



FUTURE DEVELOPMENT STRATEGY

ENGAGEMENT

OCTOBER 2022



ROTORUA
FOR TOMORROW

WHAT IS A FDS

- The FDS is a long term (30-year) growth plan for Rotorua
- Where growth is to be located, in what form, & what infrastructure will be needed to support that growth
- Identify locations for residential and business growth.
- This plan inform changes to:
 - the District Plan,
 - next round of infrastructure strategies and
 - Long Term Plan.

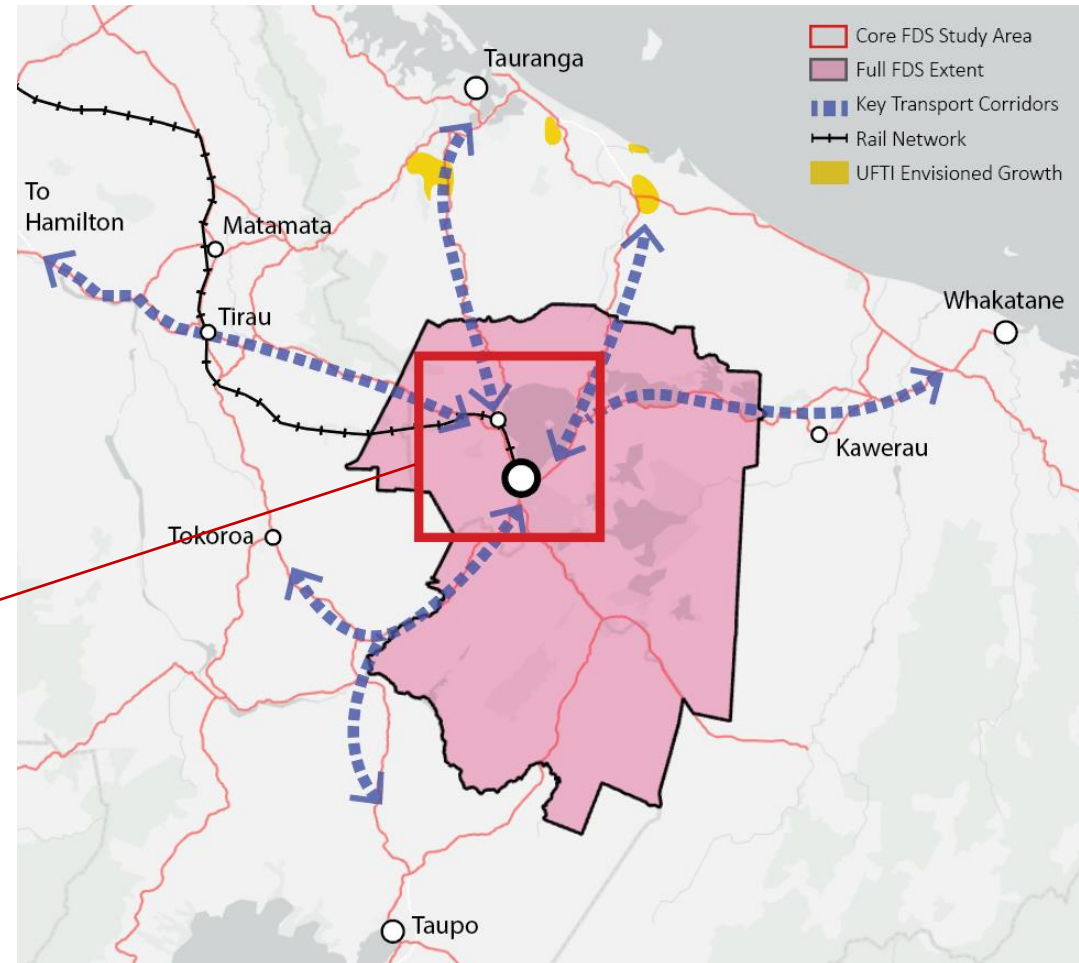
ENGAGEMENT

- Tell me about your sector & how it relates to Rotorua
- Where are you located & spatially where does the potential lie
- Do you have any expansion plans you can share with us?
- Seeking information on future trends business growth and local land supply issues
- What does growth in your sector look like for Rotorua?
- Are there constraints? What are these?
- Do you have any land, infrastructure requirements?
- Will inform refinements to business scenarios

Annexure

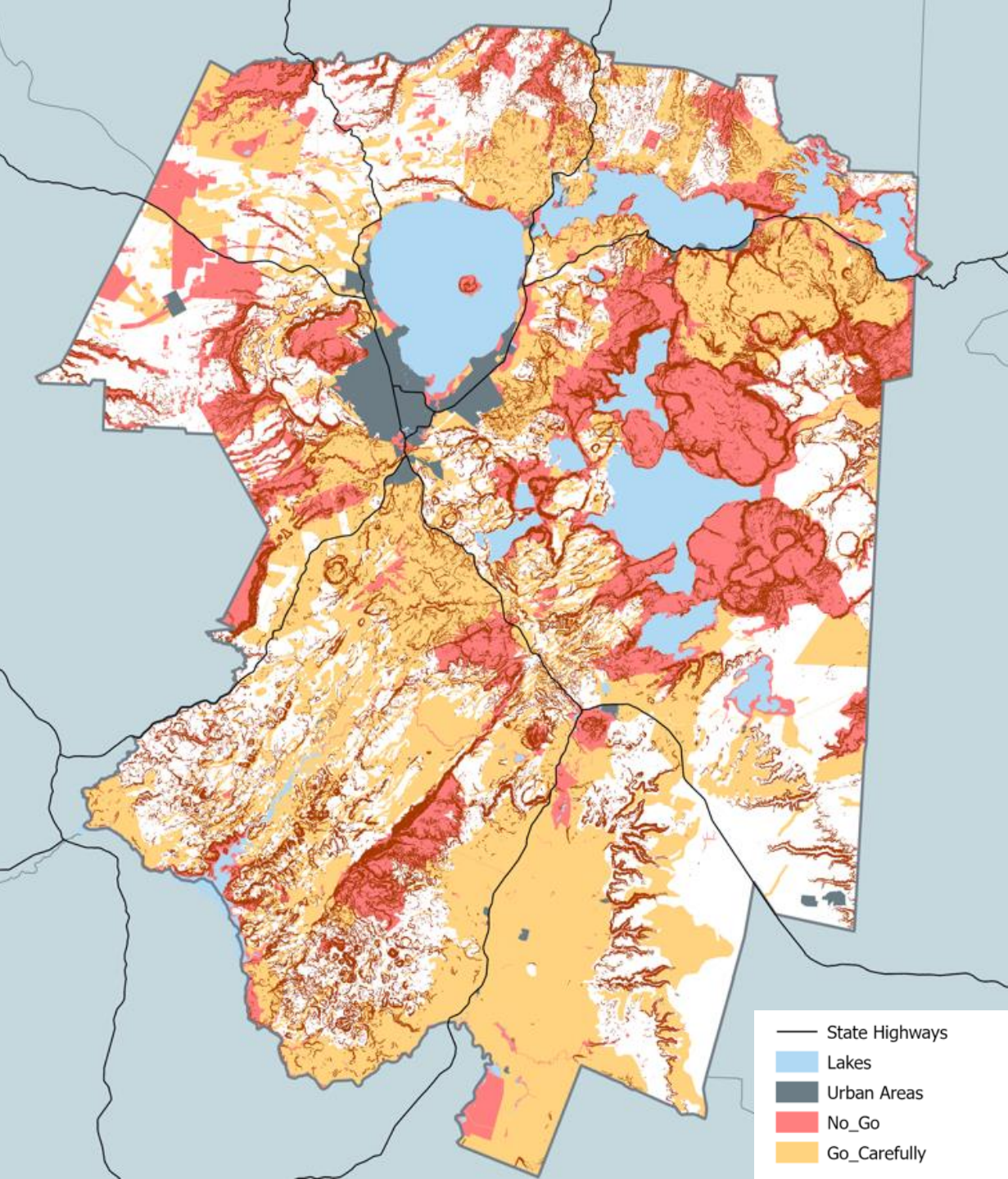
SPATIAL SCOPE

- Focus will be on urban area around Rotorua (aligned within NPS-UD requirements).



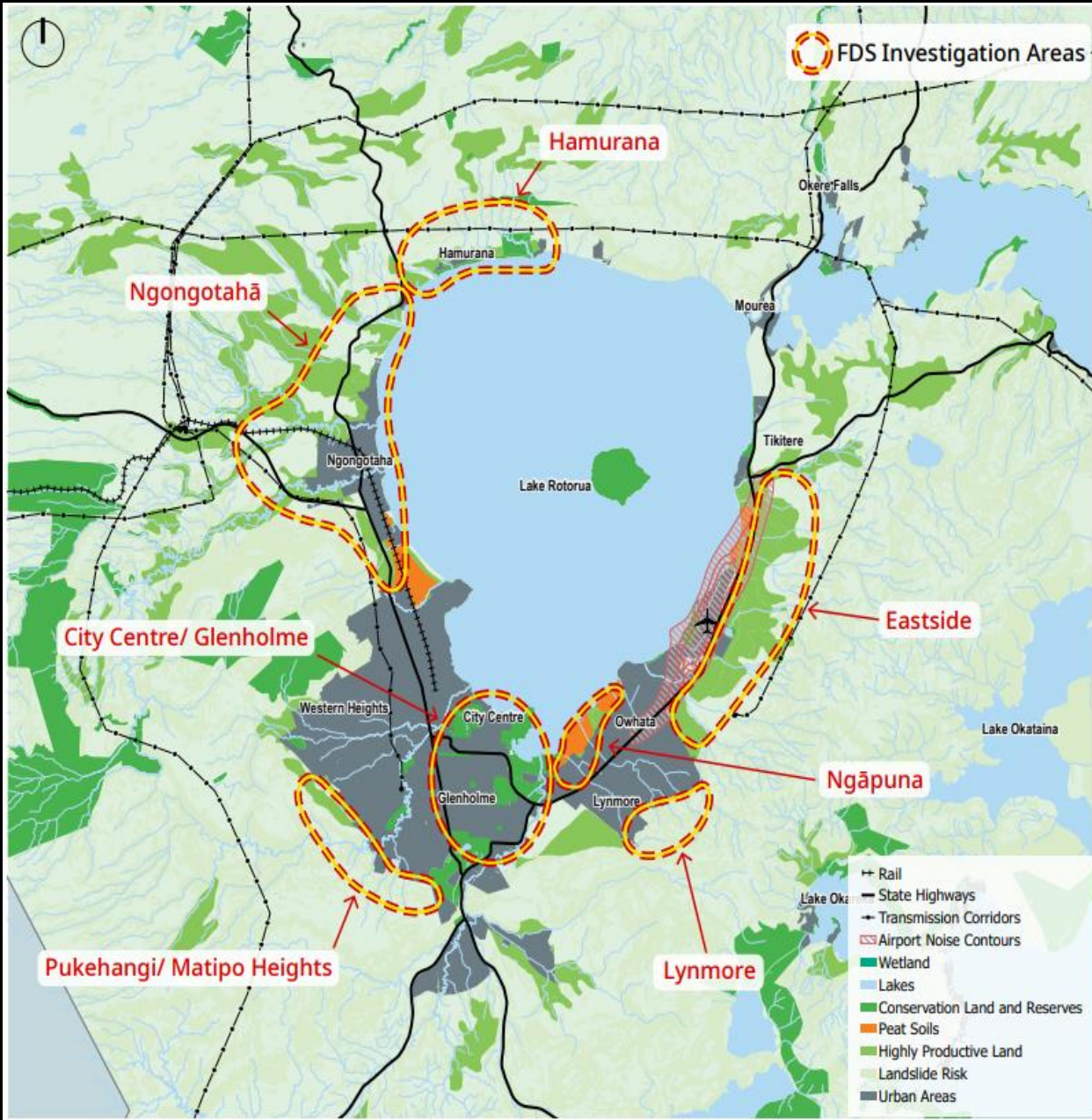
REGIONAL CONNECTIONS

1. Key industrial connections to Paengaroa, Kawerau and Broadlands
2. Improved connections with Tauranga and proposed new centre/ growth area around Tauriko
3. Growth at Ngongotahā potentially benefits from growth in Tauranga/ WBOP- Would need to respond to its function as a key gateway into Rotorua



CONSTRAINTS

1. Opportunities and constraints analysis undertaken
2. Ngongotahā and Pukehangi are least constrained greenfield areas
3. Widespread constraints across south of District
4. Main outstanding issue is flooding. Therefore conservative approach when considering growth in Ngongotahā (flood modelling only available later this year)



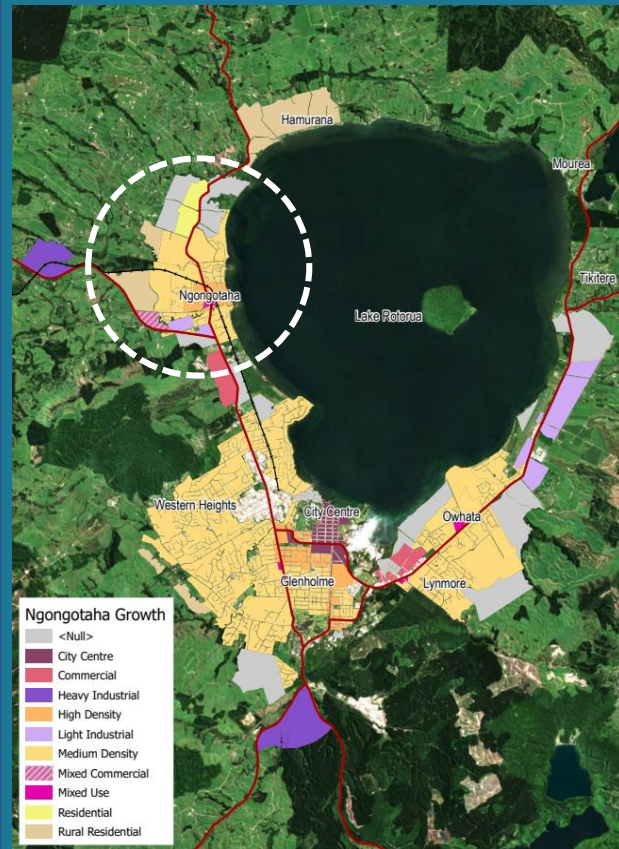
OPPORTUNITIES

1. Broad options for future growth
2. Developed based on analysis and feedback received so far
3. More technical work is needed e.g. flood modelling
4. Next step will be to evaluate and refine
5. Outcome will be a preferred spatial scenario
6. Will inform more detailed work e.g. supporting infrastructure



GROWTH SCENARIOS

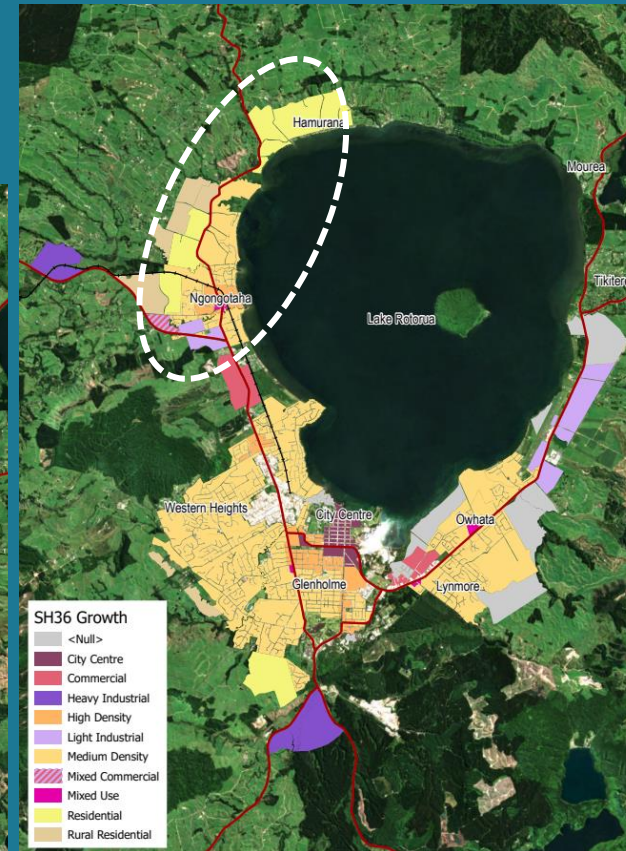
1. Ngongotahā Growth Node



2. Multi-nodal Intensification



3. State Highway 36 Growth Corridor



4. Eastside Growth Focus

