



FUTURE DEVELOPMENT STRATEGY DISCUSSION

DECEMBER 2022



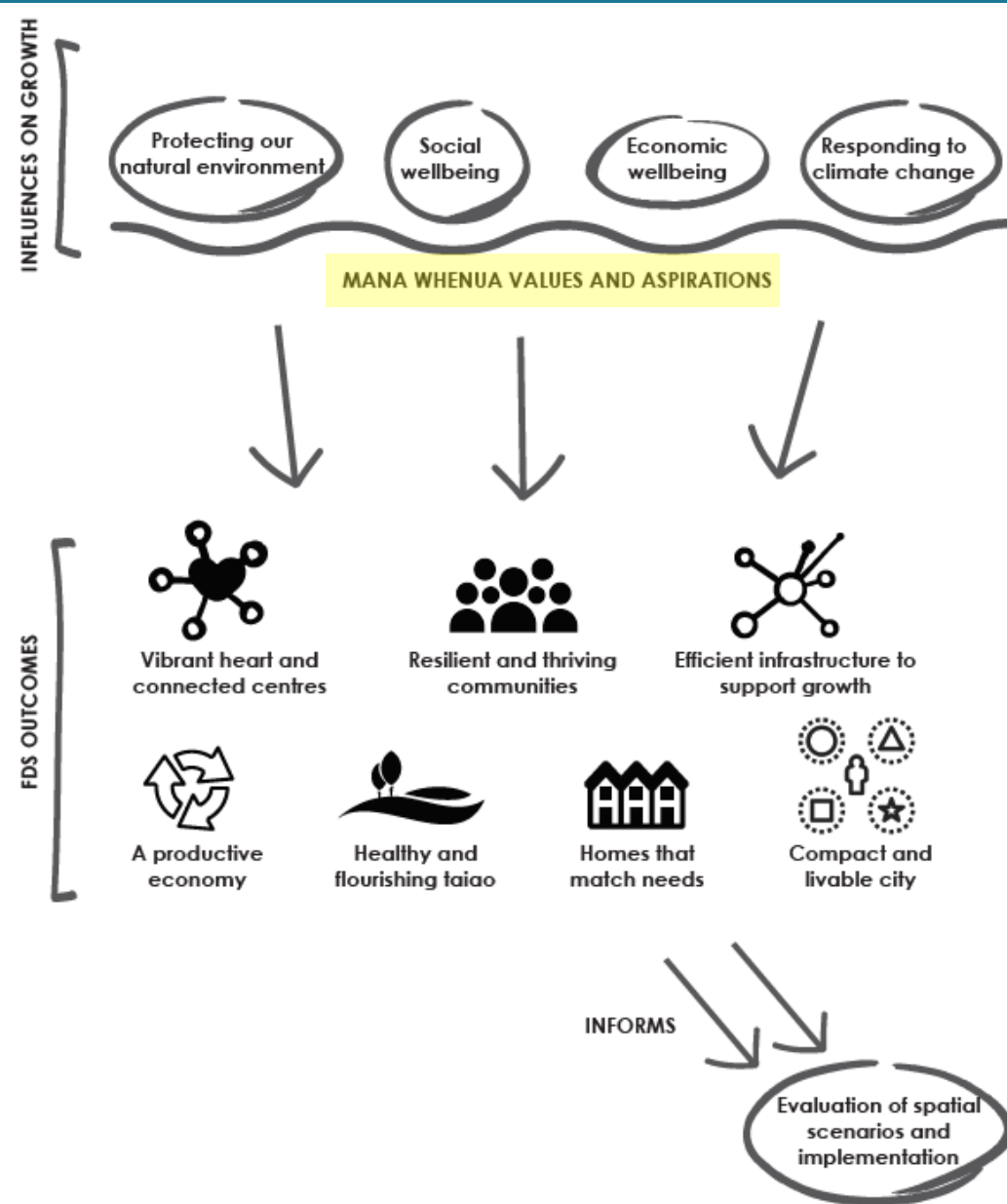
**ROTORUA
FOR TOMORROW**

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

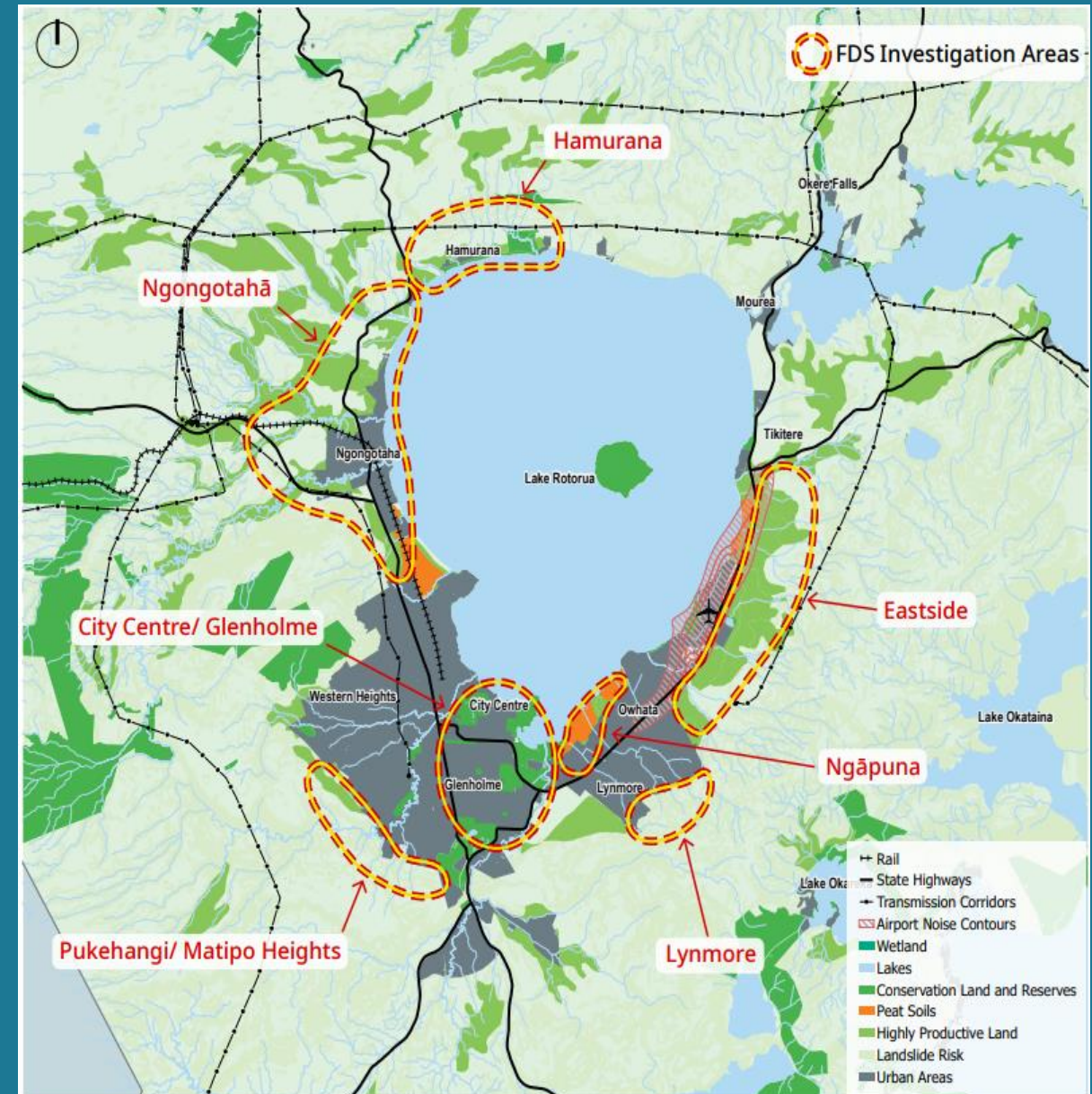
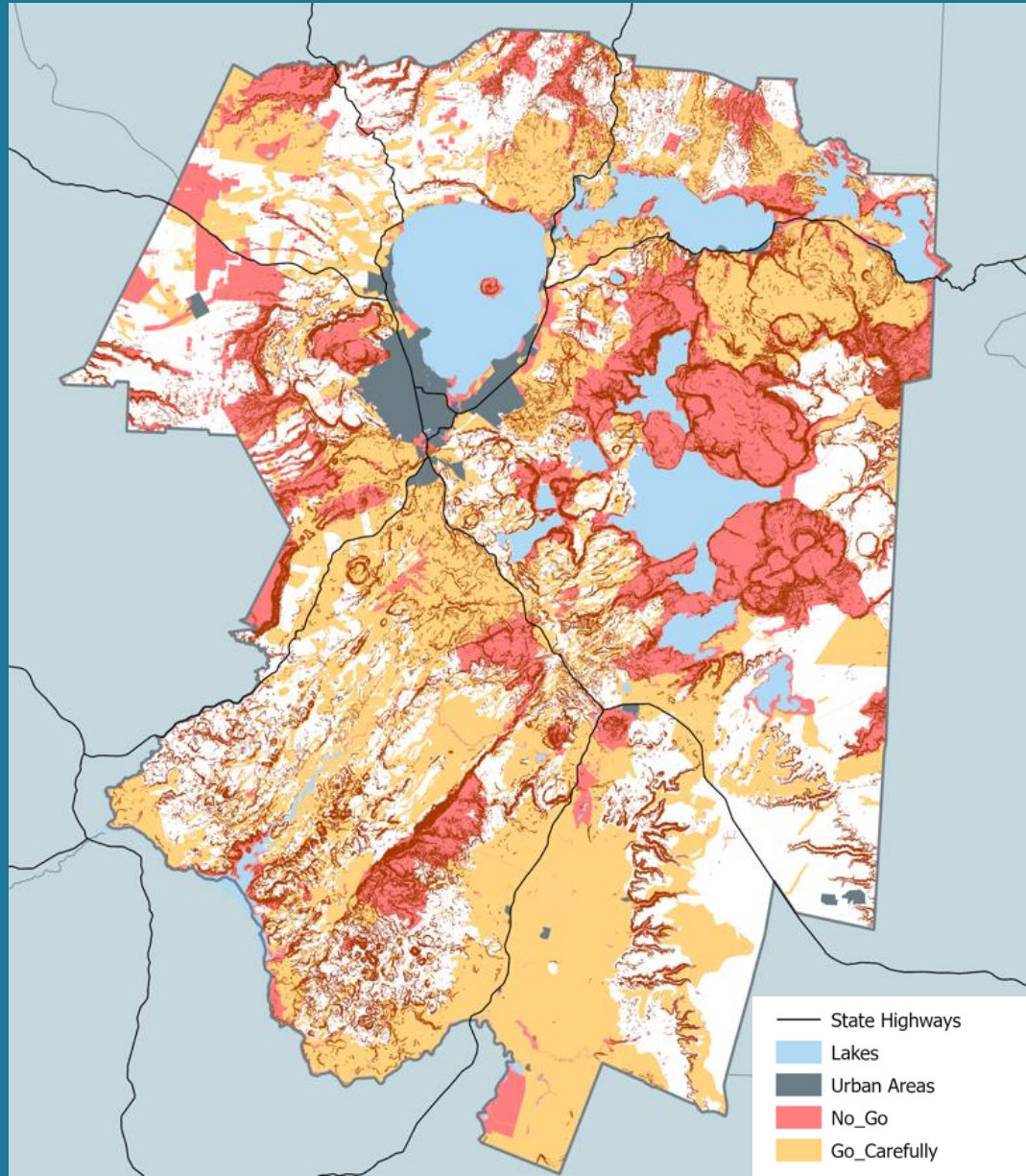


FDS OUTCOMES



ROTORUA
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CONSTRAINTS & OPPORTUNITIES ANALYSIS



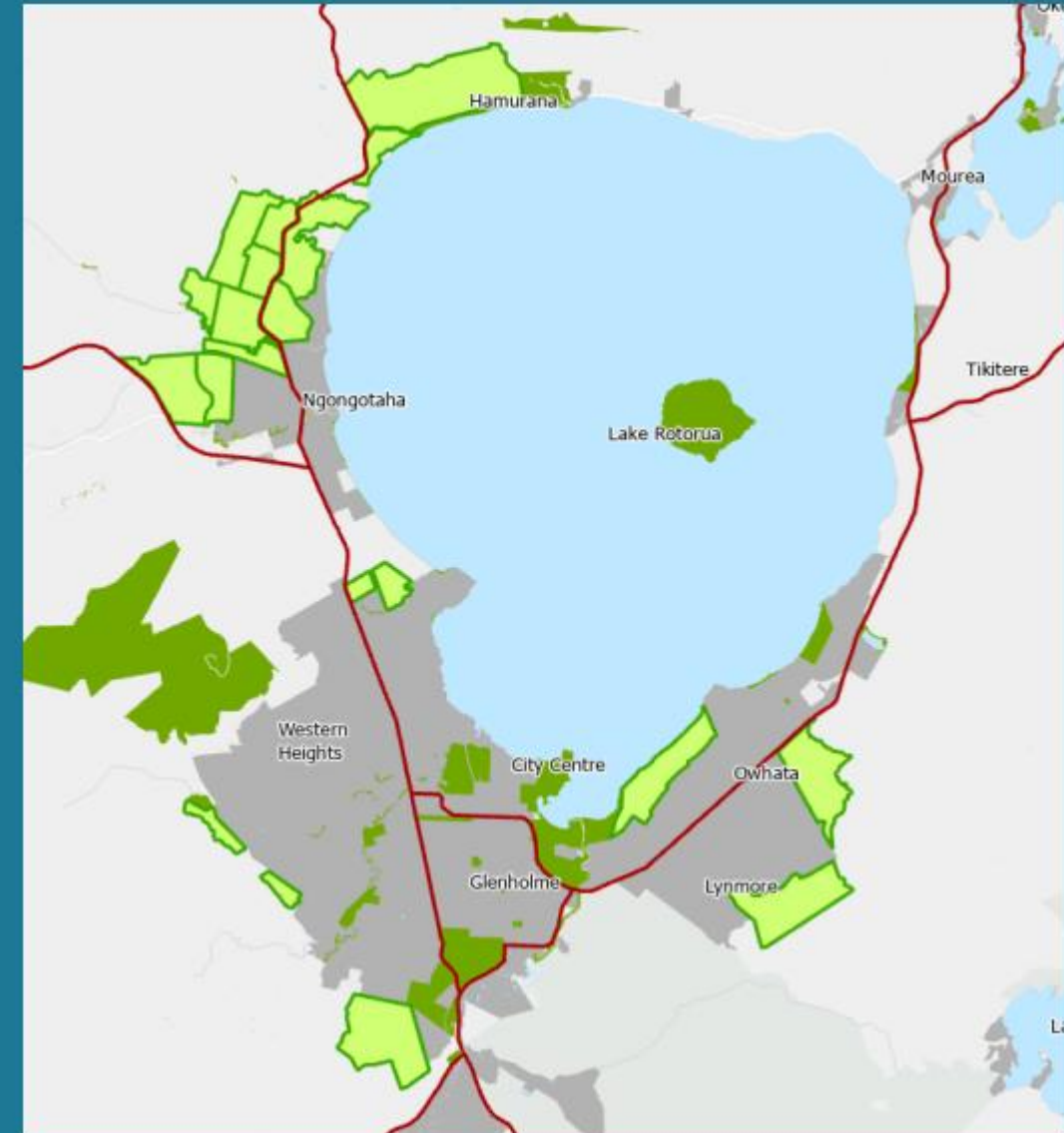
GROWTH OPTIONS

- 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



Greenfield Areas being considered

- 17 additional Greenfield areas considered under different scenarios.
- 10 are largely unfragmented (single owner or a handful of owners with large separate parcels).
- Ngatiwhakaue Tribal Lands a major/sole landowner in four of the 10 unfragmented sites.
- Maori freehold land may impact timeframes to realise development.



Industrial Expansion Areas being considered

- Business sites identified in each scenario
- M.E. undertook MCA of business sites according to the methodology in the HBA
- Criteria applied and weighted to reflect type of business use:
 - Ability to provide buffer / manage reverse sensitivity
 - Size/flexibility/suitability
 - Ability to use geothermal energy
 - Transport access & distance to port & airport
 - Co-location
 - Exposure / profile
 - Natural hazards & infrastructure
 - Ownership structure
 - Proximity to labour and market
- Will use scoring to inform overall evaluation of the scenario



High density areas being considered

- Intensification aligned with Plan Change but with **higher densities proposed around key nodes**

