



FUTURE DEVELOPMENT STRATEGY DISCUSSION

DECEMBER 2022



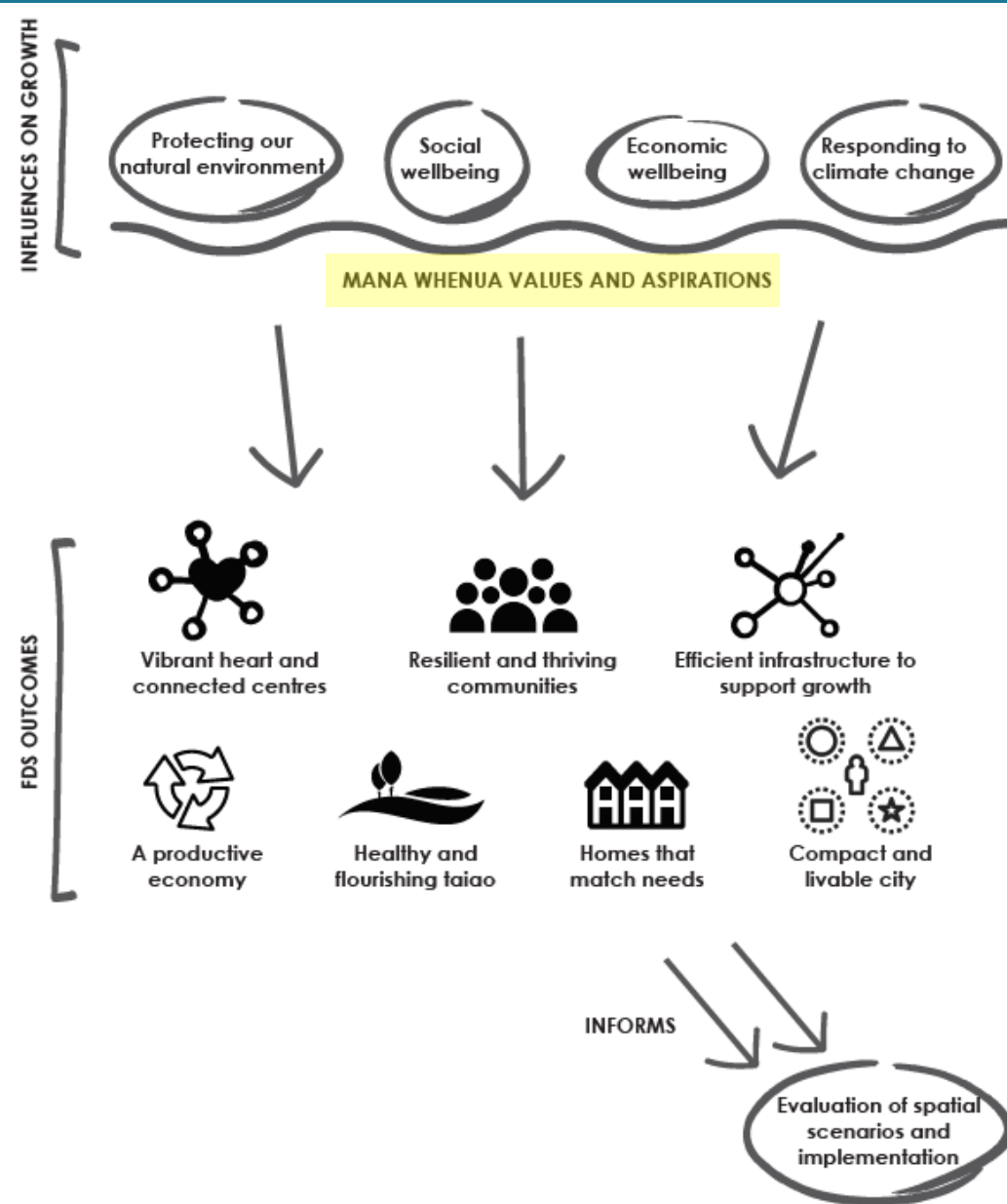
**ROTORUA
FOR TOMORROW**

FUTURE DEVELOPMENT STRATEGY

- The FDS is a long term (30-year) growth plan for Rotorua
- Reviewed every 3 years
- Building on 2018 Spatial Plan & other plans and strategies
- Determines where residential & business growth is to be:
 - located, in what form, &
 - what infrastructure will be needed to support that growth
- Informs changes to:
 - The District Plan,
 - Next round of infrastructure strategies and
 - Long Term Plan

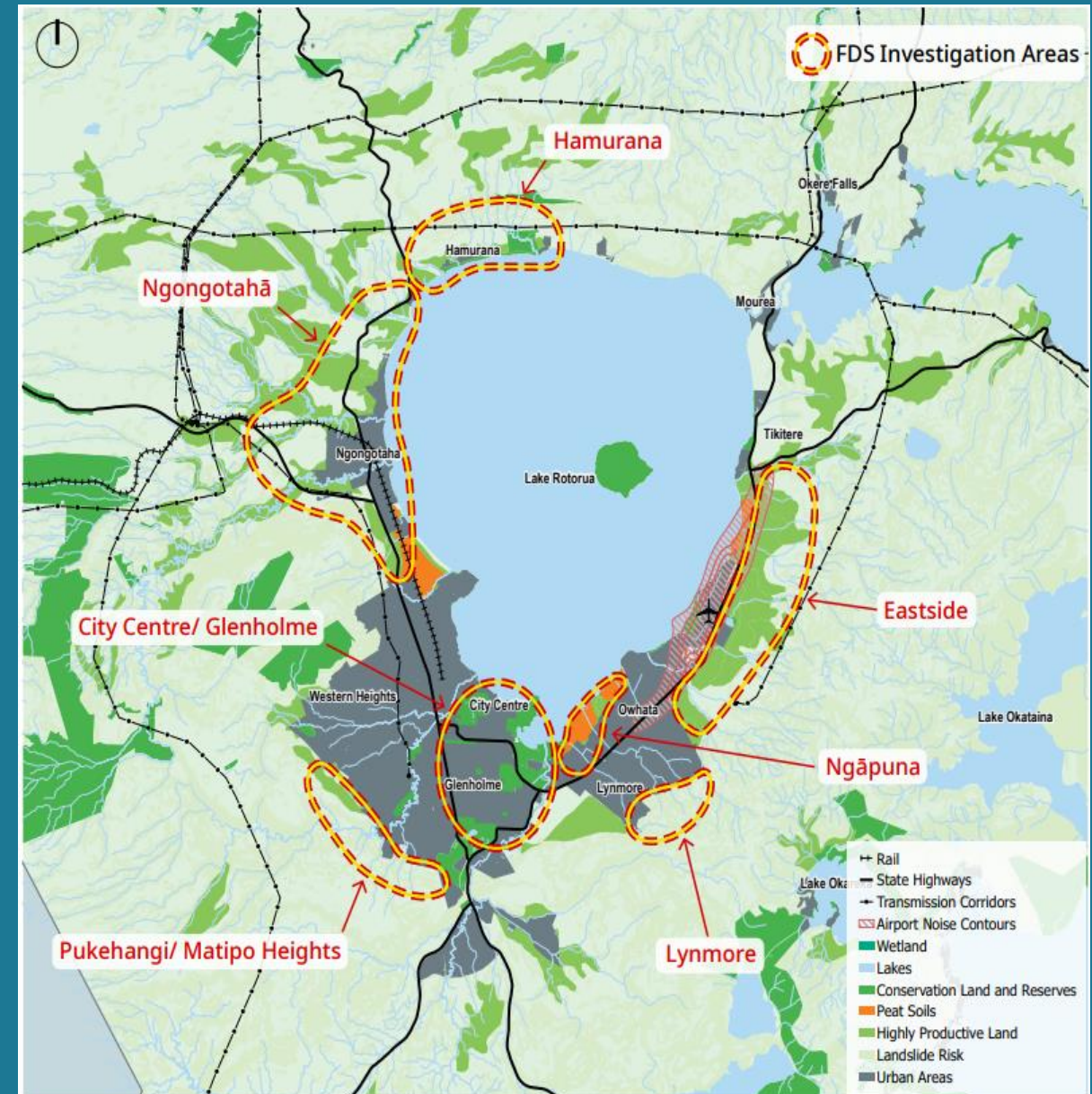
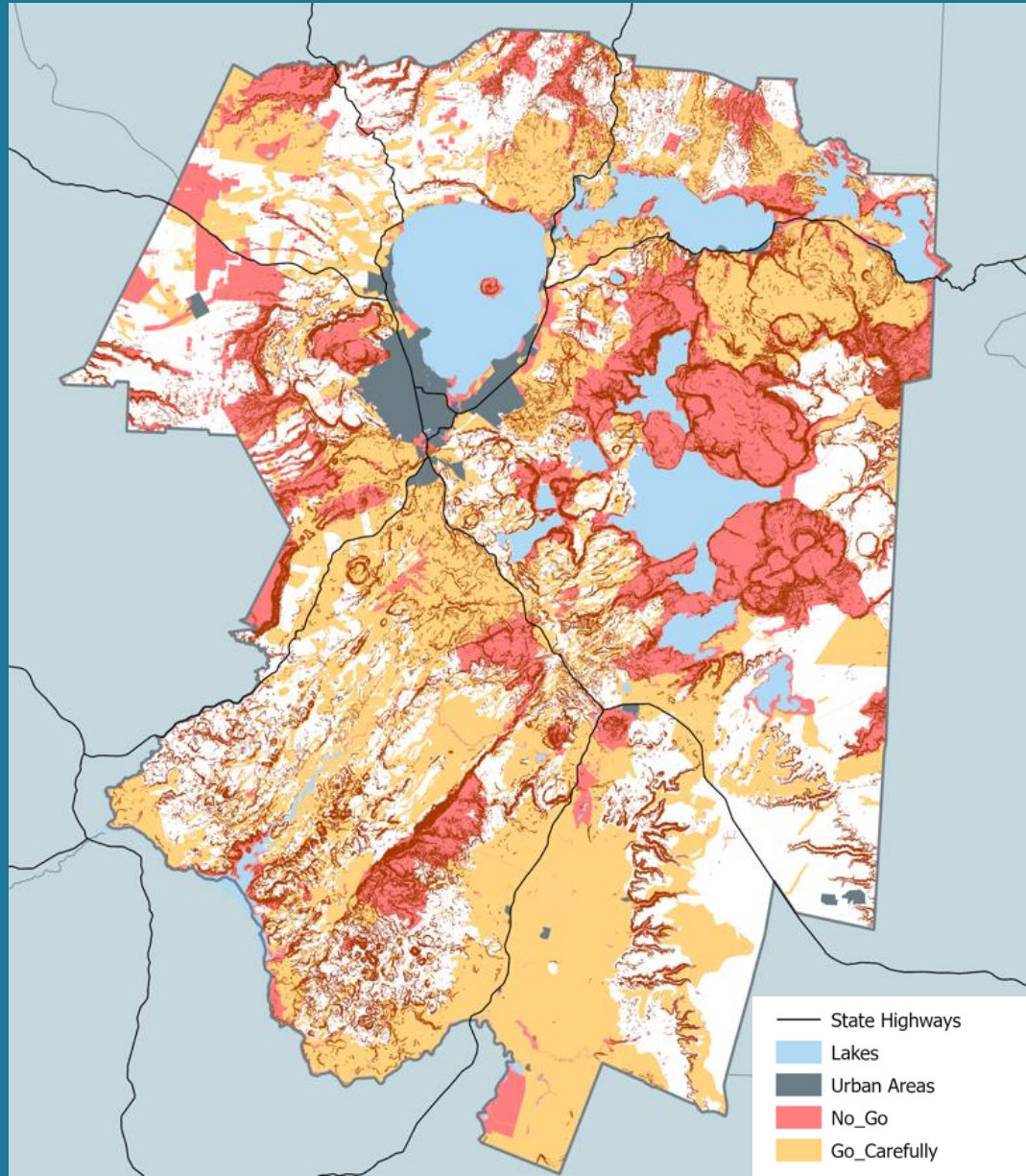


FDS OUTCOMES



ROTORUA
FOR TOMORROW

CONSTRAINTS & OPPORTUNITIES ANALYSIS



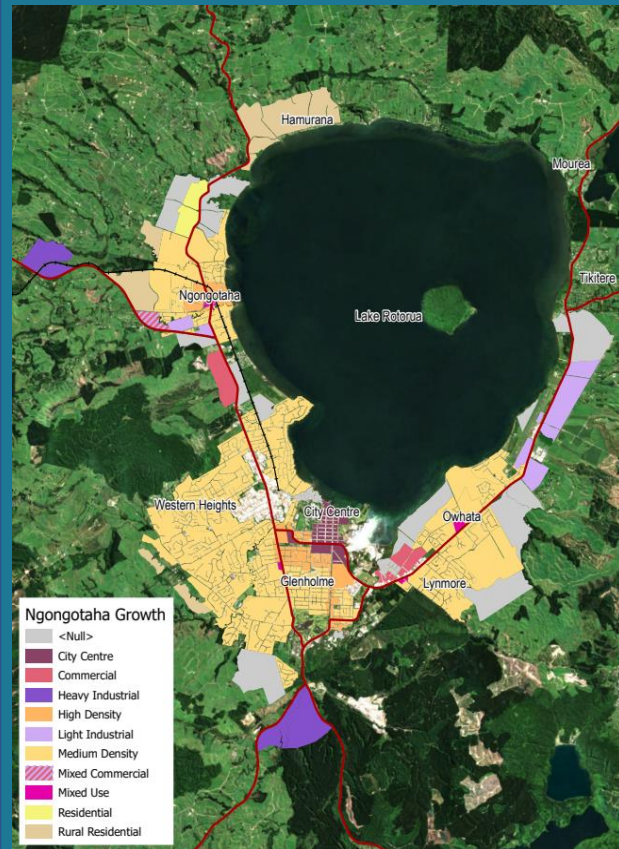
GROWTH OPTIONS

- NPS-UD requires us to develop options for locating growth
- We have developed four options for feedback:
 1. Ngongatahā Growth Node
 2. Multi-nodal Intensification
 3. State Highway 36 Growth Corridor
 4. Eastside Growth Focus

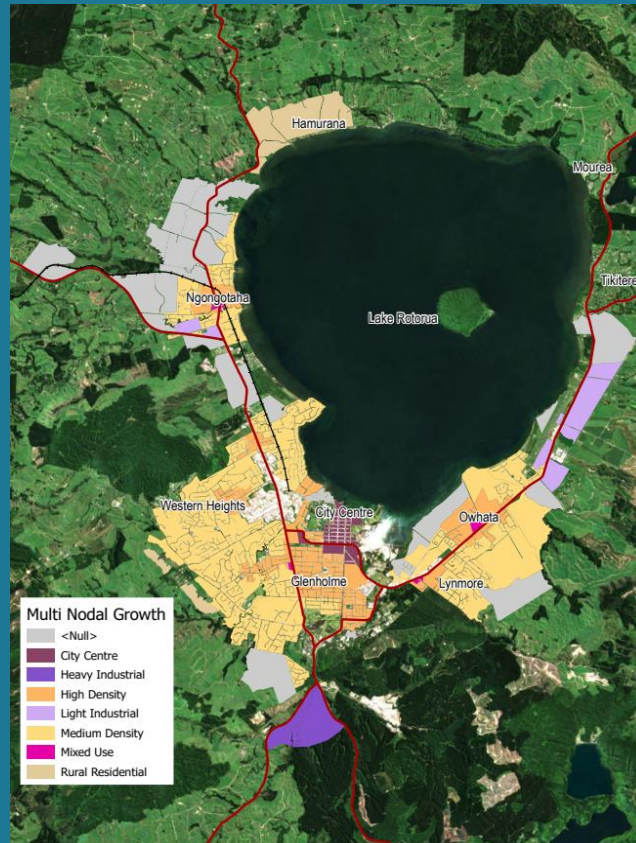


GROWTH SCENARIOS TO TEST

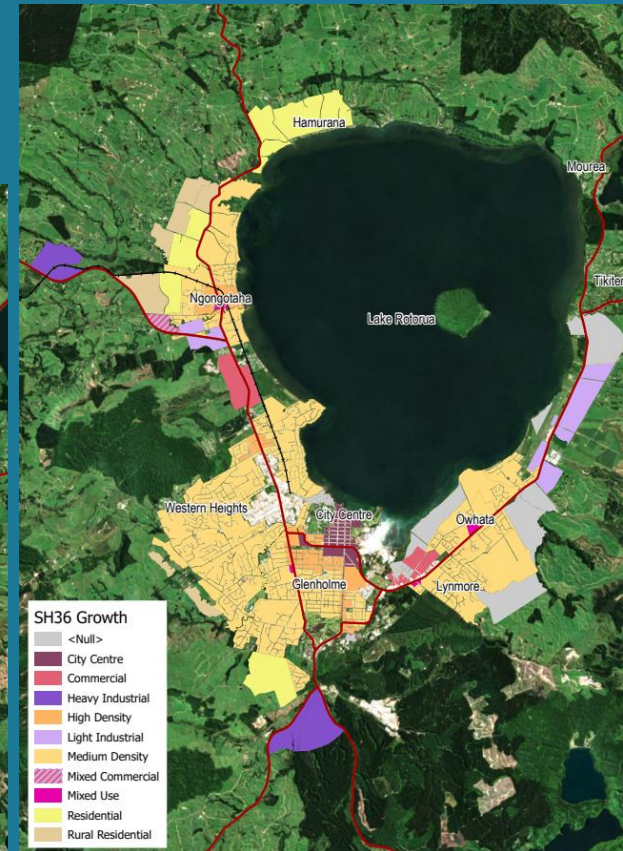
1. Ngongotahā Growth Node



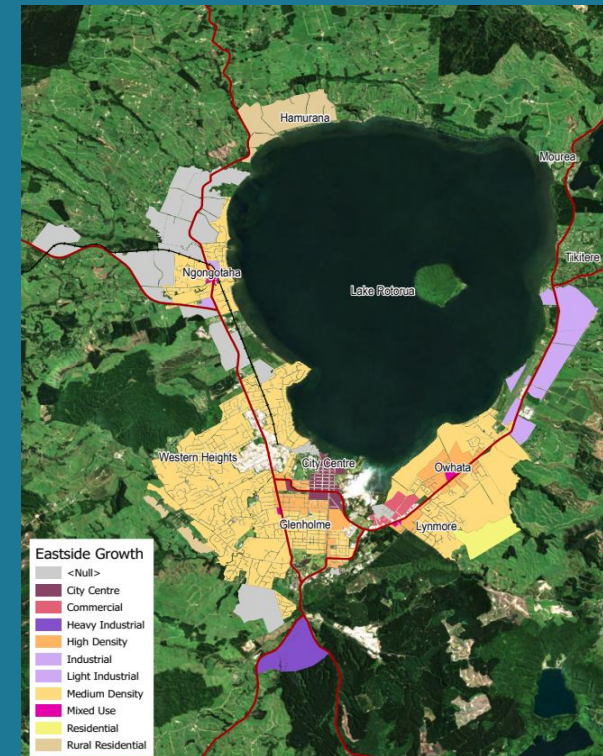
2. Multi-nodal Intensification



3. State Highway 36 Growth Corridor

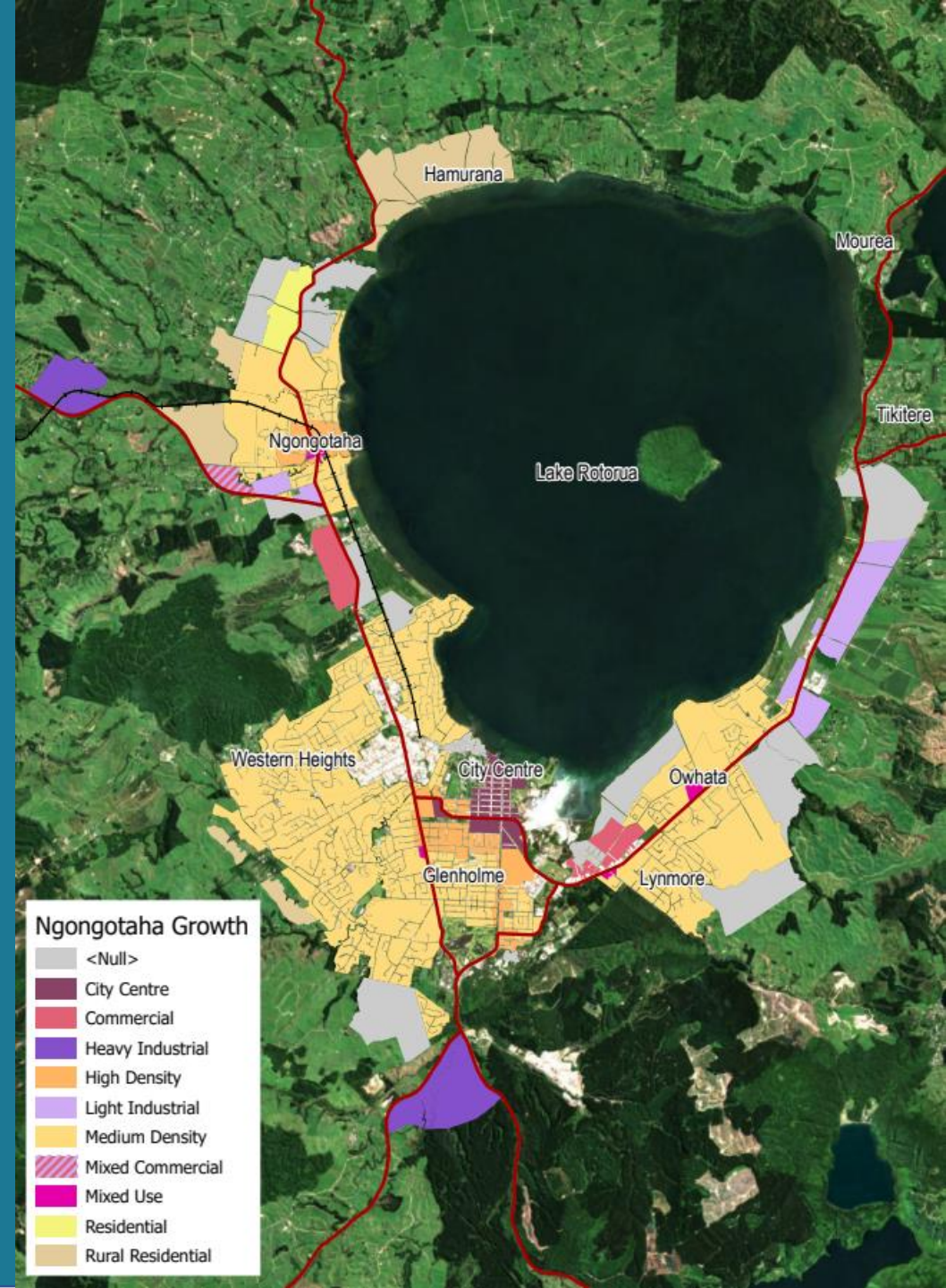


4. Eastside Growth Focus



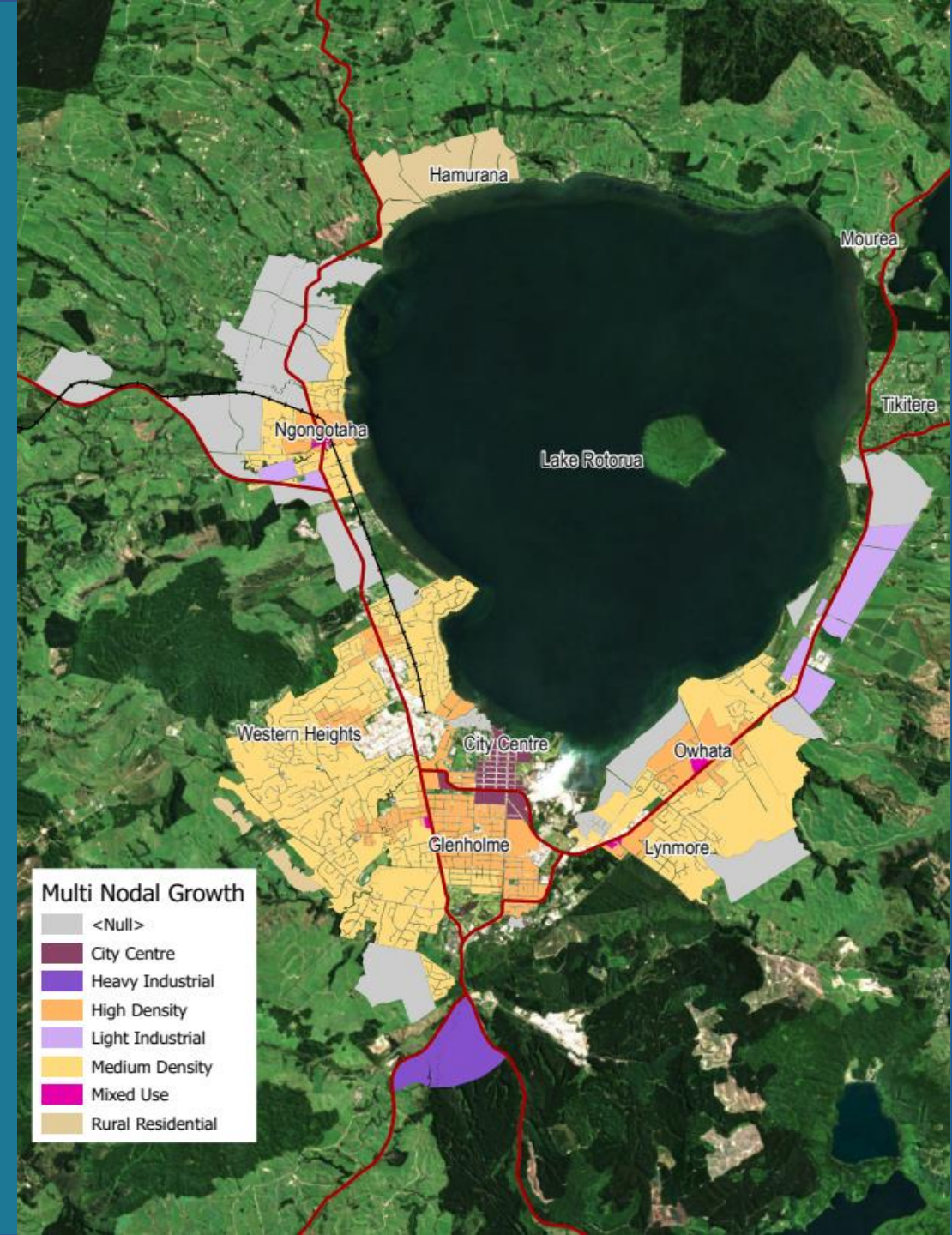
1. NGONGOTAHĀ GROWTH NODE

- Aligned with proposed Intensification Plan Change (higher densities in Ngongotahā)
- City Centre and Ngongotahā Priority Areas
- Greenfield expansion around Ngongotahā towards SH5 and north along SH36
- Improved public transport connection with Tauranga
- Frequent cross-town bus route linking Ngongotahā with Ngāpuna, Ōwhata and Airport employment areas



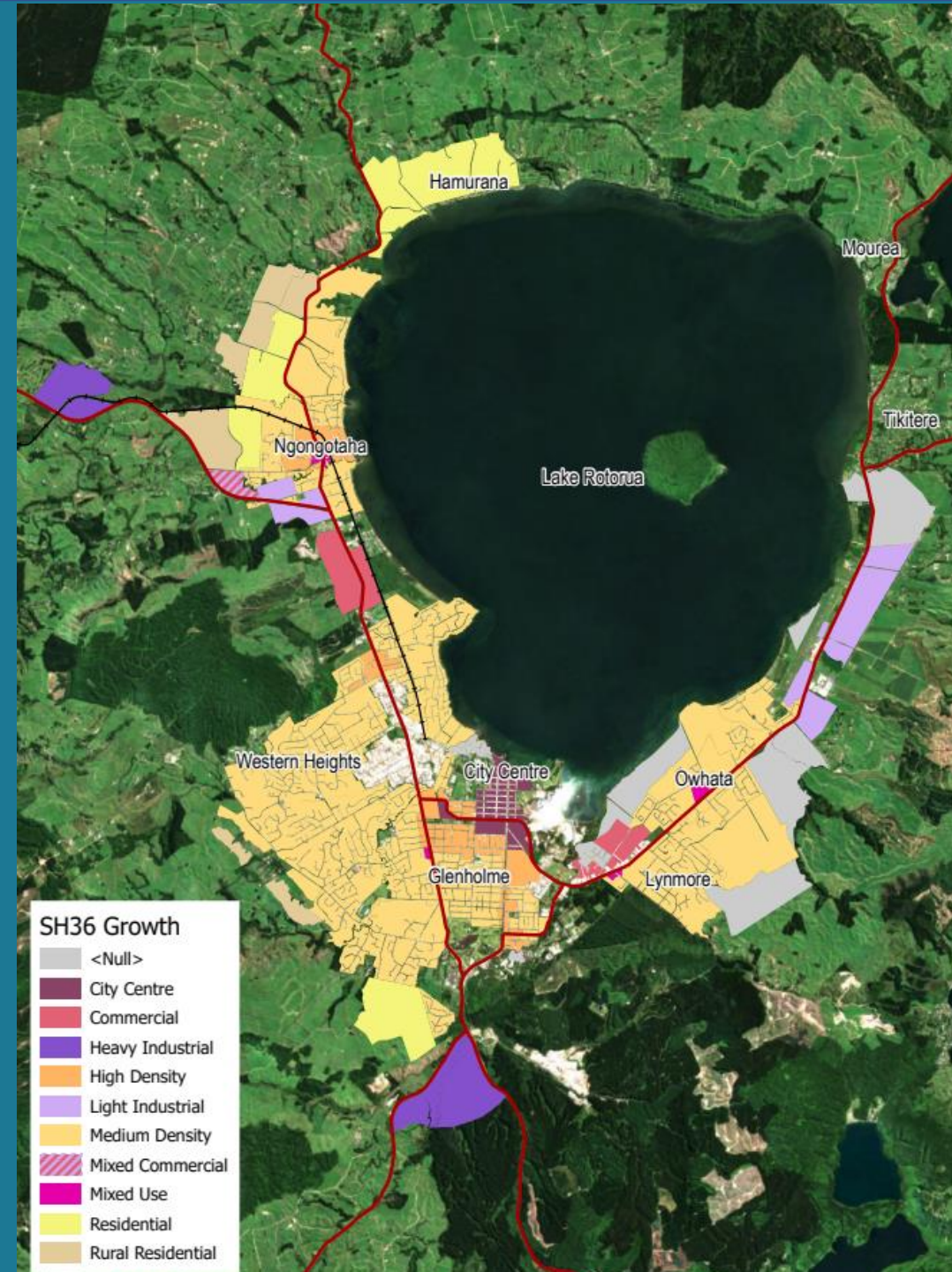
2. MULTI-NODAL INTENSIFICATION

- Intensification aligned with Plan Change but with higher densities proposed around key nodes (e.g. Ngongotahā, Ōwhata, Western Heights)
- Greenfield expansion around Ōwhata/Wharenui
- New industrial/business land along SH30 around airport and SH5
- Frequent bus routes linking key nodes



3. STATE HIGHWAY 36 GROWTH CORRIDOR

- Intensification aligned with Plan Change 9
- Greenfield expansion along SH36
- New/ enlarged centres at Hamurana and Oturoa Road
- New industrial / business land along SH30 around airport and SH5
- Frequent Public Transport connection between Tauranga and Rotorua



4. EASTSIDE GROWTH FOCUS

- Aligned with proposed Intensification Plan Change
- Higher densities around Ōwhata and Ngāpuna/Lynmore
- Further greenfield expansion of Wharenui block
- New industrial / business land along SH30, SH30/33 intersection and around airport

