

3.5 Rototuna

- a. The Rototuna Structure Plan area is approximately 490 hectares, and was part of land brought into the City in 1989 to facilitate the City's expansion. The Structure Plan has been developed in order to facilitate an integrated, sustainable approach to the management of the natural and physical resources of the Rototuna growth cell.
- b. The Structure Plan promotes urban design concepts and considerations around urban form, identifying proposed land use elements, key natural and physical resources, transport and other infrastructural requirements, parks and reserves, and any potential constraints to development. The Structure Plan considers treatment of key physical features such as gully systems, ridgelines and naturally elevated topography and the river bank, and management options to protect significant features.
- c. The Structure Plan provides the basis for discussion of development proposals between council and developers. It is not intended to act as a blueprint, but creates a framework to guide development to ensure that the Rototuna area develops in an integrated and sustainable way in line with the Vision for the area, acknowledging that the final form of development of the area will be determined by the physical development within the parameters of the Structure Plan as set out in the District Plan.
- d. The Structure Plan (including the Rototuna Town Centre Concept Plan) needs to be read in conjunction with the Rototuna Town Centre Design Guide, relevant rules, and objectives and policies in the District Plan. All of these elements must be read and interpreted together to give full understanding and effect to Council's vision for the sustainable management of the natural and physical resources of Rototuna.

Vision

A high quality urban environment that has a local focus, well connected transport modes, a choice of living environments and densities, achieves urban design excellence, and retains significant natural features.

3.5.1 Objectives and Policies

When consent is required for subdivision and/or development within the Rototuna Structure Plan area, the proposal must be in accordance with the objectives and policies below and any general objectives and policies for Structure Plan areas (refer to 3.3).

Objective	Policies
3.5.1.1 Minimisation of stormwater quantity and increased stormwater quality.	3.5.1.1a Development should minimise the amount of stormwater entering the piped drainage system and aid in the replenishment of natural reserves.

	<p>3.5.1.1b Promote onsite management and disposal of stormwater wherever practicable.</p>
	<p>3.5.1.1c Minimise the effects of urban development on the values and functions of the existing hydrological network, water quality and natural habitats.</p>
	<p>3.5.1.1d New development should incorporate a natural environment-based stormwater system.</p>
<p>3.5.1.2 Incorporate low impact urban design measures into developments.</p>	<p>3.5.1.2a Avoid or minimise impervious surfaces, minimise earthworks during construction and utilise vegetation for trapping sediments and pollutants.</p>
<p>3.5.1.3 Create a multi-modal transport network.</p>	<p>3.5.1.3a Provide a transport network which encourages a choice of transport modes which is well connected and fit for purpose.</p>
<p>3.5.1.4 Create high quality urban developments.</p>	<p>3.5.1.4a Encourage increased densities in areas of high amenity and close proximity to community and commercial nodes.</p>
	<p>3.5.1.4b Encourage urban form that reduces dependency on private vehicles.</p>
	<p>3.5.1.4c New development should incorporate urban design principles and create high quality and high amenity residential and commercial areas.</p>

3.5.2 Structure Plan Components

The specific land use proposals consist of:

3.5.2.1 Rototuna Town Centre (refer to the Rototuna Town Centre Design Guide in Volume 2, Appendix 1.4.4)

- a. The Rototuna Town Centre is to be located at the corner of Resolution Drive and Borman Road. A Concept Plan for the Rototuna Town Centre has been included within the Structure Plan (refer to Chapter 13 and Volume 2, Appendix 7), which is intended to guide the development of the Rototuna Town Centre. Any development in the Centre is required to be in general accordance with the Concept Plan. In addition, the Rototuna Town Centre Design Guide (Volume 2, Appendix 1.4.4) will be an important tool in guiding design-led development in this area.

3.5.2.2 Rototuna West Neighbourhood Centre

- a. The Rototuna West neighbourhood centre is located at the intersection of Borman Road and Hare Puke Drive, adjacent to the local sports fields and medium density residential. It is intended to be highly accessible to the local population.
- b. The Rototuna West neighbourhood centre is expected to provide for a small number of local convenience stores. Residential accommodation can be located on the first floor to provide added surveillance. The ground floor level will have active frontages facing the street, including extensive use of windows with facades designed to create visual interest and character.
- c. A small amount of convenience parking will be located along the frontage with larger parking areas positioned at the rear of the building/sbuildings.
- d. An area of land zoned Medium Density Residential is located around the western sports park and neighbourhood centre. To ensure quality design outcomes and developments that meet residents' living requirements, development in the Medium Density Residential Area can only take place once Council has approved a Comprehensive Development Plan for a specified area. These Plans need to be in general accordance with the Rototuna Structure Plan and the Rototuna Town Centre Design Guide (Volume 2, Appendix 1.4.4).

3.5.2.3 Rototuna North East Character ZoneResidential Precinct

The Rototuna North East ZoneResidential Precinct provisions are designed to provide for a mix of densities that are sympathetic to the specific rolling topography of the area, being a mixture of ridgelines, gullies and flat land; along with recognising the relationship of the area to both the Waikato Expressway designation (Designation E90) and the City. This area is the northern most point of the City forming, through its elevated and prominent landscape a defined boundary edge between the City and Waikato District.

Development within this area should adopt urban design principles to achieve residential development with high levels of amenity that responds to the natural landform, without excessive modification of the ridgelines and gullies, as well as to the presence of the future Waikato Expressway along its southern edge. Principles to be adopted include:

- Responding to the context and existing landform of the area
- Avoiding excessive earthworks and landform modification on steeper land
- Locating roads on ridges or in valleys where possible in order to avoid significant areas of cut or fill in these areas
- Locating roads and reserves in locations that provide maximum benefit for public experience and assist with the creation of place and amenity
- On steeper areas achieving areas to the front of sites with less slope to facilitate building development and access, and accommodating the steeper areas through the rear of sites
- Creating block patterns where lots front streets and back onto the backs of other lots

- Achieving a permeable public network in both the street and reserves
- Incorporating visual buffers, including planting, between the Expressway and residential activities
- Utilising land adjacent to the Expressway for public utilities where practicable.

3.5.2.4 Reserves Network

While providing for local and city-wide recreation needs, reserves also form an important part of the walkway/cycleway network.

a. Sports Parks

These provide for formal active recreation at a level to meet the current standard of provision within the City for the anticipated population of the Rototuna Structure Plan area. Each park provides sports fields suitable for senior grade play, junior fields and training areas, and an area that serves a neighbourhood park function. Whilst they will primarily serve the local population, they will also form part of the city-wide network of sporting facilities.

b. Neighbourhood Reserves

These provide a range of informal recreation facilities including children's play areas and will be required as part of the subdivision process and the establishment of residential neighbourhoods. As such they are not indicated specifically on the Structure Plan map. Neighbourhood reserves complement the range of facilities provided by the Sports Parks and provide a smaller scale focal point for the local community. They serve a catchment area of approximately 500m radius and provide for both local amenity and passive recreation.

In order to provide appropriate levels of accessibility and an even distribution of recreational facilities, each neighbourhood should be provided with a park comprising approximately 0.5 hectares.

In the Rototuna North East Character Zone a neighbourhood reserve along the northern edge of the Waikato Expressway is to be established as part of any subdivision. The reserve is to accommodate stormwater treatment ponds and flood control devices, walking and cycling paths across its length (complemented by landscape planting between the paths and the Waikato Expressway designation) and areas for informal recreation, including a children's play ground.

c. Natural Features

Te Awa O Katapaki Gully, Waikato River and local hills including ridgelines to the north and east, are identifiable landscape features within the Rototuna Structure Plan area. The Te Awa O Katapaki Gully has multiple purposes including acting as an ecological corridor, a stormwater management area and a walkway/cycleway. The local hills provide opportunities for open space vistas. Another important landscape feature is the nationally significant Waikato River. A continuous

esplanade reserve beside the Waikato River will provide for an extension of the riverside walkway/cycleway network, ecological enhancement and riverbank stabilisation.

New development will not be allowed to privatise the edges of major natural features and recreational areas such as gullies and the Waikato River. Retention of existing vegetation features will be encouraged where these can help structure and characterise the layout of new developments and create an established character to the growth cell, and required where they embody existing indigenous values or contribute to the viability of ecological fragments.

d. View Points

Specific areas have been identified as view points. Where a view point has been identified, it is anticipated that this land will be acquired as reserve, probably with neighbourhood reserve functions, as part of the subdivision and establishment of residential neighbourhoods.

3.5.2.5 Transportation Network

- a. The Structure Plan indicates the location of the minor and major arterial transport corridors. These transport corridors are either existing, designated or yet to be upgraded/constructed.
- b. The Waikato Expressway cuts through the north eastern area of the growth cell. The Expressway corridor is approximately 100m wide, however it is prudent to provide for further mitigation and ensure housing is sited away from the immediate boundary through special setbacks and larger site area requirements. It is expected that Kay Road and Horsham Downs Road will continue to provide access to properties to the north east of the Expressway, while pedestrian/cycle access is anticipated in the location shown on the Rototuna Cycle and Walking Network Plan to link this area to the Rototuna Town Centre, recreation areas and schools to the south of the Rototuna North East Character Zone. It is anticipated that in the long term Resolution Drive will connect to the Expressway.
- c. The Access Hamilton Strategy recognises a future arterial link from the central interchange on the Te Rapa section of the Waikato Expressway to Resolution Drive, being a "Future Northern River Crossing". Its alignment and connections to other networks will be determined by a future notice of requirement process.
- d. Some flexibility is afforded in the alignment of collector streets, but as they have a key role in providing for bus route services, directness will be an important design element to ensure their convenience for bus services. Where possible, use is made of the existing ridgeline transport corridors as future collectors as they provide good connectivity within the area and will help to define local neighbourhoods.
- e. The alignment, form and function of Kay Road has potential to change as part of planning for future expansion. It is therefore desirable that proposed land development accessing or fronting Kay Road is developed in close consultation with City Council staff to enable options for future City expansion. The potential future closure of Kay Road is dependent on surrounding development and

alternative property access arrangements. Although it is indicated that parts of Sylvester Road are to be closed in the future, it is important that alternative networks are provided in order to achieve a high degree of connectivity.

- f. It is essential that all necessary transport corridors within developments are formed and vested as part of the initial stage of site development to ensure good connectivity between adjoining sites and the wider Structure Plan area. All transport corridors shown on the Structure Plan are considered to be critical linkages and developments must show how these connections are to be provided in a timely manner such that there is no interim period where a critical connection is not in place despite adjacent land having been developed.
- g. The transport network will be designed to ensure it supports passenger transport services, cycle and pedestrian facilities. In addition, off-road cycle and pedestrian facilities will be integral to the development of the area and a network of off-road facilities is indicated on the Structure Plan.

3.5.2.6 Stormwater

- a. Rototuna is made up of four main catchments, including the Te Awa o Katapaki catchment which is the main catchment, the Kirikiriroa catchment, the Otamangenge catchment and the Waikato River.
- b. Integrated Catchment Management Plans (ICMPs) for all areas of Rototuna will be finalised and will provide a strategic approach to stormwater management throughout the area to ensure that individual stormwater discharge proposals do not adversely affect the ecological values of the receiving water courses. The ICMPs will provide a management framework that ensures that stormwater discharge proposals avoid, remedy or mitigate any adverse effects on the environment.
- c. In the interim, indicative locations for centralised key stormwater management facilities are shown on the Structure Plan. The precise location of these stormwater management facilities will be finalised via detailed catchment management planning and modelling at the time of consent. Stormwater management must provide for the management of all stormwater within the land being developed, together with drainage from the entire catchment upstream of the proposed system as per the requirements of the Hamilton City Council Infrastructure Technical Specifications. Developers will need to demonstrate how stormwater from a development will be discharged to the centralised stormwater management facilities, indicated on the Structure Plan.
- d. There are a number of high level stormwater principles which form the basis for the approach to stormwater management in the Rototuna area:
 - i. Stormwater is managed in a manner that minimises the effects of urban development on downstream receiving waters.
 - ii. Stormwater run-off from the different relief and soil types is managed in an integrated manner.
 - iii. Stormwater should, as far as practicable, be used to sustain groundwater

levels in peat soils.

- iv. Stormwater management should seek to safeguard and enhance areas of indigenous vegetation, water features and habitats.
- v. Stormwater discharges should, as far as practicable, result in a hydrological cycle as close to the pre-development hydrological cycle as possible.

e. Te Awa o Katapaki Upper Catchment

In the upper catchment area, appropriate stormwater treatment will involve stormwater management facilities shown indicatively on the Structure Plan, and a centralised drainage reserve/watercourse through the Rototuna Town Centre, with appropriate flow attenuation measures, along with ground soakage.

The central drainage reserve/watercourse of the Rototuna Town Centre has a principal stormwater function but also provides a key green corridor and walkway/cycleway link, and must be designed as an attractive feature. To the north, the watercourse/drainage reserve will connect with the Active Recreation Reserve and provide a green edge to the playing fields and the secondary school to also accommodate shared pedestrian and cycle routes. The Rototuna Town Centre Design Guide refers to requirements around the design of the drainage reserve/ watercourse corridor through the Rototuna Town Centre. The precise form and function of the drainage reserve/watercourse and corridor will be determined by hydrological requirements and controls. Developments must demonstrate how stormwater will be directed to the drainage reserve/watercourse and stormwater management facilities shown on the Structure Plan (refer to Volume 2, Appendix 2, Figures 2-4, 2-5, 2-6 and 2-7) and Concept Plan (refer to Volume 2, Appendix 7, Figure 7-1).

f. Te Awa o Katapaki Lower Catchment

In the lower catchment (the south western area of Rototuna) stormwater must be discharged directly to the Te Awa o Katapaki stream or to ground soakage.

g. Otama-ngenge Catchment

The area immediately to the south of Kay Road is a separate catchment which drains north into Waikato District. The proposed location of a main centralised pond in the vicinity of the Rototuna West neighbourhood centre is shown on the Structure Plan map. The proposed pond is required in order to facilitate development of the wider area, and will provide an amenity function for the medium-density housing to be located adjacent.

h. Kirikiriroa Catchment

Subdivisions for most of this catchment have been consented. The Council's Te Manatu Drive Management Facility will receive stormwater from the remaining undeveloped areas of the catchment and no further key stormwater facilities are anticipated to be needed.

i. Waikato River

Some direct private stormwater discharge occurs to the Waikato River currently and further subdivision of the existing, predominately large sections would result in applications for new discharges to the River.

3.5.2.7 Water and Wastewater

- a. A new reservoir is planned to be located on Kay Road and connected to the existing bulk water supply network in Wairere Drive. Trunk water networks from the new reservoir to existing Rototuna trunk networks are planned and will progressively be constructed as development occurs. This water network will improve the security of supply and match the demand for all of the Rototuna Structure Plan area.
- b. A wastewater trunk network has been planned to provide wastewater supply for the whole Rototuna Structure Plan area. These networks include other facilities such as pumping station and rising mains. The networks will be progressively constructed as development occurs.
- c. Development of both the water and wastewater trunk networks will be timed to occur with urban development, by both the private sector and the HCC network programmes.
- d. Early interaction with Council by developers is encouraged to enable the construction of these assets to occur in association with proposed urban development.

3.5.2.8 Schools

- a. Within the Rototuna Structure Plan area there are four existing schools, including Rototuna Primary, Waikato Waldorf School, Te Totara School and Hamilton Christian School. There is an existing designation for a secondary school between the sports fields and the Waikato Expressway designation. The location of this secondary school is significant in terms of the role it will play in providing surveillance of the proposed active recreation reserve. Provision of safe walking, cycling and passenger transport links is also critical to the successful functioning of the school.

3.5.3 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 2: Strategic Framework
- Chapter 4: Residential Zones
- Chapter 13: Rototuna Town Centre Zone
- Chapter 16: Community Facilities Zone
- Chapter 23: Subdivision
- Chapter 25: City-wide
- Volume 2, Appendix 1: District Plan Administration