

**Te Rautaki Whakawhanake i te Āpōpō o Rotorua**  
**Rotorua Future Development Strategy 2023-2053**



**ROTORUA**  
**LAKES COUNCIL**

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**Rotorua Future Development Strategy**  
**ADOPTION**

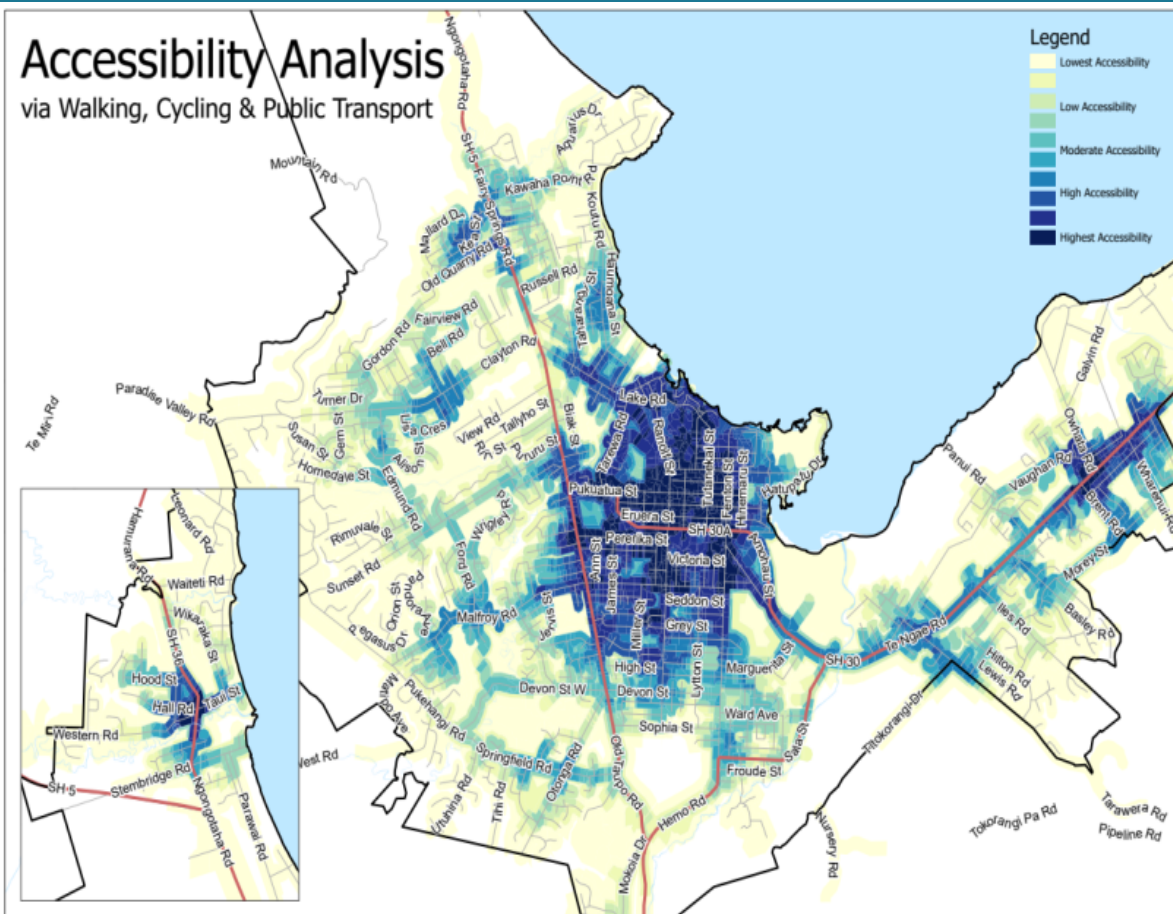
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COUNCIL MEETING | 22 November 2023

# Policy context

## National Policy Statement – Urban Development

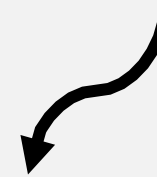
How we plan to achieve:  
**‘GOOD URBAN FORM AS WE GROW’**



Housing variety  
and choice



Accessibility

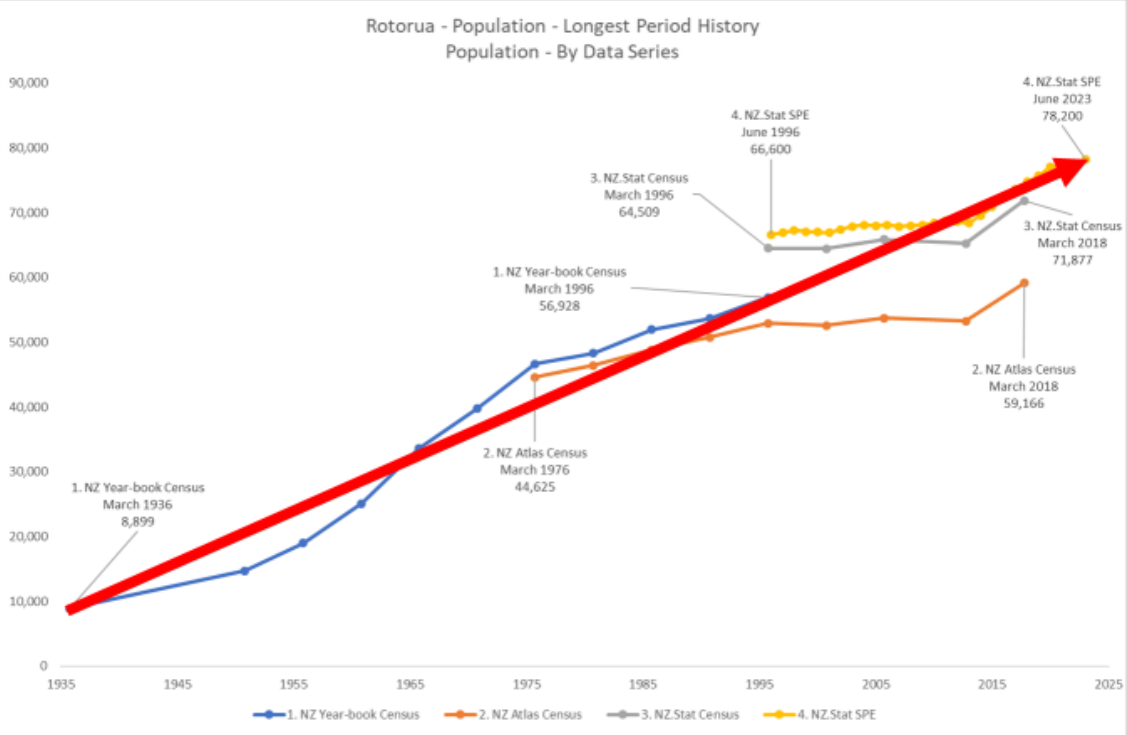


Reducing carbon  
emissions



Providing land to  
meet demand

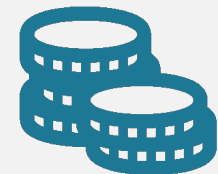
# Housing & business development capacity assessment



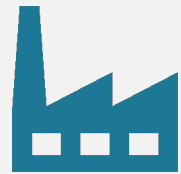
+ 9,740 homes  
by 2050



+ 9,320 jobs  
by 2050



Improve housing  
affordability

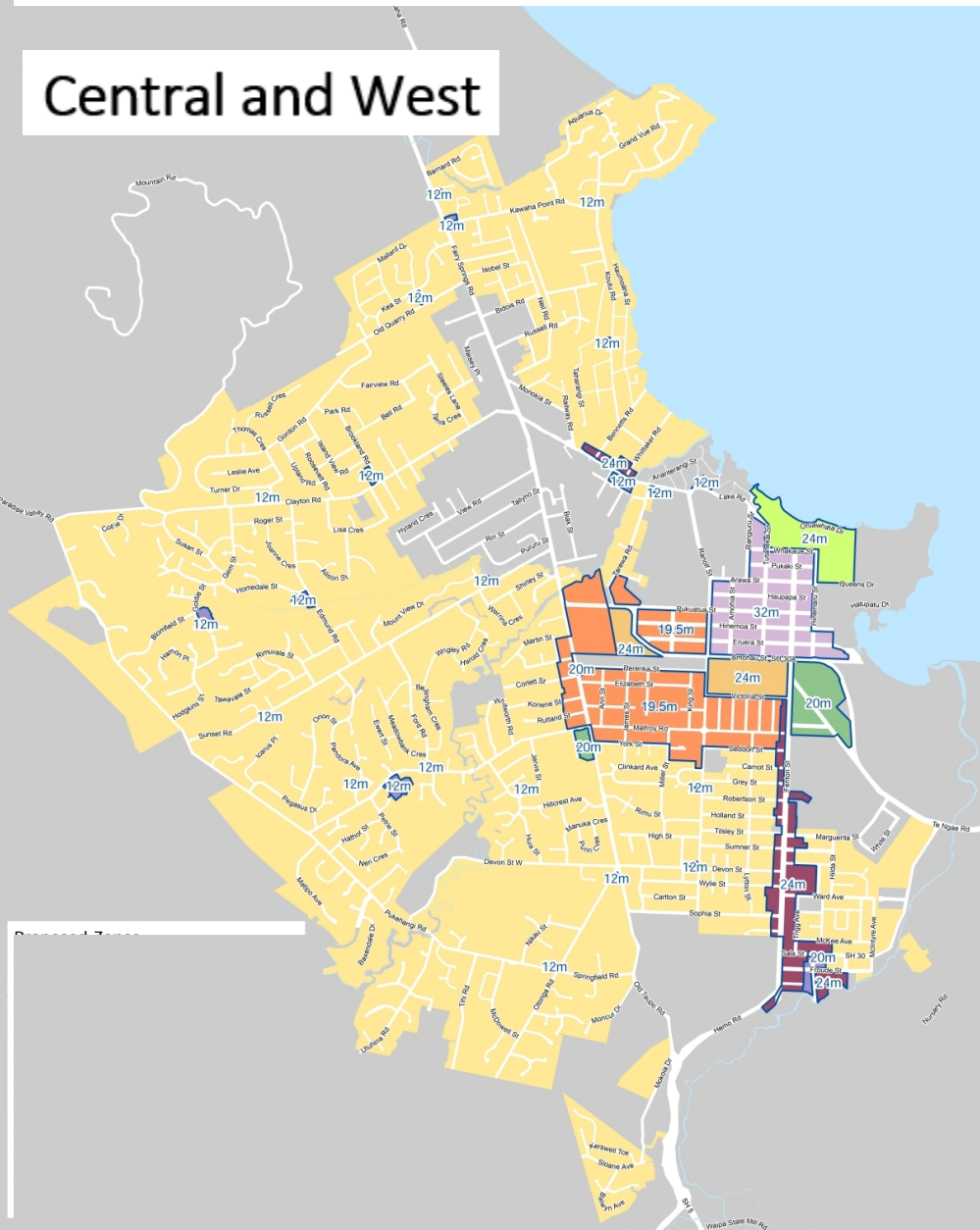


+ 36 ha new  
industrial land  
by 2050



# PLAN CHANGE 9 – intensification provisions

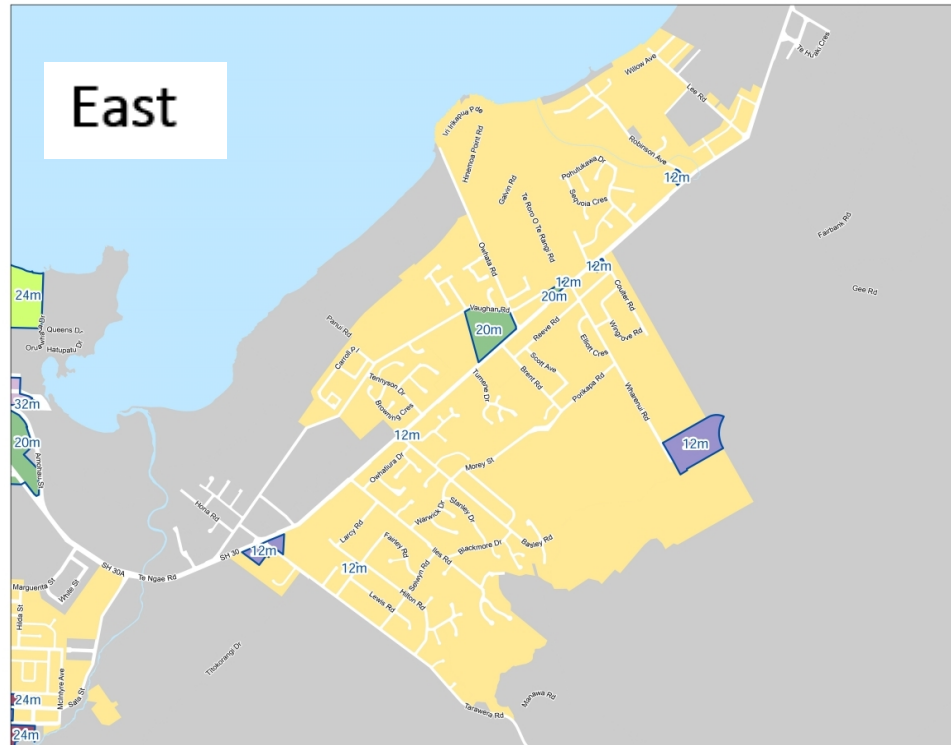
## Central and West



## Ngongotahā



## East



## Zoning Extents

-  Medium Density Residential Standards
-  City Entranceway Accommodation
-  Mid City
-  Neighbourhood Centre
-  Southern Edge
-  Suburban Centres
-  Northern Edge
-  Proposed High Density Residential Zone
-  Out of Scope



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# STRATEGY FUNDAMENTALS

Long term strategic planning to:

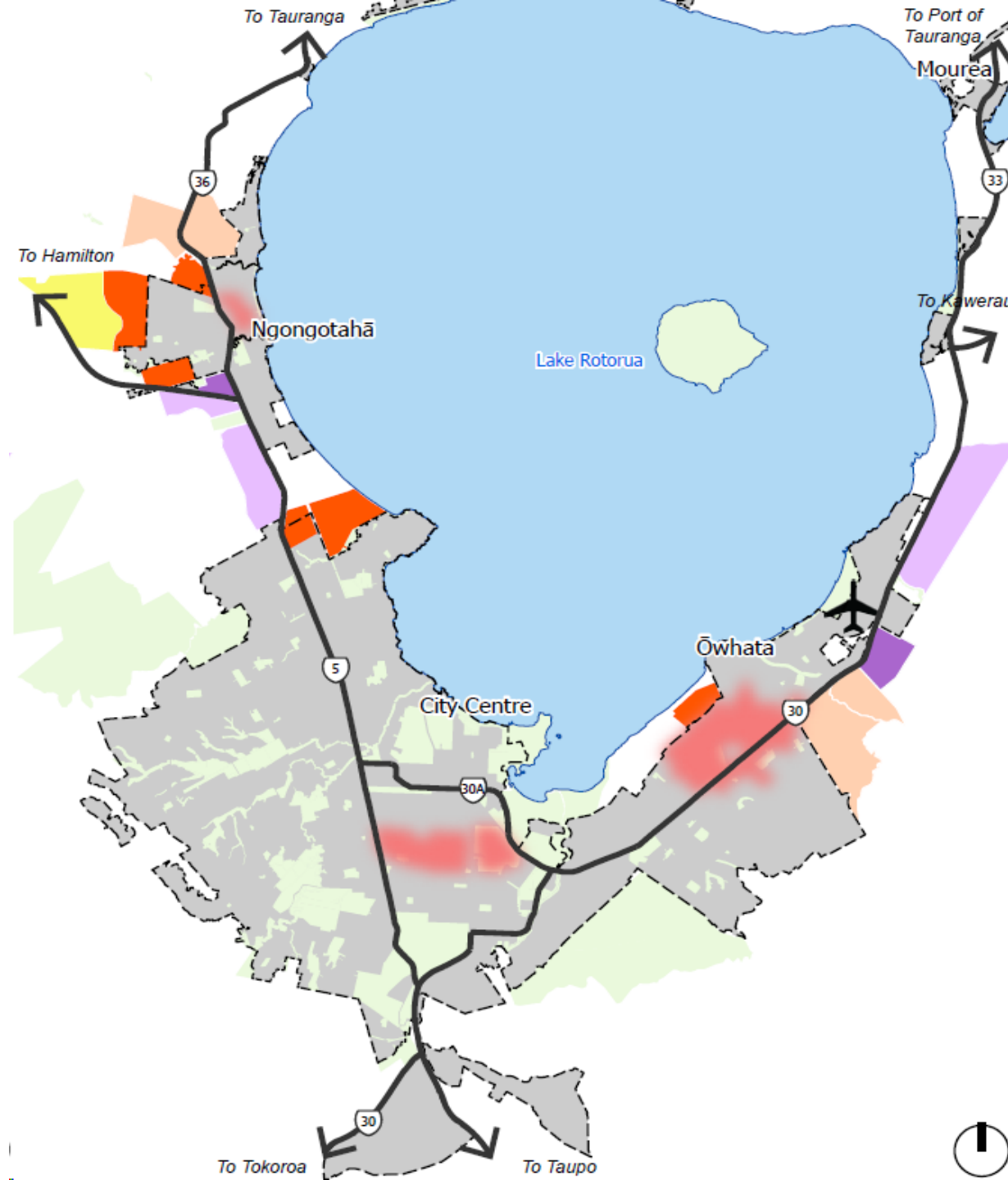


Achieve a well-functioning urban environment

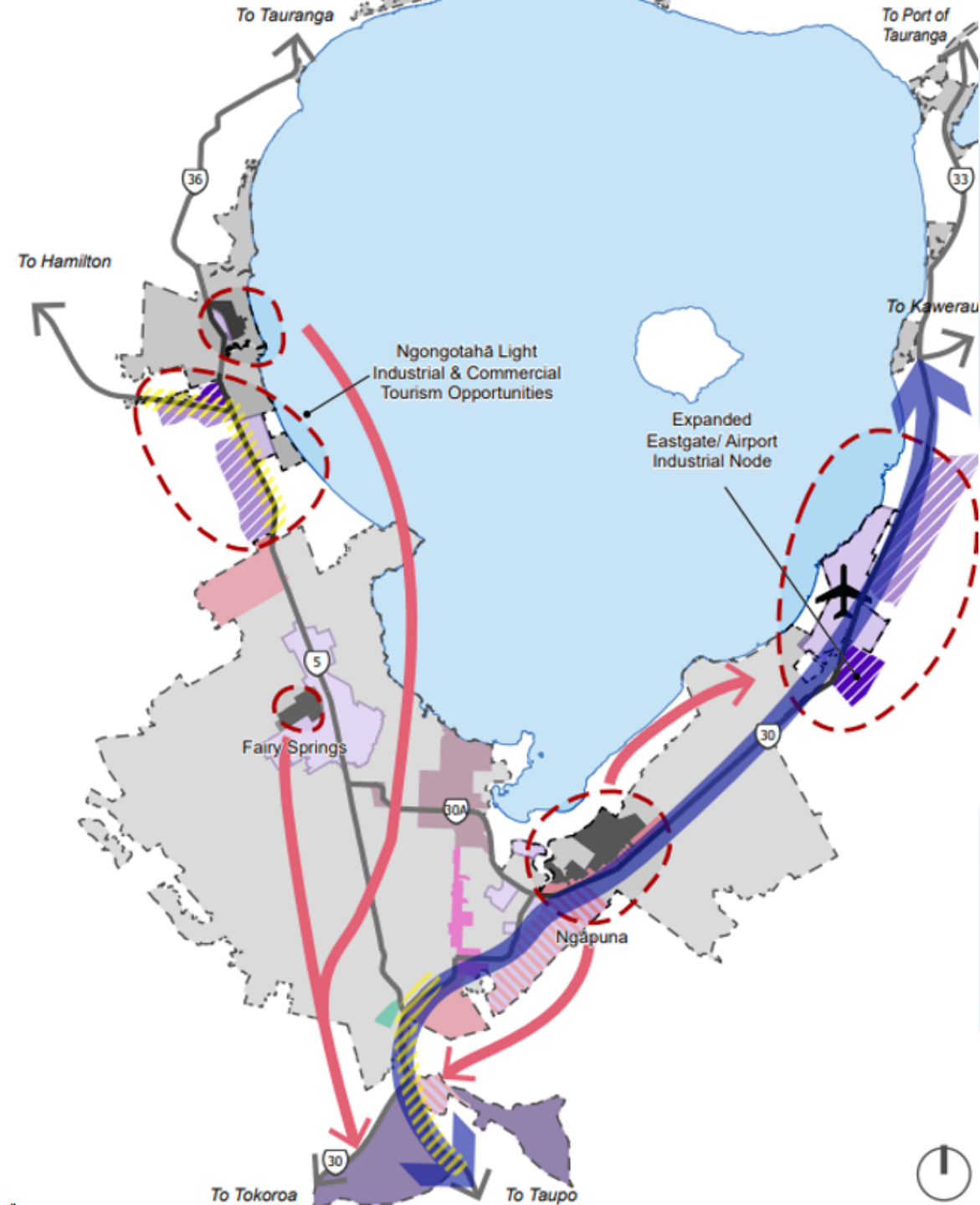
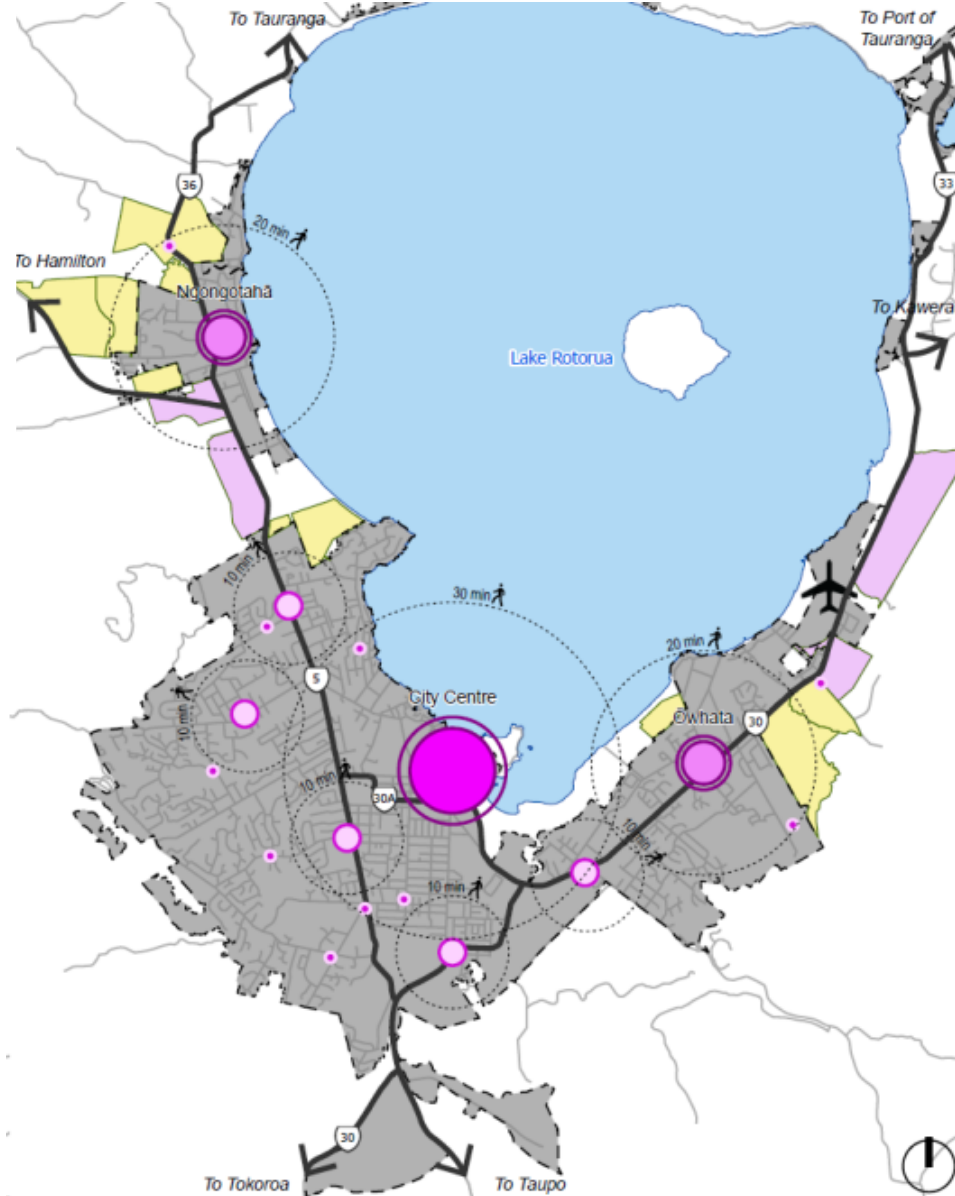
*at least*



Provide sufficient development capacity to meet 30 year demand



# Centres & BUSINESS



# Pre-ENGAGEMENT TO DEVELOP 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

11

Lecture series (with an open day) at Rotorua Library



# Draft fds ENGAGEMENT

- FDS approved for consultation 17 May and notified for submissions 1 June
- Public Engagement 1 June – 17 July (6 weeks)
- Approximately 18 separate engagement sessions
- 109 Submissions (online survey and comprehensive individual submissions)
- Feedback received through:
  - ‘Iwi Aspirations’ workshops with Iwi and hapu
  - workshops with students (schools & tertiary institution);
  - public drop-in sessions and
  - facebook

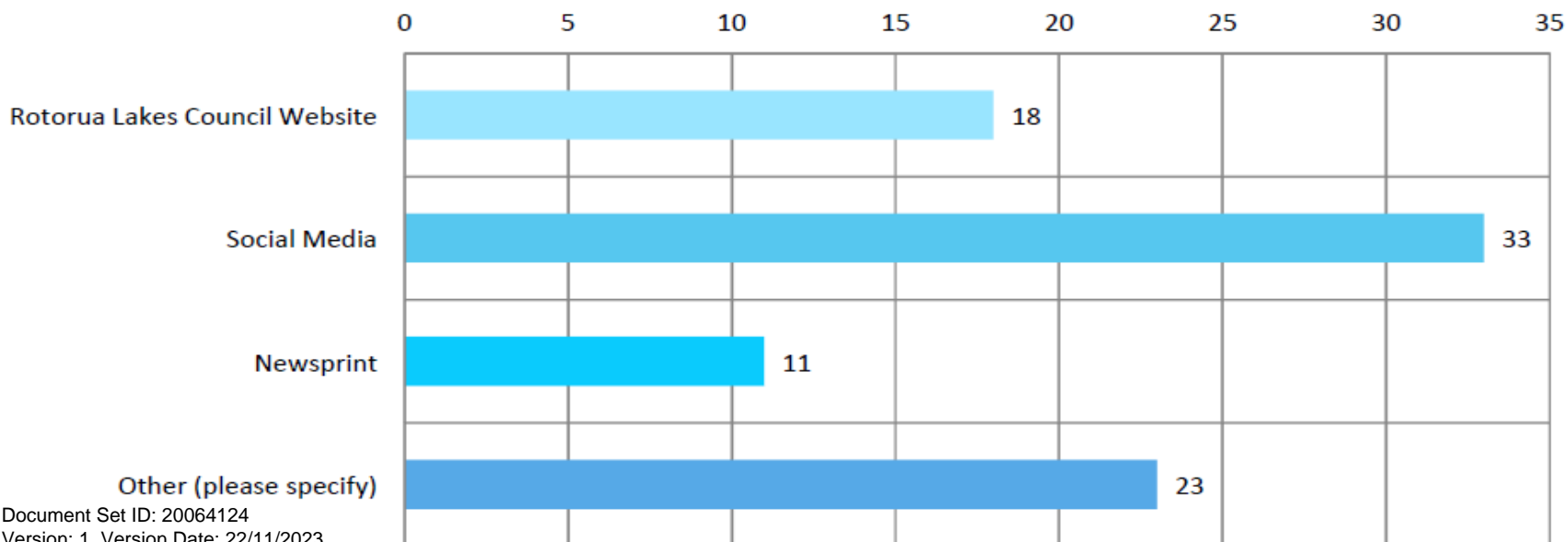




# Website and social media

## Website and social media:

- 1400 total visits to the project page on Let's Talk.
- 408 informed visits (clicked on a document or a map etc.)
- 92 downloads of the technical report
- Over 60 facebook comments
- 73 engaged visitors (survey respondents)



Over 60% respondents found out about FDS through Council Website and Social Media



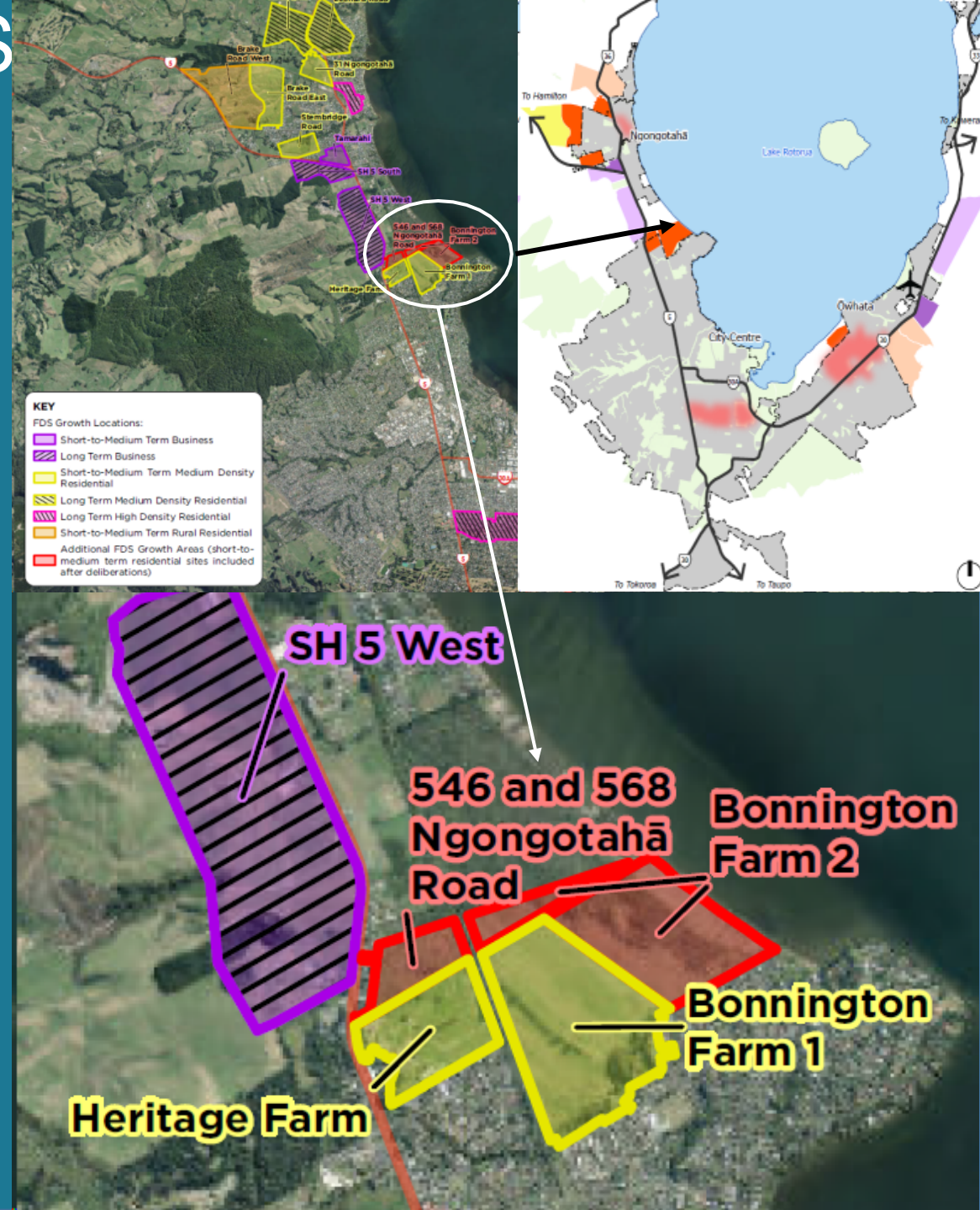
# FDS JOINT COMMITTEE & hearings

- RLC & BOPRC jointly responsible for FDS (under NPS-UD) so set up FDS Joint Committee:-
- 3 Councillors from each Council & independent chair- Commissioner Greg Hill
- Primary purpose: 1) consider submissions 2) approve final draft FDS & 3) recommend it be adopted by the Councils
- Hearings and deliberations took place in August and September
- 26 Submitters attended the hearing
- Joint Committee Report (developed by chair)



# CHANGES TO THE DRAFT FDS

- Most significant changes, addition of the sites in red:
  - ‘New’ 546 and 568 Ngongotahā Road site
  - The rest of 85A Aquarius Drive site- “Bonnington Farm 2”
- Slight modification of the Heritage Farm site
- No other ‘new’ sites or areas were included in FDS- (lack of supporting evidence)
- Other changes mostly clarifications, additional information & editorial
- Joint Committee Approved FDS subject to these changes- 24 October
- Recommended to Councils for Approval



# Next steps

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