

**PLANNING**  
FOR THE FUTURE  
**OF**  
**ROTORUA**

**2018 Spatial Plan**



Rotorua Lakes Council  
Civic Centre  
1061 Haupapa Street  
Rotorua  
NEW ZEALAND

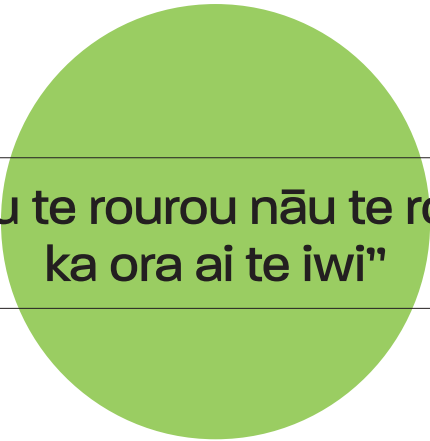
Private Bag 3029  
Rotorua Mail Centre  
Rotorua 3046  
NEW ZEALAND

 [rotorualakescouncil.nz](http://rotorualakescouncil.nz)

 RotoruaLakesCouncil

 RotoruaLakesCouncil

 rotoruacouncil



**“Nāku te rourou nāu te rourou  
ka ora ai te iwi”**

Whakataka te hau ki te uru  
Whakamata te hau ki te tonga  
Kia mākinakina ki uta  
Kia mātaratara ki tai  
Kia hī ake ana te atākura  
He tio  
He huka  
He hau hū  
Tihe mauri ora!

Cease the winds from the west  
Cease the winds from the south  
Let the breeze blow over the land  
Let the breeze blow over the ocean  
Let the red-tipped dawn come with a sharpened air  
A touch of frost  
A promise of a glorious day  
It is life!



PLANNING  
FOR THE FUTURE  
— OF —  
ROTORUA





CONTENTS

**Rotorua Lakes Council  
Spatial Plan 2018**

Vision 2030: The Rotorua Way	6
Mayor's message	7
What you said	8
What is a Spatial Plan?	10
National and regional context	12
Our changing district	14
Objective One: Build homes that match needs	16
Objective Two: Create thriving neighbourhoods	20
Objective Three: Enhance our environment	22
Objective Four: Support iwi aspirations	24
Objective Five: Create a vibrant city heart	26
Objective Six: Grow jobs	28
Objective Seven: Build supporting infrastructure	30
Short term priorities	32
Supporting information	35



VISION 2030

# The Rotorua Way

## People | Culture | Place

Koinei tō tātau kāinga.

Ko tātau ōna tāngata.

Nā tātau tonu i ora ai **te ahurea Te Arawa** me ōna āhuatanga katoa.

He iwi auaha tātau e tuku nei i tā tātau e ako nei.

E kokiri nei tātau i te angitu, i te hihiri me ngā rerekētanga maha.

E kaha tautoko nei tātau i **whakapūmautanga o te taiao**.

**Mō te katoa a Rotorua...Tatau tatau.**

This is our home.

We are its people.

We're **the heart of Te Arawa culture and expression**.

We're innovative and we share what we learn.

We're driving opportunity, enterprise and diversity.

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

Rotorua is **a place for everyone**.

Tatau tatau - We together.





Hon Steve Chadwick JP  
Rotorua Mayor

## This plan is about shaping our place and shaping our future.

**O**ur volcanic landscape of lakes, calderas and geothermal features is unique here in New Zealand and provides an important resource for both residents and visitors. This landscape, our forests, the size of our city, the district's lakeside and rural settlements, mean the outdoors is literally on our doorstep. The district is also the birthplace of tourism in New Zealand, the heart of Te Arawa and a centre of Māori culture and expression. We are proud of the special place in which we live.

More than 100 years ago, on 25 November 1880, the Fenton Agreement was signed between the Crown and Ngāti Whakaue, gifting the lands on which the then Rotorua township was built. Streets, parks and sites for hospitals and schools were laid out and key streets were named after the important chiefs and leaders of Te Arawa. In essence, this was Rotorua's first spatial plan and Te Arawa continues to have a major interest in the way the city and the district develops. Our Te Arawa partnership board, Te Tatau o Te Arawa, will help develop our district.

The spatial plan provides the blueprint for how we want Rotorua to look in future, where development should occur, what type and how much.

The Rotorua district is experiencing significant change and population growth. People and businesses are choosing in greater numbers to locate here and for the future prosperity and wellbeing of Rotorua and its residents, we need to provide for ongoing growth, while protecting what makes our home so special.

The community has helped to create a number of building blocks which will fit together to achieve our longer term potential. Rotorua's 2030 vision sets an enduring pathway forward for our district and drives everything we do and the development of this spatial plan is about shaping how and where we grow to deliver on the district's long-term vision.

In developing this plan we were challenged to ask and answer some tough questions. We acknowledge

everyone's contribution including iwi, residents, businesses, local organisations and our regional and central government partners who engaged with us to help to shape this plan to guide the future of Rotorua.

We have carefully listened and our spatial plan captures the overall support for urban consolidation and protection of the environment. We have included further explanation of the way we assess population growth as well as deferred growth, recognising the important values of the lakes area (protected by strong rules in the District Plan).

It's important to note that the Spatial Plan will need to be reviewed periodically and updated as required to reflect changing trends, direction and need. We anticipate the first review, following formal adoption of the plan, within five years.

Tatau tatau.

Hon Steve Chadwick JP  
Rotorua Mayor

## YOUR FEEDBACK

# What you said



To clearly understand the community wants and needs and to provide direction for the Spatial Plan, Council first released a discussion document in April 2017.

This enabled the community to have some much needed conversations about the growth projections, where growth could be accommodated and what needs protection. During this time there are multiple workshops held with the community, stakeholders, young people, iwi, hapu and land trusts.

This feedback informed a draft spatial plan and that was released in October 2017 for consultation. Again, multiple workshops were held with the community to gain an understanding of the direction they wanted to go. The submissions to the draft spatial plan were processed through a special consultative procedure which was a trial first for our community and was well received. While the traditional hearings still occurred, the special consultative procedure allowed for more informal and inclusive options to verbalise submissions.





# The following points were **common themes:**

---

## **HOMES**

There is a view that most residents should be housed in current urban areas, but there is also an understanding that new land would be needed to accommodate growth, respond to change and provide choice for current and future residents. Increasing housing density is a goal around the CBD but this needs to be balanced with reinvigoration initiatives. Growing within our current urban areas as well as identifying new opportunities outside of these will allow for different and affordable housing types and diverse lifestyles. People who live in the urban areas generally appreciate the place and community they live in and desire further improvements to amenities. Older people want the ability to 'age in place' with easy access to services and facilities. Young people want great parks and spaces; more things to do; transportation choices and opportunities for training or employment closer to home.

## **JOB**

Most recognise that there is a need to grow our industries to create additional jobs. At the same time, noisy and dusty business can affect people's ability to enjoy their homes in areas like Ngāpuna and Ngongotahā. Many are also aware that while we currently have land available for industrial uses, it is not being used and there is little located close to key transport routes. This has led to an understanding by many that additional industrial land is needed to create jobs. Many noted that the airport could be used for a specific type of use that has less of an impact on the surrounding homes.

## **FARMLAND**

There is concern that farming areas are being reduced to enhance lake water quality (and a pressure to reduce Nitrogen). Land use change in some form is likely to impact the farming community and a number of landowners (including iwi and Māori land trusts) have already altered land use practices. Land use change to implement good management practices is required to enhance lake water quality for future generations.

## **ENVIRONMENT**

There is significant support for highlighting the importance of the lakes and the improvement of water quality and the opportunity for recreational use. There was support for recognising the unique and outstanding volcanic landscape of lakes, calderas and geothermal features. It was felt this perspective should apply to all lakes.

## **IWI**

Environmental protection principles are paramount. Many iwi/hapū/land trusts have commercial, industrial and residential development aspirations for their lands and for the betterment of the district. District Plan (Council's main land use document) changes may be required to enable development of papakāinga. Rotorua district is the heart of Te Arawa, and recognising this in the city and district's future is important. In particular, feedback from mana whenua suggests a desire to return to the shores of Lake Tarawera. Waste-water reticulation is a current barrier to this aspiration.

## **RURAL VILLAGES**

Mamaku residents stated they would be open to industrial development and were keen to see improved infrastructure in their community. Residents from both Mamaku and Reporoa also expressed their desire to see growth and improvements to local services and amenities. Some support was expressed by rural land owners for more homes at Hamurana.

## **LAKESIDE COMMUNITIES**

It was clear the communities of lakes Ōkareka, Tarawera, Rotoiti and Rotomā see the natural environment as important, with lake water quality needing to take precedence. Due to topography and distance from urban Rotorua, infrastructure (primarily sewerage) is seen as a constraint to growth in these areas. Many consider that the current rules in the District Plan for these areas provide good guidance. Particular concerns were raised by Lake Ōkareka residents about the capacity for more growth, its impact on the sensitive Lake environment, water quality and bird life, landscape and village character. Additionally, there were concerns around natural hazards.

## **NGONGOTAHĀ**

The community expressed general support for additional homes around the village, but also felt it important to have clear separation from Rotorua city to keep the distinct village feel. There was support to see industrial land change in the centre of the village, making more land available for more homes. They are keen to see a future road network bypass the village centre as the population grows over time and see the road to Tauranga as significant for future growth of the village and city. Roading was seen as a significant concern.

## **EAST SIDE OF LAKE ROTORUA**

With the removal of the Eastern Arterial designation, there is support for more homes being built between Vaughan Road and the lake and support for transitioning away from heavy industrial. Roading corridor pressure on the eastside continues to increase and is a concern. Eastside employment opportunities are desired by some if heavy industrial is reduced.

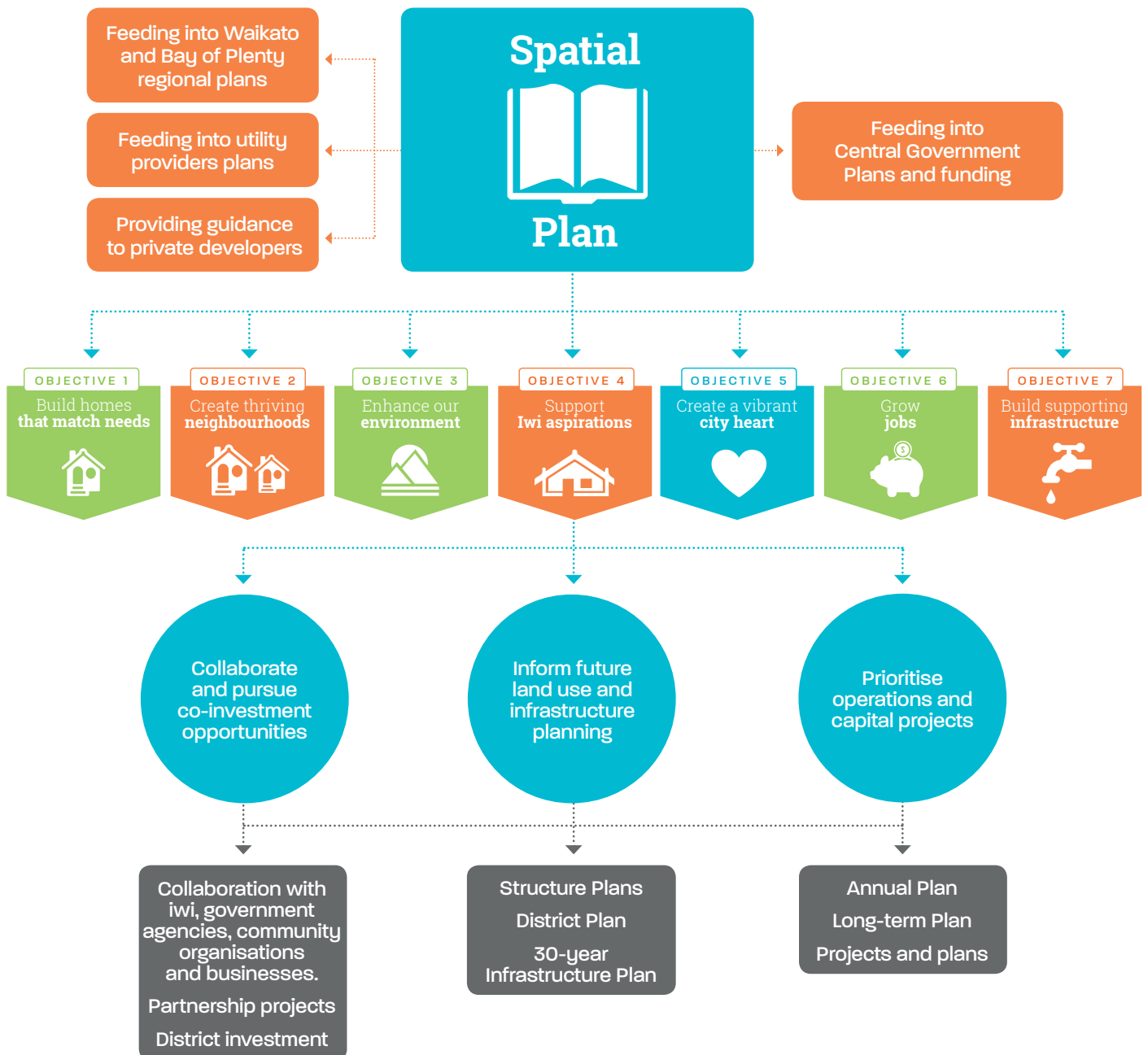
## **INNER CITY**

There is wide support for a reduction in the size of the inner city and the introduction of city townhouses and apartments, as well as for enhancing the central city "ring of reserves" (Kuirau Park, lakefront, Government Gardens, Sanatorium Reserve).

## **COLLABORATION**

A range of submitters, including iwi, regional and central government agencies and local groups, supported working collaboratively with Council to continue to shape the future of Rotorua.

# Our vision, our goals, and our key strengths



The spatial plan focusses on our vision for the future and recognises what is important to us as a community.

# What is a Spatial Plan?

---

**A** spatial plan helps us to plan how the city and district will grow, develop and change over a time horizon of 30+ years to deliver on Rotorua's 2030 vision and goals. Focusing on our vision for the future and recognising what is important to us as a community will help us shape a more inclusive, equitable and sustainable community and economy. The spatial plan is a lens for observing current economic, social, environmental, physical and cultural trends so that integrated solutions are found to address the various challenges and opportunities of growth and change.

The aim of the spatial plan is to:

- provide one picture of where the district is heading and highlight significant and key areas for growth and change;
- provide a guide for investment decisions at a local, regional and central government level
- identify the key issues facing the district and the priorities that need to be advanced to address these.

The relationship of the spatial plan to other key strategic Council plans and documents is shown in the diagram to the left.

Seven core objectives for our spatial plan have emerged from consultation with the community and technical studies. The objectives inform how and where the district grows and changes. Making decisions guided by these core objectives will ensure we stay true to what we consider important to Rotorua.



**Build homes that match needs**



**Create thriving neighbourhoods**



**Enhance our environment**



**Support iwi aspirations**



**Create a vibrant city heart**



**Grow jobs**



**Build supporting infrastructure**

**Vision 2030 and this spatial plan will not be delivered by council alone.** Council will need to partner with iwi, government and non-government organisations, business and community groups to achieve the spatial plan objectives. It will also need to consider redirecting investment into priority areas. The spatial plan is intended to provide direction, give confidence to, and help all of our partners to play their part in the development of our district. **This Spatial Plan will be reviewed within five years to ensure we reflect ongoing change.**



# National and regional: Where do we fit?



Rotorua sits in an ideal location, at the heart of the North Island, surrounded by forest and geothermal activity.

## NATIONAL CONTEXT

Rotorua sits in an ideal location, at the heart of the North Island, surrounded by forest and geothermal activity. Tourism and forestry are key drivers of the Rotorua economy, with manufacturing and health care other significant contributors to the diverse local economy. Rotorua also provides support services to agricultural activities in the surrounding region.

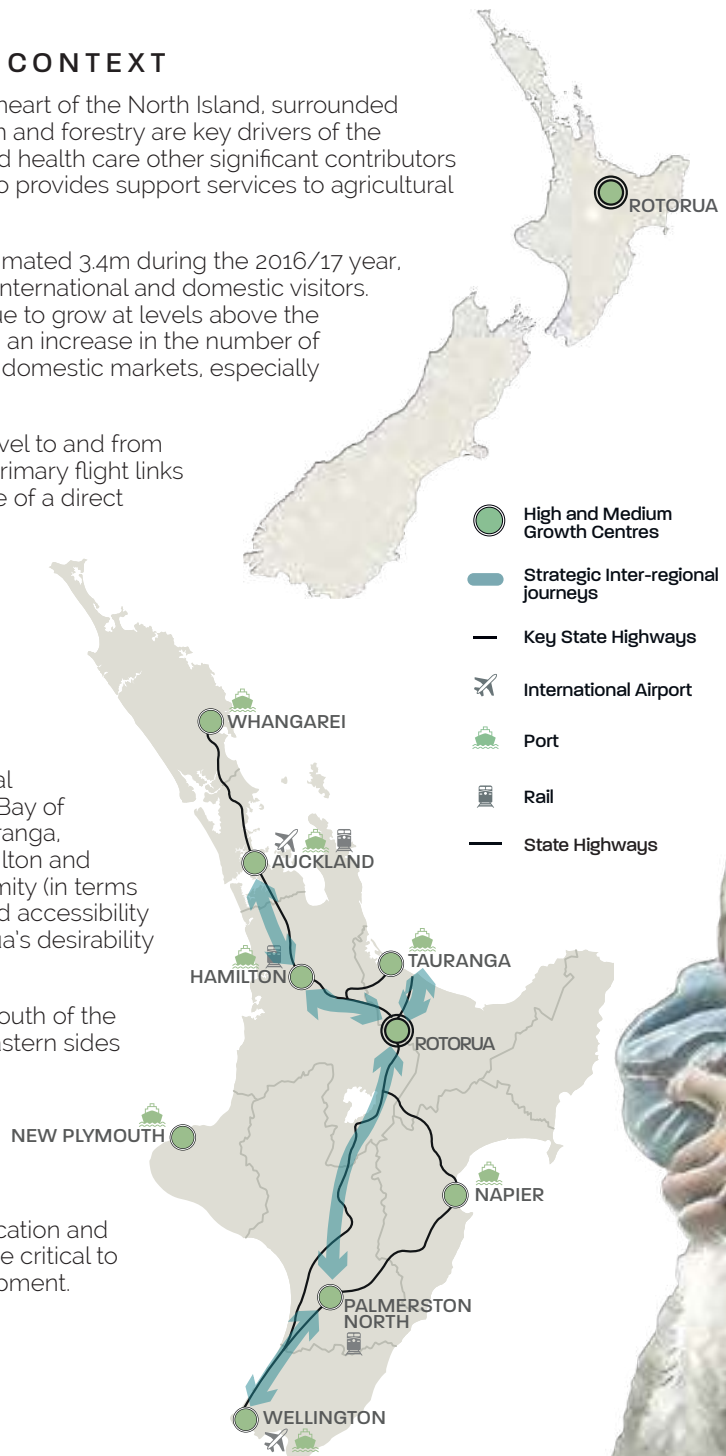
Visitor nights in Rotorua totalled an estimated 3.4m during the 2016/17 year, with an approximate 50:50 split between international and domestic visitors. The tourism sector, is expected to continue to grow at levels above the New Zealand average, supported by both an increase in the number of international visitors, and strong growth in domestic markets, especially Auckland.

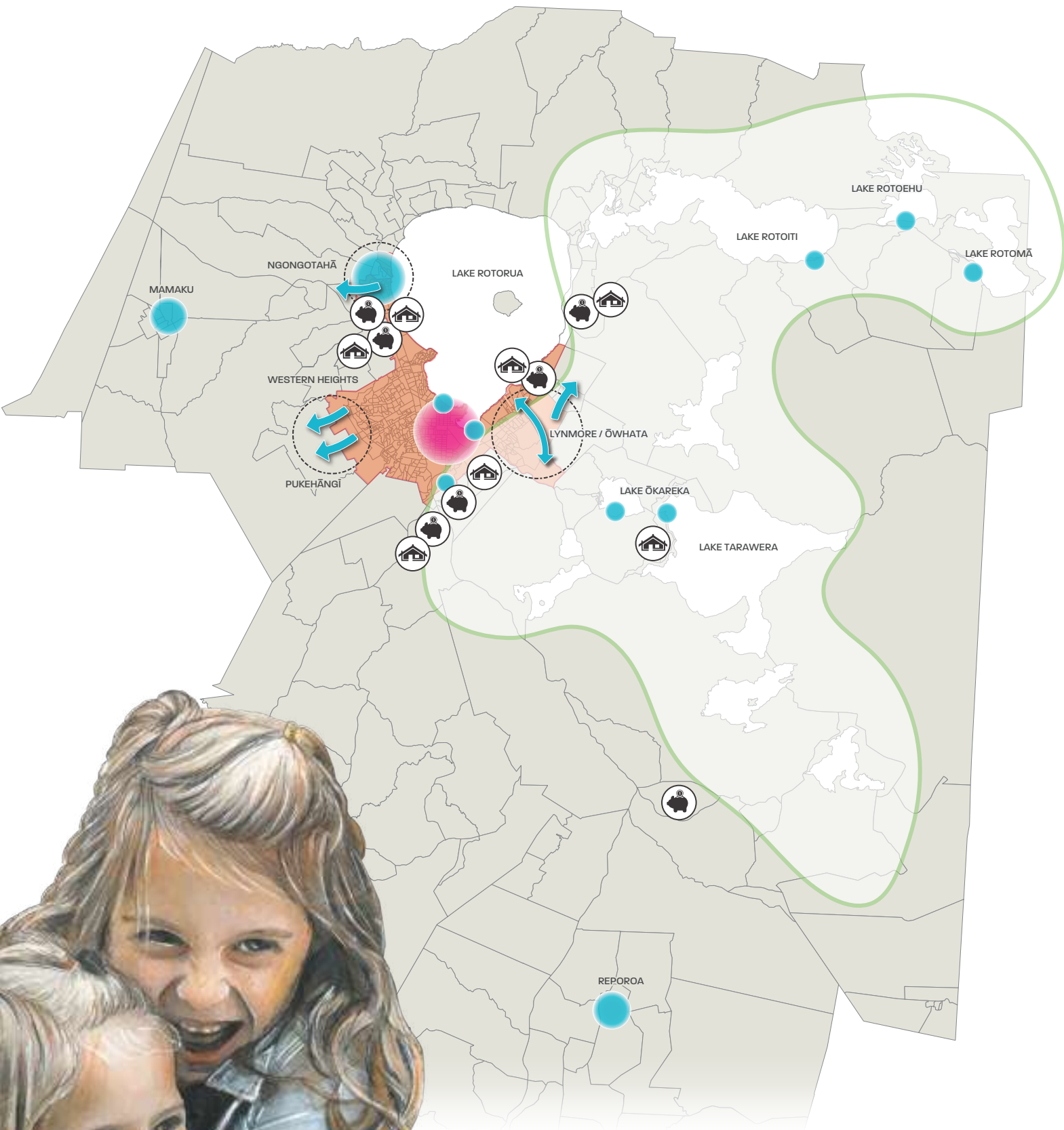
Approximately 223,000 passengers travel to and from Rotorua's domestic airport per year with primary flight links to Auckland and Wellington. The absence of a direct flight from Rotorua to the South Island reinforces the importance of road and air connections to Auckland and Wellington to enable visitors to access tourism opportunities in Rotorua and beyond.

## REGIONAL CONTEXT

While the district straddles two regional boundaries, most of Rotorua is within the Bay of Plenty. Rotorua is just 60km south of Tauranga, 80km north of Taupo, 105km east of Hamilton and 230km southeast of Auckland. This proximity (in terms of both travel distance and travel time) and accessibility to other major centres strengthens Rotorua's desirability as a place to live and work.

State highways 5, 30 and 36 connect south of the city centre and run up the western and eastern sides of Lake Rotorua respectively, providing the key transport spines through urban Rotorua. The majority of tourism traffic arrives from Auckland via state highway 5, freight travels to the port via state highway 30 and some traffic occurs on state highway 36 for education and employment needs. All state highways are critical to the district's growth and on-going development.





-  Objective 1 - Build homes that match needs
-  Objective 2 - Create thriving neighbourhoods
-  Objective 3 - Enhance our environment
-  Objective 4 - Support iwi aspirations
-  Objective 5 - Create a vibrant city heart
-  Objective 6 - Grow jobs
-  Objective 7 - Build supporting infrastructure

# Our changing district



**P**rogress towards Rotorua's 2030 goals identified the actions proposed in the following chapters. These conclusions summarise research material along with feedback from consultation.

During the past few years Rotorua has seen positive economic progress and indicators point to continued growth and investment. The local economy has performed above the national average, unemployment has been dropping and sectors like tourism, forestry, retail and hospitality are thriving. It is important that this momentum is sustained and carefully managed to enable us to continue to enhance our city and district, improve the quality of life and lifestyle of residents and the experience of visitors, and protect our natural environment.

Agriculture, forestry and farming are strong but continue to face local pressures around water quality, risks in commodity prices and the longer term effect of climate change. Tourism is also a very important local industry. This diversity is a strength to the local economy and economic growth has been strong during the last 5 years, our district outstripping national average growth in 10 of 11 economic indicators in 2016.

Population, employment and demographic indicators are effective ways to track change and are used to estimate future needs in a region or community.

From 1996 to 2014, Rotorua's average population growth rate was 0.2% per annum, but from 2014 to 2016 the growth rate had risen to 1.4% per annum and in 2017 the district population exceeds 70,500.

There are a number of key influences that are contributing to positive growth or will be critical to consider when planning for future development, including:

## ROTORUA'S 2030 VISION AND 2030 REFRESH

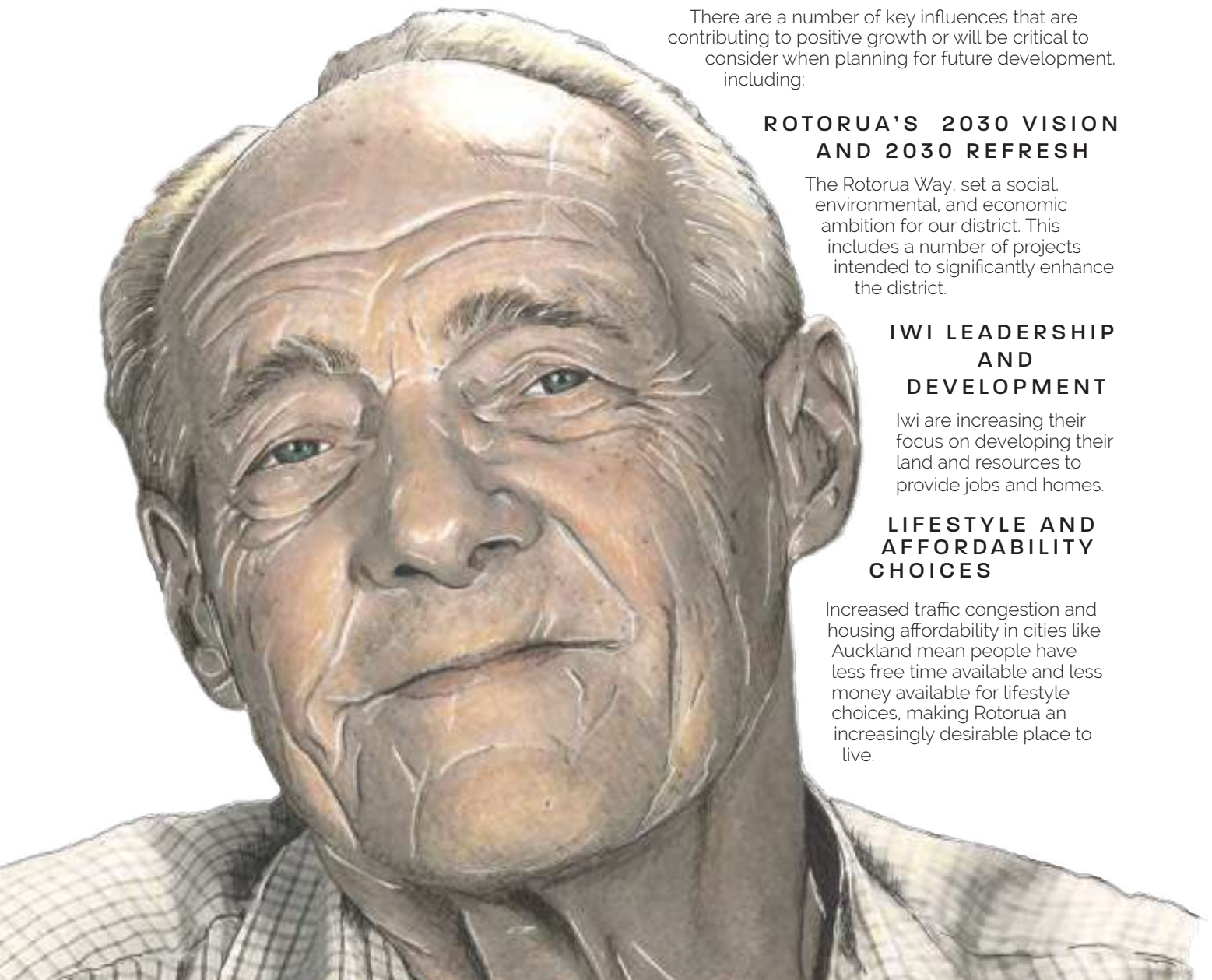
The Rotorua Way, set a social, environmental, and economic ambition for our district. This includes a number of projects intended to significantly enhance the district.

### IWI LEADERSHIP AND DEVELOPMENT

Iwi are increasing their focus on developing their land and resources to provide jobs and homes.

### LIFESTYLE AND AFFORDABILITY CHOICES

Increased traffic congestion and housing affordability in cities like Auckland mean people have less free time available and less money available for lifestyle choices, making Rotorua an increasingly desirable place to live.





## **STRENGTHENING OF THE TRANSPORT CORRIDOR FROM AUCKLAND**

As the New Zealand Transport Agency (NZTA) continues to invest in making our state highways more effective and efficient, particularly on the corridor between Rotorua and Auckland, relocating to Rotorua becomes more attractive and still enables easy access to Auckland.

## **CHANGES IN THE WAYS WE CAN WORK**

Technology and communication advances are increasingly making remote or lifestyle-driven work options possible. This enables start-up and innovation businesses to be based in Rotorua instead of the traditional larger city centres.

## **INCREASING SEVERITY IN OUR WEATHER AND RISING SEA LEVELS**

More awareness around the impact of climate change and rising sea levels and increased unexpected weather patterns are starting to affect where people are choosing to live and inland cities may become more desirable. This may create a gradual shift of people within the Bay of Plenty. At the same time, as Rotorua's weather changes, it also poses greater risk of flooding as well as posing risks to land use activities and ecosystems such as the lakes. The Council is taking steps to ensure the community is prepared for climate change and that the infrastructure and services that Council provides are resilient.

## **POLITICAL UNREST AND INTERNATIONAL EVENTS**

Political disruption is occurring in many countries around the world and in many cases is resulting in migration to countries with greater stability.

The local economy is performing above the national average.

If our population continues to grow at the current rate for the next 30 years, it could increase to more than 100,000 - that's 30,000 more people than in 2017 who will need homes. To maintain the qualities we consider special to our city, we need to think very carefully about where an additional 30,000 people might live, what their needs will be and where they will work and play. Our spatial plan takes this as a likely scenario for which proper planning is required. At the same time, the Council will monitor actual rates of population growth against projected growth which can inform the future 5-yearly reviews of the spatial plan.

With growth come pressures, particularly on infrastructure like water, roads and wastewater and on housing stock. Existing residents also expect to see the important aspects of the district that initially attracted them, to be protected and enhanced. This includes such things as the availability and quality of facilities, schools and travel and transport options.

Many of Rotorua's communities are thriving but several of the western suburbs (Fordlands, Pukehāngi North, Western Heights, Koutu and Selwyn Heights) have a higher social need. This is due to a range of factors including income levels and the cost of housing being a significant proportion of household spend. In turn, the provision of affordable housing plays a role in the standard of living. This will not change if action is not taken in these areas.

A reduction in household size from an average of 2.8 to 2.4 people by 2050 is also expected. Taking this into account, along with the population projection of an additional 30,000 people, a further 17,000 homes could be required in the future.

Rotorua currently has an employment base of just over 29,600 employees and this is projected to increase to a total employment base of 42,500 by 2048. The future sector distribution was modelled to understand what types of jobs the 42,500 people would need. This concluded industrial land supply is the critical factor for future economic growth and development and that while we have enough land available at present for industry, it is not in the right location and there is not enough variety. The modelling also concluded that while commercial land is not critical to grow jobs, Rotorua's central city, or CBD, is too big, needs to be reduced to create vibrancy and could offer inner city living opportunities.

## OBJECTIVE ONE

# Build homes that match needs



An increase in population has put pressure on Rotorua's housing market because there are not enough new homes being built for the number of additional people living in the district. Although we have a large amount of land available for homes, this land is not being developed for various reasons, such as a lack of infrastructure available or because land is in multiple ownership which can complicate decision making. Also, some areas that could be developed to include multiple units remain as single homes.

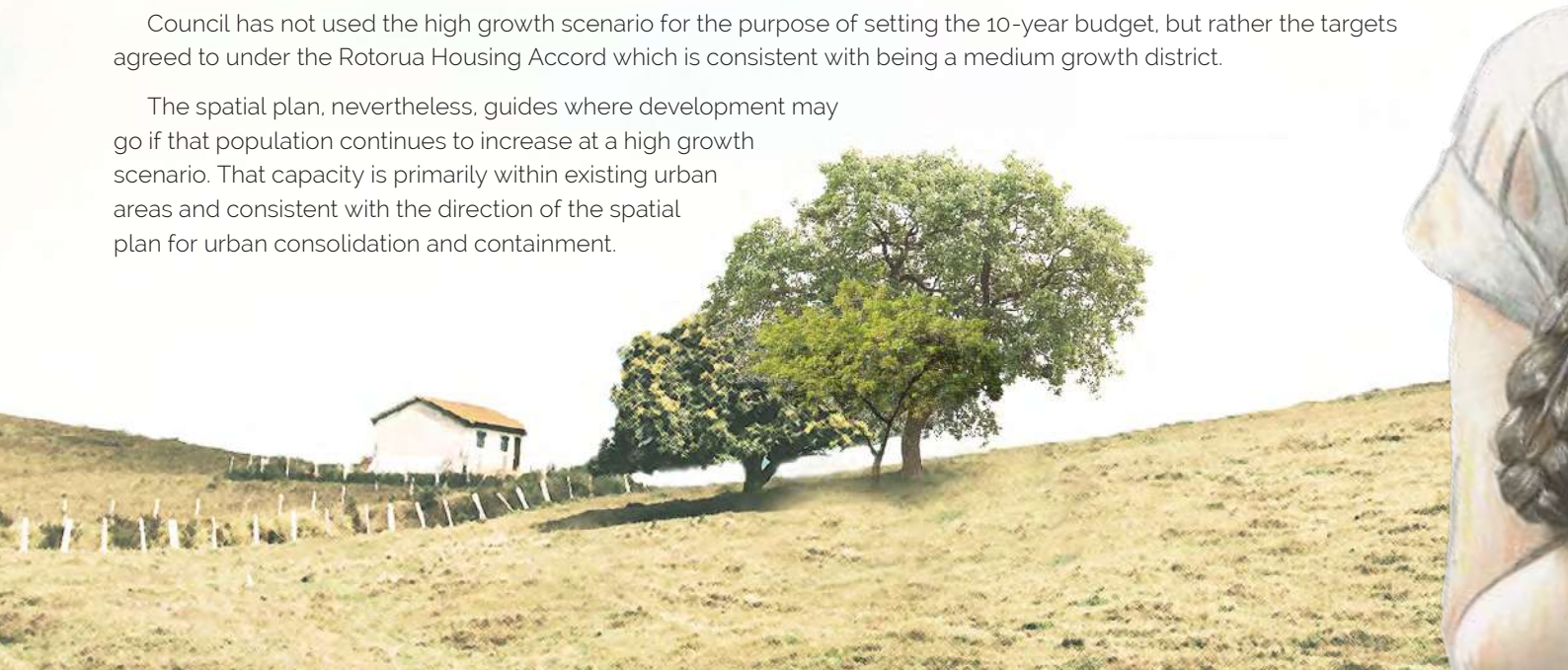
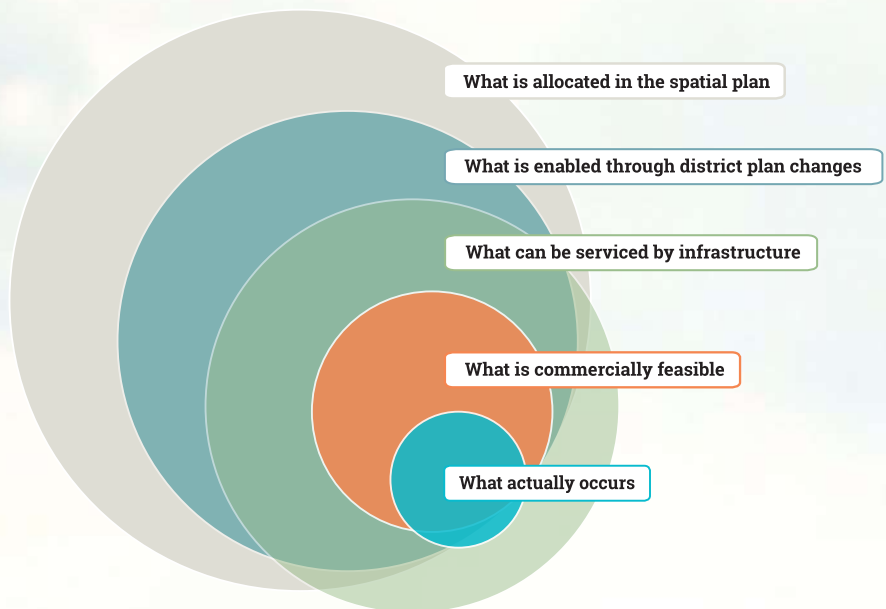
It is difficult to predict what the future population of Rotorua will be. Population projections are used to help inform Council's planning. These projections can be based on historical population trends as well as the performance of the economy. As the Council is taking initiatives to sustain economic growth, it has used population scenarios that identify Rotorua's population as growing in the future. In this regard, depending on the rate of growth, there may be a need for around 17,000 homes over 30 years.

The Council is required to monitor this growth on a quarterly basis as well as undertake a 3-year full capacity assessment as an identified medium growth district subject to the 2016 National Policy Statement for Urban Development Capacity (NPS-UDC).

The NPS-UDC also recommends more land than is required is zoned for development, recognising that factors like natural hazards, infrastructure, financial feasibility and owner decisions affect the supply of land for residential development.

Council has not used the high growth scenario for the purpose of setting the 10-year budget, but rather the targets agreed to under the Rotorua Housing Accord which is consistent with being a medium growth district.

The spatial plan, nevertheless, guides where development may go if that population continues to increase at a high growth scenario. That capacity is primarily within existing urban areas and consistent with the direction of the spatial plan for urban consolidation and containment.





## A number of actions would achieve this objective:

A number of other communities including iwi, have areas of land currently zoned for residential expansion. Many of these communities are keen to see some level of growth and development to enhance the community vitality. These communities include Reporoa and Mamaku in the rural area, and Rotomā, Rotoiti and Rotoehu in the lakes area.

### NEW AREAS FOR HOMES

To identify new areas for homes, a range of factors were examined. These included: natural hazards, the opportunities to expand existing areas, feedback received from the community, the need for opportunities for a variety of lifestyle choices and existing infrastructure capacity. This process identified a number of locations for new residential areas, which will need to be put together into a housing strategy.

#### NGONGOTAHĀ

There are opportunities for expansion at the edge of Ngongotahā village for more homes while still maintaining the village feel and separation from Rotorua city.

#### HAMURANA

To ensure there are additional opportunities for lifestyle homes, larger sites have been identified in Hamurana.

### EASTSIDE

The removal of the Rotorua Eastern Arterial designation has provided opportunity for homes between Vaughan Road and Lake Rotorua. It is close to the city and has good access to services, is close to the lake and is west-facing. As a large number of homes could be included here, there is opportunity to provide a new neighbourhood centre. Due to the size of this area and the distance of the lake from Vaughan Road, another collector road may be needed to service additional homes.

#### LYNMORE/ŌWHATA

There is land available behind the existing suburbs of Lynmore and Ōwhata which can cater for a mix of housing types. Again, this is close to the city and services and amenities.

#### PUKEHĀNGĪ

There are large blocks of land off Pukehāngī Road that could accommodate residential development. Homes will be built closer to Pukehāngī Road in the near future, and this could expand further up the caldera. The land here can be serviced by existing capacity.

### LAKESIDE COMMUNITIES

There is land available at Lake Ōkareka for new homes and this lakeside community has a reticulated sewerage system capable of servicing more homes. However, other infrastructure (eg water supply) is limited for most lakes and currently acts as a constraint to growth. Lake Tarawera could also include additional homes once the community has a reticulated sewerage system. However, additional residential development in lakeside communities will need to achieve a low level of risk to natural hazards as well as be able to connect to reticulated systems capable of servicing them. For this reason future growth at Lake Ōkareka is noted as "next" and will be considered as part of the District Plan (Lakes A zone) review looking at environmental and recreational outcomes in consultation with the community.

Mana whenua have indicated that they would like to return to Tarawera to live. Additional homes could be included at Lake Rotoiti also. In all cases, as the lake communities are within sensitive environments, care would need to be taken to ensure any additional residential development takes this into consideration.

#### PAPAKĀINGA

Iwi want opportunities to live within traditional villages throughout the district. This would offer another variety of homes and these opportunities will be identified through ongoing discussions and partnerships.





## USING OUR LAND MORE EFFICIENTLY AND CREATING A VARIETY OF HOUSING TYPES

We cannot rely solely on new areas for residential development to provide for the 17,000 homes needed in the Rotorua District. There is capacity within existing residential areas to add additional homes or to redevelop and build more homes on one site. To understand how many homes could be built in these areas, analysis firstly considered the existing regulations including lot size, setbacks, existing building position and engineering restrictions. There is also land being used for other purposes that could be changed into land for homes. The demand for smaller homes close to transport and places of work was also considered. This process identified a number of locations for additional residential development within existing areas.

### WESTERN HEIGHTS AND FORDLAND

There is significant land and infrastructure capacity in these two areas and many existing properties are older housing stock with emerging high maintenance costs and lower property values. These areas have therefore been identified as an opportunity for regeneration (see objective 2).

### CENTRAL CITY (CBD) AND SURROUNDING AREA

There is an opportunity for inner city apartment buildings which would provide for inner city living that is close to entertainment, places of work, transport and large recreation areas. An intensification area has also been identified close to the CBD to encourage redevelopment for town house or terrace style housing. This would provide smaller properties to cater for the trend towards smaller household sizes. Apartments may also reduce current pressure on existing homes for short-term holiday rentals.

### FENTON STREET

Entering Rotorua from the south there are a number of older tourist accommodation properties that could be converted or redeveloped with town houses or terrace style homes. New apartments could also be placed on the edges of the CBD.

## SPRINGFIELD GOLF COURSE AND ROTORUA RACECOURSE

These are large pieces of land, close to the city and with access to transportation and amenities and there is an opportunity to create new suburbs with large recreation areas and open space, if future demands for these recreation activities change.

### NGONGOTAHĀ INDUSTRIAL AREA

A large area within Ngongotahā which is set aside for industrial uses is not being used to its full capacity. The land is located close to the village centre and lake and this could be changed over time into a mix of commercial and residential uses. These changes could support the development of Ngongotahā as a key centre for the district.

## CREATING A ROTORUA HOUSING ACCORD

In August 2017 Rotorua Lakes Council and the Government signed a Rotorua Housing Accord, agreeing to work together to address housing supply and affordability. The accord enables greater collaboration with central government agencies and provides the ability to recommend to the Minister that areas within the Rotorua district be established as Special Housing Areas, which can trigger special legislation enabling consenting for new homes to be fast-tracked. It also encourages Council to work with Te Puni Kōkiri to explore options for the development of papakāinga housing.

## WORKING WITH HOUSING NEW ZEALAND

In April 2017 the Government announced its intent to make up to 80 new social housing properties available in Rotorua by 2020. These were expected to be a mix of new builds and existing properties and the government encouraged community housing providers to partner with the Ministry of Social Development to help reach the goal. Council will work with central government to ensure the location and design of these homes, meet the objectives of the district's spatial plan. It is envisaged this will include providing social housing within new residential areas.



Undertake district plan changes on the sites identified as 'later' to preserve them for residential development. This may mean restricting lifestyle blocks in these areas to reduce fragmentation of the land

Collaborate with central government to provide social houses in new residential areas

Start working on structure plans for longer term priority areas including Ngongotahā and Eastside; including the transition of industrial land to land for other uses

Undertake masterplanning and district plan changes to encourage more efficient use of land in Western Heights and Fordland

Create masterplans for change for Springfield Golfcourse and Rotorua Racecourse to include homes with large amounts of open space

To develop a housing strategy that collates and combines all the actions that relate to housing

Work with the relevant government departments to understand, monitor and respond to the impact of holiday homes on housing supply

Work with iwi to provide opportunities for homes in papakāinga

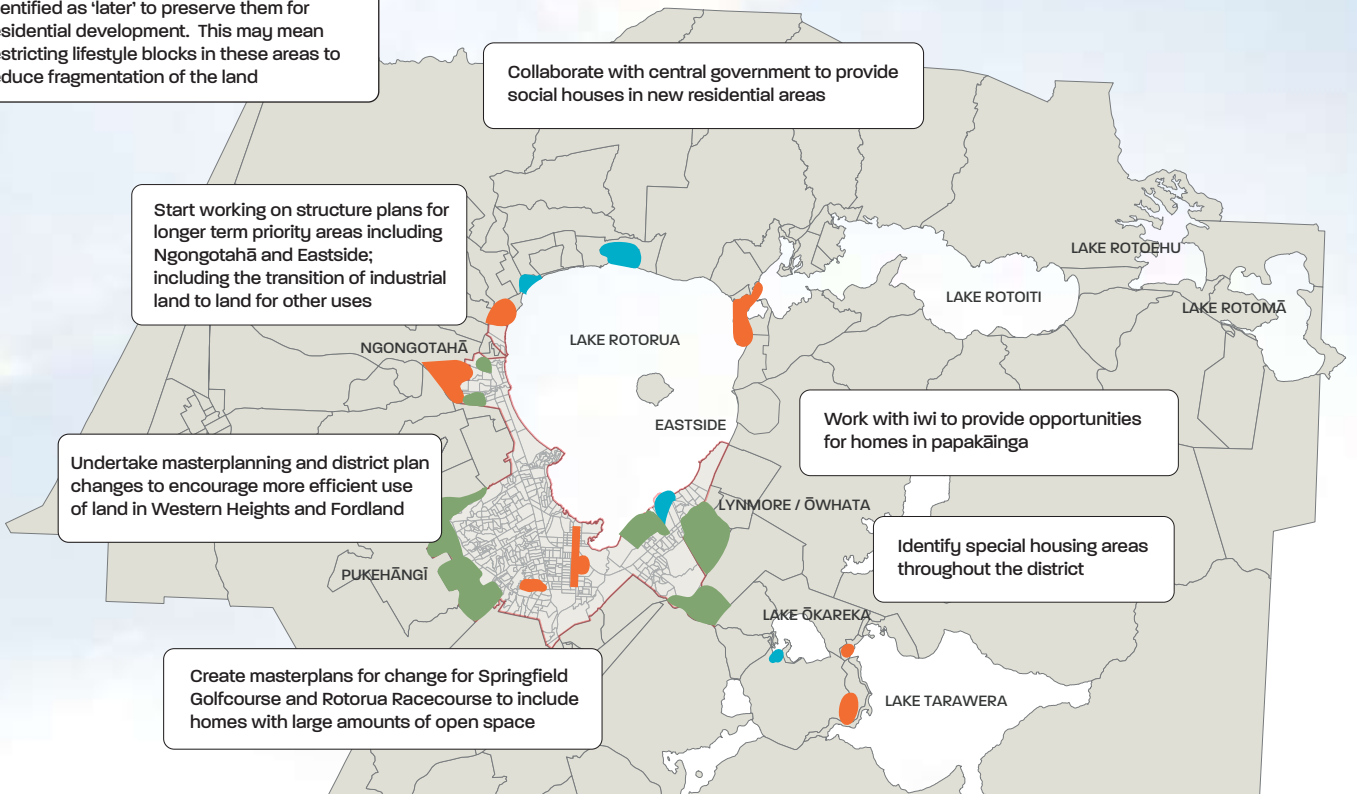
Identify special housing areas throughout the district

Undertake district plan changes in the following areas:

- Ngongotahā – some infrastructure capacity is available here north of the village
- Pukehāngi – further up the caldera behind existing approved subdivisions
- Lynmore/Ōwhata – behind the existing suburbs further up the caldera
- Eastside – larger lots closer to Vaughan Road
- Lake Ōkareka and Lake Tarawera – investigate options for growth (homes, neighbourhood centre, reserves and recreation) as part of the Lakes A zone review in consultation with the community.
- CBD – additional inner city living as the footprint reduces in size
- Consolidating tourism accommodation in the CBD and allowing existing accommodation to change to land for homes

Time horizon for development:

- Now
- Next
- Later





## OBJECTIVE TWO

# Create thriving neighbourhoods



**T**his objective is about having a structural design for our neighbourhoods so that we can enhance social connection between people, access to work, schools, health providers, public spaces, and retail, safety and wellbeing, feelings of inclusion and a sense of community – in effect, to create thriving communities in all our suburbs and neighbourhoods.

Vibrant, inclusive communities are the building blocks of our fast-paced, increasingly urban world. To thrive, communities want to be connected, resilient, healthy and inspiring. More people mean an expanded workforce and new residents means new customers and more revenue for local businesses. This enables cities to invest more in roads, public transportation, schools, the arts and parks. However, more people in a city does not, in itself, always mean that all neighbourhoods thrive. Some Rotorua suburbs, for example, are suffering from ageing housing, variable amenities, lower employment opportunities and high social need.

Rotorua has a very clear network and hierarchy of centres from:

- the CBD, our city heart and CBD fringe
- our secondary centre, the supporting village of Ngongotahā
- our existing urban suburbs and neighbourhoods
- our rural and lakeside communities

Smaller centres have less services and larger include more. In the case of the CBD, this is the only place where some services, such as banks and offices, are included.

While some of these communities are earmarked for change now, others will change their function, role and size over time as the population grows and the necessary infrastructure to support growth becomes available.

There are a number of actions that can be undertaken which when combined will achieve this objective.

### ROTORUA CBD

The district is dominated by the Rotorua CBD and this centre should remain the dominant commercial hub of the district. There is a specific objective and actions to create a vibrant city heart (see objective 5).

### NGONGOTAHĀ VILLAGE

Ngongotahā is a large village that also supports the surrounding communities of Kaharoa, Mamaku and Hamurana. With additional homes suggested here, growth of the village will be needed and actions will be determined in partnership with the community.

### RURAL VILLAGES

While there are many smaller rural villages, Reporoa and Mamaku are critical for providing services to the surrounding farmland. These communities have highlighted the need for support for local businesses and the ongoing viability of sports clubs and schools. With the potential for additional homes, shops and other amenities can be enhanced and in some cases created, to support the residents of these villages. Additional support for lifestyle lots around these villages would provide extra families to support the ongoing viability of schools and local businesses.

### LAKESIDE VILLAGES

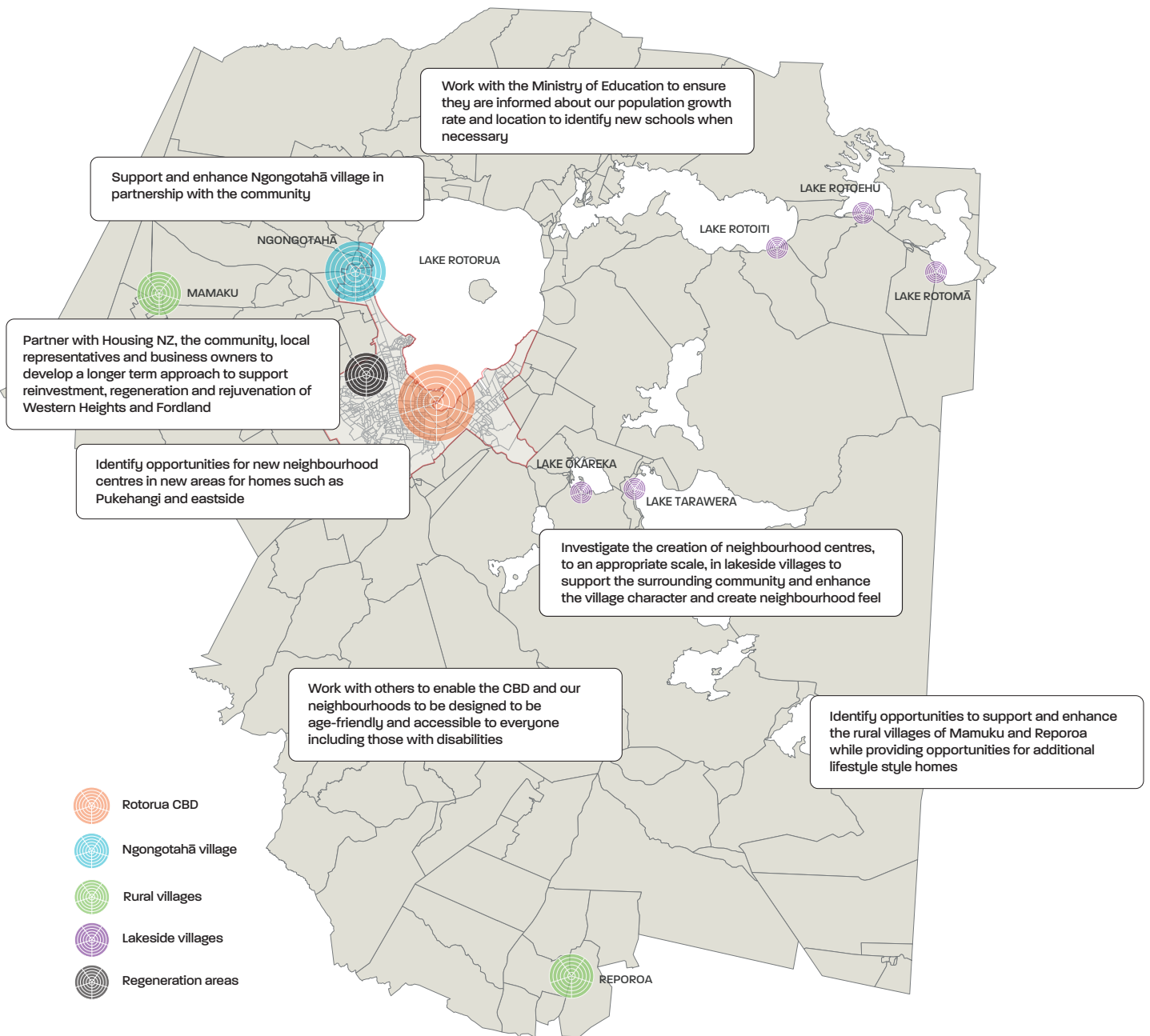
The lakeside communities are predominantly residential with locals travelling into the city for their shopping, entertainment and other home needs. There is little opportunity for the community to meet or access basic shopping requirements and this does not support a growing community. Any options for enhanced neighbourhood centres will be considered at Lakes Okareka, Rotoiti and Rotomā as part of any further growth option studies and District Plan review. This scale needs to be appropriate to the community - this might be no more than a general store.

### URBAN SUBURBS

There are a number of smaller Rotorua suburbs with centres focused on servicing the surrounding communities and many of these are thriving. Several of the western suburbs (Fordlands, Pukehāngi North, Western Heights, Koutu and Selwyn Heights) however are in need of targeted support. These areas present an opportunity for regeneration with improved and new housing stock, opportunities for geothermal energy use and enhanced public and commercial amenities. Many of Housing NZ's 500 properties throughout Rotorua are clustered in Western Heights and Fordlands. These two suburbs have been chosen as priorities for regeneration and investment by Council.







## SCHOOLS

While Rotorua schools currently have overall capacity, that capacity only exists in some areas. Identifying through the spatial plan where we want our city to grow will ensure the Ministry of Education is better informed for planning for additional schools when these are required.

## RECREATION

Open space and recreation are critical to supporting a thriving community. Our playgrounds and environment objective goes into much more detail about how neighbourhoods will have great public recreation spaces that are connected and inspiring.

## NEW NEIGHBOURHOOD CENTRES

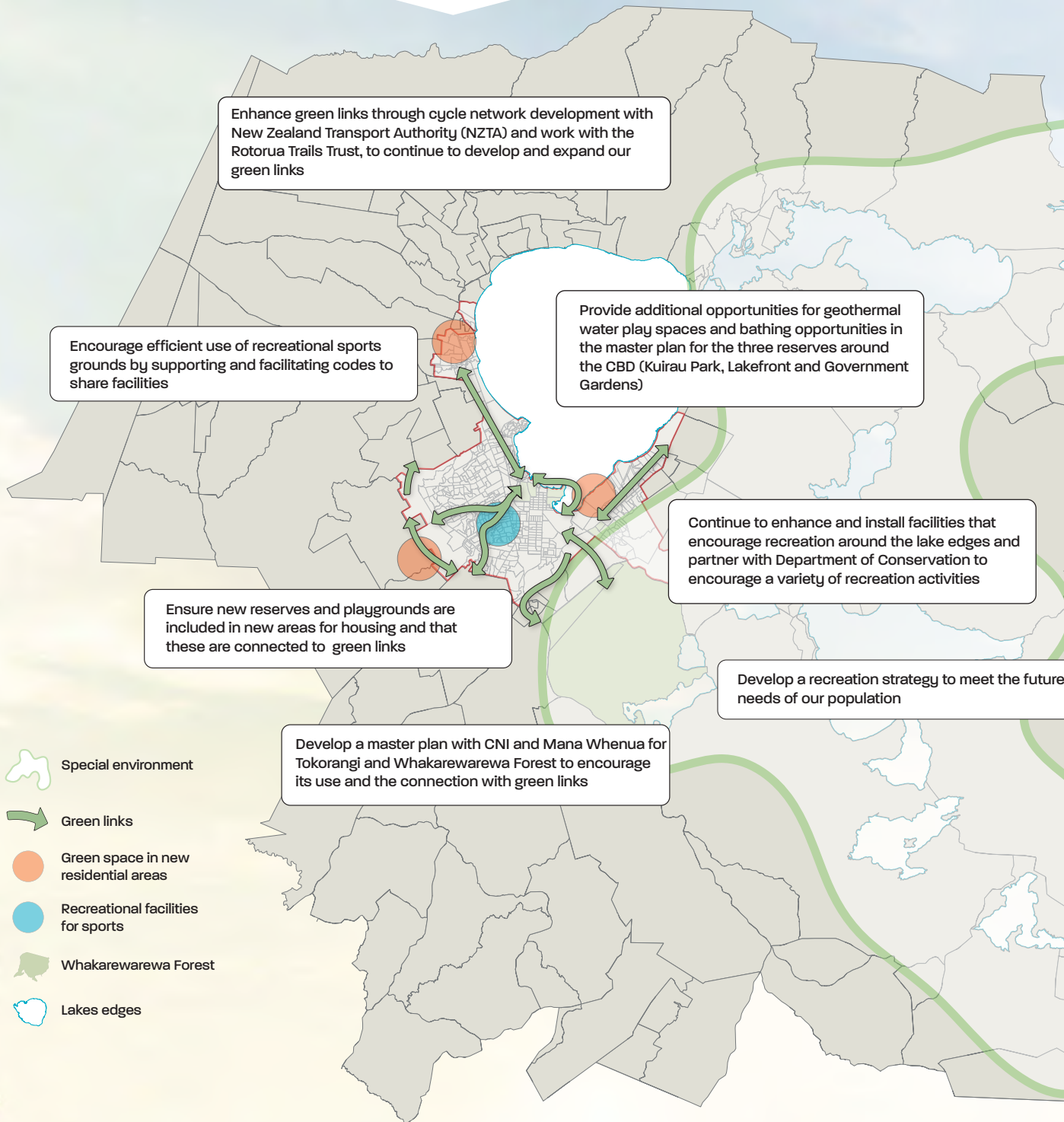
Within new areas for homes, depending on the number of homes, new centres may need to be created to include convenience stores such as small shops, hairdressers, bakeries or day care centres.

## INFRASTRUCTURE FIT FOR EVERYONE

As the district grows, including changes to population demographics, the Council will strive to ensure that there is satisfactory access to amenities for everyone. This includes appropriate measures to ensure people with disabilities and older persons can access on an equal basis with others the physical environment, transportation, information and facilities and services open to the public.

## OBJECTIVE THREE

# Enhance our environment



Enhance green links through cycle network development with New Zealand Transport Authority (NZTA) and work with the Rotorua Trails Trust, to continue to develop and expand our green links

Encourage efficient use of recreational sports grounds by supporting and facilitating codes to share facilities

Provide additional opportunities for geothermal water play spaces and bathing opportunities in the master plan for the three reserves around the CBD (Kuirau Park, Lakefront and Government Gardens)

Continue to enhance and install facilities that encourage recreation around the lake edges and partner with Department of Conservation to encourage a variety of recreation activities

Ensure new reserves and playgrounds are included in new areas for housing and that these are connected to green links

Develop a recreation strategy to meet the future needs of our population

Develop a master plan with CNI and Mana Whenua for Tokorangi and Whakarewarewa Forest to encourage its use and the connection with green links

-  Special environment
-  Green links
-  Green space in new residential areas
-  Recreational facilities for sports
-  Whakarewarewa Forest
-  Lakes edges

A larger resident and visitor population puts pressure on existing recreation and public facilities. Care needs to be taken to ensure these pressures do not undermine levels of amenity and the quality of experience when using these facilities.

While Rotorua has significant areas set aside for open space recreation, the space is currently allocated for today's demographics and sporting codes, not for the future.

Our natural environment will need to be protected and enhanced to provide for future generations. The water quality of our lakes is our districts top environmental priority and in doing this, also provides opportunities for recreation whether on the lakes or in additional forestry on existing farmland.

There are a number of actions that can be undertaken which when combined, will achieve this objective.

### ENHANCING GREEN LINKS

Reshaping infrastructure to encourage walking, cycling, and other alternatives to driving is an easy way for cities to improve residents' transport choices and quality of life. As Rotorua city has a natural fall towards Lake Rotorua, the existing stream edges provide opportunity to provide corridors to support our local ecology and opportunity to connect new and existing suburbs and reserve areas with the CBD and lakefront, using an off-road network. As the city grows and new residential areas are created, there will be a need to be connected through green links and to enhance and widen current links. This can be done through the urban cycling programme and the Rotorua Trails Trust plans, and in partnership with New Zealand Transport Authority (NZTA).

### GREEN SPACE IN NEW RESIDENTIAL AREAS

Areas identified for new homes will need public reserves and the opportunity to connect these areas to the city green links network. It will be important to consider the local topography and stream networks in determining future reserve areas.

### LAKE EDGES

As our resident and populations increase, there will be additional pressure on our existing facilities. Infrastructure will need to be upgraded at some lakes while others will need new infrastructure altogether.

## DEPARTMENT OF CONSERVATION

Land managed by the Department of Conservation covers approximately 35,000 hectares within our district, bordered mostly by farmland, pine forest or lakes. These areas are important assets as part of the district's natural "playground" and there are many opportunities to expand on the use and activities within.

### TOKORANGI AND WHAKAREWAREWA FOREST

Growth in recreational activities and demands on Tokorangi and Whakarewarewa Forest highlights the importance of managing the number of people accessing different parts of the forest and ensuring access can be more evenly distributed. Better cycling or green links to the forest from the city and suburbs will improve accessibility, increase its use and reduce pressure on existing assets. A masterplan for the forest needs to be created with the forest owners to effectively manage this growing pressure.

### RECREATIONAL FACILITIES FOR SPORTS

Over time, as demographics change, spaces will need to be changed and reallocated depending on the changing needs of the population. There will also need to be investment and upgrades of existing sports fields to encourage greater use and diversity. With the changes suggested in this plan to Springfield Golf Course and with this area being close Smallbone Park and the Rotorua International Stadium, allocation of a future sports ground here would ensure there is enough space allocated for our future population. A recreation strategy will determine our future needs and allow us to plan for them.

### AQUATIC FACILITIES

With Rotorua being well known for its thermal waters, there is an opportunity to provide additional geothermal water play spaces and bathing opportunities in existing and new facilities. Changes in population offer future opportunities for spa and wellness developments.

### SUSTAINABLE ENVIRONMENTAL PRACTICES

The Council supports initiatives that reduce waste, conserves water and contributes to sustainable practices to enhance Rotorua's environment, including its air quality. It uses a range of tools including education and bylaws such as Rotorua's Air Quality Control bylaw to assist in achieving these goals.



## OBJECTIVE FOUR

# Support Iwi aspirations



**T**he Māori economy is a significant contributor to Rotorua's economy. Land is fundamental to supporting Māori economic, environmental, social and cultural wellbeing. The Rotorua district has a large amount of Māori owned land, in many cases under multiple ownership, which creates both opportunities and challenges. Much of this land, if the challenges of multiple ownership, titles and covenants can be addressed, has the potential to be developed in ways that would enhance both Māori wellbeing and contribute further to Rotorua's 2030 vision.

The spatial plan includes actions to work through and find new ways to support and enable development of Māori owned land in partnership with local iwi.

Council has strategic relationships with many local iwi organisations. These relationships are helping to unlock the potential of Māori owned land, while helping Council to learn how to better work with and assist Māori and iwi. The partnership Council formed with Te Arawa, which saw the establishment of the Te Tatau o Te Arawa board and provided for members of that board to become members of council committees, will provide the vehicle to further understanding iwi aspirations and the actions that could be undertaken to support them.

There are a number of actions that can be undertaken which, when combined, will achieve this objective:

### **LAKE WATER QUALITY**

Treaty settlements have seen the return of 14 Te Arawa lakes to iwi and the formation of the Te Arawa Lakes Trust (TALT). TALT works in partnership with the regional and local council to improve lake water quality and to promote other environmental action to ensure the sustainable use and improvement in water quality.

### **PAPAKĀINGA**

There is an opportunity to ensure Council processes support the creation of papakāinga housing, and to explore new ways of enabling housing development on Māori land without necessarily transferring title. Support for housing aspirations have been explicitly stated in the Rotorua Housing Accord signed in August 2017, making the assistance of Te Puni Kōkiri available to explore options for the development of papakāinga housing. In particular, iwi have aspirations for papakāinga near Lake Tarawera, Rotoiti and Rotomā.

### **LEASED LAND FOR COMMERCIAL AND RESIDENTIAL PURPOSES**

Where iwi have aspirations to develop land for commercial or residential purposes but not necessarily transferring the title, Council will work with iwi to support appropriate development.

### **MĀORI VILLAGES WITHIN URBAN AREAS**

Rotorua is unique in that it contains three living Māori villages: Ōhinemutu, Whakarewarewa and Ngāpuna. There are opportunities to work with these villages to determine what actions could be undertaken to support and enhance these neighbourhoods to ensure they retain their unique cultural values.

### **TOKORANGI AND WHAKAREWAREWA**

A partnership is already underway exploring opportunities for the development of the Tokorangi and Whakarewarewa forest blocks. This will identify development precincts and opportunities, including commercial opportunities, infrastructure planning and development, recreation and cultural activities.

### **TELLING THE STORIES OF OUR PLACE**

Within the public spaces of the city and district we have an opportunity to acknowledge mana whenua and represent the importance of Te Arawa to this place.

The Rotorua district has a large amount of Māori owned land.



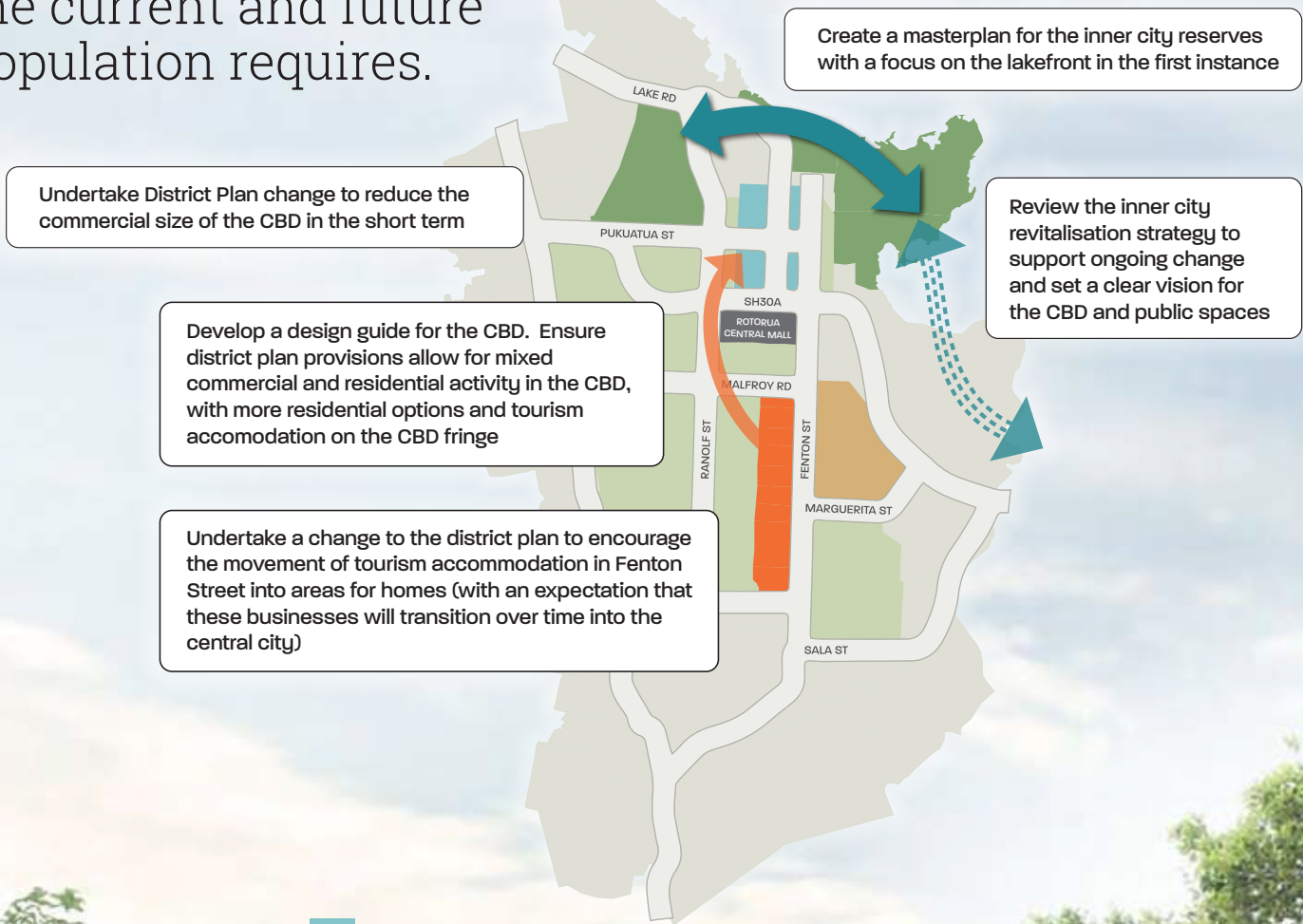


## OBJECTIVE FIVE

# Create a vibrant city heart



Our CBD has more commercial space than the current and future population requires.



- Vibrant city heart
- High density residential (apartments, town houses, terraced housing)
- Parks / recreation spaces
- Residential accommodation with large amounts of open space
- Consolidating tourism accommodation into CBD
- Enhancing and connecting city reserves



**T**he central city or CBD (Central Business District) is a focal point of a city. It is the commercial, office, retail, and social centre of Rotorua and the centre point for transportation networks. It is often a visitor's first experience of our city and a location for many to work. While works to revitalise the CBD during recent years has resulted in some quick wins (such as intersection upgrades, changes to parking and bus route changes), there is still more to be done.

When analysing the Rotorua CBD area in comparison to other cities with even larger populations, our CBD has more commercial space than the population requires. This means that while we have a large number of retail stores they are spread out, and mixed with vacant buildings making it harder for retailers to cluster together and harder for shoppers to easily access the range of products and services on offer.

- Many buildings within the CBD are dated and in need of investment and renewal. Furthermore, the CBD has no guidelines that encourage a high quality design or the inclusion of cultural stories and references.
- While it is fortunate the CBD is surrounded by land which was gifted under the Fenton Agreement to be used as reserves, it does not take advantage of the views of these reserves, nor are the reserves themselves enhanced enough to encourage people into the CBD.
- There are a large number of accommodation providers along Fenton Street and many visitors have no reason to visit the CBD or lakefront.

There are a number of actions that can be undertaken which, when combined, will achieve this objective:

### REDUCTION IN CBD SIZE

The size of the CBD can be reduced by encouraging other uses west of Amohia Street and east of Fenton Street. A smaller CBD would also offer opportunities for a range of housing types which would also contribute towards night time vibrancy and encourages more entertainment businesses to open. There are many opportunities to include geothermal energy use in redeveloping sites in the CBD.

### CONSOLIDATING TOURISM ACCOMMODATION INTO THE CBD

The accommodation along Fenton Street can be transitioned into areas for homes in the longer term, with tourist accommodation moving to the CBD or the surrounding area. This would not only free up land for homes close to transportation and places of work, but would also result in more people moving around the central city, contributing to vibrancy.

### ENHANCING AND CONNECTING CITY RESERVES

The three key reserves (Kuirau Park, lakefront and Government Gardens) offer a range of recreational uses. Kuirau Park centres around natural geothermal features and offers opportunities for using thermal waters for free family experiences. The lakefront is one of the last waterfront sites in the country that could see further development and enhancement and there is huge potential to provide a showcase piece for our city. The Government Gardens are more formal and structured and contain the Rotorua Museum (one of the most photographed buildings in the country) while the adjoining Sanatorium Reserve provides a real opportunity for additional investment to encourage increased use.

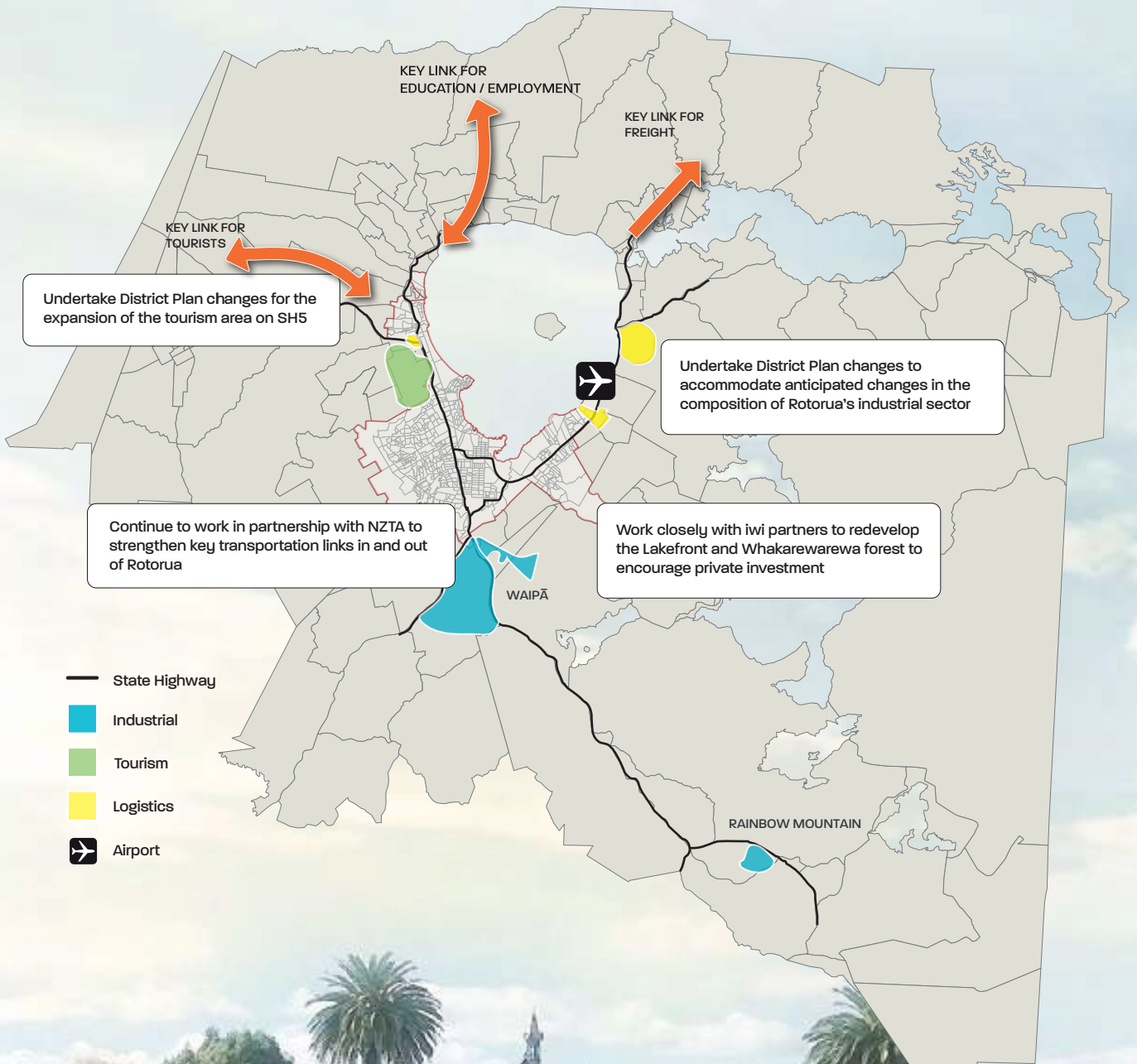
### QUALITY URBAN DESIGN

Good urban design is fundamental to the creation of successful towns. Enforcing urban design standards for all new development will ensure our city grows to a high standard, providing good amenity for new and existing businesses alike and an opportunity to promote the uses of locally sourced wood. The New Zealand Urban Design Protocol produced by the Ministry for the Environment lists specific urban design initiatives that can be put in place by Council, the property sector, design professionals, professional institutes and other groups.



## OBJECTIVE SIX

# Grow jobs



- State Highway
- Industrial
- Tourism
- Logistics
- ✈ Airport



**f Rotorua cannot provide various locations and a variety of land use types the district will miss some real opportunities to attract new businesses.**

Analysis of existing business land shows that while there is currently enough industrial land available, there is not enough variety on offer and land is not in the right location.

To support ongoing employment opportunities, council is proposing a number of new areas for business land, along with changing some existing business land to residential, to reduce the chance of future conflict between these two activities.

There are a number of actions that can be undertaken which, when combined, will achieve this objective.

## **NEW LAND FOR LOGISTICS AND WOOD PROCESSING**

It is anticipated the composition of the industrial sector in Rotorua will change, with more focus on logistics. To accommodate this there are significant areas of new industrial land/ business parks proposed, adjacent to the airport and at the intersection of state highways 30 and 33. This intersection is close to the airport and sits astride two key regional highways, forming the gateway to the northern Bay of Plenty and the Port of Tauranga. Expansion of the Eastgate Industrial Park will be able to leverage off its proximity to the airport and development of airport land.

There will always be a need for heavy industry, particularly wood processing, which will continue to be an important contributor to the Rotorua economy. To protect the viability of this important element of the local economy, heavy industry locations are to be expanded around Rainbow Mountain and Waipā. There may also be opportunities to use geothermal energy to support business or for power generation. Any land zoned for these purposes needs to assess the impact of the loss of this land on the farming and forestry industry.

## **EXPANSION OF TOURISM AREAS**

Tourism growth has resulted in increasing demand for land for tourism activities, particularly rural land closer to the city. Some of these tourism enterprises are clustering close to each other, such as those around Skyline Skyrides and this proposed tourism area provides a buffer between Ngongotahā village and the Rotorua urban area.

Redevelopment of the Lakefront is also important to support new jobs in the tourism and accommodation sectors. Similarly, working closely with Mana Whenua in the development of the Whakarewarewa and Tokorangi triangle will provide opportunities to enhance tourism attractions and develop new ones.

## **CHANGING EXISTING INDUSTRIAL AREAS**

With some industrial companies taking the opportunity to relocate to new industrial land, there will be opportunities in existing industrial areas to transition to other uses. It is anticipated this would take the form of residential development at Ngongotahā and a mix of residential and commercial redevelopment at Ngāpuna.

## **STRENGTHENING TRANSPORTATION LINKS**

As more people start to move to Rotorua, some may choose to work in other nearby cities such as Tauranga. State Highway 36, which connects Rotorua to Pyes Pa, becomes a key link for education and employment commutes. State Highway 33 is the eastern link north to connect to the port in Tauranga and will become more important in supporting Rotorua's growing economy. Council will work in partnership with NZTA to strengthen these key transportation links to make travel more efficient.

Investment in the western corridor from Hemo Gorge to Ngongotahā is important to ensure congestion does not become a problem for residents or freight. The same issue exists on the eastern corridor between Hemo Gorge and Okere Falls.

## **LEVERAGING OFF OUR COMPARATIVE ADVANTAGES**

Work collaboratively with the Bay of Plenty and Waikato councils to leverage off the district's natural advantages around geothermal resources and its cultural offering. Industry strengths in forestry are important to the central North Island and the Port of Tauranga.



## OBJECTIVE SEVEN

# Build supporting infrastructure



**C**ouncil is responsible for critical infrastructure including water supply, wastewater, storm water, and local roads. The existing infrastructure capacity was analysed in order to identify where growth can occur now without adding significant costs and what infrastructure we will need to supply areas identified for growth. This spatial plan enables phasing and aligning of growth areas and infrastructure development to manage costs and to work closely with central government agencies and providers of state highways, electricity and telecommunications, to ensure plans are in place to meet demand. In planning and designing critical infrastructure, Council will also take into account the implications of climate change for that infrastructure.

There are a number of actions that can be undertaken which, when combined, will achieve this objective.

### WASTEWATER TREATMENT PLANT

The planned upgrade of Rotorua's wastewater treatment plant will provide sufficient capacity for the 17,000 additional homes we anticipate will be needed within the Lake Rotorua caldera.

### CENTRAL URBAN AREAS OF ROTORUA

There is some water and wastewater capacity available for future growth in the central area.

It is proposed the highway connecting Te Ngae Road to Fairy Springs Road (SH30A) be downgraded to local road status which would allow better connectivity of the existing urban area to the city. There is a newly installed substation at Waipā Valley Road that can be expanded to cater for any heavy industrial expansion in the Hemo Gorge area. There is an existing electricity substation on Malfroy Road, however the distribution network has limited capacity and will need significant investment as the population in the centre of the city grows.

The four-laning of Te Ngae Road to the airport is a priority to ensure development can occur on the east side of the city and allow for freight movement to the Port. Wider community benefits could include better cycling and walking infrastructure.

### THE EASTERN URBAN AREA AND LAKE ŌKAREKA

The Gee Road electricity Substation is being upgraded and will provide significant power capacity to the east and there is land available for an additional substation in the Vaughan Road area to support longer term growth. To accommodate new residential areas in the east, an additional collector road parallel to Vaughan Road may be necessary. Waipā Springs, which supplies water for the eastern suburbs and Lake Ōkareka has limited capacity remaining and expanding here will require an alternative supply and infrastructure to be developed. There is wastewater capacity available for additional homes in this area.

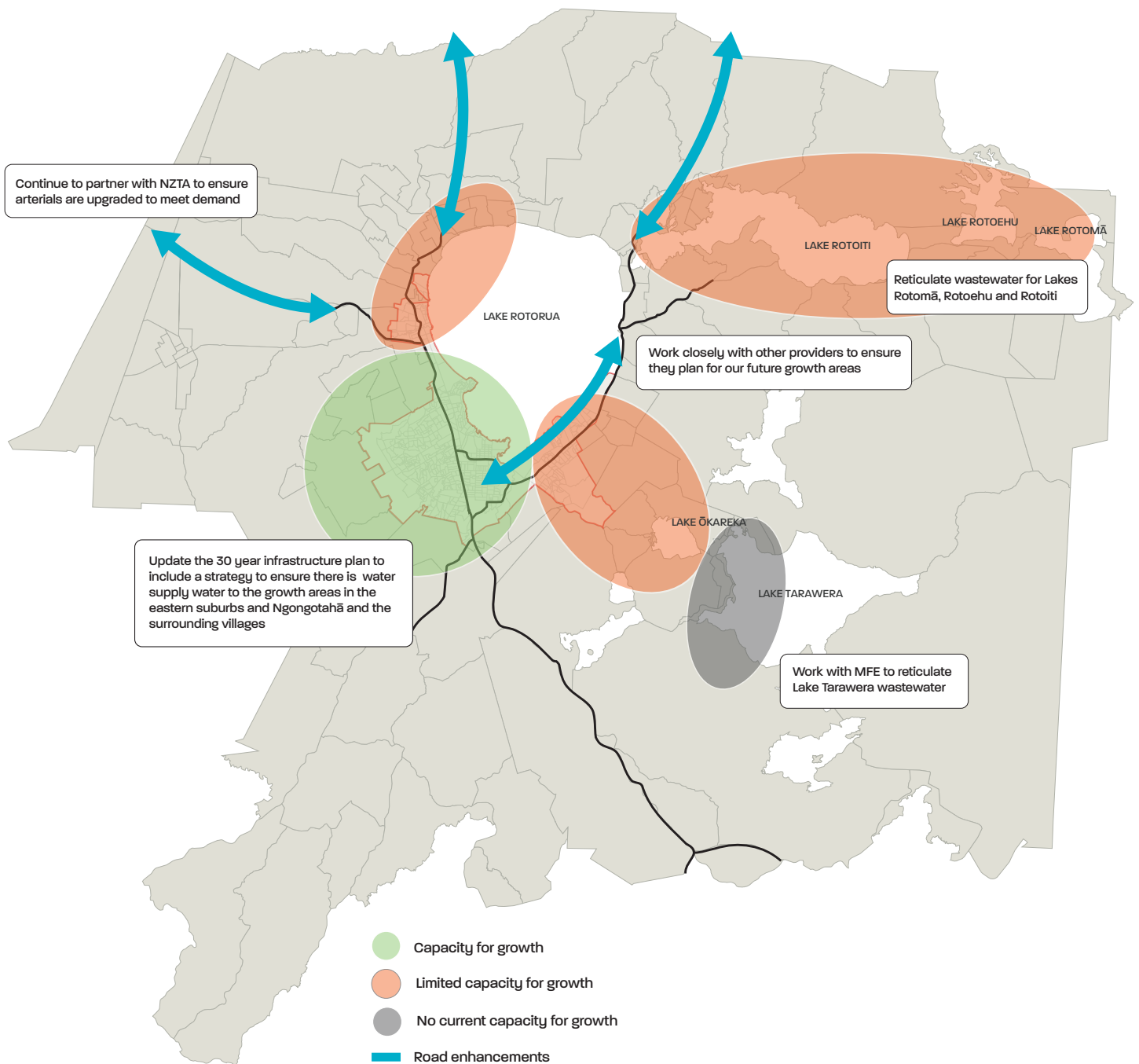
### NGONGOTAHĀ AND SURROUNDING VILLAGES

For water there is spare but limited capacity from Hamurana and Taniwha Springs. Once this capacity is reached, an additional source and infrastructure will be required. Water management for individual properties will need to be explored in the future. There is limited capacity remaining in wastewater pump stations for the expansion of Ngongotahā. When that capacity is reached, the pumps will require upgrading. There is limited capacity remaining in the Tarukenga electricity substation.

### LAKE TARAWERA

The homes at Lake Tarawera are not serviced by Council and are supplied by a range of options. Recently Ministry of Environment have announced support for sewage reticulation for Lake Tarawera as this is important to enable growth in this area.

By identifying locations for new homes and employment we can plan for future infrastructure requirements.



### BROADBAND AND MOBILE COVERAGE

Areas of the district have limited broadband and mobile coverage. Support from government and service providers will be necessary to ensure a lack of provision does not adversely effect economic opportunities in the district.

### LAKES ROTOMĀ, ROTOEHU AND ROTOITI

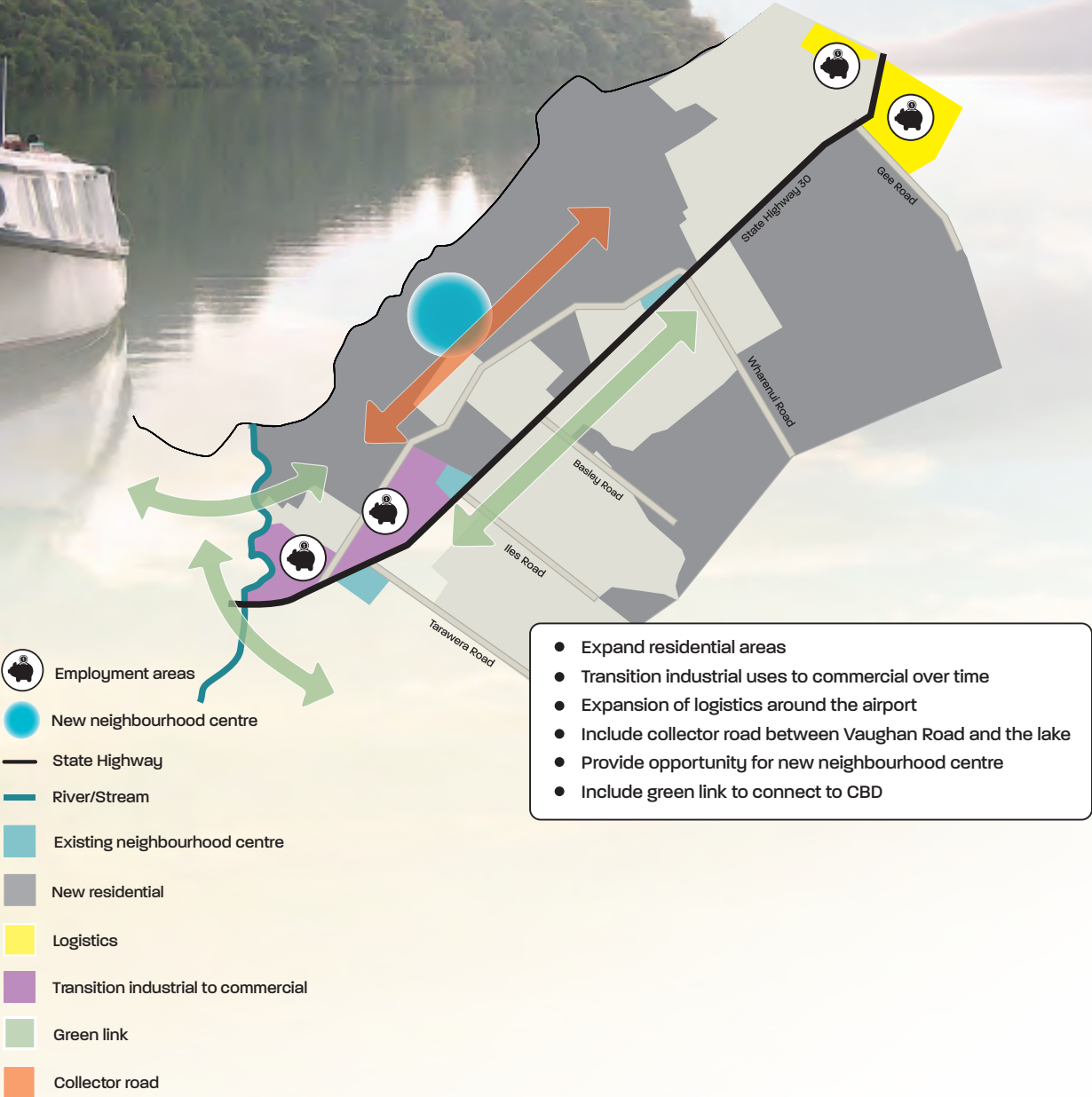
The water supplies differ between lakes and communities. Western Rotoiti wastewater is currently serviced by Council and reticulated back to the treatment plant. Eastern Rotoiti, Rotoehu and Rotomā are planned to be serviced by a new wastewater scheme planned for commencement in 2018. This will provide additional capacity for growth in these areas.

# Short term Priorities

identifying the areas for new homes is mostly based around existing infrastructure capacity (to ensure costs are low) and land owners willingness to embrace change. In the short term, Council and the community will actively work towards District Plan changes to consult on new areas for homes.

The following maps give more detail of what could occur in these areas to meet the objectives:

## Eastside

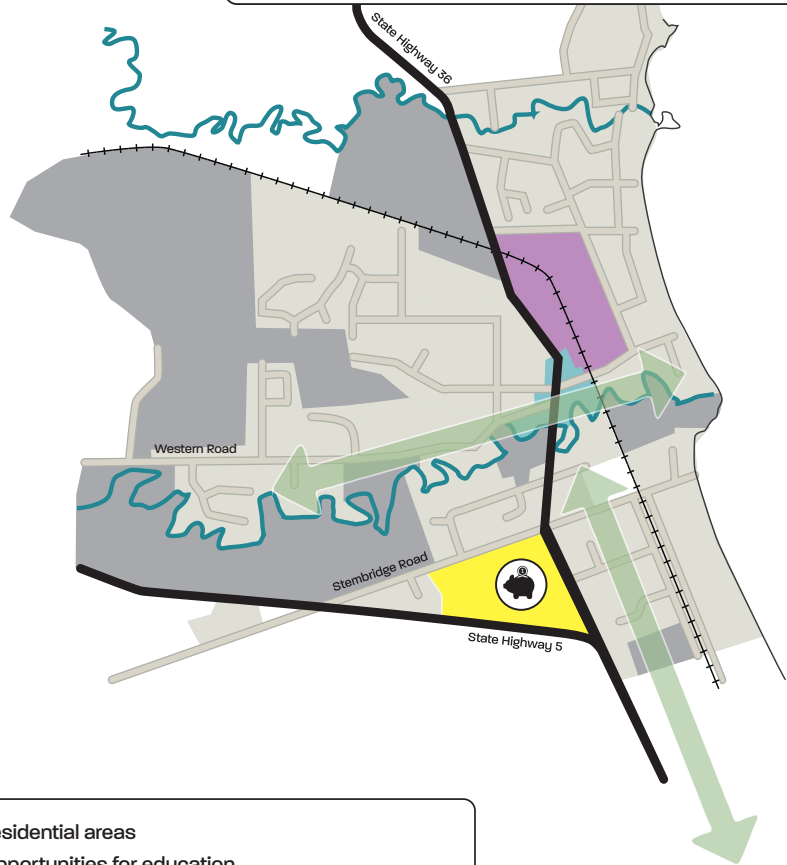




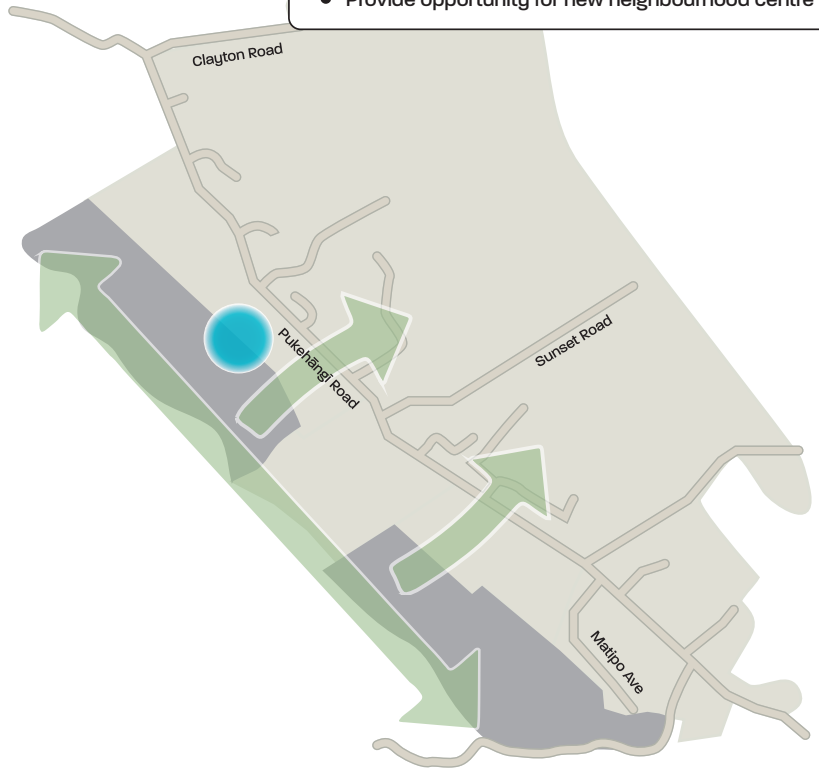
# Ngongotahā

- Expand residential areas
- Transition industrial areas into residential over time
- Strengthen village heart
- Provide opportunities for employment
- Enhance green link to connect residential areas to the lake and the CBD

- ++ Railway
- State Highway
- River/Stream
- New residential
- Existing residential
- Village Centre
- Logistics
- Industrial to residential
- 🏠 Employment areas
- ➡ Green link



- Expand residential areas
- Provide opportunities for education
- Enhance green link to connect residential areas to the existing urban area
- Provide opportunity for new neighbourhood centre



# Pukehāngī

- New neighbourhood centre
- New residential
- ➡ Green link







# Supporting information



Council has based this document on a number of specific pieces of research and community feedback. Please see Council's website for background reports.

## Key supporting information:

Vision 2030 – The Rotorua Way  
Toi Moana Bay of Plenty Regional Growth Study  
BERL Rotorua Lakes District Population Projections – Draft Report – Feb 2015  
Property Economics Spatial Plan Economic Analysis Rotorua District Jan 2017  
Rotorua Lakes Council Long-term plan 2012 to 2022  
Rotorua Lakes Council Annual Plan 2017/18  
Rotorua District Plan

## Other Rotorua Lakes Council Plans and Strategies:

Rotorua Visitor Economy Sub Regional Strategy  
Rotorua Sustainable Living Strategy  
Rotorua Creative Strategy  
Rotorua Inner City Revitalisation  
Rotorua Sport and Recreation Strategy  
Rotorua Cyway Strategy

## Regional Council Plans and Strategies:

Bay of Connections Strategies  
Bay of Plenty Regional Council, Plans, policies and resources  
Bay of Plenty Regional Council, Rotorua Geothermal Regional Plan  
Waikato Regional Council, Policies and plans

## Central Government Policies:

Rotorua Housing Accord  
NPS-UDC, National Policy Statement for Urban Development Capacity

## Data and statistics:

Infometrics Community Profile – Rotorua District  
Infometrics Annual Economic Profile – Rotorua District  
Infometrics Quarterly Economic Monitor – Rotorua District  
Infometrics Quarterly Economic Monitor – Rotorua District – December 2016 report  
APR Rotorua Housing Data Review 2016  
Rotorua NZ, Destination Rotorua Tourism Stats  
NPS-UDC Dashboard  
Stats NZ Population and Households  
MBIE International Tourism Forecasts  
MBIE Tourism Expenditure Estimates



**ROTORUA**  
**LAKES COUNCIL**  
Te kaunihera o ngā roto o Rotorua