

ROTORUA
LAKES COUNCIL
Te Kaunihera o ngā Roto o Rotorua

Taiwhanga Rotorua
**Westbrook Sports &
Recreation Precinct Proposal**



What guides everything we do?

Vision 2030

A way forward for Rotorua that drives everything council does, working with the community to achieve a positive future.



Papa whakatipu

Outstanding
places to play



**Kāinga noho,
kāinga haumaruru**

Homes that
match needs



**He hāpouri
pūmanawa**

A resilient
community

Timeline

| | |
|-----------|--|
| 2016-2018 | Rotorua Spatial Plan |
| 2017 | Smallbone Park Sports Hub Feasibility Study |
| 2018 | Sports Field Supply and Demand Analysis Report |
| 2018 | Rotorua International Stadium Facility Review |
| 2017-2020 | Engagement with local, regional and national sports community, |
| 2018-now | Rotorua housing crisis |
| Mar 2020 | Community feedback on Westbrook proposal |
| Apr 2020 | COVID-19 lockdown |
| Sep 2020 | Rotorua Housing Strategy adopted |



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.

Map Callouts:

- Undertake district plan changes on the sites identified as 'later' to preserve them for residential development. This may mean rezoning large blocks in these areas to reduce fragmentation of the land.
- Collaborate with central government to provide social housing in new residential areas.
- Start working on structure plans for longer term priority areas including Ngongotahā and Esplanade, including the rezoning of industrial land to land for other uses.
- Work with iwi to provide opportunities for homes in papakāinga.
- Identify special housing areas throughout the district.
- Undertake district plan changes to the following areas:
 - Ngongotahā - some infrastructure capacity is available here north of the village.
 - Papakāinga - further up the valley behind existing approved subdivisions.
 - Ngongotahā - behind the existing suburbs further up the valley.
 - Esplanade - larger lots closer to Waikanae Road.
 - Lake Esplanade and Lake Esplanade - investigate options for growth (homes, neighbourhood centres, reserves and recreation) as part of the Lake Esplanade review in consultation with the community.
 - CRD - additional inner city living as the housing reduces in size.
 - Considering tourist accommodation in the CRD and allowing existing accommodation to change to land for homes.

Time horizon for development:
 New (Green)
 Next (Blue)
 Later (Orange)



Key drivers for this proposal

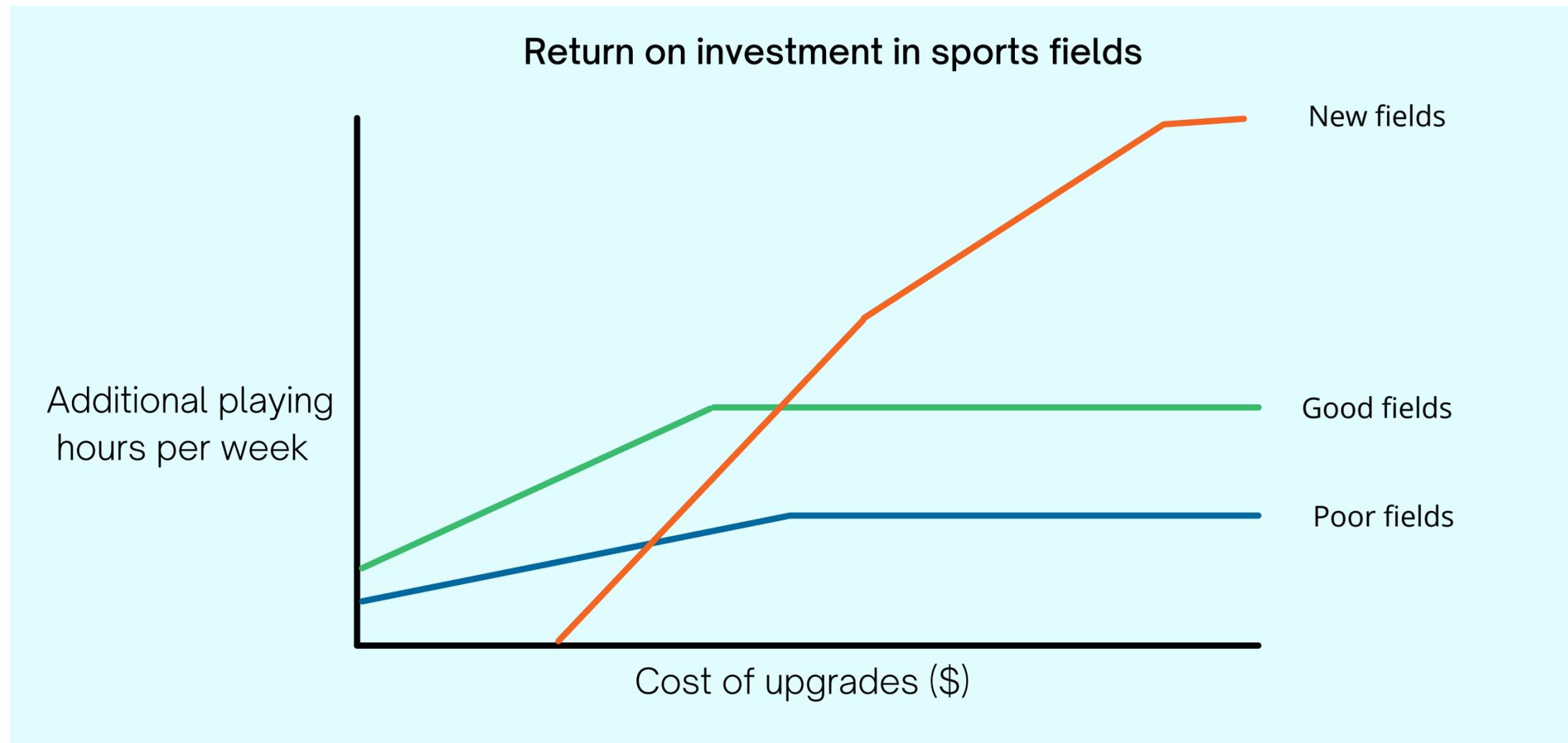


- Current sports fields and facilities are not up to quality standards and do not meet current winter sports demand.
- We have a current deficit of 70 – 80 hours of playing and training time per week (winter).
- Demand will increase, we need to future-proof the district's sports field network.

The lack of quality sports fields and facilities mainly affects local tamariki – sport and recreation is a vital component to community wellbeing, especially for young people.

Investment in improvements won't be enough

Improving the current field network won't be enough to meet current or future demand. We need to find space for new fields.



180 winter code teams
Rugby, Football,
League

**More than
2228 players**

2020 community feedback

In March 2020 council asked for community feedback on the proposal.

Key themes expressed in feedback were:

- Protecting the amenity values for neighbouring properties
- Concerns about increased traffic
- Support for all-weather athletics facilities
- Support for open spaces, natural areas and the ecological value of the site
- Support for quality sport fields and recreation facilities
- Opportunities for clean-ups in neighbouring spaces
- Support for continued access to golf facilities



What we're doing

Investing in current sports fields and facilities

- New lights to increase winter training
- Winter maintenance programme
- Upgrades to parking, toilet blocks and irrigation systems

User engagement

- Working with local sport and recreation community to understand their needs and support their ongoing sustainability

Investigations to prepare proposal

- Ecological, geotechnical, land availability and financial investigations
- Include this information in the proposal intended for the 2024-2034 Long-Term Plan



Key information

- A key driver is to ensure our community has access to safe, good quality sport and recreation spaces.
- No final decisions have been made about the proposal.
- Council will undertake full community consultation on this proposal as part of the 2024-2034 LTP.
- Community engagement will continue during the next three years.
- Investment in sports field maintenance will not meet current demand.
- Springfield Golf Club lease expires in September 2027.
- The need for housing in Rotorua is critical.
- Concepts for housing include the retention of large amounts of green/recreation space.