

RESULTS OF 24 HOUR FAST SURVEY ON TOPICAL ISSUES ON CBD AND LAKEFRONT DEVELOPMENT OCTOBER 2010

The survey was conducted between 12 noon on Thursday 7 October and 3.00 pm Friday 8 October. There were 220 responses to the survey representing 30.8% of the membership.

SUMMARY

The RDC is currently in consultation over whether Eat Street should be permanently closed to traffic, or whether there should be a mix of pedestrian and traffic. The Chamber survey looked at two 'mixed' options. The first option was a pedestrian mall during summer allowing traffic through in winter, the second, to have mixed vehicle/pedestrian use throughout the year. The results were very conclusive 76 per cent were in favour of full pedestrianisation. Less than 5 per cent went for mixed usage throughout the year. This result was similar to the survey taken in June 2010. That survey, with the same response rate, indicated strong support for full Al-Fresco dining. Fifty six members also took the opportunity to make comment on the concept. There was concern for the adverse weather conditions during the winter months and a number of suggestions for clear plastic tents over dining areas, the installation of wind shields and sails, and using external heat sources to make the area more attractive in winter. There was recognition that additional parking spaces should be made available at either end of Eat Street.

The other issue was the alternatives proposed for the Lakefront. The most recent has been the proposed development of a mini-Darling Harbour as an alternative to building a new pier. The survey also provided the option of retaining the status quo and enhancing current buildings. The level of support (48 per cent) for the mini-Darling Harbour against 34 per cent for the pier was unexpected. Quite an emotive issue with over hundred members making additional comment. This indicates the strong need for discussion on the issue towards selecting a preferred option and provide certainty in the future development of the Lakefront. Maintaining the quality of the water in the lagoon was a frequent concern raised, as was losing the Village Green. There was support for the initiative shown in bringing the concept forward for discussion.

Note: The additional comments from members are un-edited and as appear in the survey response.

EAT STREET

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'Eat Street' established as a pedestrian mall and closed to traffic at all times with the exception of specified delivery times and for special events. (full alfresco dining)	164	76.28%
'Eat Street' established as a pedestrian mall during summer (as the option above) but opened to slow moving traffic at all times during winter	41	19.07%
'Eat Street' opened to slow moving traffic at all times, winter and summer.	10	4.65%
	215	100.00%

Any additional comments:

- close street, pave and provide sails/ put wind shelter up at lake end. Heaters for winter. Be a Tourist town.... we are expected to be. Get with it and stop making half way compromises.
- Safety is important for foot traffic and it's not too much of an inconvenience to drive around
- I work in the tourism trade and have had many positive remarks about "Eat Street" as a pedestrian mall
- Emerson St in Napier, although open to slow moving traffic all the time, works well, but the street is a lot wider and has more space than "Eat St".
- Must be developed as an alfresco dining area with space available for clear plastic dining tents to be erected outside of each restaurant so dining can continue during Rotorua cooler times.
- Would query the utilisation of outdoor dining during the winter
- I believe this area needs upgrading to reflect a truly unique Rotorua streetscape with cobbled roading, walkway and street cafe ambience. Get rid of the temporary type planter boxes, bring in some local stone, ferns, palms and seasonal splashes of annuals (that are done so well by RDC in other parts of the city). Get rid of the 'boundary' mentally by opening the whole street up for hospitality and entertainment, street theatre, art and sculpture. Build on the likes of the Long Lunch for fundraising and fun. Encourage conference organisers to use the space for all of the above and connect it with the Night Market, lagoon and lake front.
- Use restaurants in the vicinity on a regular basis. Obvious that visitors like the concept. The concept is not unique. In Istanbul for example there are many streets full of restaurants closed to traffic.

- A good atmosphere was generated when vehicular access was restricted
- Paved street with landscaping and plenty of lights. Gas burners during the winter
- Winter months being June / July / August
- no need for vehicles on this part of the street - its a small section of road, detour is very minimal
- Unanimous for our staff as well. Need to make sure the restaurants down that end invest in heaters and make it nice and cosy for winter dining as they do in CHC
- It has a great atmosphere as it is.
- The entire length of Tutanekai Street (Lake to Mall) should become paved and pedestrian - to facilitate outdoor coffee shops, kiosks, barrow stalls, night markets, etc.
- full alfresco is the only way to go no half measures please
- It must be ensured that the street is pedestrianised with a top class landscaping scheme that reflects Rotorua's heritage and values. It should be possible to place at least 4 car parking spaces at each end to compensate for those lost.
- There is no need for this to be open. Even as a company that is delivering down that way every week it is not hard to run a delivery down the road on a trolley.
- As a person who is slightly disabled, I feel that people who are disabled to an extent more than I am, could find it hard to walk and get around to the restaurants.
- I dont see Eat Street as a stand alone attraction but a part of a larger picture that incorporates an enhanced lake front area
- Permanent canvas cover, lighting (& cameras) all year in the centre area.
- Eat Street provided a 'village feel' of old charm and the opportunity to wine and dine in a relaxing atmosphere without noisy traffic driving by. I felt it was a safe place to take the family.
- Get the tables off the street and make the parking spaces available again
- Its a great asset please leave it alone. What about a Tram running up and down Fenton street from Te Puia to the lake front- that would be terrific for visitors and locals alike.
- It would be great to make it permanent with the ability to put overhead heaters in the winter - entertainment in the summer.
- Unfortunately we are too small a town to have the street closed to traffic all the time, the restaurants down there end up suffering because of it. When it is quiet down there its almost a bit of an eye-sore.
- The trouble with Eat Street. For an operator who has a restaurant outside this area, it becomes extremely difficult to compete when all the marketing that you indirectly pay for through rates directs your customers to this area. This gives the Eat Street operators an unfair advantage and doesn't necessarily offer the visitor the best of whats available.

- Just close it & let the Rotorua business community and our district in general reap the benefits from our tourists.
- Keep it closed and develop the centre space into a properly designed and landscaped communal area readily set up for year round events.
- If the figures of patrons using outside eating during the week over winter were very low maybe have open to traffic Mon-Fri and closed over weekend.
- My peronal opinion is to have the slow traffic movement. If I remember right that part of town has one of the lowerst pedestrian count. So I believe that any exposure of the businesses by car and foot is vital for sistainability.
- The best thing they could do with eat streat is make it smoke-free. Either that or allow the smokers to smoke indoors so that non smokers can enjoy their outdoor dining experience. VERY SERIOUS COMMENT.
- With the beautiful summer weather coming up, we can eat, enjoy the company and most of All, Watch the kids while we sit & enjoy our meal. They can even have designated areas for those with children. Lets Get With It Rotorua
- Rotorua needs more spaces which are like European squares. The CBD can sometimes feel vacant and too quiet after 5pm. We have the weather so why not use it by creating pleasant urban spaces for people rather than cars.
- The on-again, off-again stance by Council is confusing for tourists and locals alike. The same way most major tourist destinations are developed overseas, we need to grasp the opportunity to develop that whole area as a central focal point for congregation of tourists & locals alike to create a central, vibrant cultural and culinary hub for the city as a tourist attraction on its own.
- Closed total service vehicles except liquid waste and emergency
- Consider extending this concept to other parts of central Rotorua (perhaps by encouraging development of long time empty buildings - eg old Farmers) into the same cafe culture and closed street. Maybe encouraging extended hours of retail too.
- Rotorua needs to be a tourist friendly destination all year, not just summer months. Lcoals get better used to the street closure if permanent.
- I would like to see eat street available for special events eg walk through fundraises like pink walk zombie walk etc maybe need to look at car events rally nz etc my events are only examples there are heaps out there and feel eat street could play a place in these events kapa haka is huge here
- eat st. should be expanded to the next block as well. all offices off ground level, have bars, cafes, boutique shops that open hours that siut tourists, not closing at 5pm. have security so create a fun atmosphere where people feel safe.
- The eat street concept is something that should be available for tourists and locals all year round - the only way to develop this concept further

(perhaps permanent cover/heating etc) is to commit to the full year and then develop further what is there already.

- I would like to see permanent canopies erected for both rain and sun shade
- It is a great addition to the CBD. Gives the town some class.
- It is not often that people dine outside in winter, and there will still be enough seating for the few customers that would like to.
- Needs to be made more inviting with covered in areas with geothermal heating.
- Eye sore in the winter - looks dead and cold
- Great concept but in winter it can be empty and desolate in the street, even in summer all tables are not fully occupied. Make the traffic flow single lane and only one way. Traffic humps will keep boy racers/noisy engines out. It will make it easy to drop off elderly or invalid family friends, as sometimes you have to go elsewhere because of restricted access for them.
- no traffic during normal working hours
- the point is not any of the above options - the point is "make sure we do it right". that means the council doing the job professionally and spending the right money to make it a success - then if there is full access, partial access or no access will become irrelevant to the success. If it is a bunch of bad furniture placed haphazardly, plants that are overrun with weeds, filthy footpaths and inadequate heating- who cares if anyone can drive down the street or not!!
- I don't feel there is enough of a need to have the road closed over the winter months when there are fewer opportunities for comfortable outside dining. Also, with rain and cold/bad weather, it would be more convenient to be able to park outside a restaurant on Eat Street during the winter months rather than have to walk a greater distance. Pleased to have it al fresco dining across the street as demand increases and longer days/warmer weather allows.
- Great Idea But Kills Valuable Car Parks...
- There is no need for traffic to go through EAT Street except for the delivery of goods to the businesses
- Needs to have some cover, our weather isn't that great. We are not the Gold Coast.
- Have recently travelled to Mexico City and noted that an atmosphere is created with a well managed dedicated space for diners.
- To be positively right up there. Eat Street is fantastic and the idea of a pedestrian mall with egress onto the street eateries is first class- Europe is full of these experiences. Rotorua needs to project friendliness and approachable venues.
- Expand the area of eat street to an eat street zone or annex of eat streets. Also rotating eat streets so as to support eateries out of the zone.....which currently are being segregated.....

LAKEFRONT DEVELOPMENT

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The "Mini Darling Harbour Concept". The creation of a lagoon bringing the lake into the Village Green and CBD.	103	47.69%
The development of a new, longer pier extending into the Lake	73	33.80%
The status quo with the existing pier and service buildings upgraded	40	18.52%
	216	100.00%

Any further comments

- Fabulous idea & would like to see car free areas along the waterside with cafes, shops, etc
- mini darling harbour will only have smelly water in it. knock down sound shell and build beautiful dining facility, check out the climbing facility in Ohakune in SLR - second to none!
- Great idea! keep up the think tank but also create a do tank. To much talk not enough action. World wide Tourist are spending more, but are also more demanding.
- Far too early to make an informed opinion. Need to wait and see all the details of all options and the implications
- Extend the pier and upgrade and create a village shopping feel there. Dont waste our money on a "Darling Harbour" concept
- And Clean The LAKE
- So long as water standards are clean and make it attractive for people to utilise.
- Whilst I state this as my preferred option I believe there needs to be a lot more investigation of the proposal. What would be the affect of trout flies if the "lake" came closer to "town"? Would we still have a good lakeside childrens playground? Can we sustain more hotels in Rotorua? I understand that even without the financial crisis there was low occupancy of hotels/motels and that hotel daily rates in Rotorua are far below other significant centres (including Queenstown). Is the upgrading Of QE health a real possibility or just wishfull thinking?
- Daniell saw an extended version of this plan at Rotary on Monday which took the lagoon round the back of QE with a canal down to the hotels with a jetty etc It looked better than just the lagoon which may not have a "flow" and could stagnate

- This needs to be a vibrant area where tourists and locals alike congregate. At the moment it has one very average eating place that can take advantage of the great views. The playground should stay, but perhaps better fenced off the road. More music, more eating places, more art. It is a mediocre area at best at the moment. We want people to stop and linger, spend money and enjoy what we have. Not just tourist activities that are expensive for the average family, but a place where a family can sit, grab a pizza, have a glass of wine and enjoy the sun. Avoiding the swan poo and smelling hot dogs is not nice.
- Not necessarily longer piers but more piers to take the visitors out over the lake rather than bringing it into town.
- Lagoon will just become a stagnant water body with all its associated problems at great cost to the rate payer. With the silting problems at the lakefront only logical development has to be further out in the lake in deeper water where vessels can operate safely without constant groundings.
- Absolutely do not require a lagoon.
- So long as the water isn't stagnant as a result.
- This would be on the proviso that they go to the trouble that they have gone to at Darling Harbour and have a dedicated operator fishing out rubbish and generally keeping up the appearance of the waterway. Also some thought needs to be given as to how the quality of the water will be maintained, Darling Harbour is tidal and so the water is not sitting there going stagnant as I envision would happen when using Lake water as your source.
- The creation of a lagoon bringing the lake into the village green and CBD is brilliant. It would create a much more intimate public space around existing buildings and landscaping. One request - please get rid of the swans!
- Why bring the Lake closer to town? Who will benefit. Pork belly politics going on here me thinks.
- Why spend money when the economy is so tight. This form of expenditure guarantees no financial return.
- A "loop Pier would be good so you can walk on one end and off the other - a long one. Also dredge the lake so it is deeper at the waterfront.
- Providing the quality of the water in the lagoon was pleasant on the eye and invited people to stroll along it.
- Yeah bring it on, let's make it an awesome outdoor area for the city. BUT need to make sure the smelly part of the lake is taken care of
- There doesn't appear to be a lot of evidence that there is a significant demand for more lakefront mooring or boat usage. Lack of water depth for much of the year, and poor water quality means the lakefront itself is not a particularly attractive feature. What has value are the vistas from the lakefront, and views across the village green - particularly when people-attracting activities are occurring.
- Leave the village green alone. Creating a lagoon will create another stagnant area for the swans. They won't take long to learn that across

the road is Eat Street and who wants swans in that area while you enjoy your lunch.

- Additional waterfront pubs & eateries also welcomed (e.g. Auckland / Christchurch). No reason why the other initiatives (pier / service buildings cannot be developed in conjunction with the harbour.
- Rotorua does not have the money to develop the lagoon and there is so much infrastructure beneath that area it would be foolish notion. Also it would silt up very quickly and need constant clearing. The lagoon is a totally stupid idea
- The Village Green is a very important focal and gathering point for the community and local events and should not be reduced in size. While supporting a lakefront development, I believe that it should be developed into the lake itself.
- Would want to ensure that the water was clear and appealing to visitors that were utilising this area and that another area was allocated for events such as New Years Eve and the Lakeside.
- the water is not clear enough to make walking out on pier with whills
- More restaurants and cafes on and by the lake. Such a beautiful Lake but don't get to appreciated much. Love dining at the Tauranga harbour restaurants and cafe be good to bring the same idea here.
- Complete redevelopment of the existing site to include a new longer pier, lakefront cafes, retail shops, ticket offices etc Haven't seen the Darling Harbour Concept but sounds interesting!
- Give me half a chance and I can make the concept design even better than it is now.
- Darling Harbour needs more work done on it and reports published. Shall a large extra expanse of water may have detrimental affects on the water levels throughout the lake. It could mean high and dry land over various parts of the Lake
- Love the idea of a lagoon. Bring some glitz and glamour to our lakefront. Live flames (just like down at the waterfront Yarra River - Melbourne). Lots of eateries, lots of hustle and bustle...just what we need!
- The Lagoon concept doesn't appear to offer any room for future growth.? Leave the Village Green as is. What about Whare Aroha? Please don't compare this concept to Darling Harbour - its embarrassing!
- The Mini Darling Harbour Concept has to be one of the least thought about ideas submitted. It'll be fed by a lake with poor quality water, there is no way a filthy pond will add any benefit.
- I don't think the council can afford the development of a Mini Darling Harbour at present
- This area used to be a dump and digging it up will create huge problems and cost. I can't see how good water quality can be maintained in a lagoon at an economic cost. Darling Harbour isn't that clean and its tidal.
- I feel there is a tremendous opportunity to create an interesting environment incorporating water features, walkways, etc.

- Maintenance cost on the pier would be much lower than on the lagoon. The shallow, stagnant water of the lagoon could become a stinking mess.
- Option two with upgrading of existing buildings and structures along the shore. Rotorua is not Darling Harbour. We have a shallow and therefore low quality lake and we have to consider this reality when designing future upgrades.
- part of me thinks the condition of the water (i.e. what the geese do to the water!) needs to be addressed before any consideration can be given to a lagoon. It sounds like a great idea but the above concerns me and the fact that the village green will be taken away (from what I've seen) - the village green is a great for the family events
- The Soundshell should be moved or taken down so that a new building or that area can be used for development. Keep the water out of the CBD - a new, longer pier would be great, but the removal of the soundshell building and something new would be better. The Soundshell is old and quite ugly, even though we get some great entertainment in summer.
- Teh lagoon is a great idea, but if you allow shops, restaurants & bars, then you will devastate the Eat Street. The activities should stay on the lake edge, not in the lagoon as it will be too small and they create an exclusion zone if special licence to operate is granted. Access to all surrounding areas & business must be maintained as is current, as this is how their consents were granted and business models created.
- The Village Green is a pinnacle outdoor entertainment area and provides an environmentally friendly 'softness' and backdrop to the lake. It is refreshing to see.
- The Mini Darling Harbour Concept sounds great. At least it's something new and fresh.
- I think we need to concentrate on the town we already have, we have Central Mall, dead space and then the Lakeend of Tutanekai street, we already have enough empty buildings these need to be tidied up and utilised.
- The water could quickly become stagnate as there is no major current for the Lagoon unless there was going to be some sort of pump system. Is also an additional water hazard for children with the popular playground so close I think this need to be given consideration.
- It could look great! What a good idea. It wouldn't smell though? Darling Harbour is a tidal sea harbour so would have plenty of water flow; whereas this would be possibly stagnant???
- Love the child friendly beach and the permanent market idea. Bring it on!
- Only concern is catering for events that used to be held on village green, and making sure the lagoon didnt end up looking like a cesspit
- Ahem...And how much more debt do we want?
- A longer pier would be a lot less costly and easier to do. The Pier would be attractive for retailers, vendors, boat hire and fishing people. It could be covered in in neede so it could be used it wet weather. Bringing a lagoon into the Novotel would only mean the swans

and ducks would poop over more land than they do at the moment-
YUK

- Likely to create a turgid swamp that will cost the rate payers a fortune to maintain.
- The don't think we can afford to lose land - we need to gain land. The mini Darling Harbour concept would bring trout flies close to Eat Street - we would lose the village green - Novotel would lose the road in front.
- At last a plan with a vision. The public have been saying for years that they want to connect the lake front with the city and this concept is a brilliant idea. Simple engineering solutions are available to overcome "water flow" issues etc. Don't let the negative knockers kill a great idea.
- The loss of the vilage green would be a very sad day for Rotorua, a Darling harbour concept would fail like the closure of the streat has, we are just not quite big enough. How about putting a little effort into filling the 50 odd empty shops in the CBD before we go spending unnecessary cash on any developments??
- i reckon the canal would be a stagnant pond. I like the thinking outside the square though.
- The status quo is not acceptable but whatever is looked at has to be affordable. I do not want to see the city in debt through some grand idea that doesn't offer a return on investment.
- or to the QEH
- The lagoon should be created by dredging the area out from the pier and have a protected water area between a would be breakwater and the shore line. This would extend the area at the bottom of town out into the lake so adding benefit not taking land already at a premium from the foreshore.
- I think the mini Darling Harbour is a joke, as it would create all types of issues for all residents in the area, from trout flies to floods. Yes there is a requirement to enhance the area, and a pier extension will be only a part of that.
- If we can't take the city to the lake, bring the lake to the city.
- more time for public consultation on this issue needs to be provided. Does the council already have its mind made up?
- The mini Darling Harbour concept hardly resembles the Darling Harbour as I know it (well). This concept is is a laughing stock and likely to end up as a muddy dumping ground, i.e. the swimming beach idea is high maintenance and likely to end up as a stagnant, weed ridden swamp. I would certainly not let my children "swim" there! The whole concept is expensive and also highly likely to ruin the natural environment. Heaven help those applying for resource managements for building developments - the Business Development Levies that would be imposed would hardly entice any sensible developer. Definitely against this "concept"
- I like the idea of the lagoon but think the upkeep would be huge and we would end up with a stagnant rubbish filled water hole. Instead of a lagoon as such why not look at maybe extending a "pier" back over the land towards the town with development off each side of it.

- If you don't create a harbour then maybe a breakwall would be good to keep back the wind and waves on bad days and make the lakefront more user friendly for kayaks/SUP's and other small craft.
- his choice if affordable.keeping in mind the size of Rotorua, by that I mean to have a greater mix of Businesses not just Cafes/Restaurants as that would probably kill others on the street.To many empty Restaurants are bad for Business and the Image of town.
- The mini harbour may look attractive and would be OK provided they can create some sort of flow. Check out the mini waterways at Marama Point (eastern end Lake Rotorua)- near stagnant water. Weed would need to be well controlled - wouldnt want that at Novotels doorstep.
- Consult Iwi Inclusive decision making with Community to what they want not one business man who wants to park his boat outside the Novotel!
- NONE of the Above.just leave as is. more seats down the lake front at different angles, But still facing the lake & Mokoia Island
- Assuming that the lake level is able to be sustained and that there is sufficient water flow to achieve this concept. Green Belts for family entertainment and recreation are kept, volcanic playground is kept in some form.
- The presence of the lake more towards the city centre would be great for centralising pedestrian activity and giving a busy feeling around town. However, care would need to be taken about the algae, stagnant water and swans. I am not sure that creating a separate activity zone beside the lake is the wisest course of action. We already have one city centre - trying to focus our efforts on centralising pedestrian activity and services may be a better way of spending resources.
- I think taking the idea of mini darling harbour and partially the longer pier idea, horizontal with existing pier is an opportunity to create economic growth for the city. But if we extend the pier too far it will elongate the waterfront area & the concept will move away from what I see as creating a much-needed vibrant cultural and culinary village hub concept: the CBD is already spread too far out with empty shops and streets as it is, which does not bode well for the business community & economic growth.
- I note other comments about where will Village green events be held. More promotion of the overall concept plan is needed. Don't put the market outside the Novotel - all central Rotorua needs many "hot spots" or special areas, with encouragement of extended retails trading hours.
- The Current problem is the bird life pooping everywhere... this makes unattractive seating with seagulls everywhere (they should be eradicated from rotorua!)
- **THINK THIS CONCEPT WOULD BE HUGH ASSETT TO ROTORUA & ITS FUTURE**
- like to see lake front up graded to a great family place to be
- will this bring tourists? why not have a casino that will attract tourists and provide some after dark entertainment, of which there is very little now.all the talk about it promoting problem gambling is rubbish. it is a

controlled environment that will allow surrounding businesses to feed off it, why allow those who want to do this to continue to go to Hamilton, Queenstown etc?

- I think the harbour concept may need refining but at least the overall concept is innovative - there needs to be scope for future development so that it doesn't date too quickly and become an area that isn't used or costs too much to maintain
- The lagoon will drown us all in unnecessary debt. Dredge the lake front and create a solid jetty with the fill
- We have such a beautiful waterfront, it's a shame that it has not been used to its full potential. This will do it.
- Waste the money on other things like cleaning the lake.
- The Lagoon concept is in my opinion totally flawed- The Village Green is a fantastic city asset for events so why destroy that- yet alone the countless issues that a stagnant lagoon would create!
- The village green area should be developed with a promenade from Eat Street to the new pier. Also to include for night markets & small outdoor concerts. Move the drop off point for all Intercity buses and Visitor centre to here as well.
- The mini Darling Harbour would bring more money into Rotorua with more facilities being on offer within that area ie: Hotel, more cafes etc. The pier concept is only limited to the current 5 lakefront operators. The cost of the pier is no way sustainable at over 2 million dollars with just five operators. Having lived in Sydney and worked next to Darling Harbour for 14 years, their success is generated from the on land facilities not on water. ie Food court, theatre, hotel, restaurants galore, tourist shops etc. The pier concept will send Rotorua broke.
- Village Green is an asset. Lakeland Queen not a good look outside Novotel. Stagnant water / swans closer to town not good.
- Who really wants duck and swans further inland as well as more trout flies in stagnant waterways closer to eating establishments
- I just can't see Rotorua residents giving up the village green.
- Our CBD is too spread out already, a pier will take great businesses even further from the heart of the city, a lagoon will bring them closer. It would be something very different from any other city in NZ. Let's think outside the square and be bold, work through the issues and go for it. What about a canal and punts to convey shoppers and diners up and down from Lakefront up Tutanakei St through Eat Street to the City Focus and our retail centre??
- not healthy to bring swamp water into the CBD. (mosquitos, swans, weed etc) most important to treat the waterfront to clean up the water as previously advised (and offered) by BEAB thru CumminsCorp!
- Too many issues with sludge, trout flies and no need to lose our current grassed land that is so well used.. the planners just need to make it all work. And having the street a bit further away from the water is a good thing with insects etc. And Rotorua needs to manage people movement around the town so visitors experience many areas - shops, siteseeing, geothermal and lakefront etc et

- I disagree with a long pier - we have a lovely 'sprawling' lake front, why not take advantage of that instead of narrowing the focus? Not sure about this question though as I don't have enough understanding of the other two proposals to make a more informed decision. I do feel that the cost of the Darling Harbour type plan could far outweigh the benefits of it - will it increase the numbers visiting Rotorua? Will it make a difference to the dining and shopping habits of our locals and what effect may that have on businesses in areas such as the city focus and the Rotorua Central Mall? It may also increase opportunities for criminal activity depending on the design... It may however be very appealing and increase use of that area of our city - make the most of our asset - the lake and it's frontage.
- I feel the lagoon would become a stagnant, smelly pond in the warmer weather and would detract from the lakefront's appeal.
- As Long As Water Is Pumped Out Not Left Stagnant Like Marama Point Resort...
- Provided that the above is consulted with the Te Arawa Trusts involved as owners of the lake,land & some of the buildings.
- Let's get the Lake cleaned up first before encouraging even more tourists to see the lake with it's awful lake weed! We don't need to replicate another country's idea - most people (tourist or local) would rather see a clean lake with minimal development than a smelly lake full of business' and developments!
- With the upgarding of buildings that are allready there plus more cafes and bars
- The Mini Harbour Concept great in principle but not remotely practical.The stagnant water would be a nightmare and smell from the weed, swans and insects would kill "Eat Street"
- Taking activity to the water could mean better views, more water activity and further tourist opportunities.
- What a giant leap into the future this would provide-think of taking on Queenstown!! (of which is inaccessible only by car/Air) Rotorua is central-has more to offer, has more history a brighter future and needs people of vision.
- Create a penninsula rather than a pier. If need be to keep the same area of water in the lake relative to that which is displaced cut the lake front back to make up for the penninsula creating a small habor, constructed to attract fish to it. Thus allowing many many visitors the oportunity to access the resource in a managable and sustainable way.This would be an unbeleivable attracrction, you could then have eateries of differing backgrounds cook the fish right at the pier to suit.There are many other possibilities..