



aitomo orkshops

managing a glowing future for Waitomo



**Community Plans for Waitomo Caves
and tourism in Waitomo District**

February 1997



A GLOWING FUTURE FOR WAITOMO

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Community Planning Workshop for a glowing future for Waitomo Caves

Everyone is welcomed to a weekend workshop to identify an agreed future for the Waitomo Caves area. As principle land-owners, tangata whenua input is important in all aspects of planning for the area. For everyone, whether out on a farm or in the village, help make a difference. Come to as much of the weekend as you can. Everyone - Maori and pakeha - can have their say to help develop our plan for this place.

Creche available at Tokikapu Marae Saturday and Sunday.

SATURDAY 15 February at Tokikapu marae

8 am	Powhiri Breakfast
9 am to noon	Exploring the special values of Waitomo Caves area and assessing it's vulnerability.
1 pm to 3 pm	What are the community's values & issues?
3.30 pm - 6.30 pm	Identifying: resource assets & issues tourism assets & issues

SUNDAY 16 February at the Waitomo museum of caves

8 am to 10 am	Looking at tourism opportunities
10.30 am to 1 pm	What are the land management opportunities?
1 pm to 3 pm	Lunch walkabout / talkabout
3 pm to 6 pm	Planning village development / management

MONDAY 17 February Extra workshops addressing tourism issues for all Waitomo District

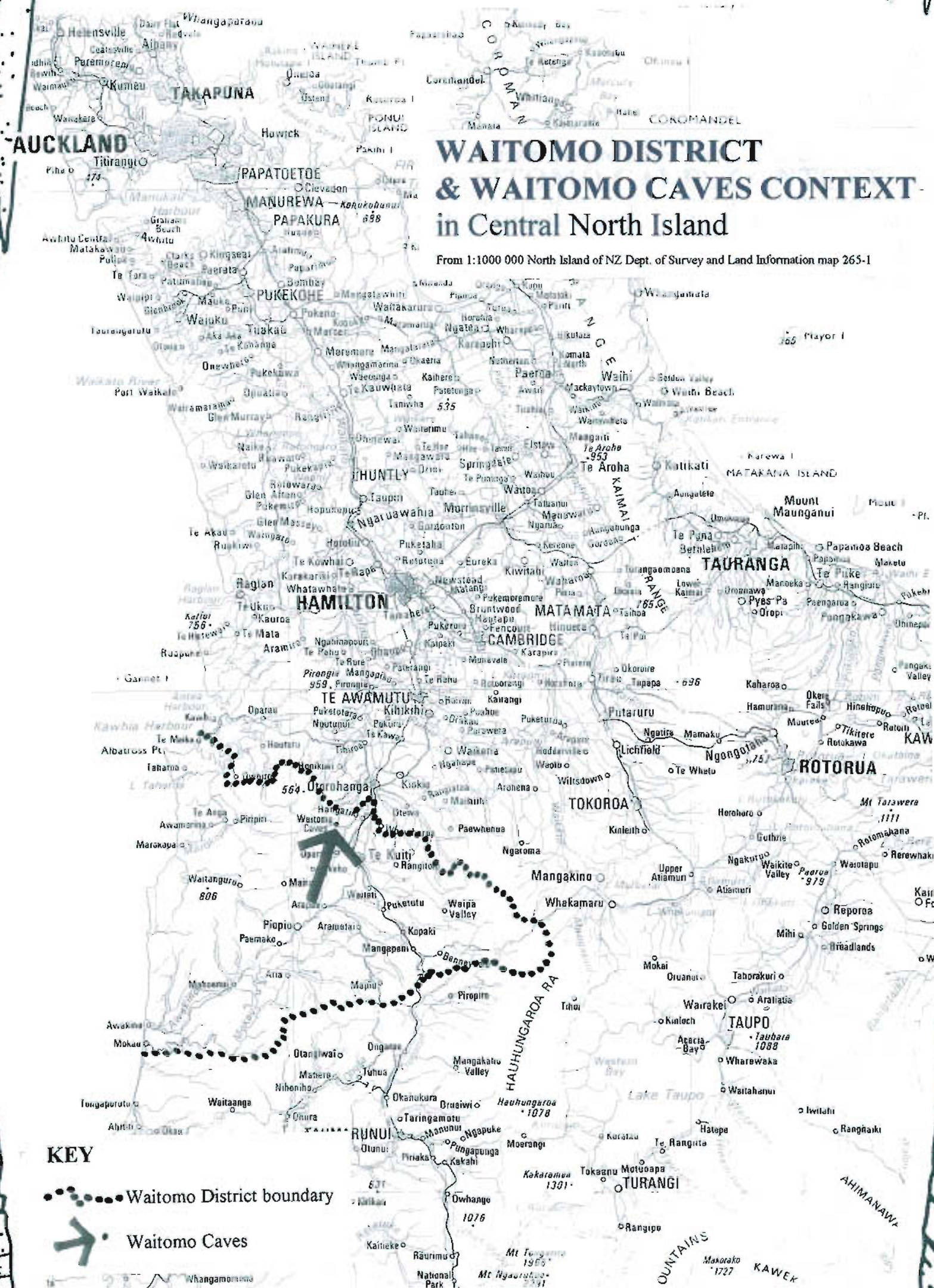
<i>also</i> 9.30am onwards	Workshop for the communities of Piopio, Aria, Mokau & Awakino etc. <i>at the Piopio Memorial Hall</i>
7.00pm onwards	Workshop for the communities of Waitomo, Te Kuiti & Marokopa etc. <i>at the Waitomo Museum of Caves</i>

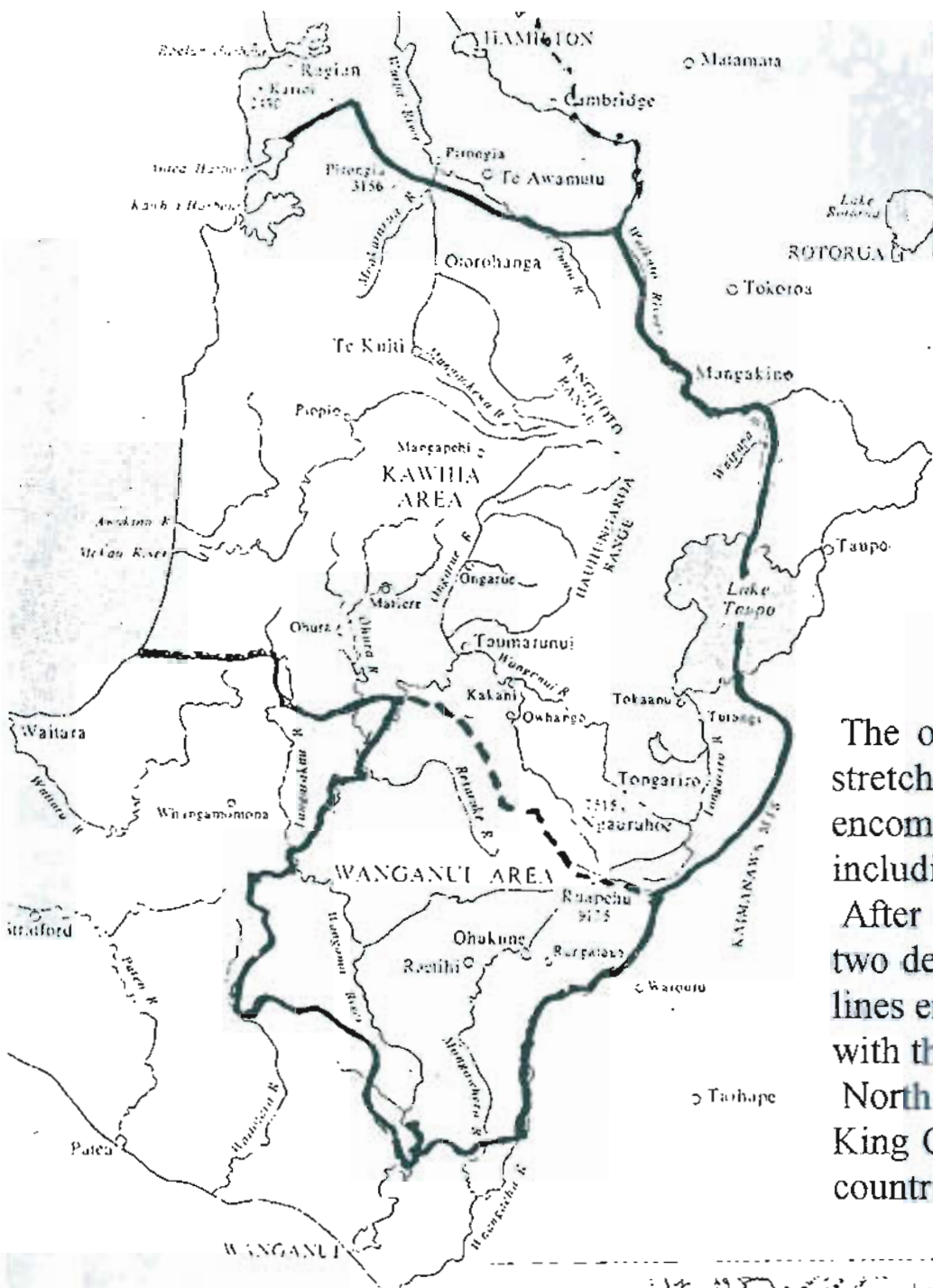
WEDNESDAY 19 February at Waitomo museum of caves

<i>then</i> Evening	Get together, presentation of draft, drinks and nibbles
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Organised by the Waitomo District Council & supported by the community committee
facilitated by Lucas Associates





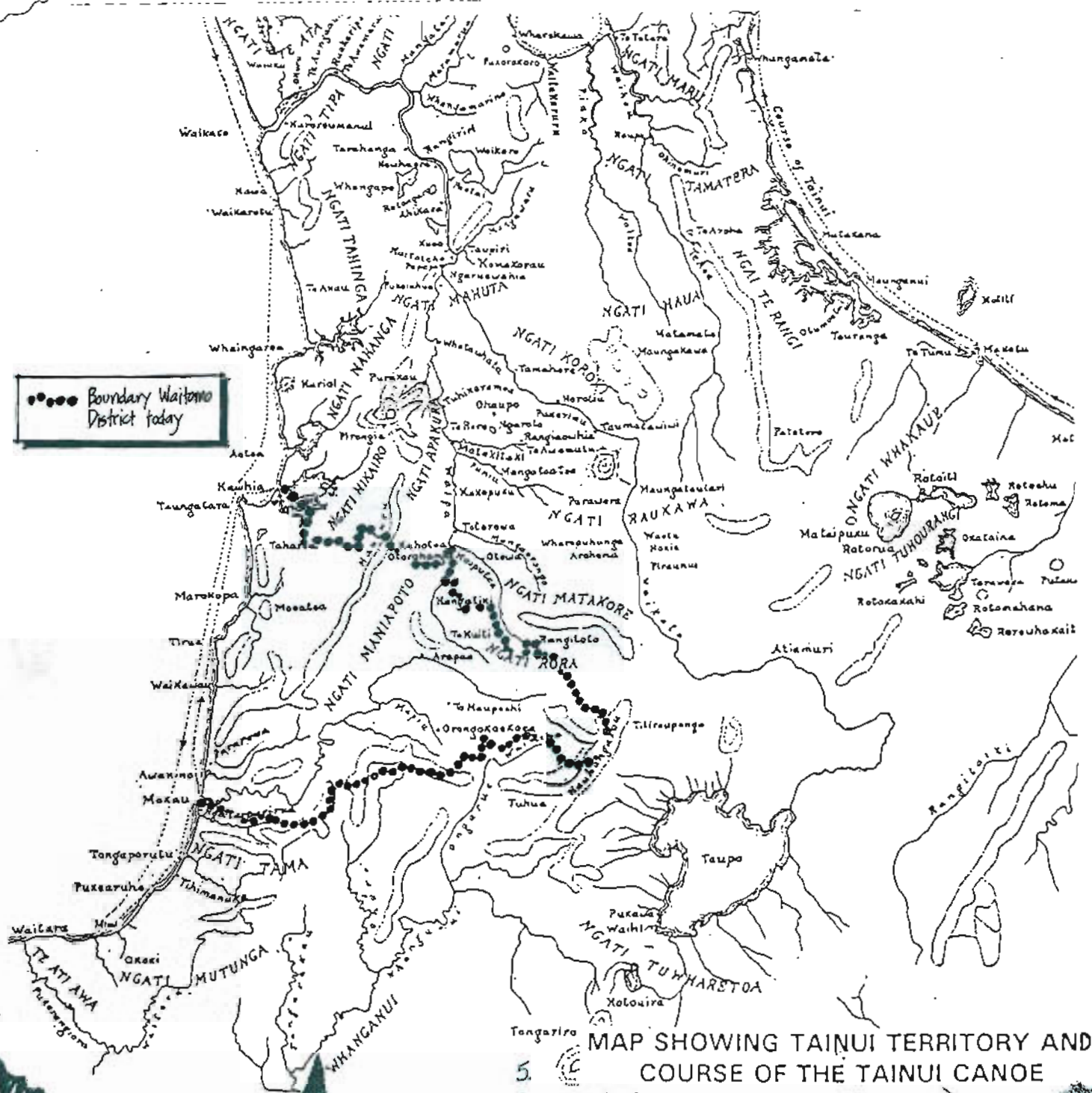


THE PLACE OF MANIOPOTO

The original King Country, before the Waikato campaign, stretched from the Waikato River bend near Maungatawhiri, encompassing wider boundaries than those indicated, including all the land around and north of Lake Taupo.

After Orakau the territory barred to the Pakeha, for nearly two decades, lay wholly south of the Puniu River. The black lines enclose the liquor licence bared area proclaimed in 1889 with the Wanganui area to the south added on in 1884.

North of the Wanganui dotted line lies the 'administrate' King Country of the Taumarunui, Waitomo and Otorohanga countries now 'districts'.

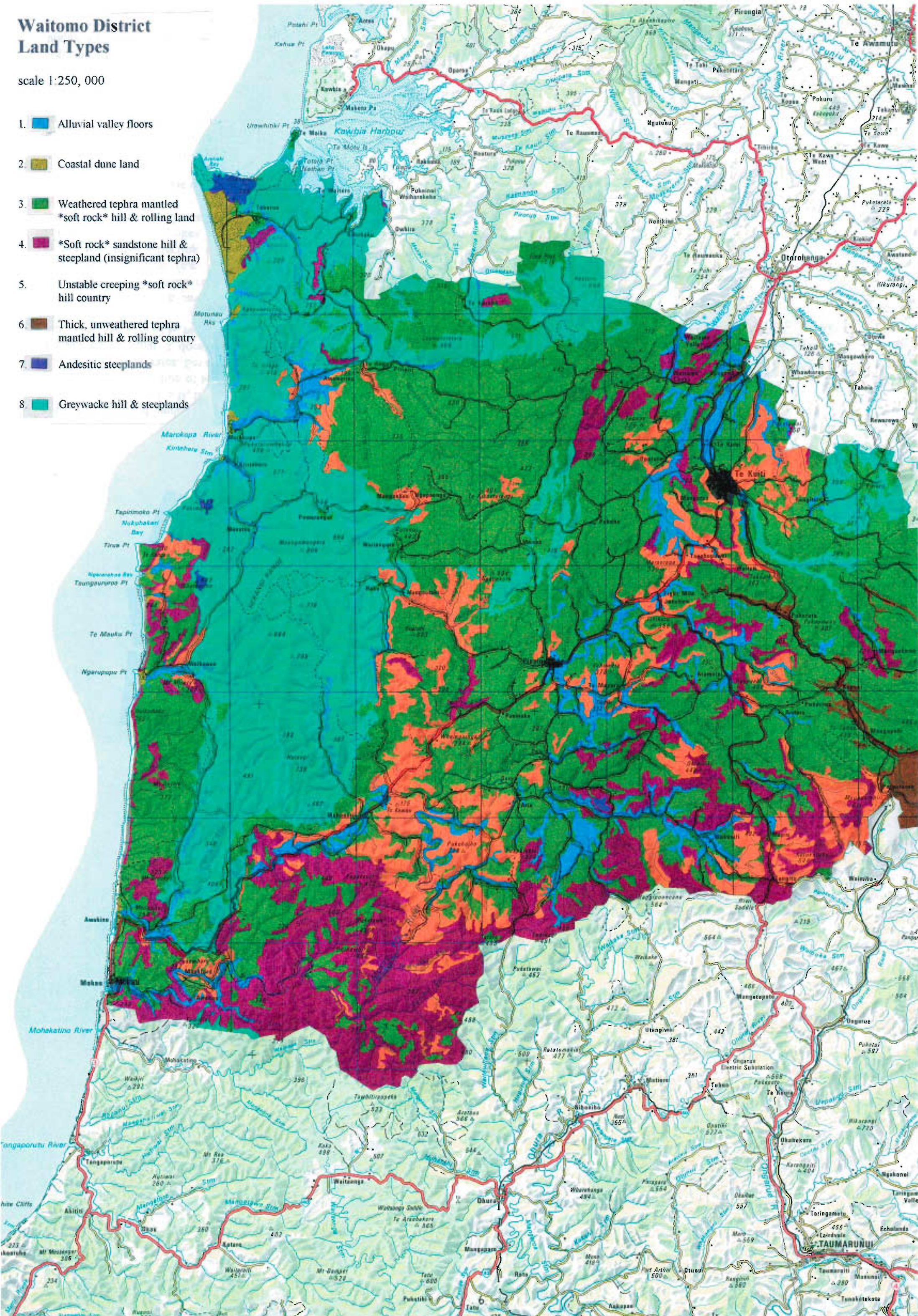


MAP SHOWING TAINUI TERRITORY AND COURSE OF THE TAINUI CANOE

Waitomo District Land Types

scale 1:250,000

1.  Alluvial valley floors
2.  Coastal dune land
3.  Weathered tephra mantled
soft rock hill & rolling land
4.  *Soft rock* sandstone hill &
steep land (insignificant tephra)
5.  Unstable creeping *soft rock*
hill country
6.  Thick, unweathered tephra
mantled hill & rolling country
7.  Andesitic steep lands
8.  Greywacke hill & steep lands



Waitomo District Land Types

Land-type symbol, name and area	Rock type	Soils	Approximate maximum elevation difference, landscape and slopes	Comments
1 F: Flood plains and narrow river valleys				
Fa: Flood plains and narrow river valleys 195 km ²	Fine alluvium	Recent Soils	<5 m Flat to gently undulating (0-7°)	Subject to periodic inundation by flood water and sediment deposition. Valleys draining the eastern Taupo pumice land will contain much re-deposited Taupo pumice, whereas those draining the western and southern hill country and steep land will contain alluvium from sedimentary rocks and weathered tephra. Well drained soils are highly productive
2 C: Coastal dune land				
Cd: Coastal dune land 17 km ²	Dune sand	Raw Soils	<70 m Rolling and strongly rolling land (7-15°, 16-20°)	Unstable shifting sands. Largest single area is west of Lake Taharoa. Smaller areas exist at the mouths of larger rivers such as at Marokopa
3 W: Weathered tephra-covered hill country on variety of rock types excluding greywacke and argillite, and weathered tephra-covered rolling land on a variety of rock types				
Unifying theme: Considerable thickness of weathered tephra within which Allophanic Soils have formed over stable rock types				
Wr: Weathered tephra-covered undulating and rolling land on a variety of rock types 454 km ²	Undifferentiated late Pleistocene and early Holocene weathered airfall tephra on a variety of rock types	Allophanic Soils	<30 m Undulating, easy rolling and strongly rolling land (4-7°, 8-11°, 12-15°)	Widely scattered outside the influence of Taupo Tephra on undulating and rolling stable areas of the landscape. Concentrated in the mid-central part of the district southwest of Te Kuiti. Represents the best agricultural land of the district with fewest limitations, apart from well drained areas on flood plains. The limited areas of Rw in the southwestern hills where rainfall exceeds 1800 mm p.a. have strongly leached Allophanic Soils and will not be as versatile as those where annual rainfall is <1800 mm
Wl: Weathered tephra-covered hill country on limestone with much weakly to strongly expressed karst, comprising limestone outcrops, escarpments and sink holes 340 km ²	Undifferentiated late Pleistocene and early Holocene weathered airfall tephra on late Paleogene limestone of the Te Kuiti Group	Allophanic Soils Melanic Soils Brown Soils	<200 m Hilly land (16-25°), some rolling land (8-15°)	A large centrally located block of hilly terrain dominated by limestone of the Te Kuiti Group. Can also contain calcareous sandstone and mudstone of the Te Kuiti Group. Karst features are not always apparent in the steeper hill country towards the northwesterly extent of this land-type's distribution. They are more strongly expressed in less hilly southern and central areas
Wi: Western weathered tephra-covered hill country on ignimbrite 237 km ²	Undifferentiated late Pleistocene and early Holocene weathered airfall tephra on ignimbrite (welded flow-tephra named Pakaumanu Ignimbrites)	Allophanic Soils Brown Soils	<200 m Hilly land (16-25°), some rolling land (8-15°) and occasional steep land (>25°)	A large area toward the southeast of the district where Pakaumanu Ignimbrites extend, but without the deep cover of Taupo Tephra (mappable Taupo deposits are further to the southeast, where Wi is replaced by 'Taupo' land-types, even though ignimbrites may be present). The landscape takes on a dissected plateau-like appearance but is difficult to appreciate at field scales
Wm: Weathered tephra-covered mudstone or sandstone hill country 438 km ²	Undifferentiated late Pleistocene and early Holocene weathered airfall tephra on late Paleogene sandstone and siltstone of the Te Kuiti Group, late Paleogene/early Neogene and Mahoenui Group mudstone, and on early Neogene Mohakatino Group sandstone, and less commonly, Mokau Group sandstone	Allophanic Soils Brown Soils	<200 m Hilly land (16-25°), some rolling land (8-15°) and occasional steep land (>25°)	Widely distributed in central parts of the district on Te Kuiti Group and Mahoenui Group rocks, and in a band extending some 5 km inland from the coast from Tirua Pt southward where Mohakatino Group materials are overlain by weathered tephra
4 S: Sandstone and mudstone hill country and southern steep land				
Unifying theme: Hill country and steep land on stable late Paleogene and early Neogene sedimentary rock types without tephra covers				
Sh: Mudstone and sandstone hill country without significant tephra covers 68 km ²	Late Paleogene massive or bedded sandstone and mudstone of the Te Kuiti Group and late Paleogene/early Neogene Mahoenui Group, and massive sandstone of the early Neogene Mohakatino and Mokau Groups	Brown Soils Recent Soils	<200 m Hilly land (16-25°)	A widely scattered land-type that has substantially lost its original tephra cover through erosion. Often in foothills below the steep hill country of land-type Ss. Subject to moderate storm damage by landslide erosion when the indigenous forest cover is removed. Landslide scars are very slow to heal
Ss: Steep sandstone hill country 356 km ²	Mainly early Neogene massive sandstone of the Mokau and Mohakatino Groups, and minor calcareous sandstone and mudstone of the late Paleogene Te Kuiti Group	Recent Soils Raw Soils	<300 m Steep land (>25°)	A prominent land-type in the south of the district in Mokau Group terrain. Subject to severe storm damage by landslide erosion when the indigenous forest cover is removed. Landslide scars are very slow to heal

5	E: Mudstone and argillite easy hill country subject to creeping styles of earthflow erosion and gully				
Unifying theme: Hill country with intrinsically weak rocks prone to creeping styles of earthflow erosion, gully and slump					
En: Mudstone hill country subject to creeping styles of earthflow erosion, gully and slump 271 km ²	Mainly bedded or frittered mudstone of the Paleogene/early Neogene Mahoenui Group, and coal measures in the early Neogene Mokau Group	Brown Soils Allophanic Soils Recent Soils Gley Soils	<100 m Hilly land (16-25°), rolling land (8-15°)	Mainly in central parts of the district associated with bedded and frittered Mahoenui Group materials that are intrinsically weak. Includes isolated and scattered coal measures in the south in Mokau Group terrain. The mudstone, when exposed, is highly susceptible to weakening by slaking, and develops a frittered appearance. Stable parts that are not flowing may retain some weathered tephra cover	
Eg: Argillite and greywacke hill country subject to creeping styles of earthflow erosion, gully and slump 44 km ²	Mainly Jurassic argillite of the Herangi Series	Brown Soils Allophanic Soils Recent Soils Gley Soils	<100 m Hilly land (16-25°), rolling land (8-15°)	In western argillite and greywacke hill country and steep land, in lower footslope areas where localised shearing along fault lines and rock formation margins has weakened the rock masses. In western argillite and greywacke hill country and steep land, in lower footslope areas where localised shearing along fault lines and rock formation margins has weakened the rock masses	

6	T: Southeastern Taupo pumice land on a variety of rock types				
Unifying theme: The presence of a significant thickness of Taupo pumice (Taupo Tephra) giving Pumice Soils on a range of landforms and rock types					
Tf: River valleys and basins infilled with Taupo flow tephra 50 km ²	Taupo flow tephra of the Taupo Pumice Formation that has, in the main, been redeposited in low parts of the landscape	Pumice Soils	<10 m Flat to gently undulating land (0-7°). Can be dissected	River valleys and basins infilled with coarse sandy (ash) and gravelly (lapilli) secondary (redeposited) Taupo flow tephra material that originated as nuée ardente (pyroclastic flow) during the Taupo eruptions of ~1850 years ago. Some areas are dissected by characteristically box-shaped (flat-floored) gullies formed in the erodible pumice	
Tr: Taupo Tephra-covered undulating and rolling land 115 km ²	Taupo airfall tephra representing members of the Taupo Pumice Formation, on late Pleistocene and early Holocene weathered tephra, over a variety of rock types, although commonly on Pakumanu Ignimbrite	Pumice Soils	<100 m Undulating, easy rolling and strongly rolling land (4-7°, 8-11°, 12-15°)	Rolling broad interflaves, ridge tops and footslopes in mainly hilly terrain with a significant depth of airfall Taupo pumice material. Land can be cultivated for fodder crops providing account is taken of easily erodible Pumice Soils	
Th: Taupo Tephra-covered hill country, on a variety of rock types 138 km ²	Taupo airfall tephra representing members of the Taupo Pumice Formation, on late Pleistocene and early Holocene weathered tephra, over a variety of rock types, although commonly on Pakumanu Ignimbrite	Pumice Soils	<200 m Hilly land (16-25°)	A large hilly area toward the extreme southeast of the district with deep cover of Taupo Tephra on stable rock types	

7	A: Andesitic volcanoes				
As: Steep hill slopes on andesitic volcanoes 14 km ²	Orangiwhao volcanics north of Lake Taharoa, and Titirapunga andesite of Pureora in the southeast corner of the district	Granular Soils (Orangiwhao) Pumice Soils and Podzols (Pureora)	<300 m Steep land (>25°)	This land-type is restricted in area to both the northwest and southeast corners of the district. Physically the two areas contrast strongly and if each had greater representation they would be different land-types. Orangiwhao is a strongly dissected old volcano and has lost much of its original form, while the younger Pureora retains a classical andesitic cone form. The latter is also thickly covered by Taupo Tephra, while Orangiwhao has soil developed directly from the weathered andesitic rocks	

8	G: Greywacke and argillite hill country, steep land and western mountain ranges				
Unifying theme: The presence of greywacke and argillite					
Ghw: Weathered tephra-covered greywacke and argillite hill country 194 km ²	Undifferentiated late Pleistocene and early Holocene weathered airfall tephra on mainly Jurassic greywacke and argillite of the Kawhia and Herangi Series	Allophanic Soils Brown Soils	<150 m Hilly land (16-25°)	Widely distributed easy hilly land where weathered tephra has not been substantially removed by erosion. Largest areas are found on the flanks of the Herangi Range. Slopes are long and even, without the common stepped appearance seen in Neogene and Paleogene sedimentary rock terrains of the district	
Gh: Greywacke and argillite hill country without significant weathered tephra 145 km ²	Mainly Jurassic greywacke and argillite of the Kawhia and Herangi series	Brown Soils	<200 m Hilly land (16-25°)	Widely distributed hilly land on greywacke and argillite where weathered tephra has been substantially removed by erosion, on the flanks of the Herangi Range, and in a large contiguous block extending north from the Marokopa valley to Kawhia Harbour. Slopes are long and even, without the common stepped appearance seen in Neogene and Paleogene sedimentary rock terrains of the district	
Gs: Greywacke and argillite steep hill country and mountain land 434 km ²	Jurassic greywacke and argillite of the Kawhia and Herangi series, and Triassic greywacke and argillite of the Balfour Series	Recent Soils Raw Soils	<800 m, but most commonly <550 Steep land (>25°)	This land-type is represented by the steep mountain land slopes of the Herangi Range in the west of the district. A secondary area of greywacke steep land exists along the Marokopa fault that extends more or less east-west from the head of the Marokopa valley to Waitomo. This very steep land is mainly under indigenous forest cover and is very sensitive to forest removal	



SPECIAL VALUES OF WAITOMO DISTRICT

LANDSCAPE CHARACTER

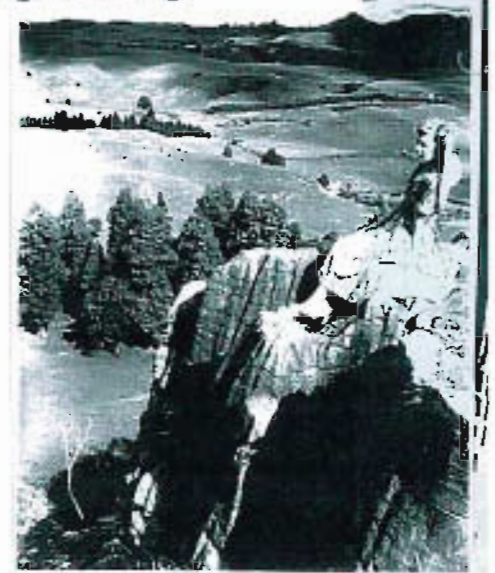
Workshop participants identified the:

DIVERSE

- diverse range of natural features
- a place of small places; pockets of difference; contrasting topography
- small scale; much change of appearance and features in very short distances
- variety is easily accessible
- contrasts between green production land cover - types of farming, farming in contrast with forestry, and with horticulture
- native bush and reserves. mosaic of farmland and bush patches
- the amount of preserved native bush on farms
- forest giants - e.g. kahikatea down on domain

DISTINCTIVE

- distinctiveness of different landscapes
- the karst ecosystem
- distinctive landforms. chaotic land forms. rolling topography
- natural features particular to this area only
- combination of rain forests and unique landscape of limestone
- our area is built from a relationship between glow worm caves and natural forest that cannot exist without each other
- unique limestone geological structures, limestone bluffs, caves, outcrops
- glow worm caves. glow worms
- distinctive physical/land form features e.g. top lake
- detail - fossilised oysters and shark teeth
- sediments building up alluvial plains
- water seepage (alluvia) creating irregular cave formation
- two land form surfaces, above and below ground; thus, different landscapes



ASSOCIATIONS

- rural character and identity - relaxed, pastoral, peaceful, tranquil feeling
- character of the land - a spiritual connection
- very green - attractive to conservationists and to wildlife
- high proportion of Maori owned land
- what happens above, affects that below

Different landscapes
above & below ground

SOCIAL CHARACTER

CONNECTIONS

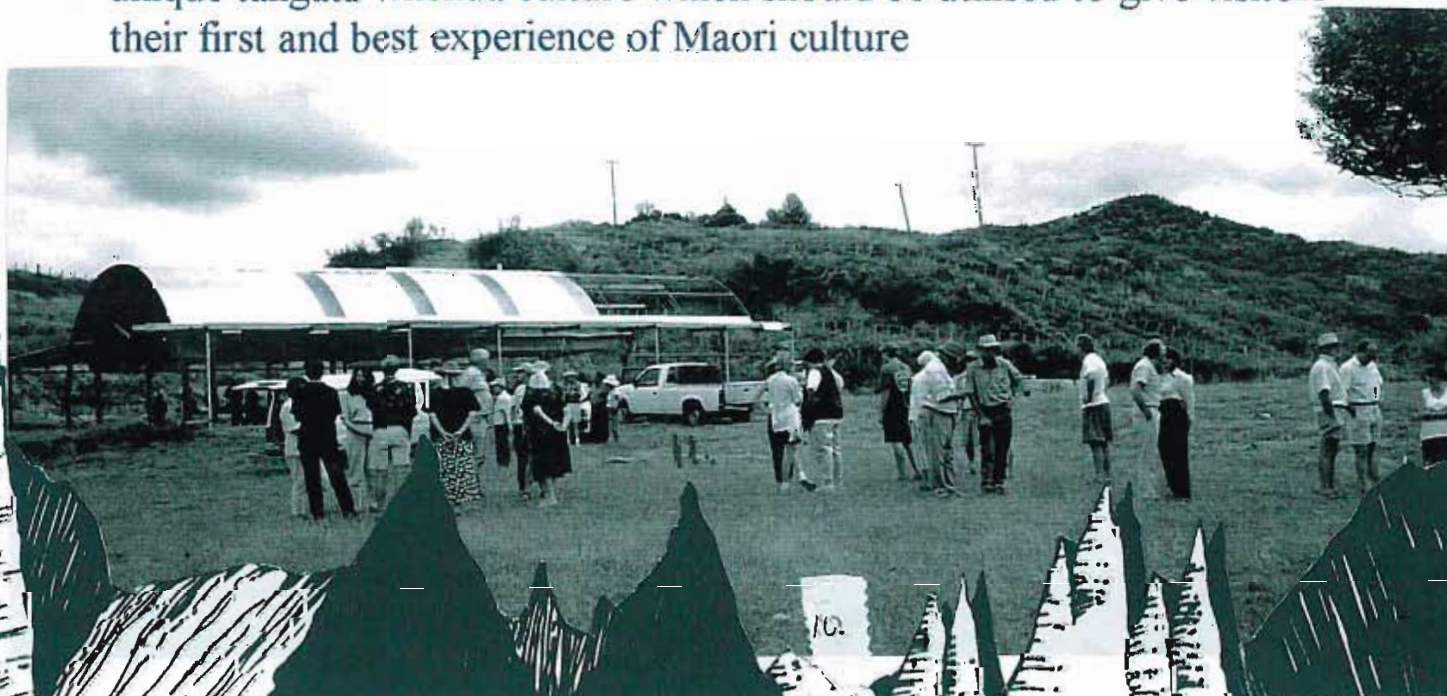
- the homeland - people's roots are here
- some of us have generations of history associated here
- generations of people have stayed - young come back
- home - genealogy - past and future strong people
- well-known identities come from this District
- a family; a strong feeling of belonging
- village - home feeling - even for visitors or recent "immigrants"
- community takes you in; you are welcome and become part of the family
- home even for those that have association and don't actually live here
- high percentage of tangata whenua with no European blood - a rare situation
- more tangata whenua returning home
- people generally of home and environment

CO-OPERATION

- locals share a feeling that draws them together
- interesting people; different cultures get on well together
- bicultural community - a very good relationship between pakeha and tangata whenua; the place works well together; a happy place
- a good role model for two people working together - partnerships
- natural growth has increased
- broad groups - tangata whenua, farming and cave people

APPEAL

- endless opportunities for an attractive place to live
- people have a pride in area - positive feeling
- small population residing - Waitomo Caves serviced by approx. 300 people
- entrepreneurial spirit - almost the old NZ spirit - "lets do it"
- welcoming to outsiders; friendly, gracious and welcoming people
- unique tangata whenua culture which should be utilised to give visitors their first and best experience of Maori culture



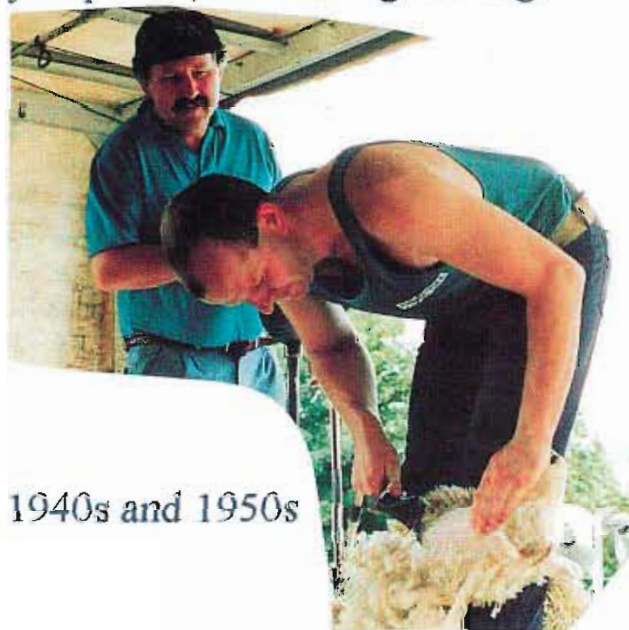


VISITORS

- 450,000 plus now visit caves each year
- special visitors seek the place out
- ability to interact with local people and gain a unique insight into rural NZ
- F.I.T. (free independent travellers) contribute more to special community, economic health and protection of attractions
- international flavour - can mix with them if you please; like having a living newspaper coming through each day
- lots of schools visit

HISTORIC CHARACTER

- a rich cultural history
- a rich history of settlement
- long a well populated place
- many Maori migrated to the cities for jobs, 1940s and 1950s
- starting to come back again
- smaller families now
- first lots of bush, then removal and decline, later regeneration and valued
- active concern for environment
- types of tourists - adventure, package school education, adventure in caves
- people (Maori and Pakeha) make special community
- will of people - cultural dialogue
- tourism brings tourists, economic base
- farming also important economic base
- interface between tourism and farming
- adventure tourism has widened the use of diverse landscapes
- unique karst systems (caves, glow worms), but also people, small community
- people's readiness to overcome/prevent problems.
- significant buildings, particularly the hotel





Some Local Place Names

RECREATIONAL CHARACTER ACTIVITIES

- adventure - exploration, mystery - an exciting area.
- good hunting grounds - our supermarket and our pharmacy
- opportunity for many adventures and experiences



KARST RECREATION

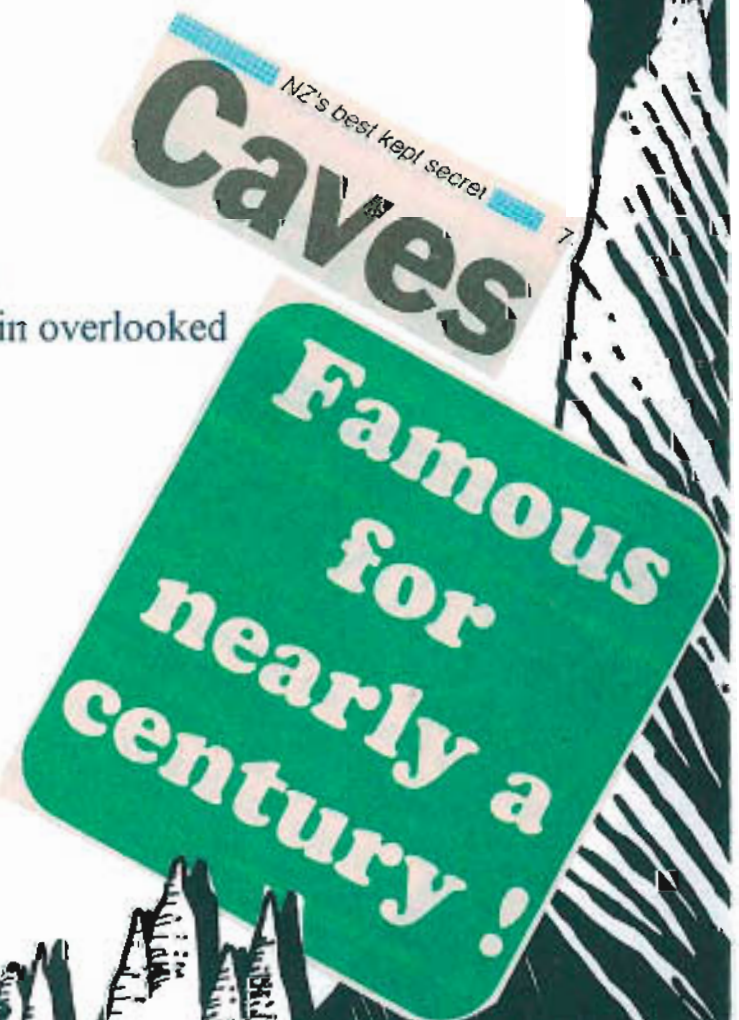
- glow worm caves
- internationally recognised
- people passionate about caves
- peaceful attraction e.g. ride in boat
- glow worm grotto and boat access
- caves are found everywhere around, but a variety of character in each
- Ruakuri bushwalk
- no effect by seasonal changes (apart from flooding - 365 days availability)
- Roto Kawau - hidden lake
- unfortunately now elsewhere they build concrete caves

SCALE, LOCATION, SETTING

- smallness - we can do lots others can't
- central location e.g. Auckland 2.5 hours, Rotorua 2hrs etc.
- lack of people - not crowded but in reality lots of visitors underground
- historical places - rich in history - exciting to relearn it, share it
- tourism - a lot of things in Waitomo are here because of it
- sense of recent history all captured in a community museum - a community archive
- environmental interpretation through museum
- farming, bush, backpackers, domestic tourism

VILLAGE

- backdrop of farmland and native bush
- image of the hotel up on the hill as you drive in
- open nature of the village - village green, domain overlooked





THREATS TO SPECIALNESS OF WAITOMO AREA

Workshop participants identified:

INADEQUATE PLANNING & INFORMATION

- lack of a strategic plan for the area
- lack of recognition of Waitomo karst as a national asset
- need for planning to retain village atmosphere against too much tourism
- out of character development
- incompatible land uses
- ad hoc development - resources and services
- poorly controlled utilities i.e. sewage, water, roading etc. leading to continued environmental degradation of rivers, streams etc.
- lack of control over how land is used
- inconsistency in information providers
- inadequate understanding, education & scientific analysis of the vulnerability of the karst environment

OVER-DEVELOPMENT

- human overuse of limited and delicate resources
- over-commercialisation
- too much development
- risk of uncontrolled expansion
- overloading resources, infrastructure and community

RURAL CONFLICTS

- expansion of exotic forestry causing depopulation, landscape degradation, catchment depletion, and, perhaps potentially climate change
- pastoral "postcard" practices - cropping close to riparian zones, stock on steep hill country causing erosion
- larger scale limestone quarrying destroying natural landscape values
- uses damaging indigenous flora and fauna
- feral/noxious animals and environmental weeds threatening indigenous biota
- noise pollution, particularly helicopters, disturbing tranquil ambience
- water quality under threat from people and activities such as mining, erosion, forestry harvesting, waste disposal, cropping, intensive grazing



KARST VULNERABILITY

- ignorance of the vulnerability of the karst resource, including caves
- lack of monitoring of karst ecosystems and features
- drying up of water sources affecting caves systems
- excessive run off , flooding affecting caves
- pollution of waterways and silting of caves
- earth works, road works and spoil dumping in caves' catchments
- riparian disturbance and floodplain cultivation in caves' catchments
- vulnerability of glow worms to biological threat
- cave modification for tourism e.g. access, cut and fill, structures
- incidental karst damage through tourism - wear and tear
- permanence of damage to karst features
- uncontrolled development of caves on private property
- ad hoc and illicit cave resource development

VISITORS

- too many tourists
- volume of visitors increases and quality drops - people won't be there
- fatalities/accidents in the tourist industry -needs monitoring, damage control
- visitor numbers being too high for the local infrastructure to service
- visitor numbers having an adverse effect on the natural environment and diluting the quality of the experience to the visitor

MARKET CHANGE

- visitor reduction
- shift in visitor values
- too narrow a recreational opportunity spectrum (ROS) provided
- loss of value tourism - requires development outside community resources
- loss of cultural exchange opportunities
- loss of apparent value for money
- aggressive South Island marketing and competition from Queenstown
- external threats - air fares, economy

THE ISSUES — TOURISM

a future worth
seeing?



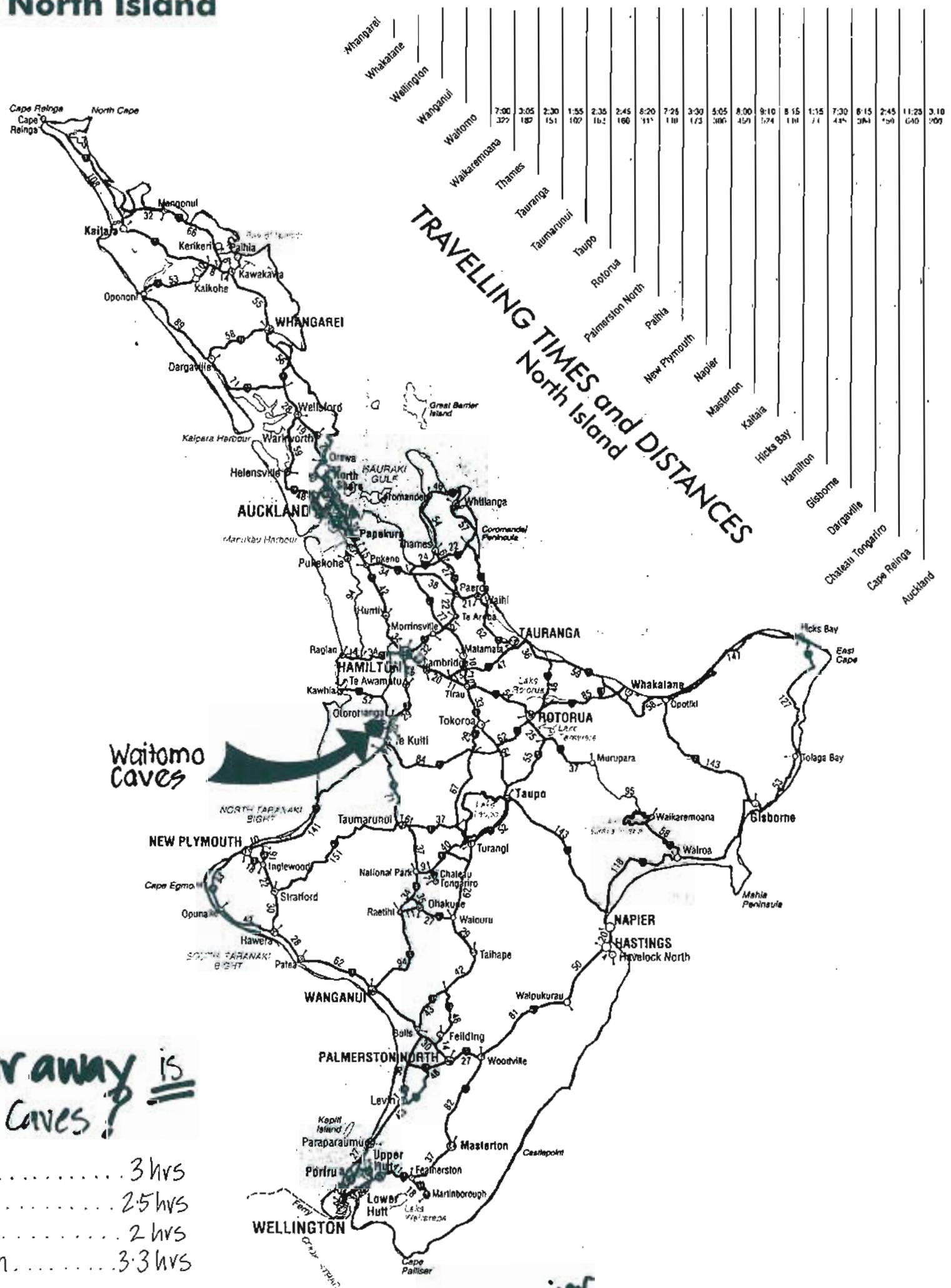
BUSINESS THREATS

- vulnerability to change of ownership
- lack of resources - funding, etc.
- outside investment that locals have no control over
- overseas ownership
- exploitation of resource and then shifting offshore
- loss of balance between local and outsider control
- locals lacking "new blood" and ideas
- locals overwhelmed by big business
- reduced community pride and ownership
- cowboy operations threaten integrity of professional operators
- threat of success - lose the personal intimate nature of the village
- increase in land values
 - may attract different types of people
 - village may lose its special values
 - farming may not be economic
- economics for farm owners leading to selling/leasing to corporate groups
- prevention of development by owners of strategic lands
- dependence on tourism alone, vulnerable to increase in exchange rate
- tour packages lessen the economic input into the community
- bureaucracy; over-regulation by local Council
- poor management of potential health and safety risks - accidents, food poisoning, giardia
- complacency, and the comfortable lifestyle of the locals
- lack of competition; monopoly can be a death sentence

REDUCED CO-OPERATION

- competition for tourism threatening community spirit and feeling
- lack of co-operation; local people and developers need to work together
- operations totally controlled from beyond Waitomo - absentee developers
- discontinuation of Maori/Pakeha relationships
- lack of communication between active parties
- parties not working together as a cohesive entity
- lack of recognition of rights and responsibilities as part of community
- forgetting how to share; businesses need to work with each other to survive
- selfishness creeping in so parties lose the focus and destroy what is valued
- poor communication between interested groups causing a stagnation of sustainable development proposals - farming, forestry, tourism, mining
- breakdown in partnerships may impact on viability of operations

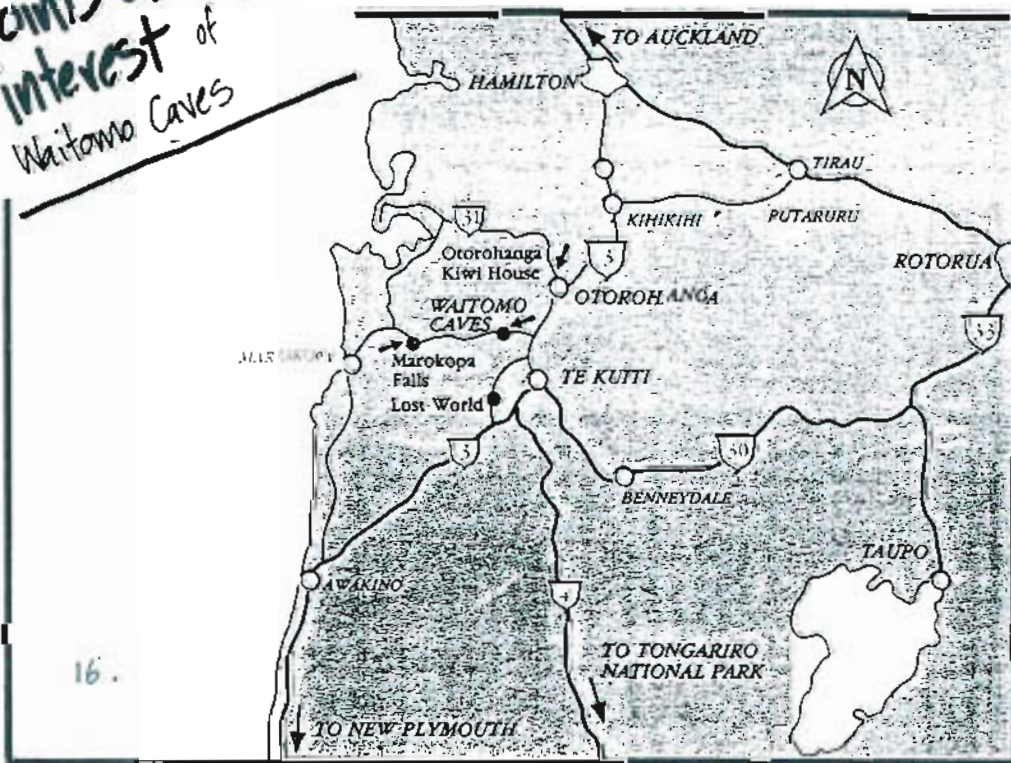
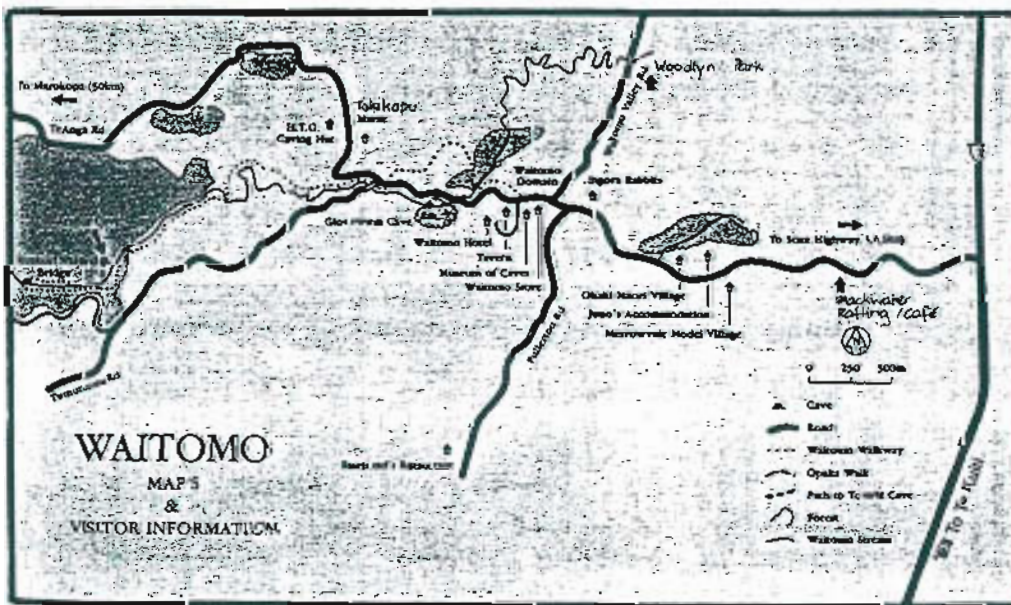
North Island



How far away is Waitomo Caves?

Auckland.....3 hrs
 Rotorua.....2.5 hrs
 Taupo.....2 hrs
 New Plymouth.....3.3 hrs

Points of major interest of Waitomo Caves



WAITOMO CAVES VILLAGE CHARACTER AS A LIVED-IN PLACE

Village setting

- rural landscape - pasture, bush, rock outcrops
- traffic flows in and out of village, to and from, little through traffic
- quiet mornings, evenings and nights; crowds of visitors in daytime
- drive into Waitomo Caves and you are drawn in to explore - hotel, bush
- natural enclosure which brings the feeling of safety, confidence
- homely feel
- village centre overlooking the domain and rural lands beyond
- casual, unstructured nature which appeals
- buildings mostly low key
- hotel on hill has impressive historic value
- housing is tucked away
- camp ground - tents adding character and laid back atmosphere
- glow worm cave entrance - rock outcrops
 - te poupou
 - redwoods



Village centre/layout

- not a village, but a bunch of buildings in the same place
- no centre and no focus to the village
- scattered meeting places, therefore limited interaction between people
- car parking layout also dilutes interactions
- the immediate focus is on vehicles
- lack of discrete car and bus car parking currently dominates village
- good topographic containment by the hills
- rural character - stock, farming activities
- village characters evident and important
- village looks abandoned at night - no outdoor lighting
- approaches to village - little sense of arrival at a renowned destination
 - roading disorganised, untidy
 - no strong layout or character
 - detract from general image and specialness

Where is the "village" ?

- Unclear at present - perhaps define by services - water reticulation, post.
- Where people generally walk - therefore, as far as Juno's, Ruakuri, HTG hut, and Woodlands.



Local people

- small community isolated from main highway
- many different backgrounds, nationalities
- diversity makes certain dimensions more sophisticated
- rapid information flows and exchanges due to the major tourism networks
- children grow up in this diversity, it is accepted
- a great variety of characters
- both tourism and farming characteristics evident
- locals avoid village in middle of day
- locals too "wise" to walk into village
- horse travel etc. in village

Village facilities include:

- school
- post office
- pub (tavern) gathering place
- "community centre" - marae
hotel
museum
- "church" - marae
- museum/information centre
- recreation area - domain
- parking - car/bus/horse and cart
- public toilets - museum



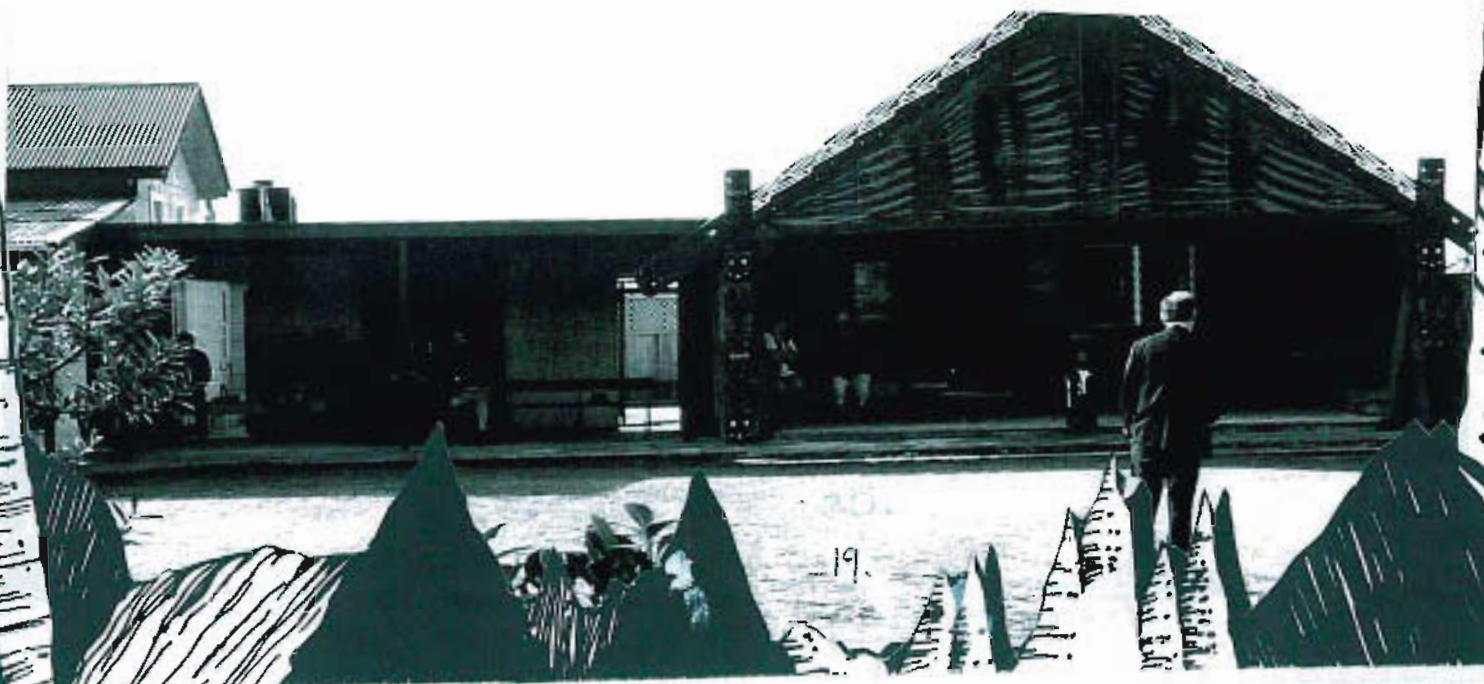
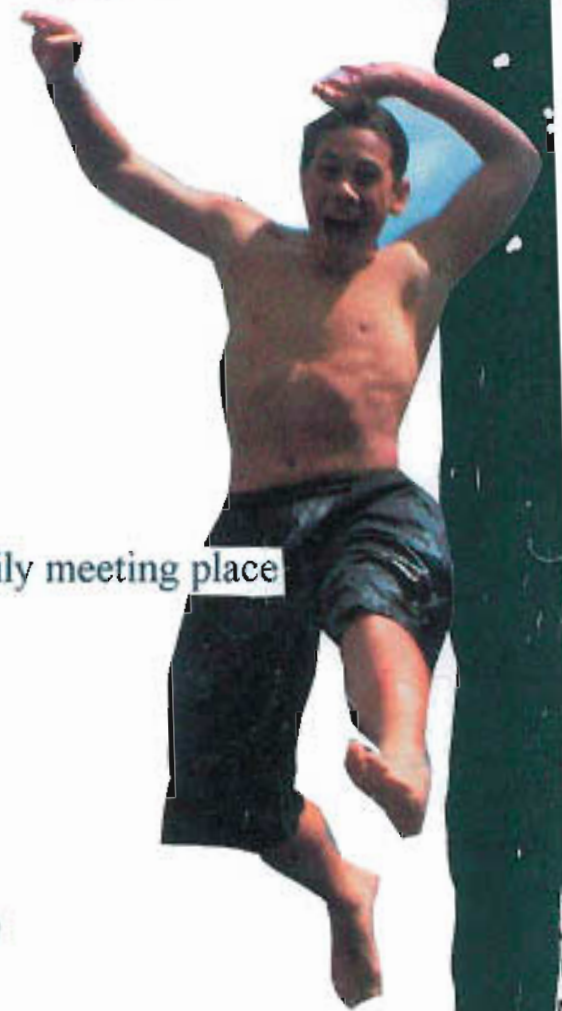
What/where are the local meeting places?

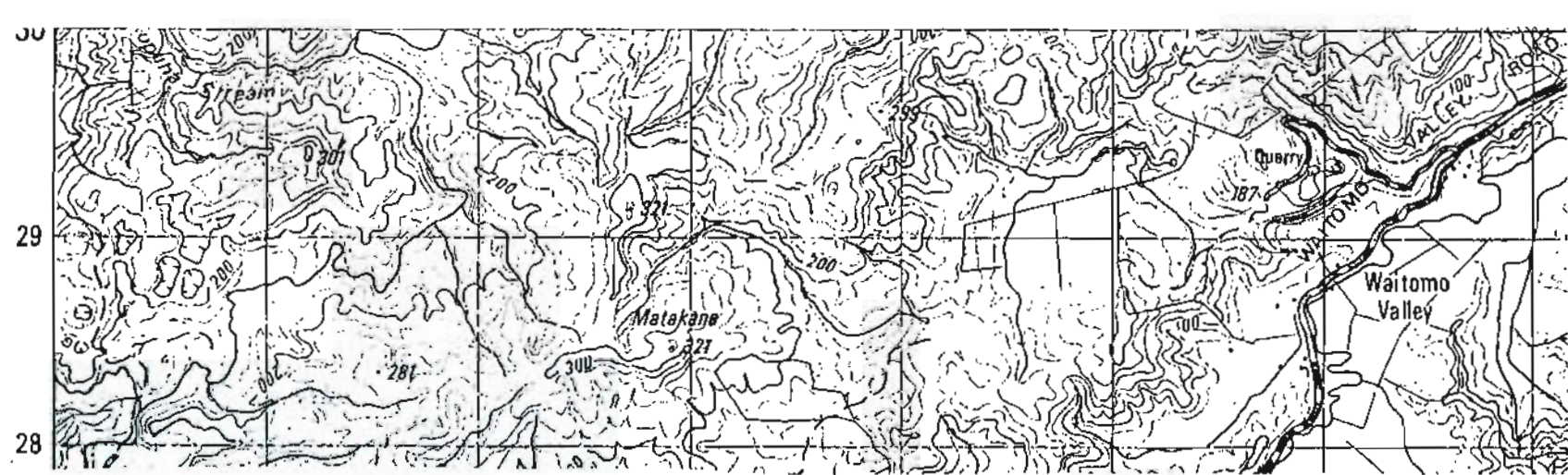
- **tavern** - important social gathering place
 - younger people especially
 - more interaction of various types of people than in other places
 - rural, village character
 - hitching posts and horses
 - gumboots outside
- **museum, information & education centre** - meetings
 - mail collection
 - essential community facility
 - supports community groups
 - dominant building
 - relates to hotel form

Museum of Caves

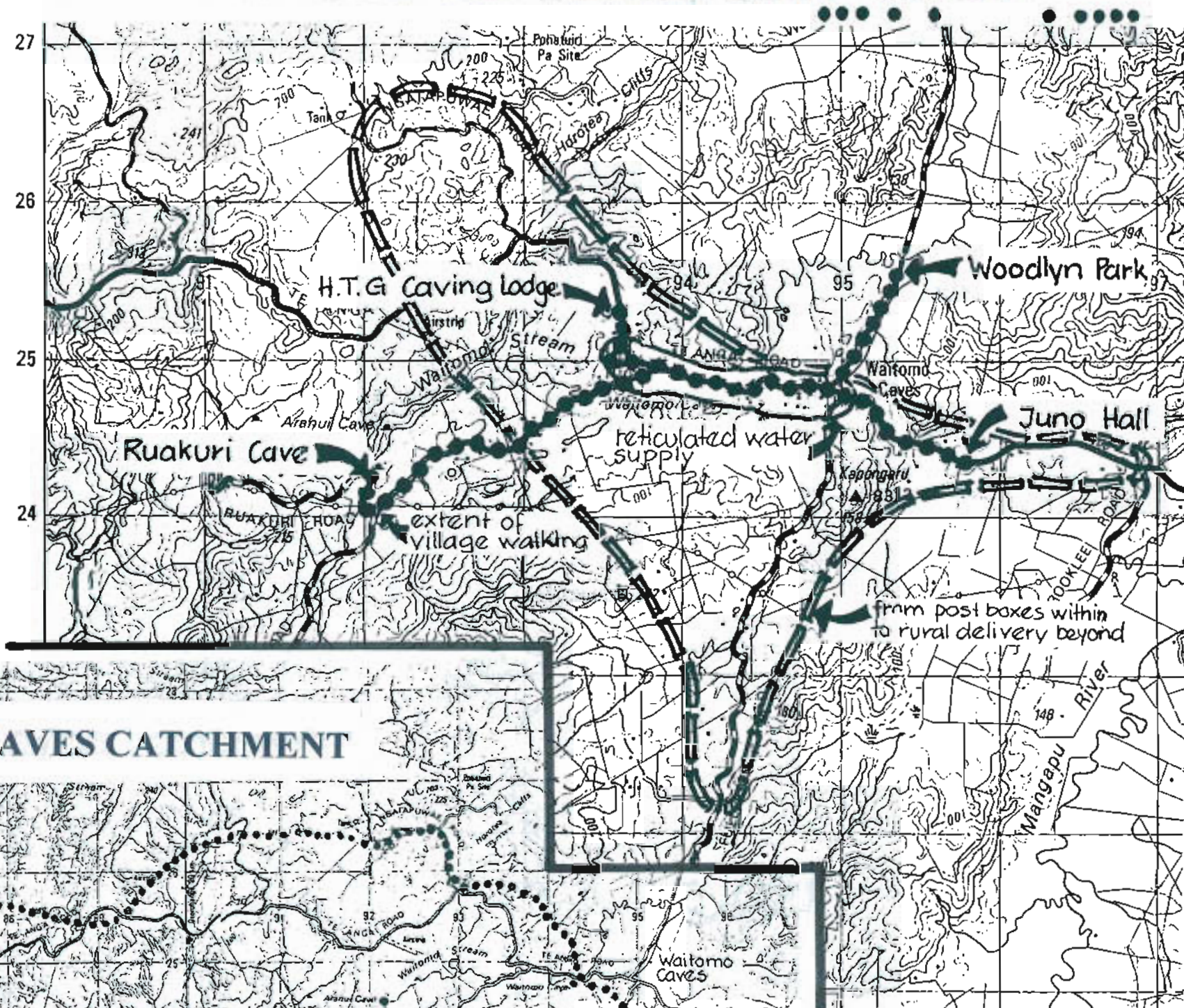


- **hotel**
 - event venue
 - a special focal point
 - dominant on hill over village
 - important public view of front of hotel
 - lit at night
 - architectural style/colour scheme
 - gardens, landscaping
 - identity for village
 - employment
 - historic value
 - impressive character
- **school** and swimming pool - has been important as a family meeting place
- **marae**
 - formal and informal events
 - more facilities/relaxing
 - protocol is important for community character
 - whole community welcome to functions
 - enhances community spirit
- **domain**
 - sports, rugby, cricket, get-togethers
 - rugby and rugby clubrooms a meeting place
 - sports days
 - open space
 - recreation area for community
 - sports (e.g. rugby) attract visitors
 - important kahikatea backdrop
- Black Water cafe - meetings, gatherings
- Tauhare house - (DownUnder - had cave group)
- caves huts
- Juno's hall
- shop (used less as local focal point)
- community newsletter - for community information, news and gossip

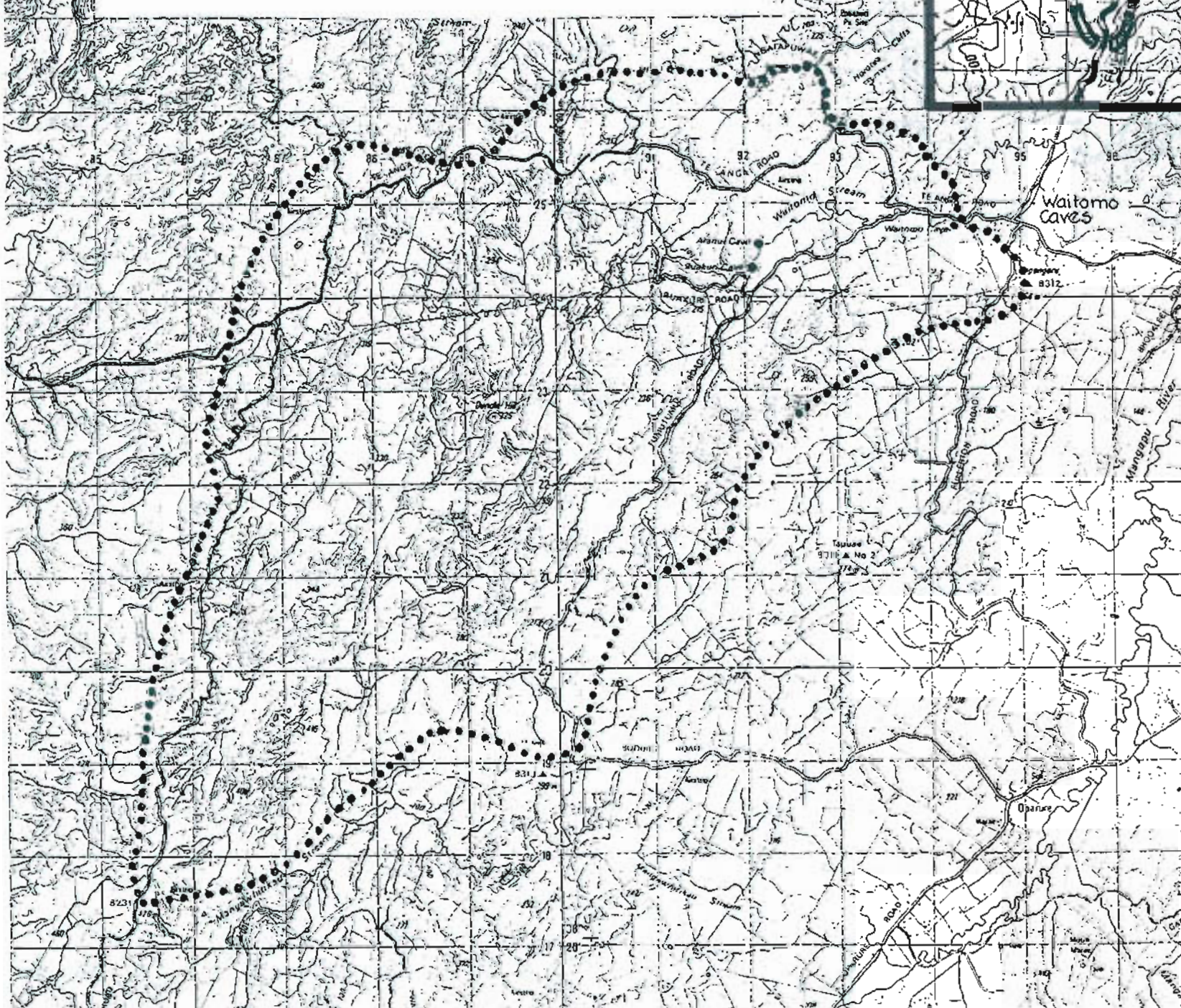




WHERE DOES THE VILLAGE START & STOP?



WAITOMO CAVES CATCHMENT





THREATS TO WAITOMO CAVES VILLAGE CHARACTER

INADEQUATE PLANNING

- development unplanned and directionless
- development controls ineffective
- ineffective mechanisms for village maintenance
- essential services not in community ownership, thus community vulnerable
- threat of curtailment of normal activities of community under tourism pressure - e.g. cattle mustering through Waitomo Caves
- Ruakuri development will change character of village, disperse the focus

SERVICES INADEQUATE

- inadequate infrastructure for water, sewage, waste management, roading
- lack of visitor services e.g. food outlets on Sunday, petrol
- tardiness in meeting rising standards of independent visitors for quality and character food, café, wine bar, accommodation
- closing of school - families moving
- outdoor lack of lighting

AMENITY VULNERABLE

- hotel is such a strong focus point that it needs to be kept in public view and well presented
- prevention of subdivision that is urban in character
- crass or "tacky" advertising and development
- cluttering of countryside with structures - signage particularly
- keeping the open spaces
- development encroaching on views and skylines
- planning control for development if architecture is to be acceptable
- extent of the "village" is not defined
- threat of losing air space "wilderness", tranquility

LAND ISSUES

- lack of available land for village development
- Waahi tapu areas compromised by visitors
- invasive environmental weed threat to indigenous remnants
- threat of losing wilderness areas right on doorstep



WAITOMO VILLAGE LACKS: PLANNING & DESIGN

- a strategic plan
- a planned, overall landscape
- need for subtle development
- acceptable guidelines for design of physical development
- development controls formed from a community initiative
- define extent of "village" so development kept in the village, not dispersed
- careful orientation to the village as focus of the area

PUBLIC SPACES

- informal public meeting places for individuals and groups
- village square good play area which reflects character of area
- protection of domain frontage - important to keep the open domain view
- protection of existing native forest
- revegetation with native plants
- invasive environmental weed threat long term management

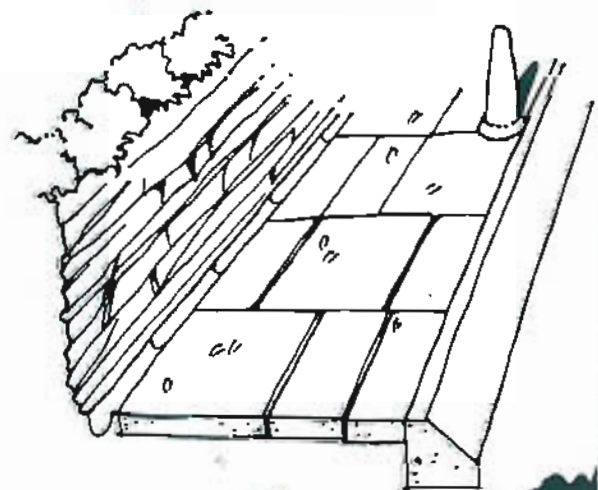
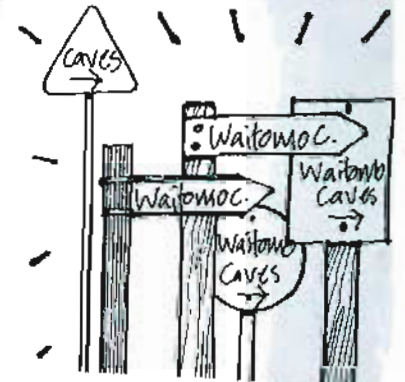
CIRCULATION

- a name for the main road in village area
- more impressive sign at Hangatiki turnoff
- enhancement of pedestrian environment, including footpaths for disabled
- more walking opportunities - Christen Dimond
- completion of "footpath to nowhere" on Waitomo Valley Road
- further traffic separation
- effective management of traffic flows

SERVICES

- effective, efficient, public services (water, sewerage, rubbish) for all
- waste transfer station
- more power lines under ground
- accessible (24 hour) public toilets
- a central, public notice board for local notices, not just tourist information
- outdoor lighting
- little church/chapel to enhance character
- cemetery - strong hallmark of community
- greater range of services - petrol, banking
- indoor recreation facilities
- nice camping ground
- some sort of security to curb petty crime

Waitomo...
where...?



CIRCULATION PROBLEMS

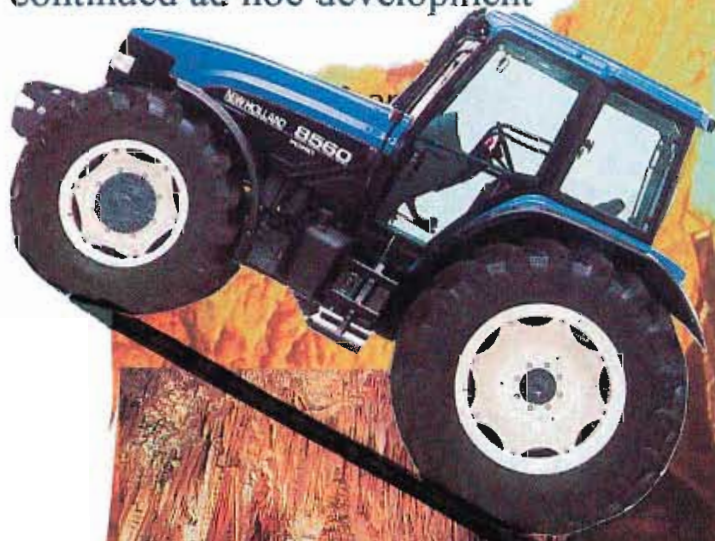
- increased heavy traffic flow through village, destroying the village atmosphere
- excessive traffic speed
- parking facilities
- better signposting to Rotorua/Taupo

SOCIAL

- security needs as thieving occurs
- fewer people living in village
- loss of school - closure affects younger families

CAVES THREATENED

- potential loss of glow worm populations
- earthworks in area
- impacts of modification of cave access - cut, fill, structures
- not enough airflow, toxic perfumes not being flushed through
- pine tree forest needles in waterways
- with the harvesting of trees, logging trucks passing through
- unco-ordinated/unmarked development - no community involvement
- continued ad hoc development





Kahikatea.

Prominent enclosing hills here
& beyond.

Prominent remnant
bush.

Open green valley bottom

Village centre

Prominent
building & range

Wetland.

Sheltering Hill
Backdrop

Prominent enclosing hills.

Wetland.

VILLAGE LANDSCAPE
Scale 1 : 3500

A stylized illustration of a mountain range with a hand pointing to a speech bubble. The mountains are depicted with bold black outlines and some internal hatching. A hand, shown from the wrist up, is pointing towards a speech bubble that contains the word "ABSOLUTELY!". The background is a dark, textured area with white dots, suggesting a night sky or a starry field. The overall style is graphic and illustrative.

FUTURE DEVELOPMENT CO-ORDINATION

- Asked whether there should be a co-ordinated development plan, the response was "absolutely!!!" "Planned development is crucial. Needs to be for community and commercial. It is more difficult for residential. Some standards need to be set so that buildings complement the landscape and have aesthetic appeal."
- All development needs to respect and celebrate the specialness of Waitomo.
- Analysis of community input suggests a framework for development.
- Recommended land use layouts for future development are proposed.

FUTURE RESIDENTIAL WORKSHOP COMMENTS

- Would like village residential area to stay largely as is, but with a few more houses to give the village more of a focus.
- Some additional housing needed within the village as close to services, enables reduced car use, and to assist older people.
- Land around the village centre is crucial open space or is too valuable for residential. Thus open space protection and commercial use are proposed.
- Important to retain the small village character with few houses being visible in the village centre.
- Rather than residential confined within the village, have residential clusters beyond, so that the village remains small and walking areas in and around the village remain available to tourists
- Rather than individual rural buildings widely scattered, rural clustering of development is preferred, reducing roading impacts, combining servicing, and making the landscape more coherent.
- Pockets of houses are sought, kept below the skyline, out of sight, sensitive to the topography, and avoiding affecting cave catchments.
- Rural papakaianga, hamlets or satellite clusters are proposed, to be primarily residential plus shared social space, services and access roads.
- Fullerton Road and Valley Road are suggested locations, involving pockets down Valley Road and dispersed either side on Fullertons Road. Also, potential on outer areas - Te Anga Road by Tapuwai Junction.
- Recognising this as a long lived-in place, Whauau residential is proposed too for Whauau Road to re-instate the past settlement pattern.
- Clusters are to be serviced by the public roading pattern, but not to form ribbon development along them. The clusters are to snuggle into the rural landscape, not sit on the roadside.
- Care required to avoid degrading the important rural character with ribbon development through the subdivision of larger properties.

KEY:

- A1 Open space / recreational area
- A2 Open space / recreational / camping area
- A3 Landscape management area
- C1 Commercial - shops & café
- C2 Commercial - accommodation
- R1 Village residential (7m height) higher density
- R2 Village residential (7m height) lower density
- R3 Rural cluster housing (8m height) Papakainga / hamlets



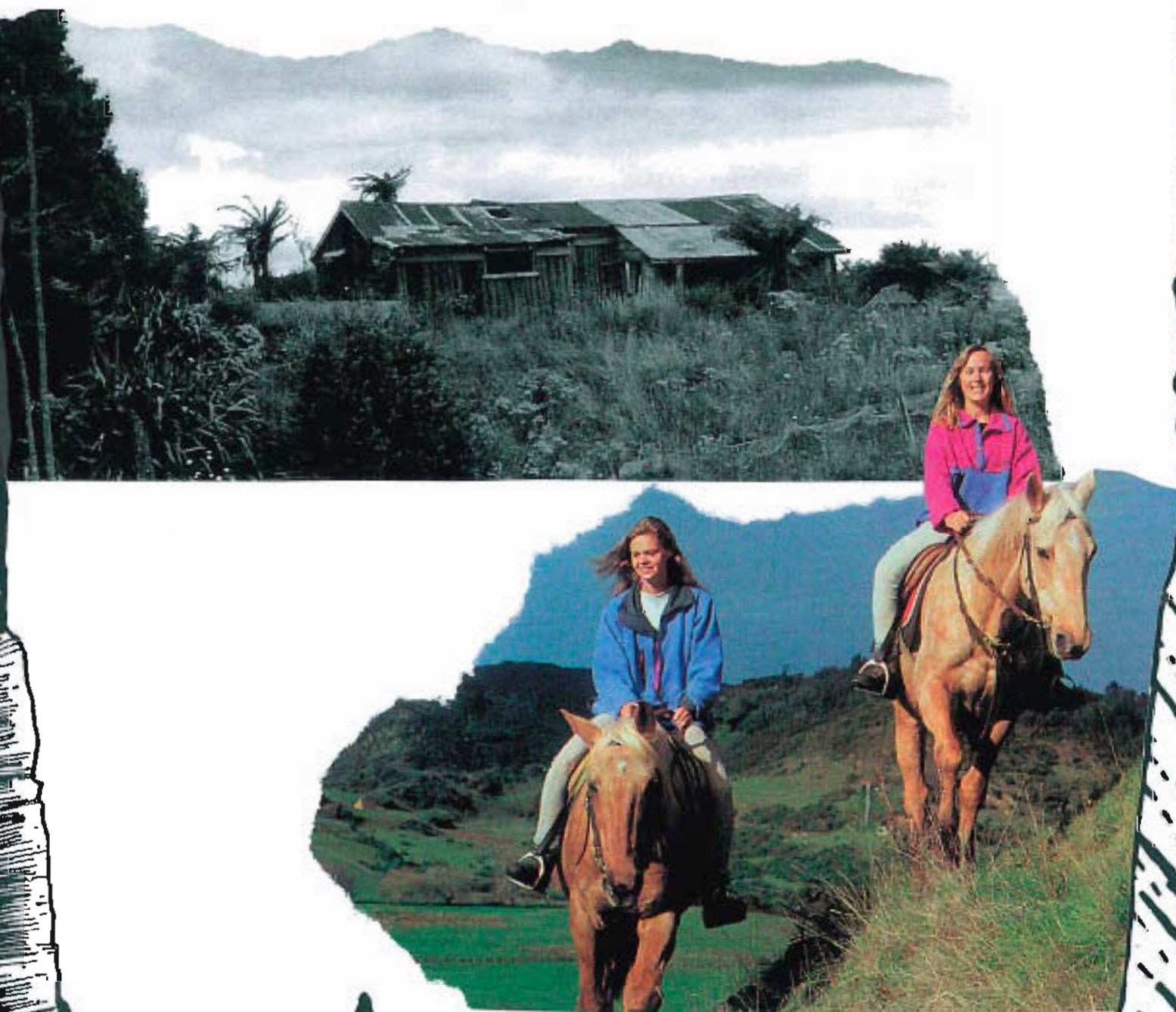
VILLAGE LANDUSE PLAN
Scale 1 : 3500

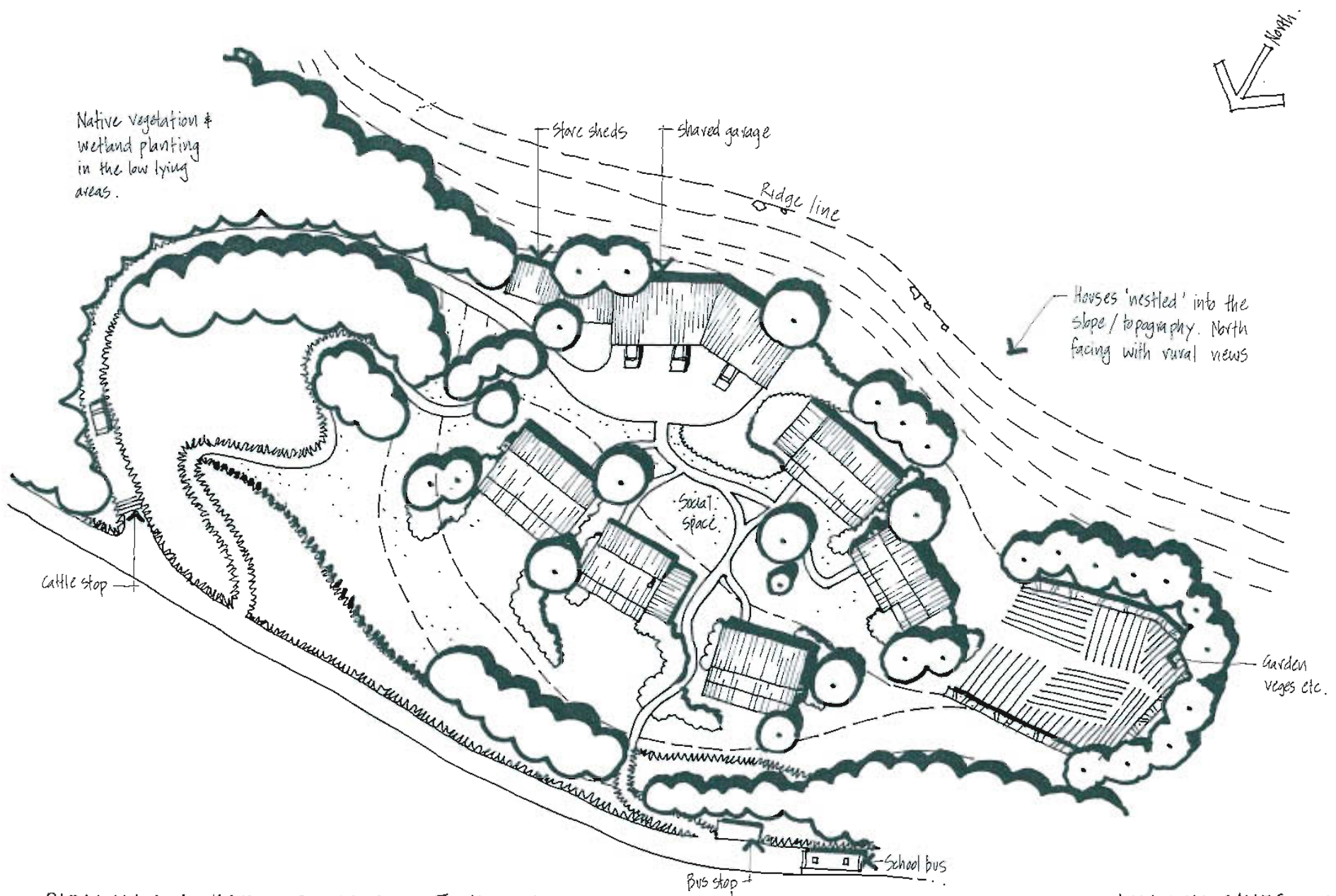


RESIDENTIAL RECOMMENDATIONS INCLUDE:

Analysis of the village and of participants comments has resulted in a residential zoning proposal:

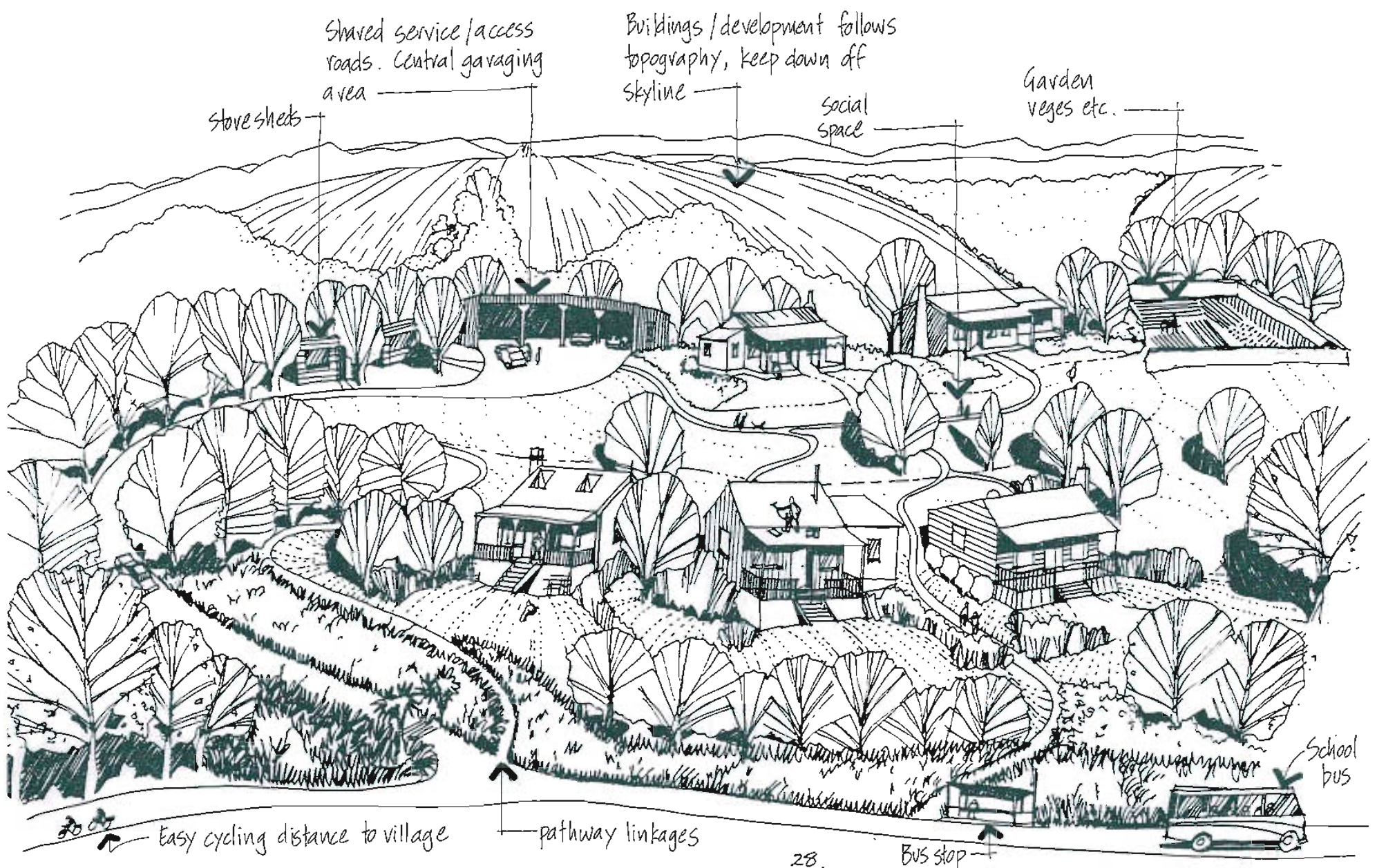
- The main views north and the enclosing hills and skylines are to be protected from intrusion by housing.
- Steep and shaded slopes are not considered appropriate for residential development.
- Revised residential areas are proposed within the Village, both “lower” and “higher” density, all with maximum 7 m. in height.
- Above the tavern site and relocated car park, higher density housing is proposed, with a hill backdrop. This is the area for the most extensive new housing in the village.
- Beyond the village, papakainga and hamlets are proposed, rather than individual dispersed housing. That is, small clusters of houses with a shared access road and servicing, each with a rural outlook. Some cluster sites are proposed.





PAPAKAIANGA - HAMLETS - SATELLITE HOUSING PLAN
Not to scale

WAITOMO CAVES April 97'



PAPAKAIANGA - HAMLETS - SATELLITE HOUSING SKETCH

WAITOMO CAVES April 97'



COMMUNITY FACILITIES WORKSHOP COMMENTS

Community centre

- Domain and reserve very important in village centre concept
- Need for a community centre for residents but also for **some** tourist use. However, the tavern, marae and museum serve this purpose.
- Community hall could be placed on the domain (up to trustees to decide on location) but is it necessary as the marae and the Information/education centre facilities are available.
- Domain - development OK for community use ! For locals, tourists use is user pays but not to exclusions of locals.
- Group community facilities down on terraces. Consider moving school down with other buildings such as gym, rugby club rooms - but \$ & wet.

Recreation facilities

- Tennis courts, swimming pool, golf course are future possibilities to be considered.
- Children's playground upgrade (or relocation to safe and conspicuous place, but not across busy road or on a damp site).

Commercial -

- Develop semi-commercial sites behind tavern and to replace school
- Tavern car park potentially the shop area with car park relocated above.
- Perhaps use the tavern as a shop
- Consider siting commercial use beyond camp ground.
- Tavern area towards hotel, develop for backpackers, motels, craft shops (weaving, carving, bone carving)
- No reason why quiet commercial and residential couldn't mix, but allow adequate commercial and open space.
- Craft area at entrance to glow worm cave to add value to the community, and keep buses staying an extra 10 minutes.



COMMUNITY RECOMMENDATIONS INCLUDE:

VILLAGE CENTRE

- Provision for development of a commercial centre on the existing tavern car park site is proposed.
- Provide for cafe, restaurant, craft barns and shops, with good pedestrian movement throughout.
- Located in buildings around a market square, with stalls, seats, trees, etc.
- Craft barns to max. 8m high; others structures maximum 5m in height.

OUTLOOK.

- The view north from the village, over the Domain, forest remnants and hills beyond, was found to be very important to the village character.
- Seen as vulnerable to built development, careful management is needed.
- Across the road from the village centre, is proposed be recreational/green/open space/camping - Domain, sporting facilities, park, native vegetation, camping.
- The only buildings should be those servicing the open space, and these be few, low key and unobtrusive.
- Commercial accommodation, (e.g. motels) is not appropriate to the north of the village centre.

WASTE MANAGEMENT

- A refined transfer station layout is sought for Tumutumu intersection site.

SEWAGE, WATER

- Community supply schemes are considered essential for the village.
- Beyond the village, cluster housing is sought each with a sewage management system.
- Careful and diligent sewage system design and management is essential to avoid potential effects on the karst ecosystems.

UNDERGROUND SERVICING

- Due to the importance of the village landscape, it is proposed a programme be developed for rapid replacement of the overhead wiring by underground reticulation.
- No new or replacement overhead wiring should be permitted.

SCHOOL

- It is not proposed to move the school.
- The suggested Domain land site is across the traffic; it is damp, flood-prone ground; and, the potential costs may threaten the schools viability.



I like the views
from the school
too much...

