ROTORUA FUTURE DEVELOPMENT STRATEGY

COMMUNITY & DISTRICT DEVELOPMENT COMMITEE MEETING | 17 May 2023

WHAT IS THE FDS?
Future Development Strategy

- Our long term (30-year) plan for managing growth and change

- Location of business & residential growth & infrastructure required

- Reviewed every 3 years

- Informs other plans and strategies

- Signals direction of growth

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PRE-ENGAGEMENT TO DEVELOP FDS

Extensive to ensure understanding all changes to planning framework – MDRS, PC9 and FDS.

10

Iwi & hapū workshops & one-on-one discussions

6

Workshops with community groups, developers, consultants & students

2

District-wide workshops with Mana Whenua

9

Technical meetings with key government departments & agencies

20

One-on-one discussions with businesses, developers, consultants, community interest groups, infrastructure providers & neighbouring Councils

1

Lecture series (with open days) at Rotorua Library

THE DRAFT STRATEGY

Residential

Intensification (MDRS + PC9)

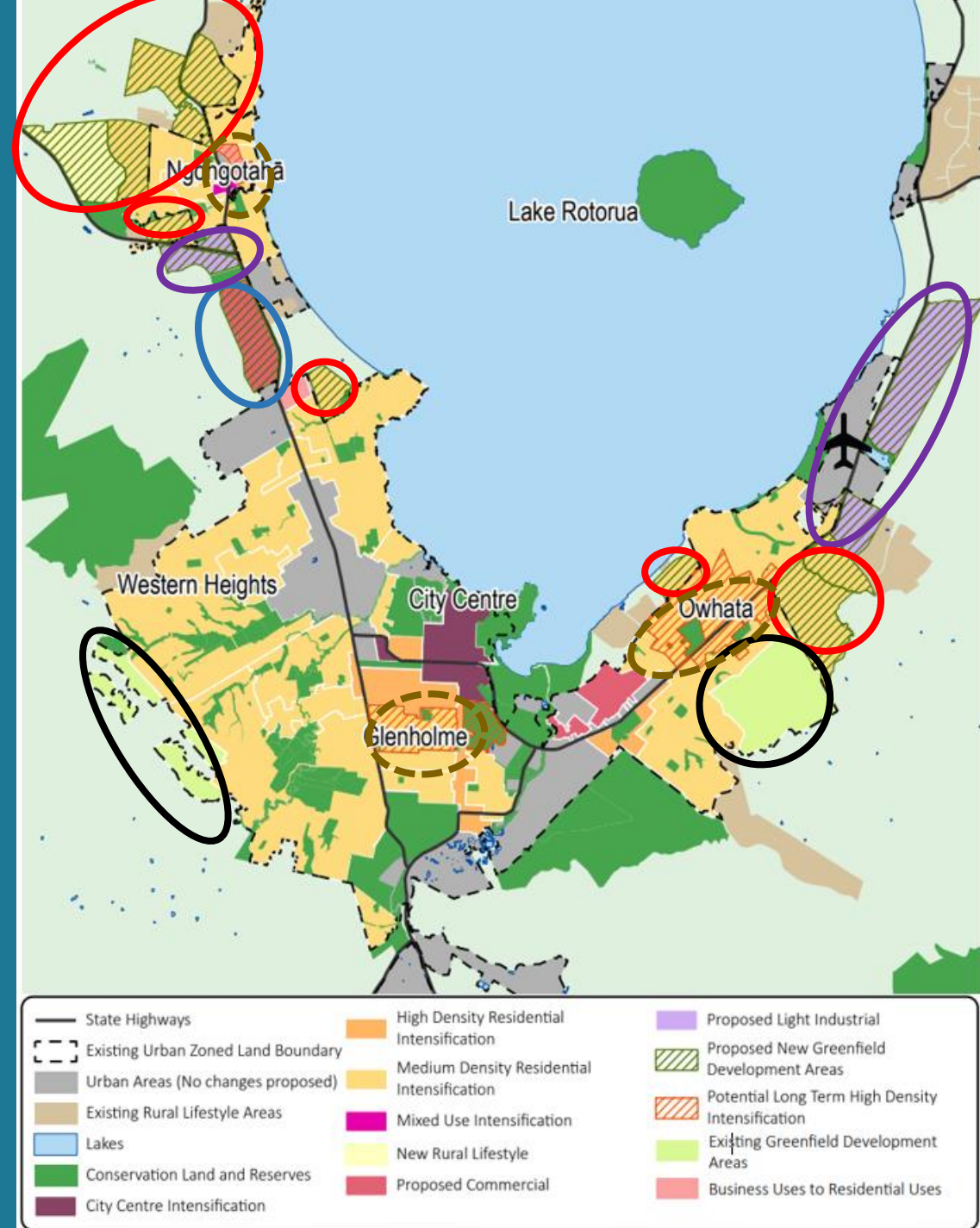Long term Intensification

Existing residential Greenfield

New residential Greenfield

Business

New Commercial Greenfield
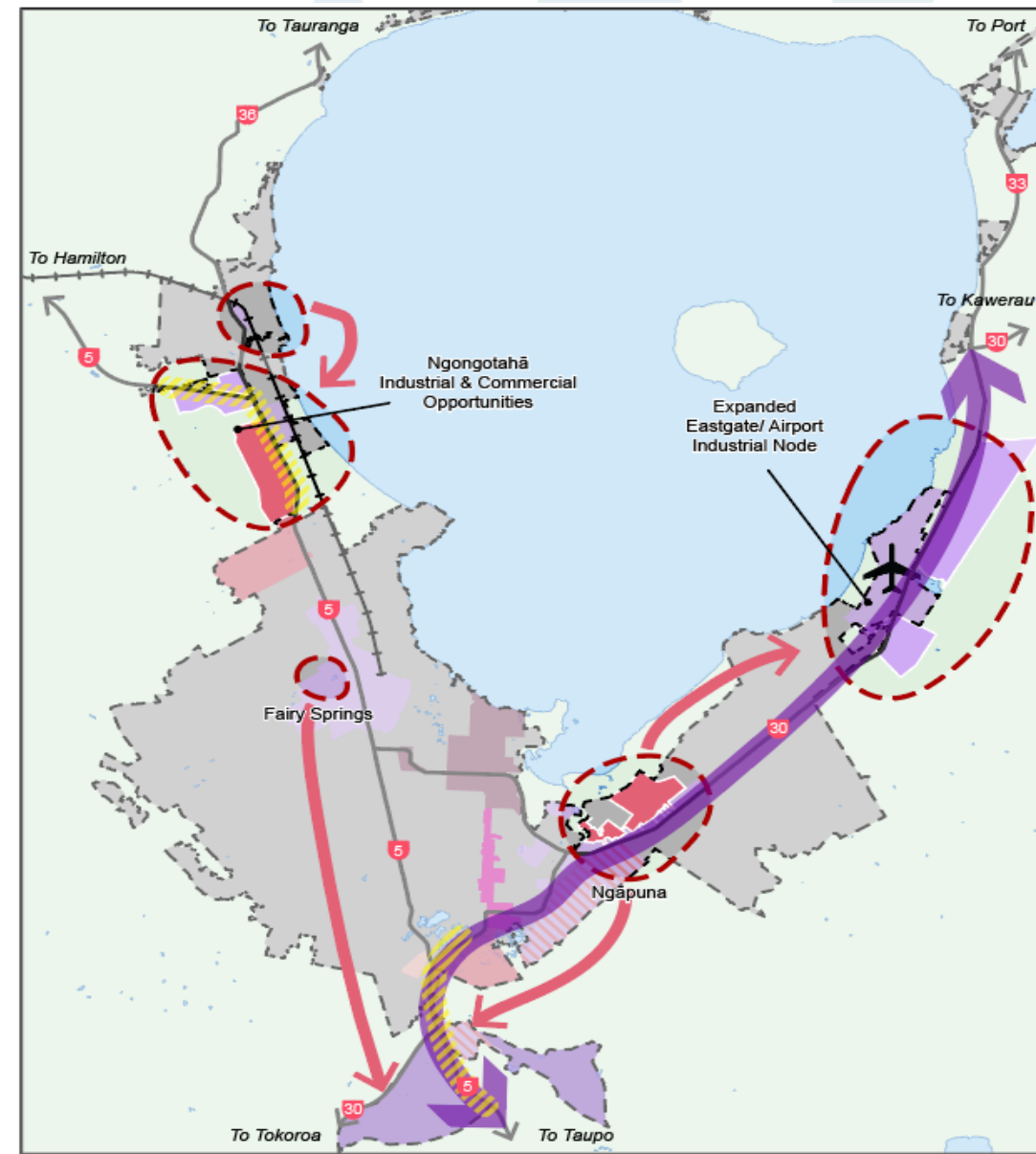
New Light Industrial Greenfield

APPROACH TO RESIDENTIAL

- Compact City

- Centres based approach

- Hierarchy of Centres
  - City Centre (retail & office)
  - Major Centres- Ngongotahā & Ōwhata
  - Secondary & Tertiary Centres (local function)

- Support high-density residential along key corridors e.g. Fenton St.
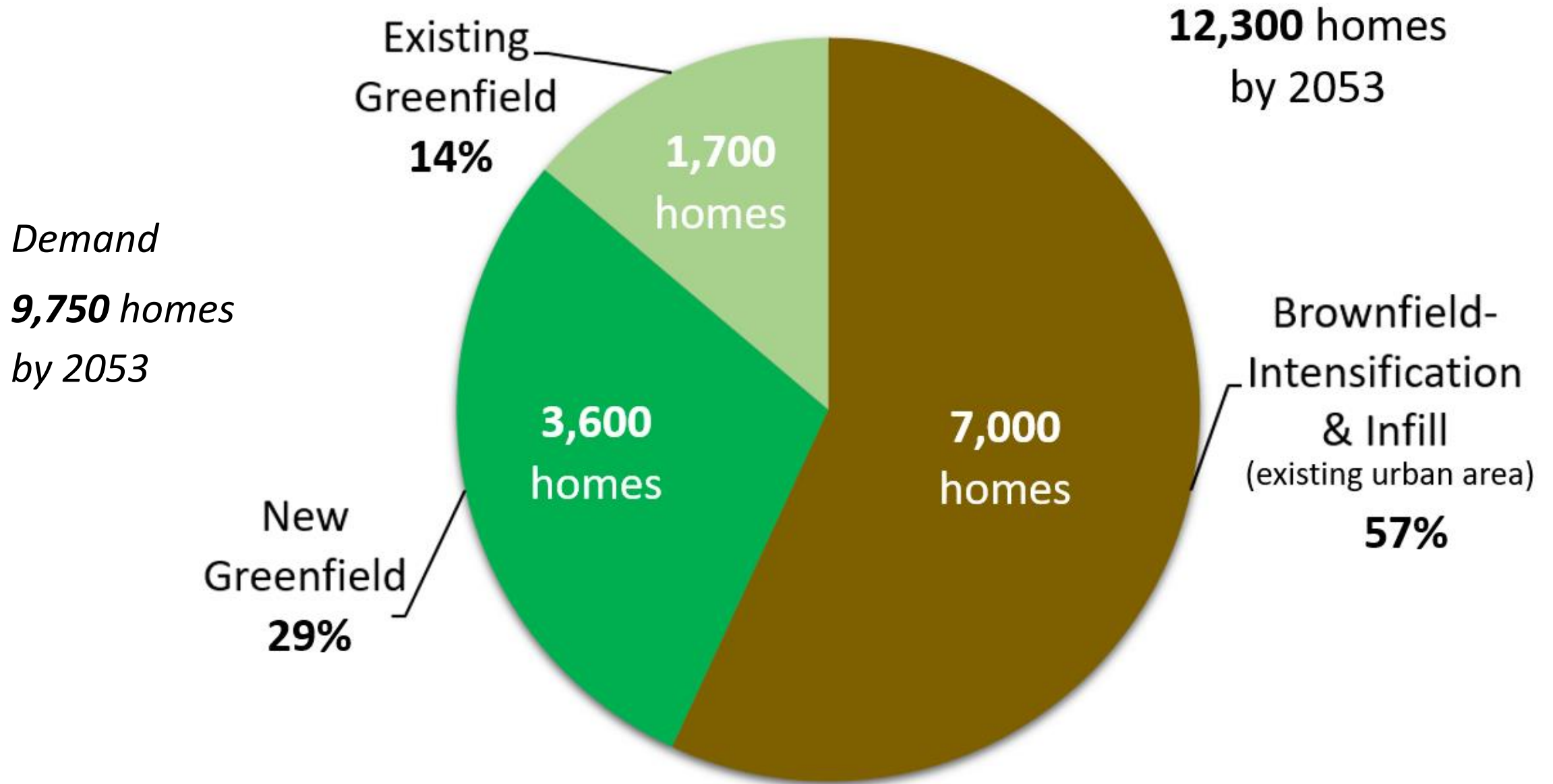
Before

After
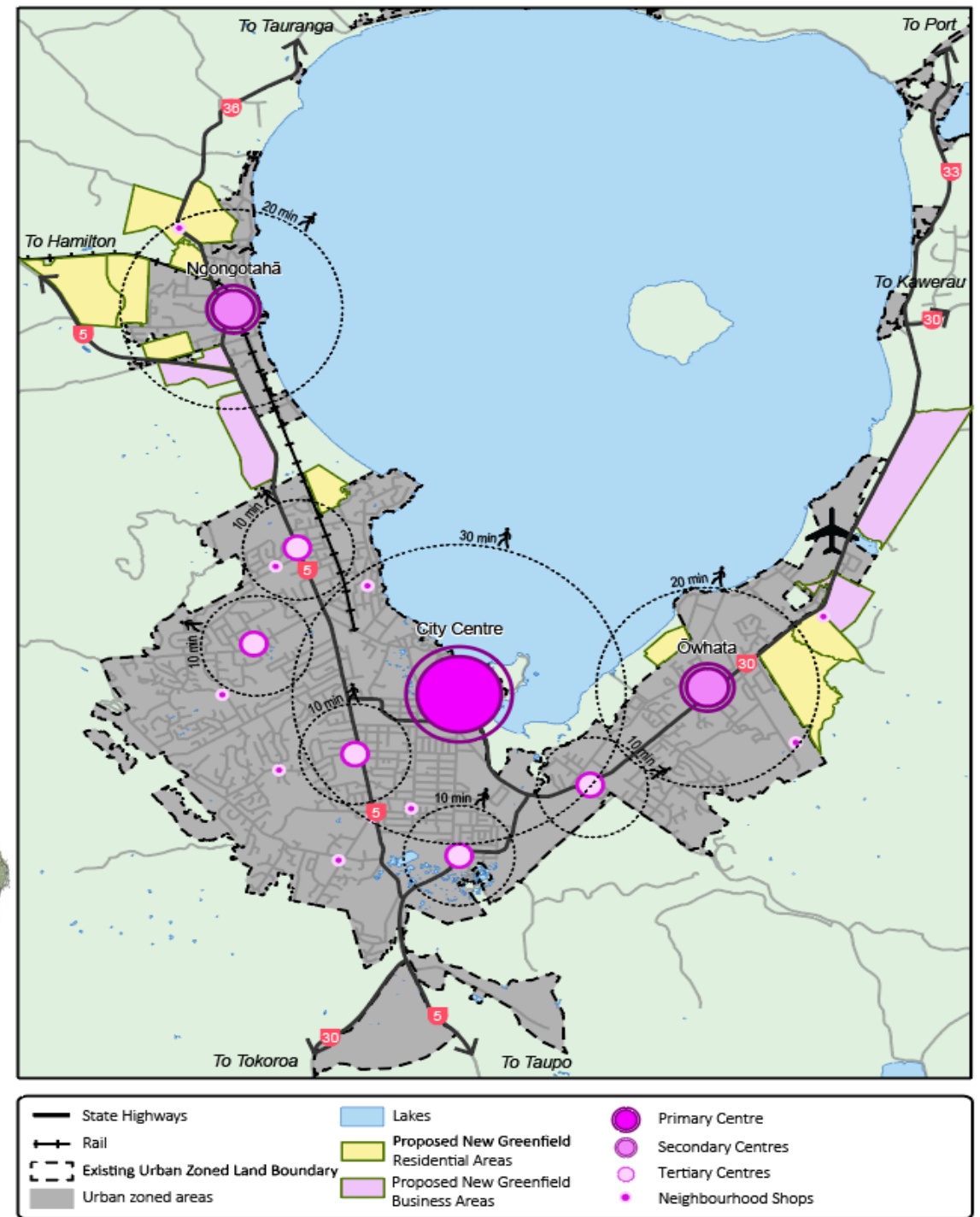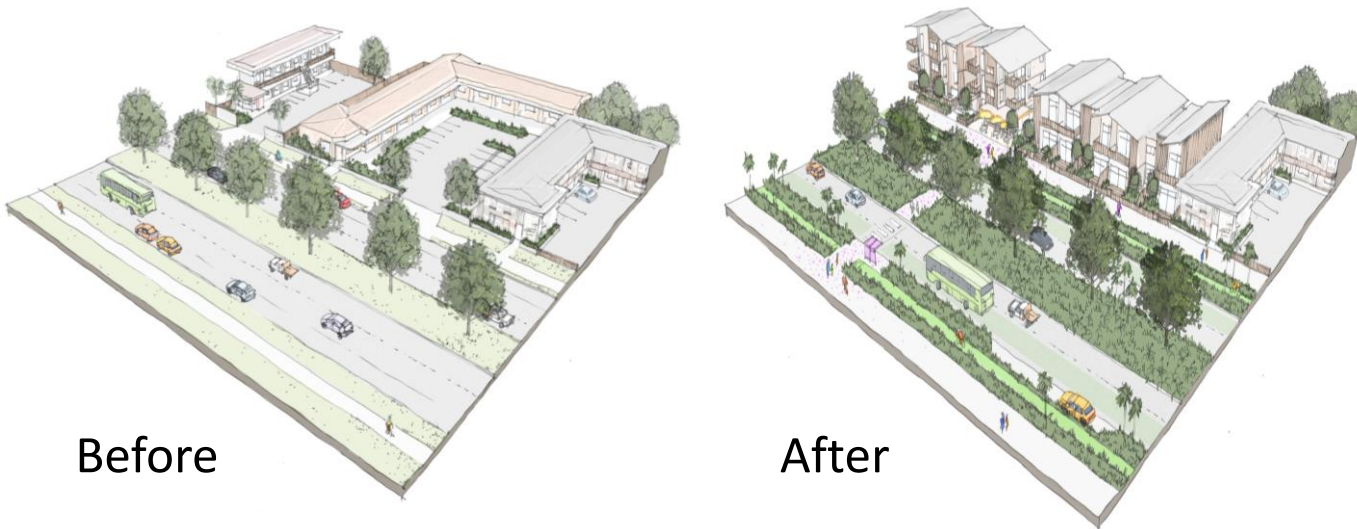
APPROACH TO BUSINESS

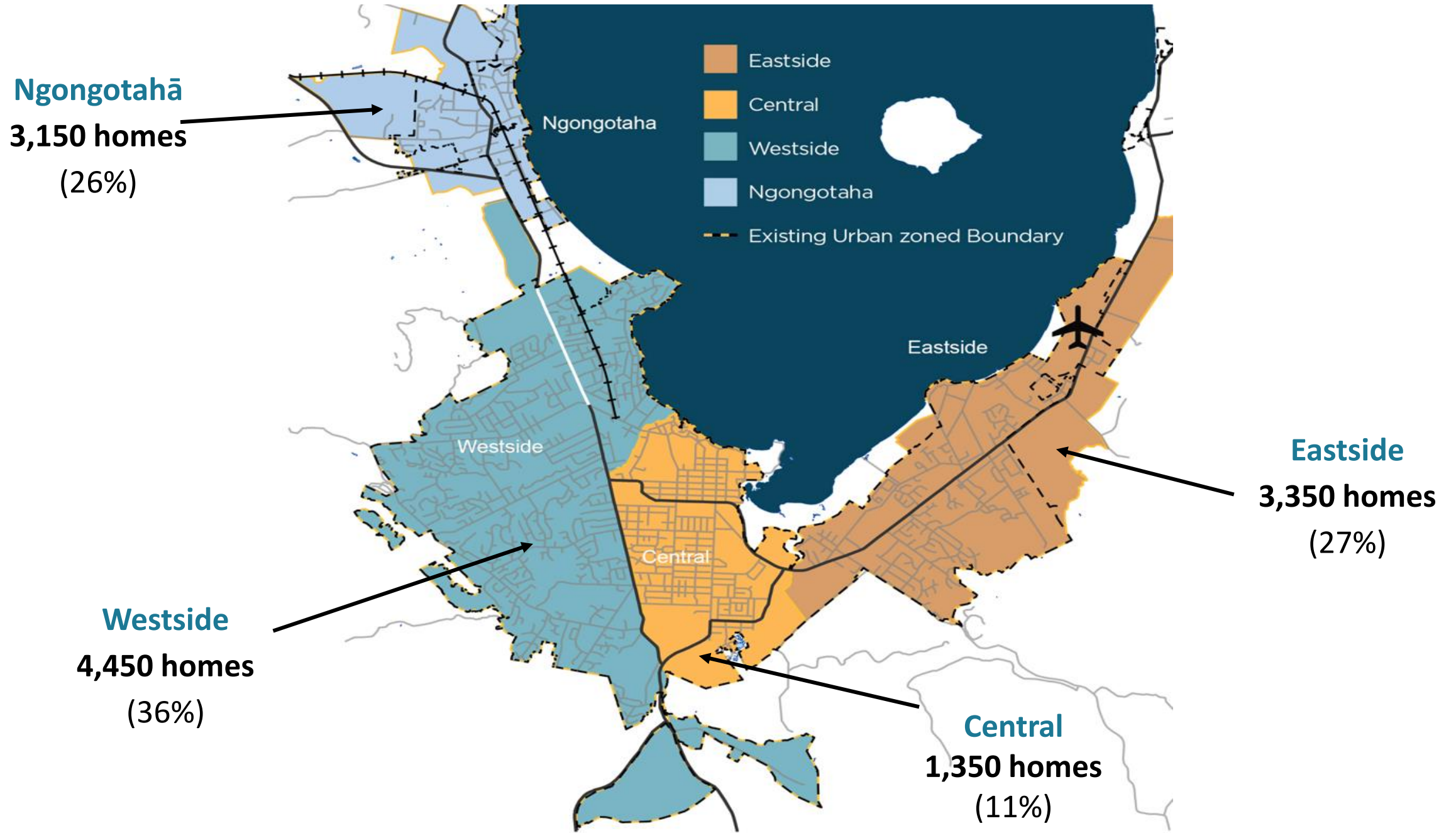- Network of Centres- Services

- Relocation options over time of industrial - Ngāpuna, Fairy Springs Ngongotahā

- Regeneration Ngongotahā centre

- Efficient regional transport connections e.g. SH30 (freight)

- Business opportunities close to airport & Eastgate

- Expansion of recreational & tourist activities SH5 (gateway- north)

- Enhancing the quality and amenity of Fenton Street (gateway- south)

RESIDENTIAL CAPACITY DISTRIBUTION (BY TYPE)

Existing Greenfield
14%
1,700 homes

12,300 homes by 2053

Demand
9,750 homes by 2053

New Greenfield
29%
3,600 homes

7,000 homes

Brownfield-Intensification & Infill (existing urban area)
57%

RESIDENTIAL CAPACITY DISTRIBUTION (BY AREA)

Ngongotahā
3,150 homes
(26%)

Legend:
- Eastside
- Central
- Westside
- Ngongotaha
- - - - Existing Urban zoned Boundary

Eastside
3,350 homes
(27%)

Westside
4,450 homes
(36%)

Central
1,350 homes
(11%)

NGONGOTAHA

Residential

Short-medium term Residential
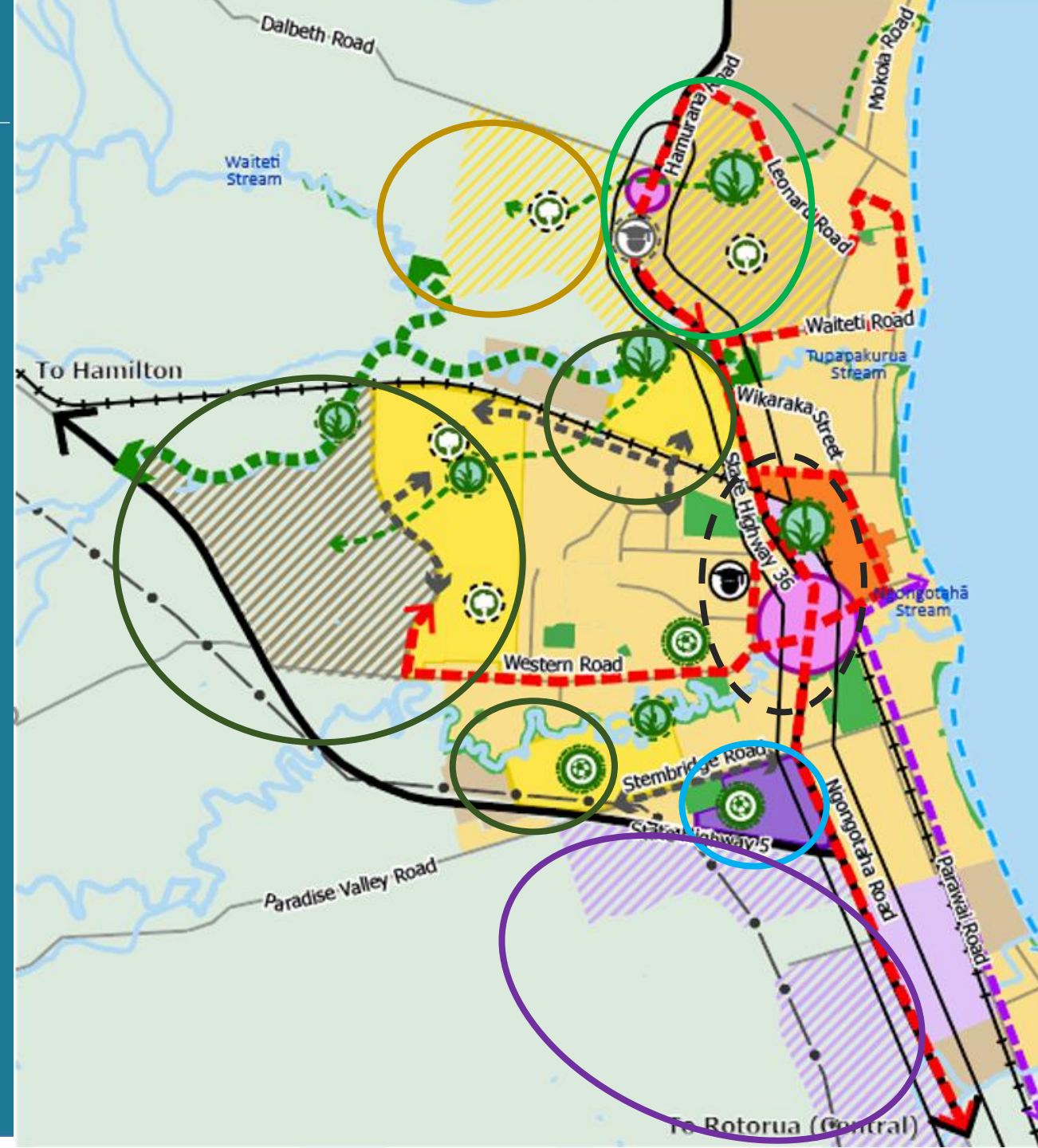
Medium-long term Residential

Long term Residential

Long term Intensification

Business

Short-medium term business

Long term Business
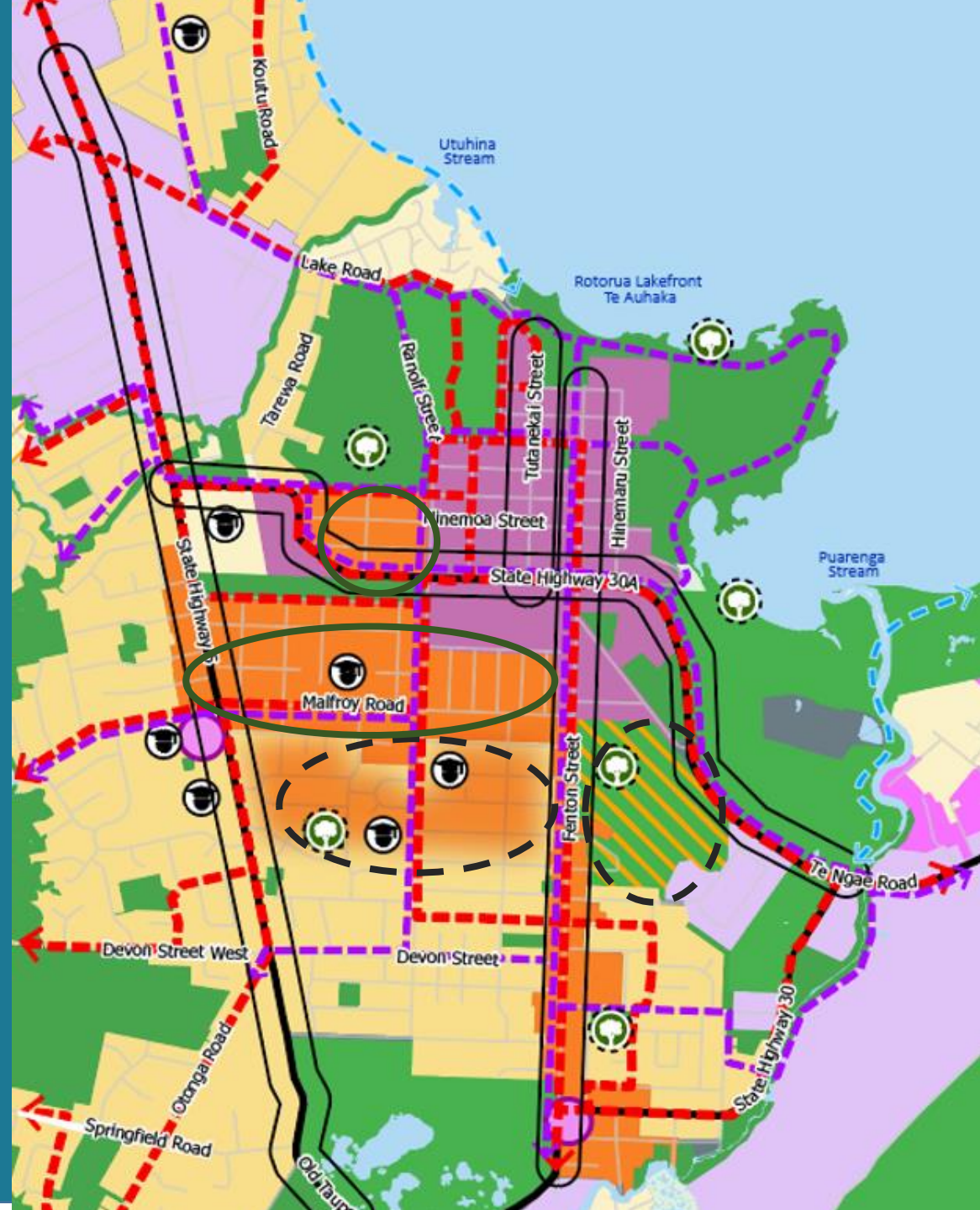
CENTRAL

Residential

Short-term high density

Long term Intensification

Corridors

Upgrades- Tūtānekai St., Fenton St., Old Taupo Rd. & Central Corridor

Expanded active transport and PT Networks (& more frequent)

WESTSIDE

Residential

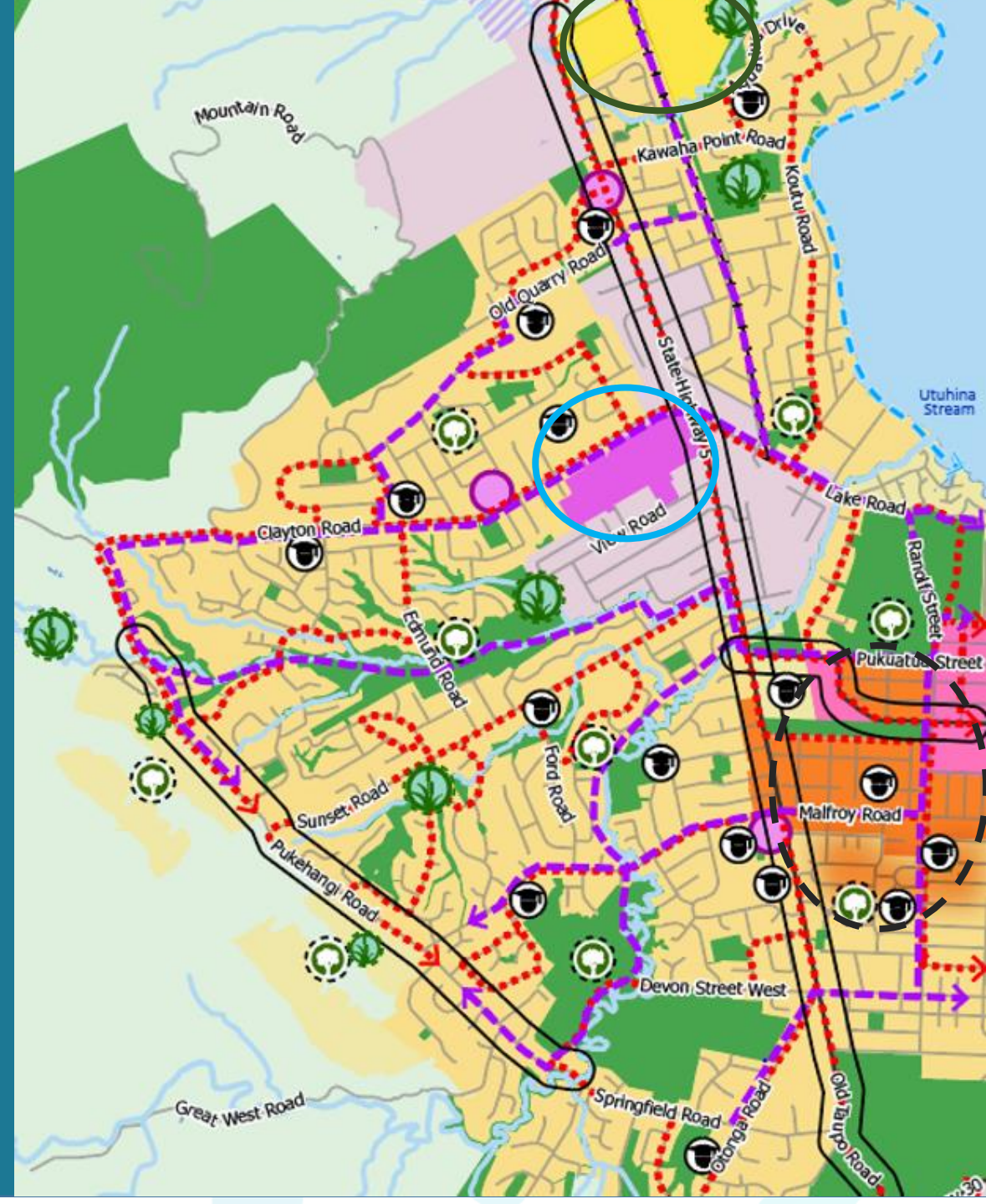Short-medium term residential

Intensification
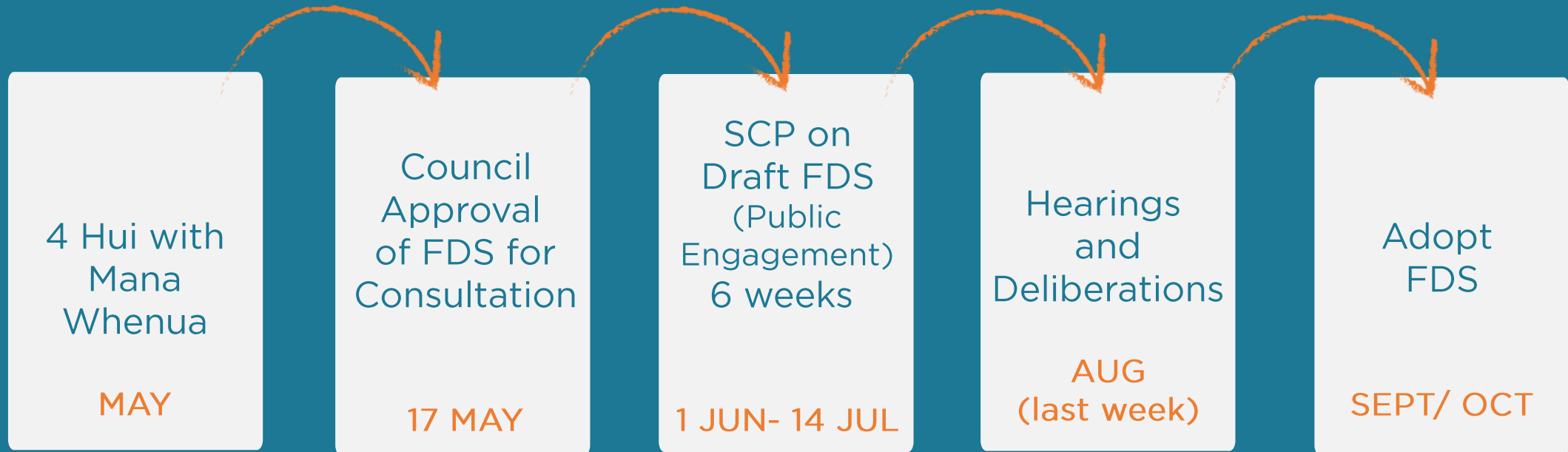
Business

Long-term heavy to light industrial

Corridors

Upgrades- Old Taupo Rd. & Pukehangi Road

Expanded active transport and linking PT Networks (& more frequent)

FDS PROCESS GOING FORWARD

4 Hui with Mana Whenua

MAY

Council Approval of FDS for Consultation

17 MAY

SCP on Draft FDS (Public Engagement) 6 weeks

1 JUN- 14 JUL

Hearings and Deliberations

AUG (last week)

Adopt FDS

SEPT/ OCT

MDRS – NOTICE OF MOTION

- Staff report – can't be amended
- Notice of motion - some points not correct
- Council submitted a view into a Government consultation process (based on local understanding & problems with District Plan)
- Council did request an assessment – determined as having 'an acute housing needs' – included through OIC
- Inclusion of MDRS has enabled Council to reduce scope of PC9 – intensification (timing set by NPS-UD)
- Ensure a level of certainty for assessment of options underpinning draft FDS

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MDRS – NOTICE OF MOTION

- Inclusion of MDRS saved significant rule changes that would have been required in PC9 (and cost)

- A decision to try and consult about un-doing MDRS has <u>significant risks</u> –
  - It would be Government decision to remove (contrary to Government assessment)
  - If removed, PC9 fails to meet intensification requirements (new Plan Change therefore required - $1m+ & 2+ years)
  - Adversely impacts on feasibility of FDS – may require additional/faster green field land release
  - Impacts on longer-term planning / financing – LTP and joint programme with BOPRC.

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