
Working Rural
Te Kura Kaupapa Maori O Ruamata
MATAWERA
ROTORUA AIRPORT
Rotokawa School
General Industry
Ngāpuna
General Industry
Residential Living
City Entranceway Mixed Use
Working Rural
Residential Living
Te Wharekura o Ngāti Rongomai
Conservation Reserve
Water
EASTGATE BUSINESS PARK
City Entranceway Mixed Use
TE NGAE SHOPPING CENTRE
Scion
Lynmore Primary School
Residential Living
Mokoia Intermediate
Rotorua Lakes High School
Owhata School
Residential Living
Rural Lifestyle
Neighbourhood Centre
Residential Living - Wharenui Road Area
MANAWA
Rural Lifestyle
Working Rural
Lakes A
PUKEPOTO
Building Outline
Areas of Cultural Importance
District Plan Zones
Business and Innovation 1 - Scion
Business and Innovation 3 - Eastgate
City Centre 1 - Mid City
City Centre 2 - Southern Edge
City Centre 3 - Northern Edge
Commercial 2 - Suburban Centres
Commercial 3 - Neighbourhood Centre
Commercial 4 - City Entranceway Accommodation
Water
Industrial 1 - General Industry
Industrial 1E - City Entranceway Mixed Use
Lakes A
Reserve 1 - Conservation Reserve
Reserve 2 - Destination Reserve
Reserve 3 - Community Asset Reserve
Residential 1 - Residential Living
Residential 2 - Medium Density Residential
Residential 3 - Ngāpuna
Residential 5 - Residential Living - Wharenui Road Area
Rural 1 - Working Rural
Rural 2 - Rural Lifestyle
Education
Reserve

Ngā mātāpono whakamahire mahinga whenua
Land Use Planning Principles

Planning for future communities in the Eastside area has been and will be guided through the application of the land use planning principles. These principles are listed in order of priority and have been developed in accordance with the objectives in the Eastside Structure Wellness Plan:

Tahi: Wāhi Toitū | Protection. The places with enduring presence that should be protected from development in perpetuity.

Planning Horizon 100 years plus

- Protect and enhance the mauri of Lake Rotorua and its tributaries – the development results in an enhancement to the water quality and aquatic and terrestrial ecosystems linked to it.
- Urban development within the gully areas will be restricted to ensure the gullies can operate as stormwater corridors, avoid potential geotechnical issues, be the location of walking and biking trails, be places for people to recreate and be able to form restored green corridors.
- Sites of cultural importance will be recognised and respected, and inappropriate development of those sites will be avoided.

Rua: Wāhi toiora | Mitigation. Areas where we tread carefully. The places where change or development should occur with the greatest care.

Planning Horizon 100 years plus

- Urban land use within the sensitive landscape associated with the caldera rim will be minimised, and developments will be designed and located with care.
- Contaminated sites will be avoided if unable to be remediated.
- New communities and infrastructure will not be located in hazard areas unless the hazard can be appropriately mitigated.

Toru: Awarua | Connections. The movement that binds places together.

Planning Horizon 100 years plus

- Avoid the unnecessary loading of Te Ngae Road with local traffic by facilitating traffic flow parallel, towards Tarawera Road.
- Increase the permeability of Te Ngae Road by improving connections between the communities on each side of the road and with the lake.
- Enable the development of a high-quality public transport network around the Eastside that links to the wider Rotorua city.
- Design land use and infrastructure on the Eastside to facilitate active transport options.
- Protect gully areas as important active transport, ecological and stormwater corridors.
- Facilitate improved recreational and active transport connections to Lake Rotorua, the forest, the city and, Lakes Ōkāreka and Ōkataina.

Whā: Wāhi Mahi | Working. The places where we work and transact.

Planning Horizon 30 years

- Development within the Eastside area will support the ongoing viability of the existing commercial areas in the wider Eastside area along Te Ngae Road.
- Small local centres will be designed and located so that they are easily accessible to the local community.
- Opportunities to expand the existing Eastgate Business Park will be actively considered with a preference for maintaining the existing character of that area.
- Any proposed land uses and infrastructure will consider the Airport Master Plan and proposed land use changes at Ngāpuna.

Rima: Wāhi Noho | Living. The places where we live and often work too.

Planning Horizon 30 years

- Higher density living areas should be located close to open space and transport corridors.
- Use road corridors as green spaces through the use of low impact urban design tools.
- Create flexible land uses which that are economically feasible and practical to deliver, especially on leasehold land.
- Liveable places will be created where residents have easy access to jobs, amenities and places to play.
- Proposed land uses need to be considered within their wider neighbourhood context – neighbourhood-based planning.

Ono: Whakamana | Infrastructure. The elements that enable and support development.

Planning Horizon 30 years

- Flexibility of multi-use reserve and educational land will be considered, especially on lease land.
- Infrastructure (including telecommunication facilities) will be sited where they will not have a detrimental effect on the landscape and communities.
- Community uses for open space will be maximised.
- People will be living within 500m walk of a park or reserve.

Ngā tapuwae e heke iho nei
Next Steps...

We now need to know what you think about this Plan, what you think of the Vision, the Objectives and Key Moves and how you think we can collectively achieve these. Your feedback will help us to understand what is important to the community, and will also help to prioritise future actions.

Once the Plan has been finalised, we'll start working out how all the different parts of the Key Moves will be achieved. This will help us to prioritise the actions based on feedback from the community, and also work out what the costs will be to make it happen.

This is a community plan. It is anticipated that everybody including mana whenua, the Tatau Pounamu Collective, community groups, businesses, individuals, Council and central government will be involved in doing their part to implement the Plan and realise its vision.

Photo credit: Chris Moody - Muddy Boots Photography

Feedback on the Eastside Structure Wellness Plan closes on:

FRIDAY, 16 OCTOBER 2020

Te āhua o tō whakapuaki whakaaro
How to have your say.

Go online

rotorualakescouncil.nz/koreromai website
- this is Council's feedback portal where you'll find an online feedback form, places to leave comments and a calendar of upcoming face-to-face events

@TatauPounamu

@RotoruaLakesCouncil

Face to face opportunities including:

Face to face opportunities to hear and receive feedback are important. We will do our best to provide these within the current Covid-19 environment. We intend to have school forum and also public information sessions. These events will be advertised on the Tatau Pounamu facebook page and website and the Let's Talk/Kōrero Mai website.

Call or email us

Feel free to email your feedback to **eastside@rotorualc.nz** (please include your name, address and a phone number)

You can also call one of Council's customer services staff and provide feedback over the phone on **(07) 348 4199**

Drop off locations

You can drop off your written comments to:

- Tatau Pounamu based at the Mokoia Community Association, 297 Vaughan Road
- Rotorua Lakes Council at 1061 Haupapa Street
- Any of the face to face events

TATAU POUNAMU

ROTORUA
LAKES COUNCIL
Te Kaunihera o ngā Roto o Rotorua

Prepared in Partnership by Tatau Pounamu and Rotorua Lakes Council | Draft For Comment