



Te Oranga Nui  
Rāwhiti Mai  
Eastside Community  
Wellness Plan



TATAU POUNAMU

**ROTORUA**  
LAKES COUNCIL  
Te Kaunihera o ngā Roto o Rotorua

Prepared in Partnership by  
Tatau Pounamu Collective  
and Rotorua Lakes Council

hello kia ora malō  
 你好 हैलो सत स्री अकाल  
 bonjour hallo hola  
 kumusta? mālō e lelei

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# Ngā piringa o Te Oranga Nui – Rāwhiti Mai

## What does the Eastside Community Wellness Plan mean for you?



### Housing in your community

Where it will be and what it will look like.



### Getting around

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



### Business and Industry

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



### 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.



### Playgrounds and reserves

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



### Celebrating diversity and culture of our communities

How we make sure our communities are inclusive and welcoming.



### Community safety

What this looks and feels like.



*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.*

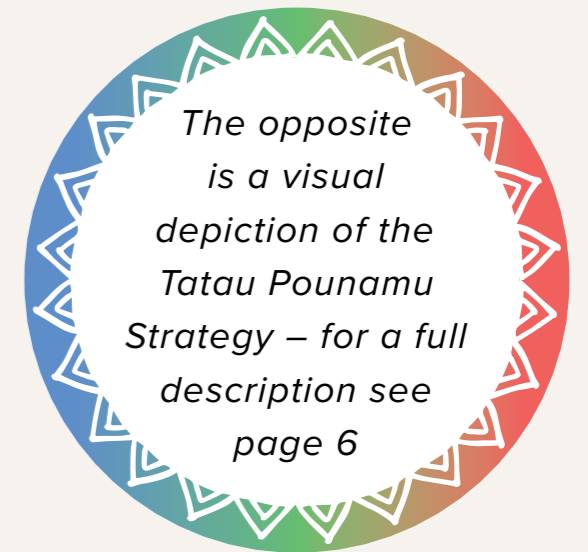


# Ngā whāinga o Te Oranga Nui – Rāwhiti Mai

## What does the Eastside Community Wellness Plan aim to achieve?

This Plan provides a framework for future development and growth within Eastside Rotorua. It reflects 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 community.




## 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.

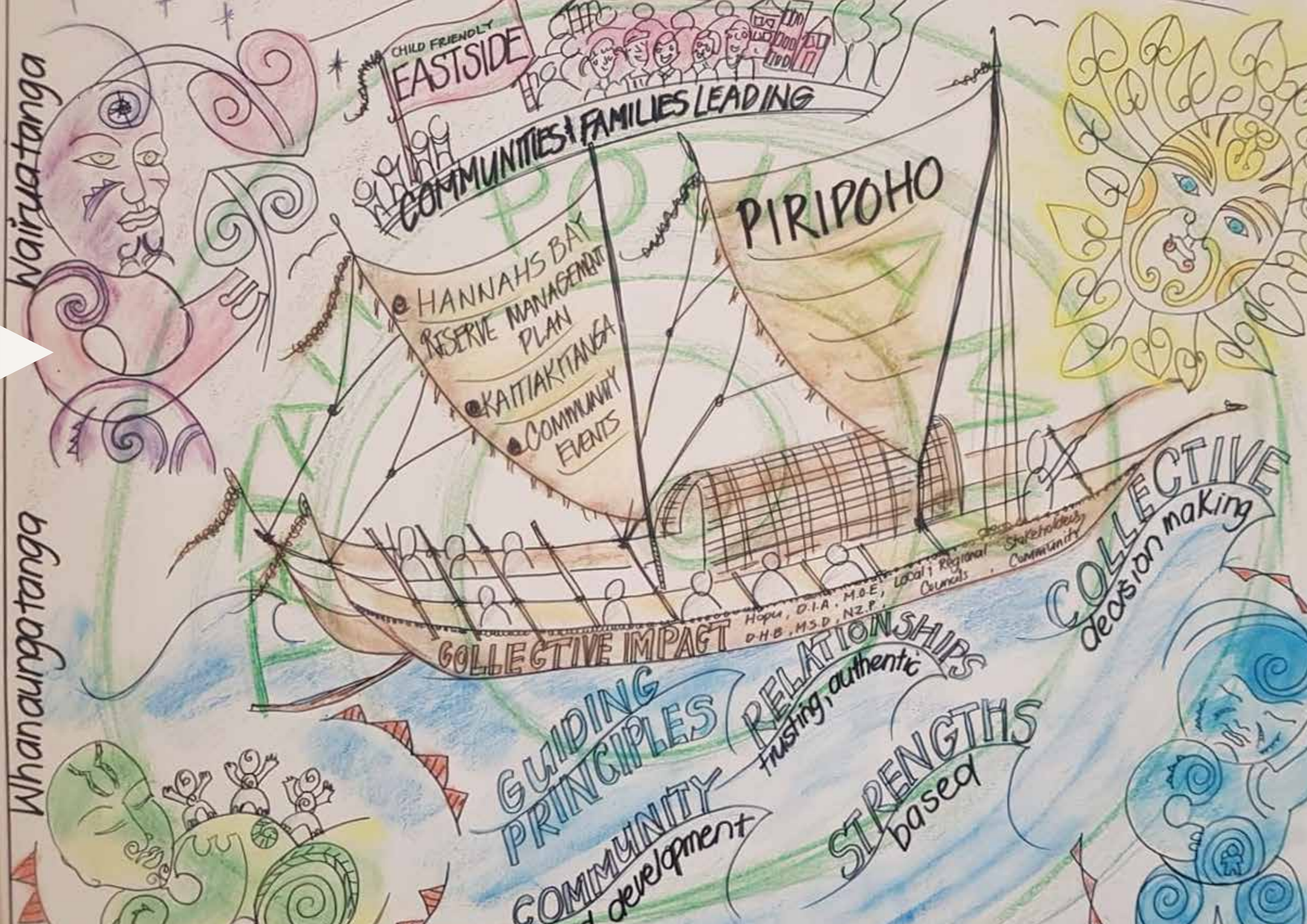
**Key Move 1:** Provide for a safe and caring community

**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



It is through sharing the development of reality and inspiration that we are activated to the ideas we are living - responsibility, transparency, self-determination and respect; finally - trust and honesty we need throughout the journey

It is through growth and potential, when it supports you - it is the guiding light that drives the energy to work the necessary outcomes and we can share the joy of another - reciprocity

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

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

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

## Eastside Hapū

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

These hapū have contributed and collaborated on the Eastside Community Wellness Plan.

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

- Hurungaterangi Marae is located in Ngāpuna
- Hinemihi 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 wellbeing 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.

Council relishes the opportunity to work with mana whenua, the Tatau Pounamu Collective, Plan contributors and the wider Eastside community to shape a well-planned, connected and thriving Eastside community.

### **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...Tatau tatau*

*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  
LAKES COUNCIL**  
Te Kaunihera o ngā Roto o Rotorua





# I pēhea tātou i tae ai ki Te Oranga Nui – Rāwhiti Mai

## How did we arrive at the Eastside Community Wellness Plan?



The development of the Eastside Community Wellness Plan began in 2019 with the formation of the partnership developed between Eastside hapū, Tatau Pounamu Collective and Rotorua Lakes Council.

For more on the partnership go to page 6

Since then a number of key contributors, that influence the current and future of our place, have supported the development of the Plan. In doing so they have provided their future aspirations, thinking and planning. These contributors include: Waka Kotahi – New Zealand Transport Agency (NZTA), Bay of Plenty Regional Council (BOPRC), Rotorua Airport, Ministry of Education (MOE), Ngāti Whakaue Tribal Lands Inc. and Eastside landowners.



The draft Plan was developed and taken to the wider community in September/October 2020. The purpose of the final Plan is to look after and improve the health and wellbeing of our place, the Eastside. So gaining a diverse and wide range of community voices, to further shape the Plan and ensure that it best represents the Eastside, was essential.



During that period a wide range of activities occurred to connect with the Eastside Community, to bring the Plan to their attention, and gain their input. These included mail drops, newsletter articles to all households, a large amount of social media activity via a number of networks, public workshops, hui with representative groups and cross kura workshops with Eastside students.



The resulting feedback was considered by a group of the partners. This feedback has further shaped the final Plan and the resulting actions you see in the following pages.



As a community we can be proud of how the Eastside will benefit from this final Plan. The journey isn't over as bringing the Plan to life, making it happen, is the next step. Some of this is already underway. More on that later in the Plan (see page 31).





MOTUTARA POINT

TE ROTORUA NUI  
Ā KAHUMATAMOMOE

HINEMOA POINT

● TE KURA KAUPAPA MĀORI O RUAMATA  
● RUAMATA MARAE

ŌWHATIURA BAY

WAIKAWAU BAY

MATAWERA

TE ARIKIROA

TE PAPA-A-RUAMOA  
NGĀPUNA

● HINEMIHI MARAE  
● HURUNGA TE RANGI MARAE

VAUGHAN ROAD

ŌWHATA ROAD

HOLDENS BAY

HANNAH'S BAY

● ROTORUA REGIONAL AIRPORT  
● ROTOKAWA PRIMARY

● PIKIRANGI MARAE

ROBINSON  
MENNIE

LEE ROAD

ROKAWA

LAKE  
ROKAWA

TE NCAE ROAD

● APUMOANA  
MARAE

● LYNMORE PRIMARY

ŌWHATA

● MOKOIA INTERMEDIATE

● ROTORUA LAKES HIGH SCHOOL

● ŌWHATA  
PRIMARY

BRENT  
ROAD

WHARENUI ROAD

LYNMORE

ILES ROAD

BASLEY ROAD

WHAKAREWAREWA  
FOREST (REDWOODS)

MANAWA

Waitawa Stream

Waingaehe Stream

Te Rururiki Stream

TARAWERA ROAD

PUKEPOTO

# Te Wāhi Whakamarumaruru Location

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

These landmarks are as follows:

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

To the East on 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 this Plan's objectives

This 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.

Each of the following five Key Moves contains a set of Intended Outcomes, Actions and a map. They provide a focus for future action and describe what this could look like.

The Actions on the following pages have also been categorised as being either: **'Conceptual'**, **'Work to be done'** or **'Ready for implementation'**. These categories reflect the level of detail that is already understood before they can be undertaken.



**Conceptual:** Actions or outcomes that have not been defined – 'what' they will be or 'how' they will be implemented is undefined.



**Work to be done:** Actions or outcomes that have been defined but no detail on the how they will be implemented.



**Ready for implementation:** Actions or outcomes that have a shared understanding of what they are and how they will be implemented.


*This categorisation has been developed to ensure that no assumptions can be made as to how ready these actions are for implementation. Achievement of the actions will require relationship, coordination and contribution from Eastside Hapū, Tatau Pounamu Collective, Council, Key Contributors and the Eastside Community.*

*Some of the actions relate to a specific Eastside location or locations. These actions have an associated letter which corresponds to a feature or features on the map and description in the map key.*

**A B C D E F G H I**

*Those actions which do not have an associated letter are more generic to the whole of the Eastside area.*





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 hāpori haumarū, hāpori atawhai

#### Provide for a safe and caring community

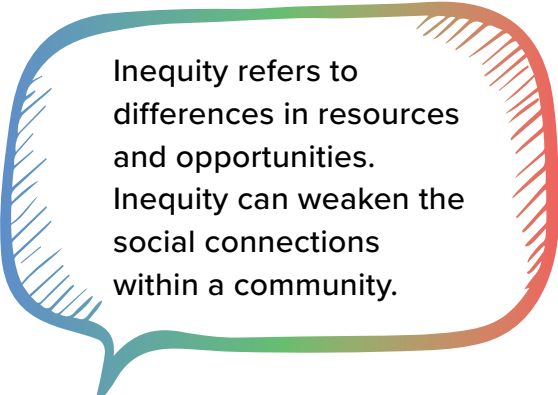
##### Intended Outcomes

- 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.

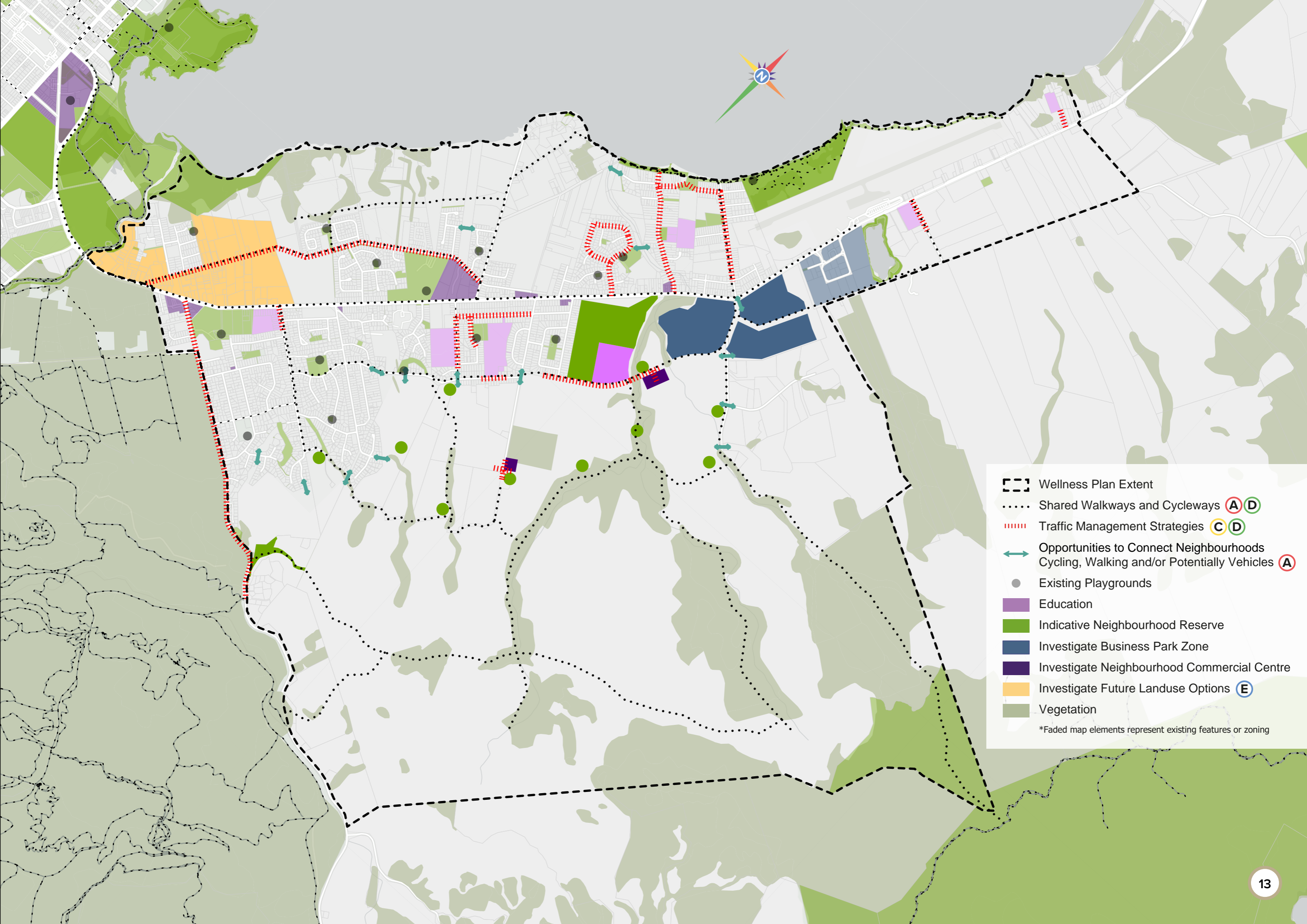
##### Actions












- Investigate a new shared path (non-vehicular) for walking and cycling that better connects the Eastside to the CBD and Whakarewarewa in consultation with iwi and landowners. **B** 💡
- New community facilities/ amenities for both existing and new Eastside communities. This will include consideration for amenities (e.g. playgrounds) on reserves. 💡
- Investigate demand and possible site(s) for multi-use community hub. 💡
- Connect existing neighbourhoods through new paths and linkages. **A** 💡 📄
- 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. 📄

- Utilise the wider local road traffic modelling to understand what mitigations and/or improvements could improve community/street safety/multimodal access (e.g. walking, biking, mobility scooters) and reduce the impact of traffic on local roads. 📄
- Investigate traffic management strategies to reduce vehicle speed and protect vulnerable users. For example: street landscaping, shared paths etc. **C** 📄
- Make Vaughan Road a community friendly space where all residents feel safe and have a choice on how they move around. **D** 📄
- Investigate long-term land use options of industrial land in Ngāpuna. **E** 📄
- Crime Prevention Through Environmental Design (CPTED) principles are combined into the development of new neighbourhoods/communities.
- Undertake a CPTED review of existing neighbourhoods/communities. 📄
- Investigate demand and possible site(s) for appropriately located public toilets. 📄

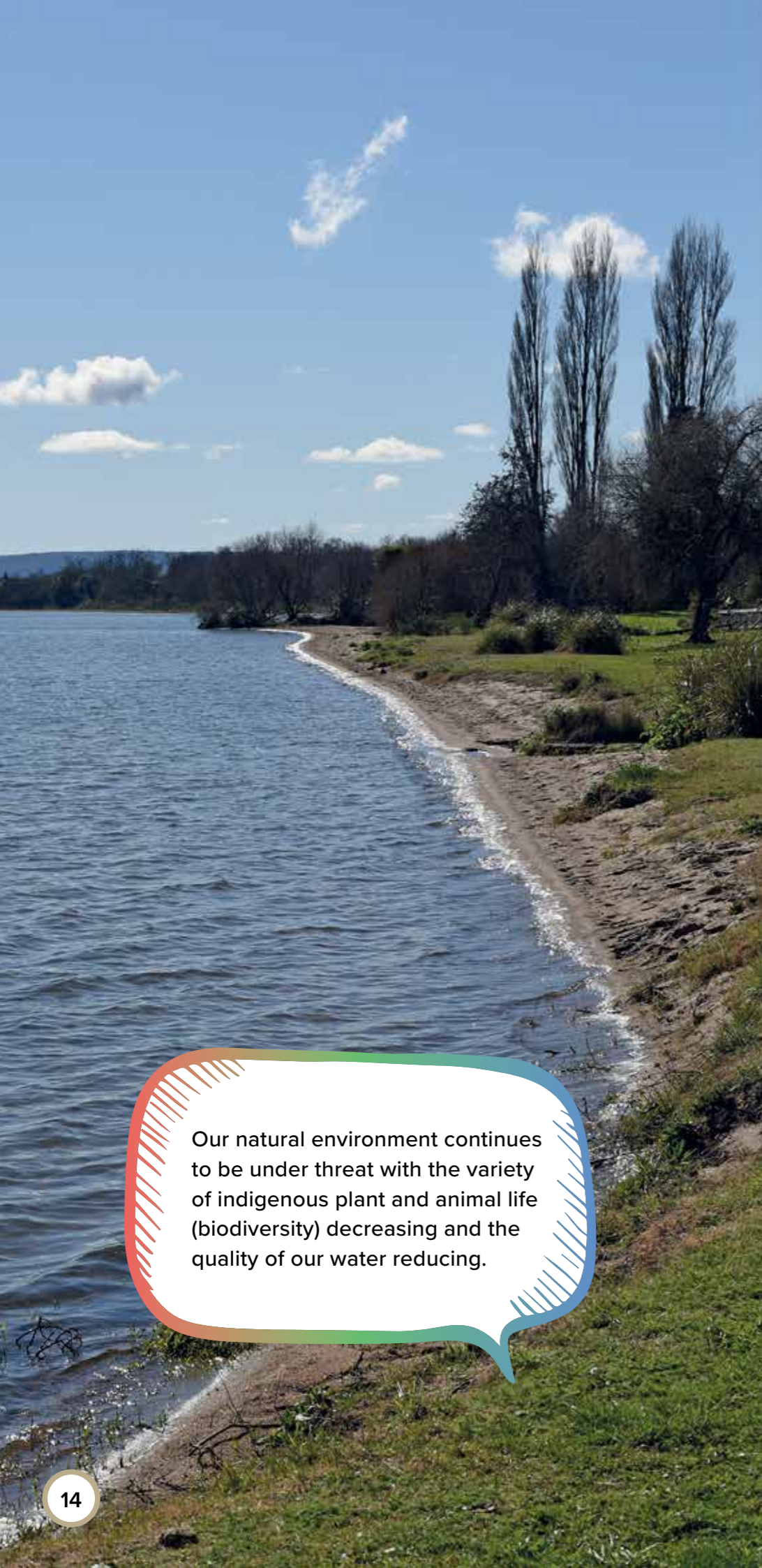


Inequity refers to differences in resources and opportunities. Inequity can weaken the social connections within a community.



-  Wellness Plan Extent
-  Shared Walkways and Cycleways A D
-  Traffic Management Strategies C D
-  Opportunities to Connect Neighbourhoods  
Cycling, Walking and/or Potentially Vehicles A
-  Existing Playgrounds
-  Education
-  Indicative Neighbourhood Reserve
-  Investigate Business Park Zone
-  Investigate Neighbourhood Commercial Centre
-  Investigate Future Landuse Options E
-  Vegetation

\*Faded map elements represent existing features or zoning



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.

# Te Tapuwae Tuarua

## Key Move 2:

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

#### Intended Outcomes

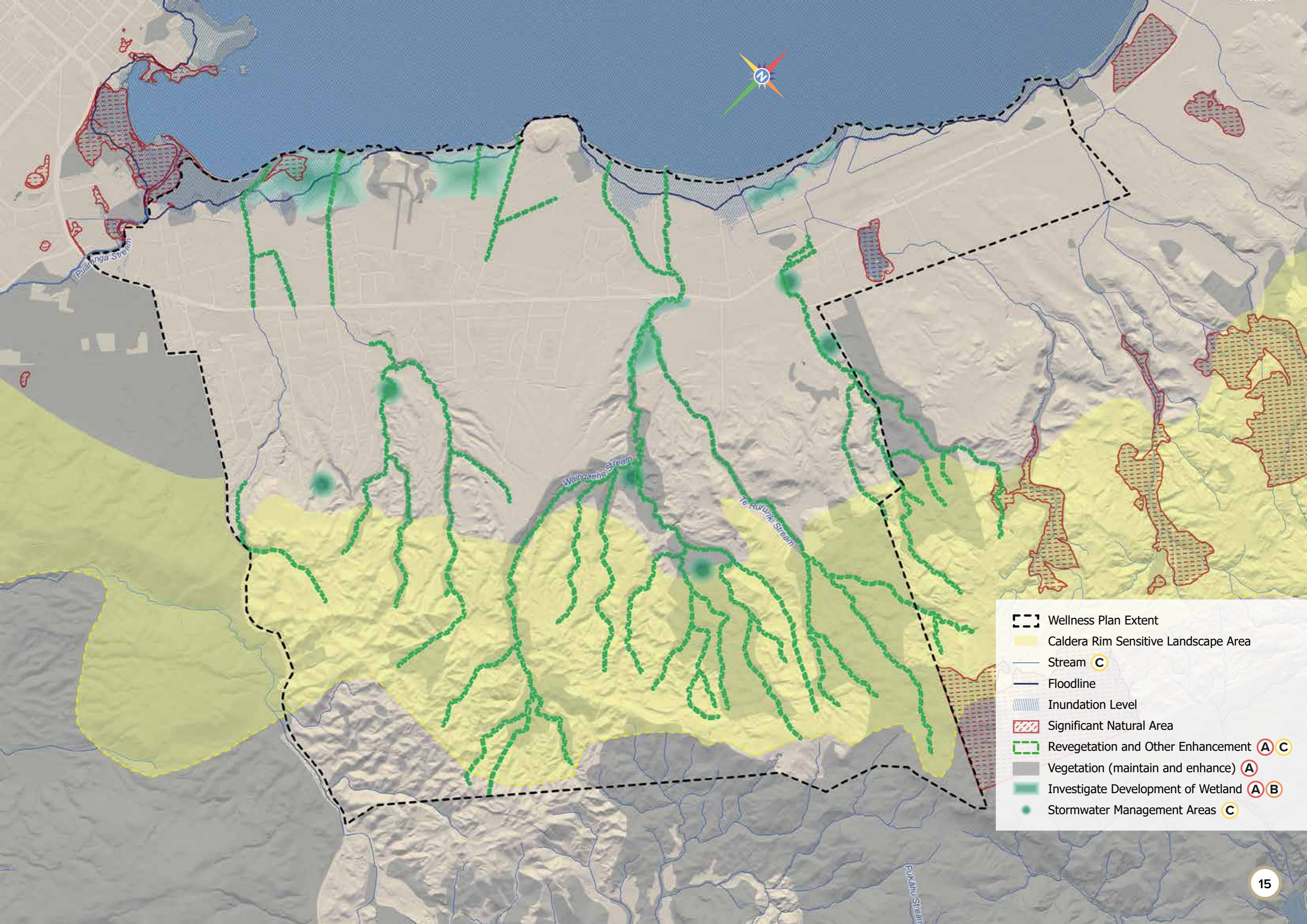
- Papatūānuku is used to restore the wairua of the wai.
- Stormwater quality able to adapt to the future technological advancements/understanding and current best practice.
- Stormwater management is future proofed to ensure that effect from climate change is anticipated and minimised.
- All waterways are protected and enhanced.
- Gullies are clear of buildings and enhanced through replanting.
- Wetlands are restored and where possible new ones created.
- Green infrastructure improves water quality e.g. swales which are planted areas to catch stormwater run-off.

#### Actions

- Prevention is the key response to protecting the environment/taiao. Any negative impacts will be responded to and addressed. 💡
- Provide an integrated stormwater management approach from the ridgeline to the lake. 💡
- Investigate opportunity to enhance existing waterways and ensure that contaminants do not enter waterways and the lake. 📌💡
- Work with landowners to investigate wetland development opportunities. 📌💡📌
- Replant gully areas and higher slopes for stormwater management and ecological enhancement in line with district plan rules. 📌💡📌

- Develop a stormwater masterplan for the Eastside that takes into account managing the storm water quantity and improving the quality of stormwater. 📌
- Plan for and use green infrastructure to manage stormwater and improve water quality before it enters the lake. 📌
- Upgrade existing drainage to ensure there is sufficient capacity for the anticipated growth and climate change. 📌
- Investigate the potential to have an integrated approach to a predator free vanguard for the Eastside – from Te Arikiroa (mouth of the Puarenga stream) to Waiohewa stream. 📌

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



- 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

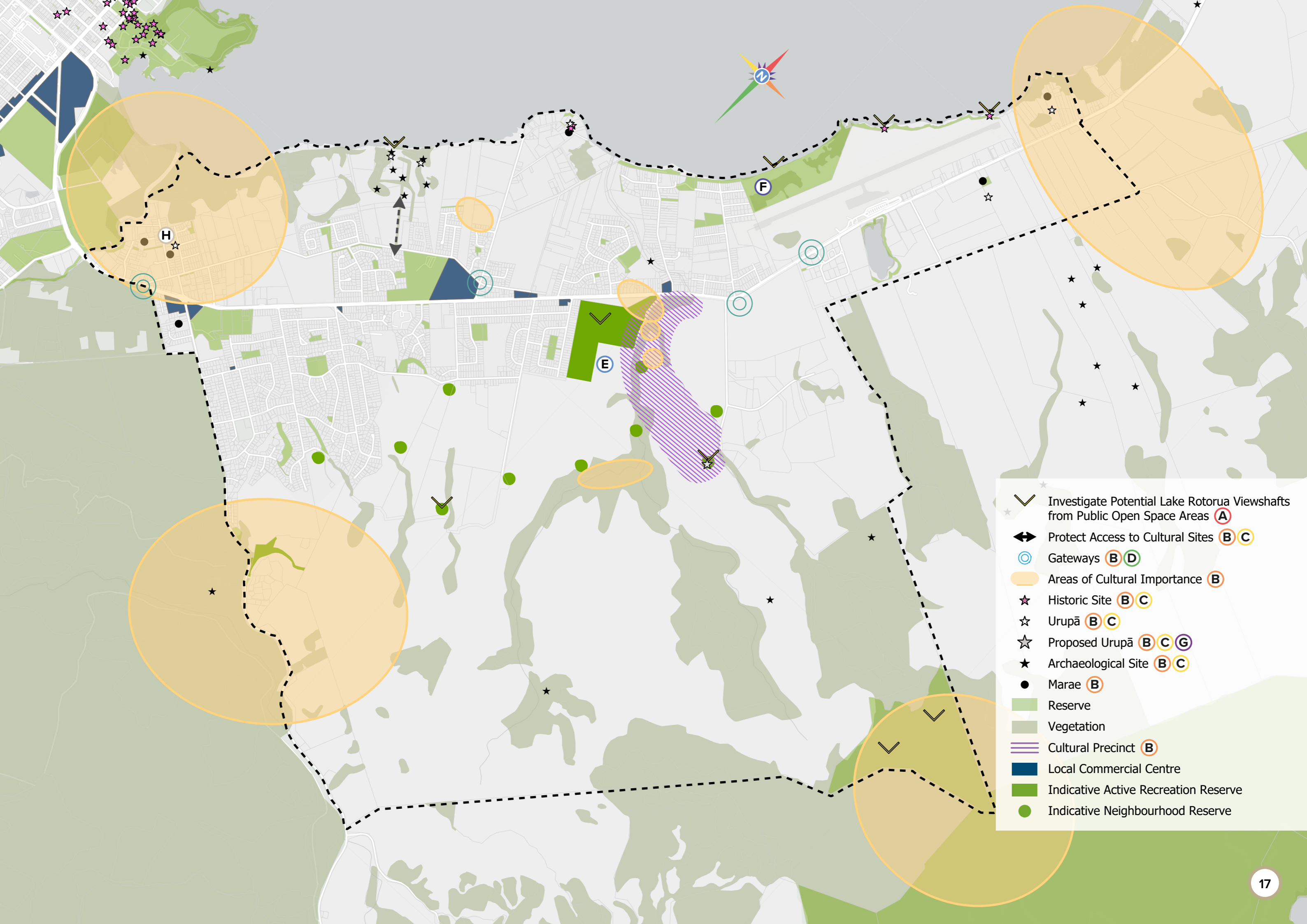
- A strong, healthy and thriving community.
- Known cultural sites are mapped (where appropriate) and future land uses reflect the values of the area.
- Creation of a cultural precinct that will have a range of community and social uses, with associated wetland and ecosystem restoration, and community 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 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.

### Actions

- Create a sense of arrival through well-designed gateway entrances at appropriate locations throughout the Eastside. **D** 💡
- 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. **E** 💡
- Explore the opportunity to create a reserve adjacent to Gee Road, in the cultural precinct, that could be used for a new urupā (cemetery). **G** 💡
- Strengthen the physical connection to Lake Rotorua and Mokoia Island, acknowledging, enhancing and protecting view shafts. **A** 💡 📄
- Work with mana whenua to positively reinforce the cultural heritage of the area. **B** 💡 📄
- Protect and secure access to archaeological and cultural sites. **C** 📄
- Promote the use of Te Reo Māori for street names and signage. 📄 ✓
- 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** 📄 ✓
- Manage the Waikawau (Hannahs Bay) Reserve as a highly valued recreational destination for the Eastside and Rotorua community. **F** 📄 ✓





-  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)**
-  Urupā **(B C)**
-  Proposed Urupā **(B C G)**
-  Archaeological Site **(B C)**
-  Marae **(B)**
-  Reserve
-  Vegetation
-  Cultural Precinct **(B)**
-  Local Commercial Centre
-  Indicative Active Recreation Reserve
-  Indicative Neighbourhood Reserve



# Te Tapuwae Tuawhā

## Key Move 4:

### Ko te whāinga, he hāpori whakapiri | Providing for a connected community

#### Intended Outcomes

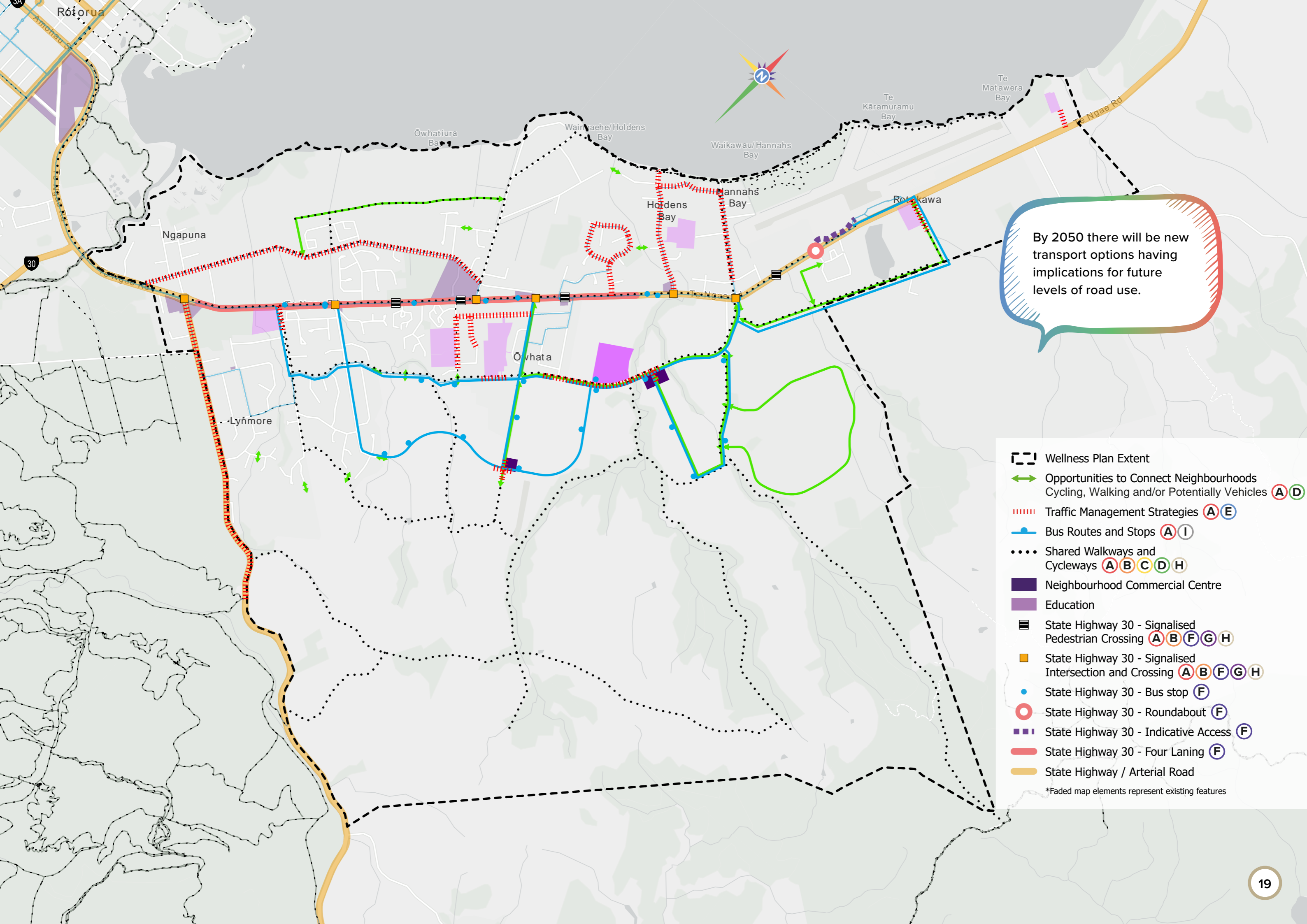
- Residential areas, community facilities, schools and new centres are well connected to public and active transport networks and reserves.
- All residential areas have reserves within 500m walking distance.
- Walking and biking trails form a network of trails throughout the area.
- Walking and biking routes 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 direct traffic to key access points on Te Ngae Road.
- Public transport routes 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

- Provide safe and effective connections between key community centres and services. **A** 💡
- Ensure popular walking routes and pedestrian connections are safe and inclusive. **B** 💡 📋
- Create pedestrian, cycling and local vehicle connections between Vaughan Road and Lake Rotorua. **C** 💡 📋

- In consultation with hapū and landowners investigate and provide new shared paths for walking and cycling that better connects the Eastside to the CBD and Whakarewarewa. **D** 💡 📋
- Cycle and pedestrian routes identified to link to proposed new pedestrian crossing points that form part of the Te Ngae Road upgrade. **H** 💡 📋
- Slowing traffic at key areas on the local road network. **E** 💡 📋
- Complete a traffic assessment as part of the Eastside Structure Planning process which considers the impacts of additional traffic generated from the new urban areas and also active travel opportunities. 💡 📋
- Ensure that the current code of practice for accessibility standards are implemented in future designs, improvements, upgrades and renewals. 📋 ✓
- Facilitate the operation of a public transport network that effectively services current and future communities. **I** 📋
- Complete a traffic assessment to understand the effect of Te Ngae Road upgrade on local roads and what improvements/mitigations need to be considered in the Eastside Community Wellness Implementation Plan. To also consider active travel uses and opportunities. 📋
- Utilise the wider local road traffic modelling to understand what mitigations and/or improvements could improve community/street safety/multimodal access and reduce the impact of traffic on local roads. 📋
- Work with Waka Kotahi/NZTA to ensure Te Ngae Road is a safe and efficient transport link and not a barrier to people moving across the community. **F** 📋 ✓
- Develop safe State Highway crossings to connect to the schools on the eastern side of Te Ngae Road. **G** 📋 ✓

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.



By 2050 there will be new transport options having implications for future levels of road use.

- Wellness Plan Extent
  - Opportunities to Connect Neighbourhoods  
Cycling, Walking and/or Potentially Vehicles (A, D)
  - Traffic Management 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



# Te Tapuwae Tuarima













## Key Move 5:

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

#### Intended Outcomes

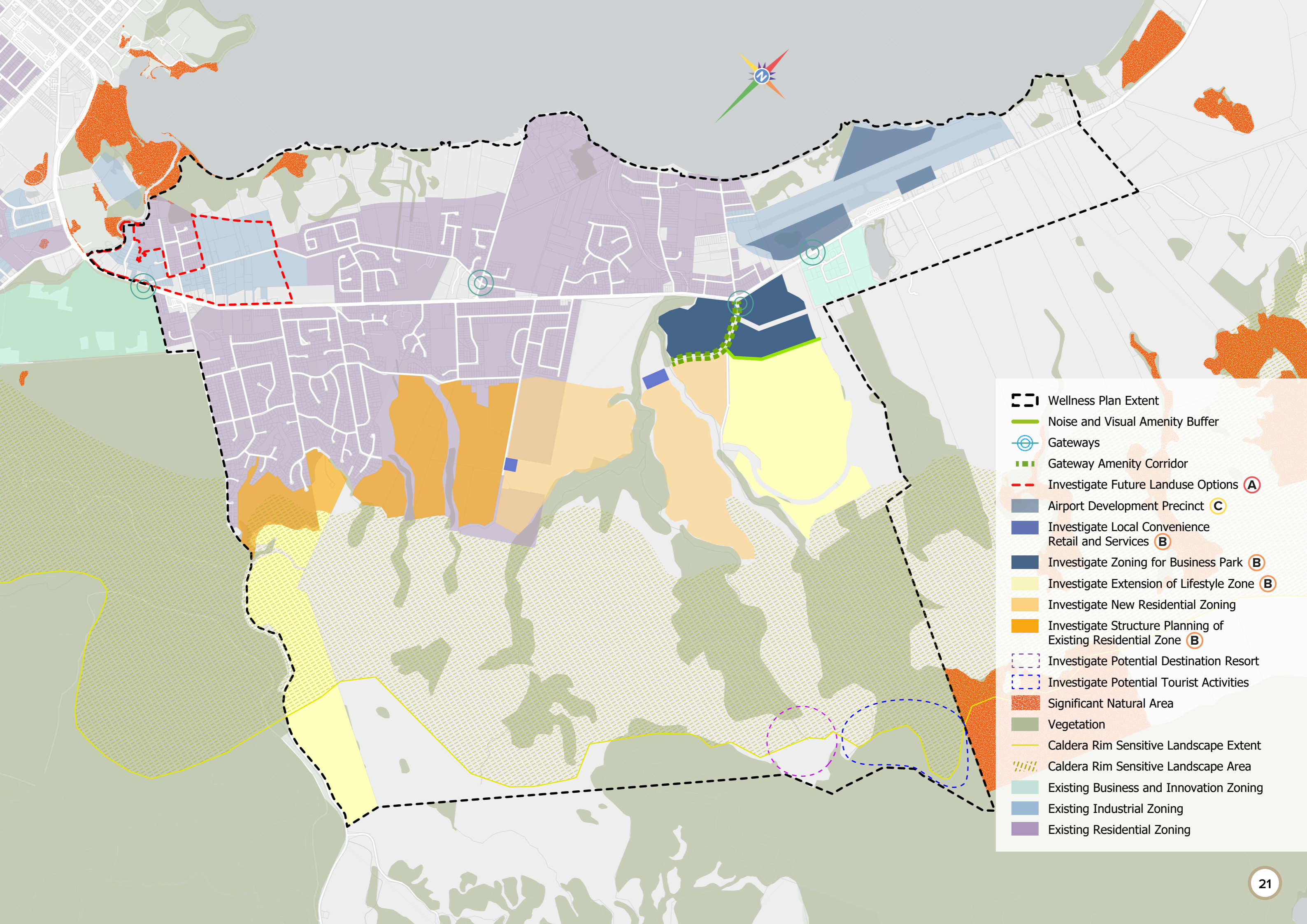
- Liveable neighbourhoods are created for existing and new communities.
- Reserves located next to gullies and opportunities for shared use is created.
- Only low-density land uses are permitted in the 'Caldera Rim Sensitive Landscape Area' (map on the next page).
- Obvious hazard areas and urban land 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 are identified and enabled to meet the needs of our growing population.
- Adjacent land uses do 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.  
- Encourage the provision of social housing dispersed within new subdivisions.  
- Consider the development of structure plans for the area and associated District Plan Changes to enable positive land use change. In doing so technical assessments addressing economic feasibility, cultural impacts and environmental effects need to be undertaken. 
- Investigate long-term land use options and opportunities for current industrial land and businesses in Ngāpuna. **A** 
- Investigate rezoning of land for housing and employment use. **B** 
- Provide climate-resilient infrastructure. 
- Recognise the proposed development at Rotorua Airport. **C** 
- Future Business Park acknowledges the sensitivity of the surrounding environment. The Structure Plan process will incorporate design principles recognising the cultural and environmental values of the Waingaehe stream and the lake. 

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.

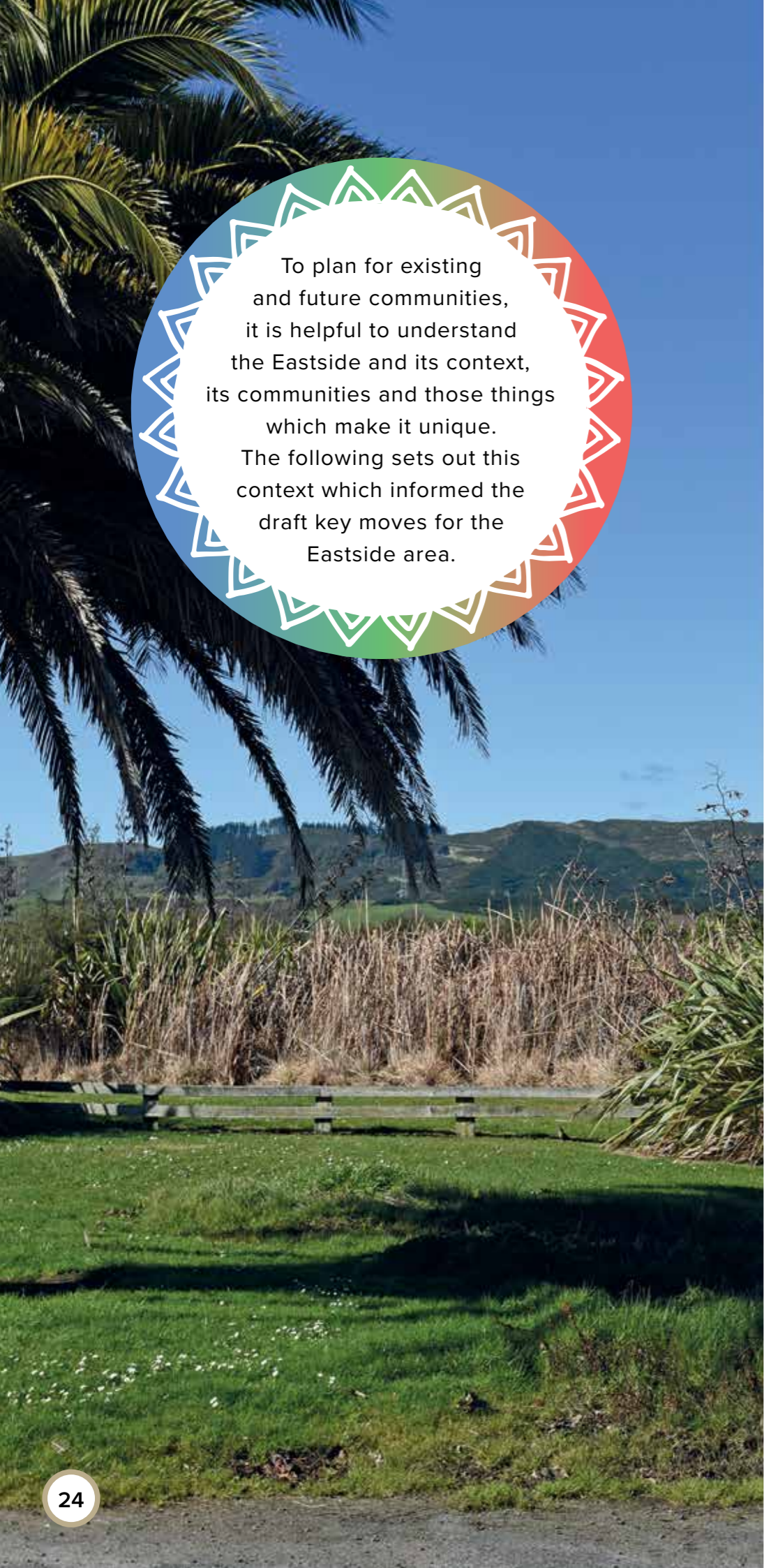
Changes to technology will continue to impact on how and where we live, communicate, work and play.



-  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 Park **(B)**
-  Investigate Extension of Lifestyle Zone **(B)**
-  Investigate New Residential Zoning
-  Investigate Structure Planning of Existing Residential Zone **(B)**
-  Investigate Potential Destination Resort
-  Investigate Potential Tourist Activities
-  Significant Natural Area
-  Vegetation
-  Caldera Rim Sensitive Landscape Extent
-  Caldera Rim Sensitive Landscape Area
-  Existing Business and Innovation Zoning
-  Existing Industrial Zoning
-  Existing Residential Zoning







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 Waikawau/Hannahs Bay 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. The assessments 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.
- Enhancement of 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.
- Enhancing the area adjoining the lake edge as a natural wetland for stormwater management, biodiversity and open space will create 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).





TE  
PAPA-A-RUAMO A

MATAWERA

MANAWA

PUKEPOTO

Purere Stream

Wairoa Stream

To Kaitiaki Stream

Pukekohe 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 susceptibility)
-  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:

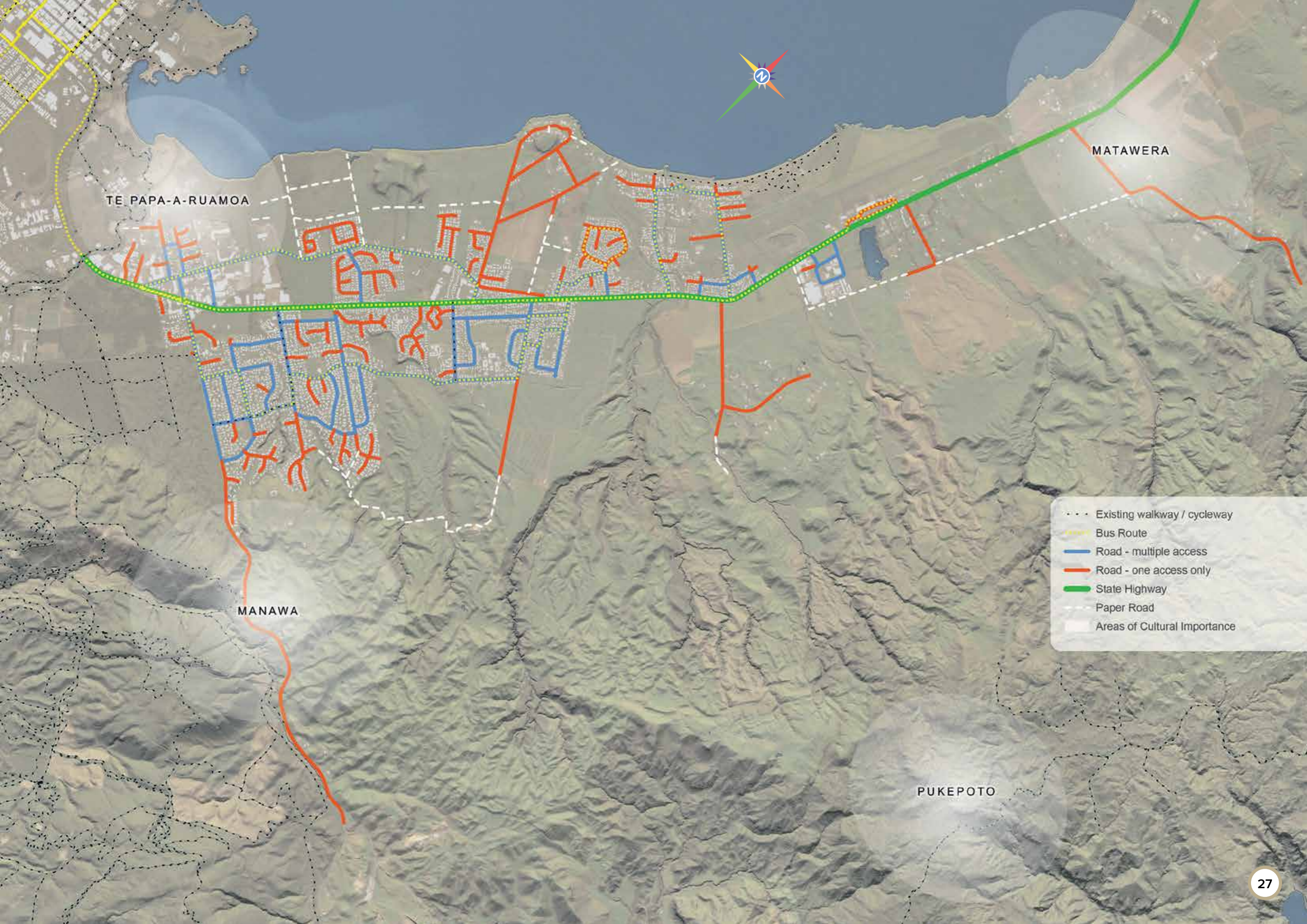
- Eastside is close to the City Centre, and is well connected to the Lakes and also SH33 to Whakatāne.
- The suburbs of Lynmore and Ōwhata have a well-connected road layout.
- Connection with existing cycle road network, including Whakarewarewa Forest.

### 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 Ōkātina walkway network are also envisaged. Providing a Lake-to-Lake network connecting Lake Rotorua with Lake Ōkātina and Lake Ōkātina. 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.
- Enhanced public and active transport connections between existing and planned communities to support better connectivity.
- Better off-highway connections to Rotokawa School.
- Te Ngae Road upgrade by Waka Kotahi/NZTA.
- 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:

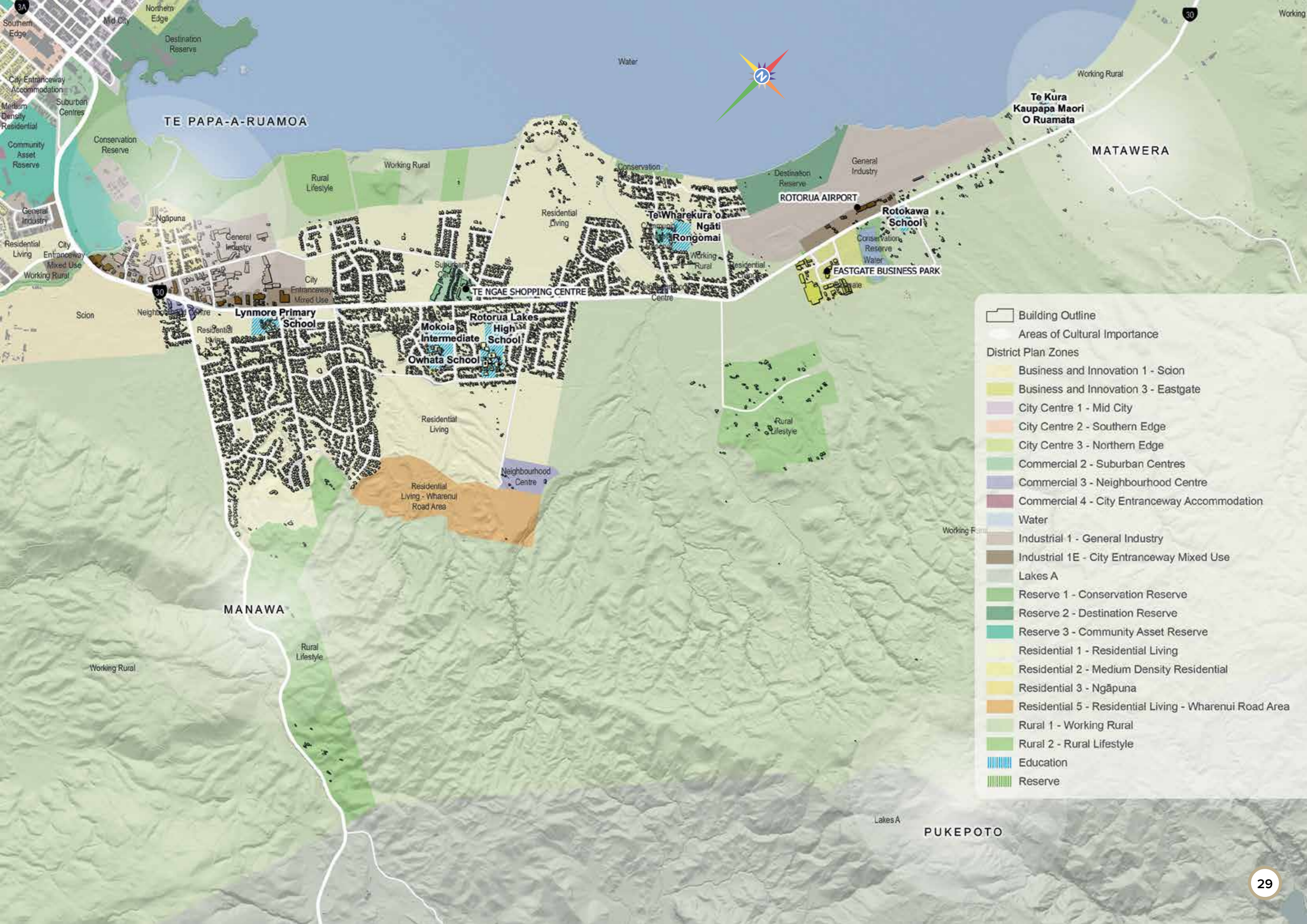
- There are at present a number of employment centres within Eastside including the existing neighbourhood hubs at Te Ngae, Lynmore, Ngāpuna and Ōwhata, various small shops and service stations, schools, home-based occupations and services as well as the main service/ industrial areas at Ngāpuna, along 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 has had 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 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.
- Providing 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.
- Aspirations of a future resort/tourism activity. This will require further investigation and research as part of the Structure Plan process. This investigation will encompass significant cultural and landscape values.



-  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 Community 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 remediated or 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 Ōkātaina.

**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

As mentioned at the beginning of this Plan, the journey isn't over. Implementing the Key Moves and Actions is what will really make a difference now and in the future for our place, the Eastside.

To achieve the Key Moves and Actions everybody including mana whenua, the Tatau Pounamu Collective, Key Contributors, Ngāti Whakaue Tribal Lands Inc., landowners, community groups, businesses, individuals, Council and central government will be involved in doing their part to implement the Plan and realise its vision.

An Implementation Plan will identify who will be contributing to which Actions, the resourcing required and timing of the Actions. An Implementation Plan will help to support collaboration and coordination amongst those that are contributing to this Plan.


Even if you haven't participated in the development in this Plan there may be ways in which you can contribute.

### There are a number of ways in which you can stay connected and contribute

#### Become a part of the Tatau Pounamu Collective

The Collective is inclusive and focused on the vision for Eastside Rotorua to be a safe place where every tamaiti (child) reaches their potential. They meet regularly, welcome new members/organisations and have an ethos of consensus decision making.




More on the Tatau Pounamu Collective:

 [tataupounamurotorua.com](http://tataupounamurotorua.com)

 [@TatauPounamu](https://www.facebook.com/TatauPounamu)

#### Call or email Rotorua Lakes Council

Council can act as a connector, linking you into work happening on current actions

- Feel free to email  [eastside@rotorualc.nz](mailto:eastside@rotorualc.nz) (please include your name, address and a phone number)
- You can also call one of Council's customer services staff on  **(07) 348 4199**
- Find us on Facebook  [@RotoruaLakesCouncil](https://www.facebook.com/RotoruaLakesCouncil)

**Ngā mihi nui for your engagement with the Plan and we look forward to connecting with you soon!**

Photo credit: Chris Moody - Muddy Boots Photography



TATAU POUNAMU

**ROTORUA**  
**LAKES COUNCIL**  
Te Kaunihera o ngā Roto o Rotorua

*Prepared in Partnership by  
Tatau Pounamu Collective  
and Rotorua Lakes Council*