



FUTURE DEVELOPMENT STRATEGY DISCUSSION

NOVEMBER 2022



**ROTORUA
FOR TOMORROW**

PLANNING FOR DEMAND

The following has to be provided for in order to address demand by 2050:

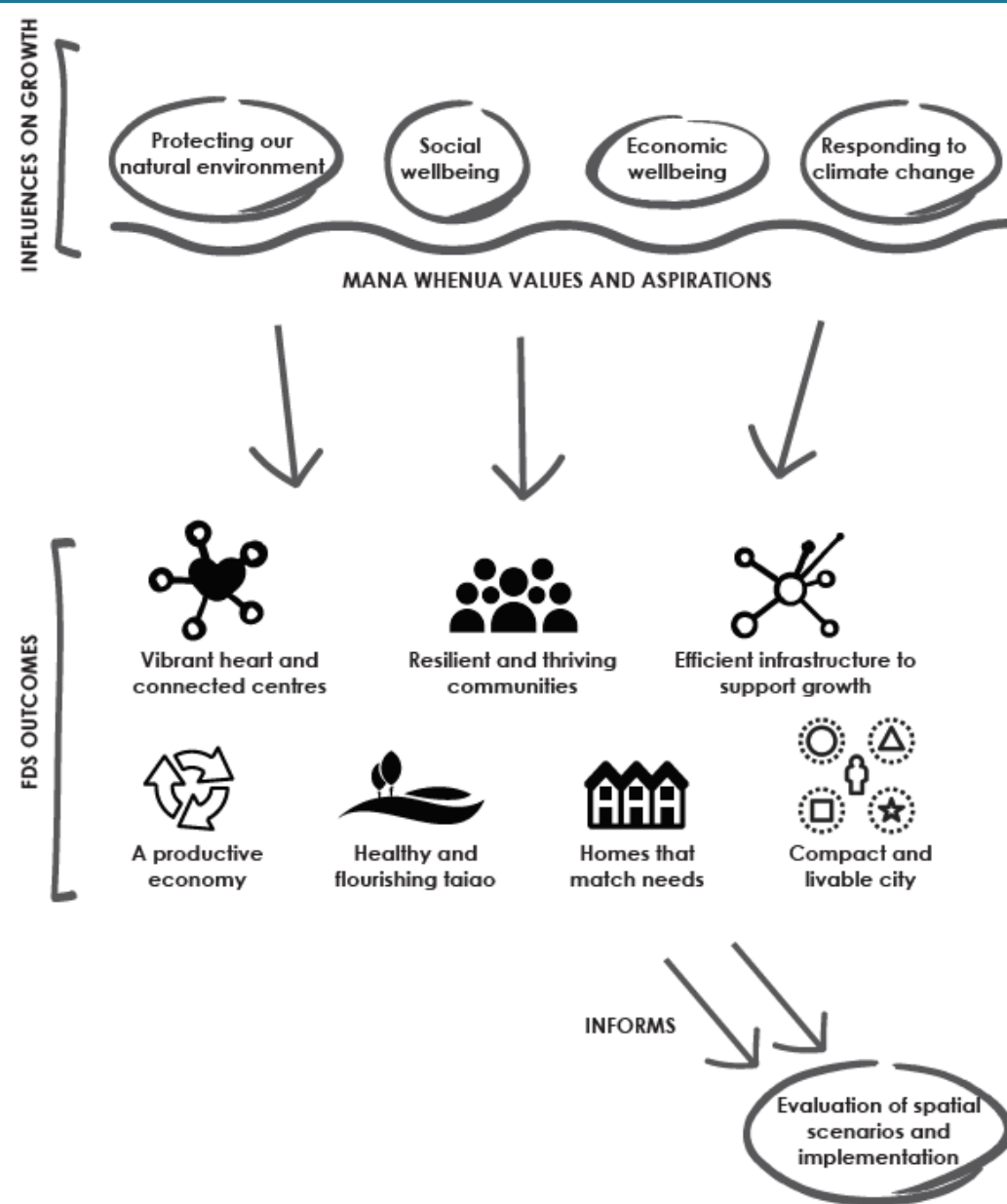
1. 9,700 more houses in urban areas (Infill vs greenfield)
2. 1,300 more houses in rural areas (most of this demand can be met by existing Rural Residential areas)
3. About 36 ha of industrial land

FUTURE DEVELOPMENT STRATEGY

- The FDS is a long term (30-year) growth plan for Rotorua
- Reviewed every 6 years
- Building on 2018 Spatial Plan & Evidence from HBA
- 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

WHAT DOES THIS MEAN ?

Outcomes	What Does it Mean?	What does it Inform?
<u>Outcome 1:</u> A compact and liveable city	Our people live in a compact city where they can easily walk and cycle to jobs, shops, services and quality open spaces	Growth pattern, densities, infrastructure
<u>Outcome 2:</u> Homes that match needs	We have a range of housing choices to meet the needs of our existing and future community	Locations for residential growth, densities, staging of land supply, papakāinga / iwi and hapū development aspirations, infrastructure
<u>Outcome 3:</u> Vibrant city heart & Connected Centres	Our thriving inner city is our social & economic heart – supported by local centres that meet local needs	Growth & location of centres, centre enhancements, infrastructure

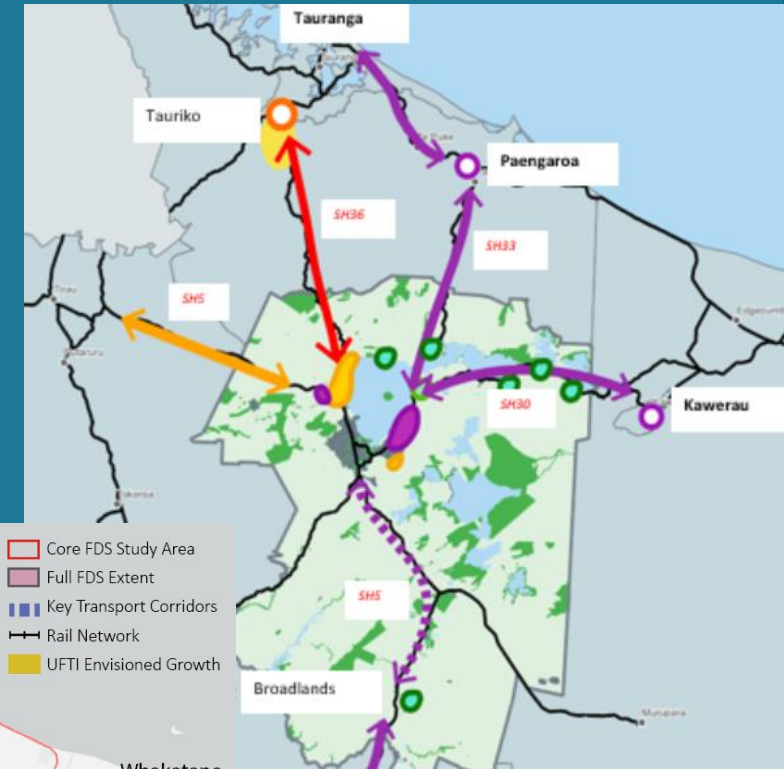
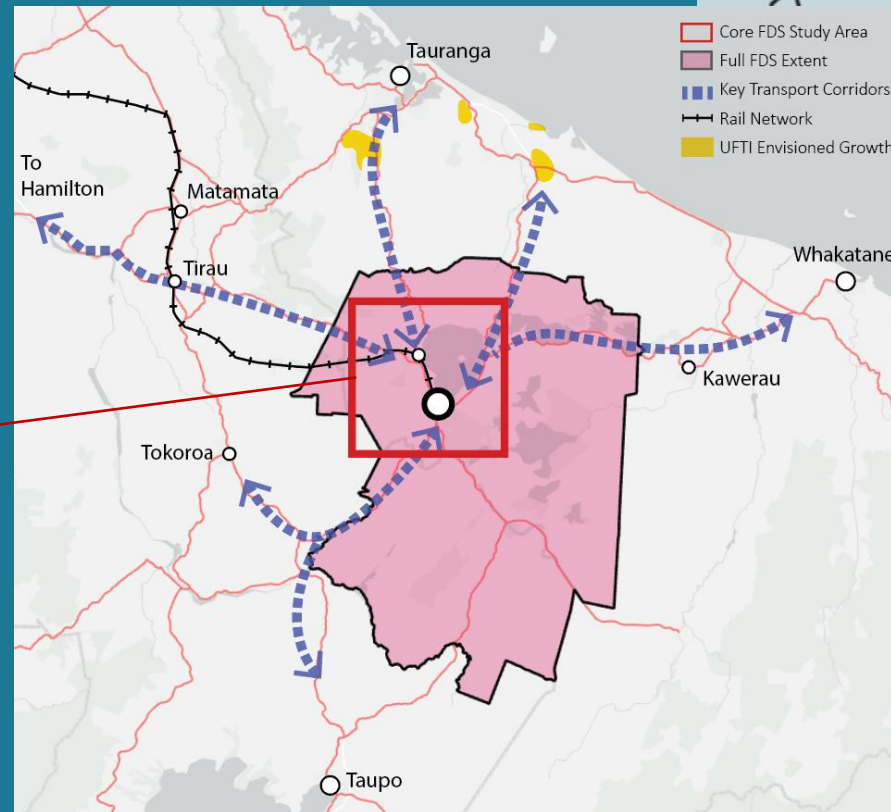
OUTCOMES CONT...

Outcomes	What Does it Mean?	What does it Inform?
<u>Outcome 4:</u> A productive economy	We support a range of businesses to grow in the right locations that meet their needs	Locations for business growth, staging of land supply, infrastructure, commercial development on Māori land
<u>Outcome 5:</u> Resilient and thriving communities	Our people are protected from significant natural hazards	Growth pattern, planning for existing communities with significant natural hazards
<u>Outcome 6:</u> Our taiao is healthy & flourishing	We protect indigenous biodiversity, streams, wetlands & productive land & support enhancements to water quality	Locations for growth & infrastructure
<u>Outcome 7:</u> Efficient infrastructure to support growth	Our infrastructure is provided efficiently to support a compact and liveable city	Infrastructure planning and implementation

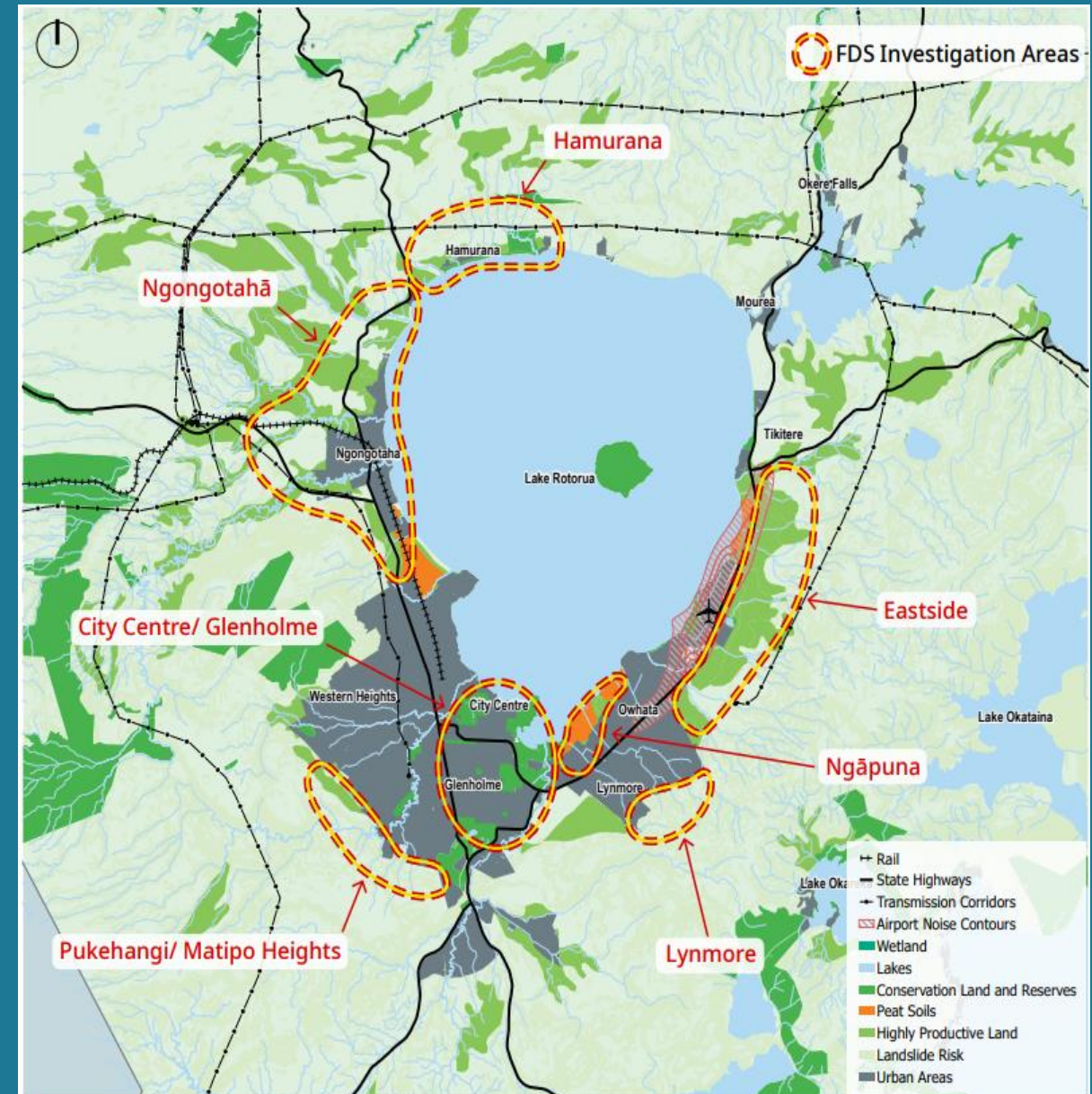
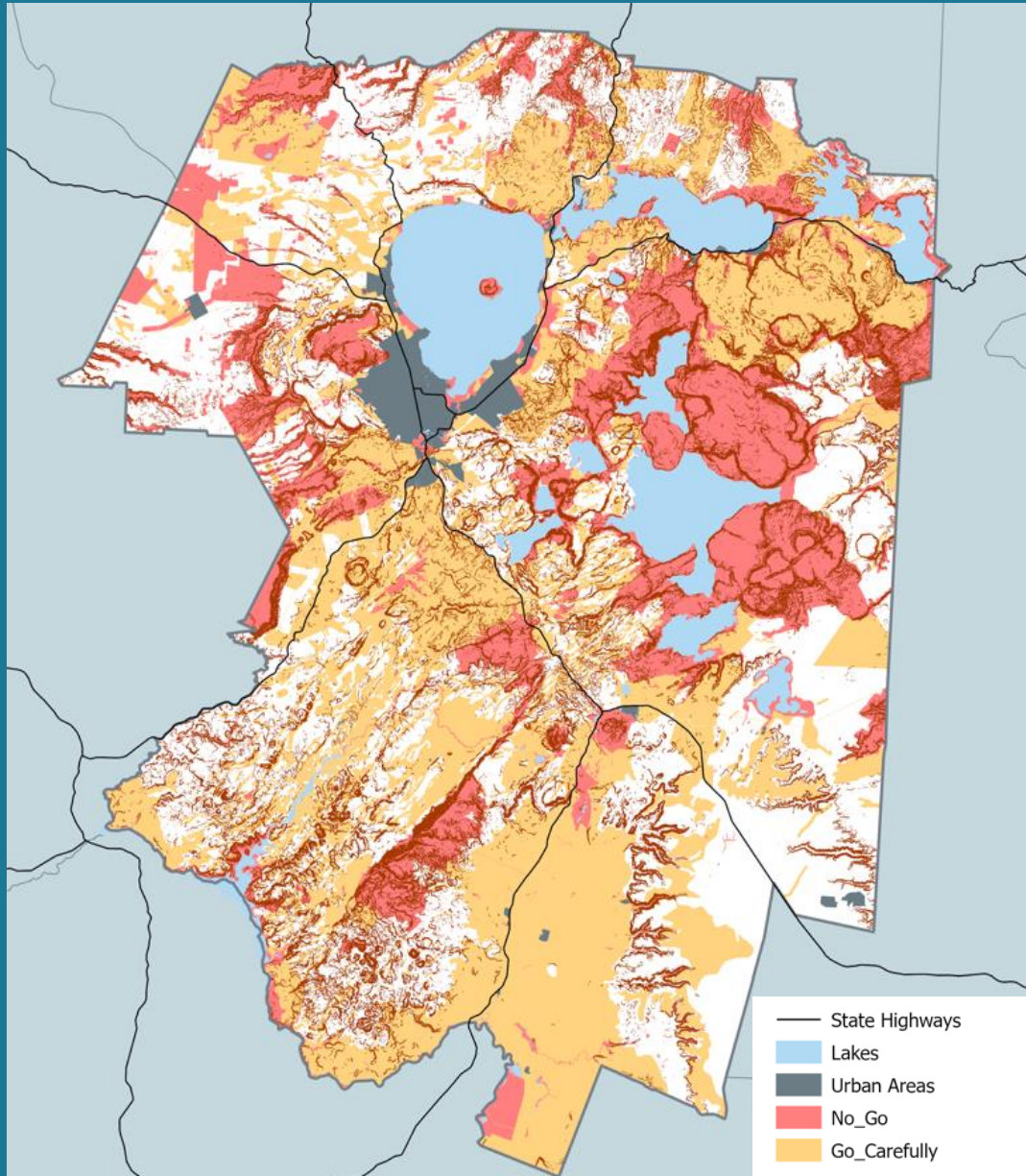
SPATIAL FOCUS

Key focus will be on 'urban area' around Rotorua
(aligned within NPS-UD requirements)

However will consider rural, sub-regional and
regional implications & influences



CONSTRAINTS & OPPORTUNITIES ANALYSIS



GROWTH SCENARIOS

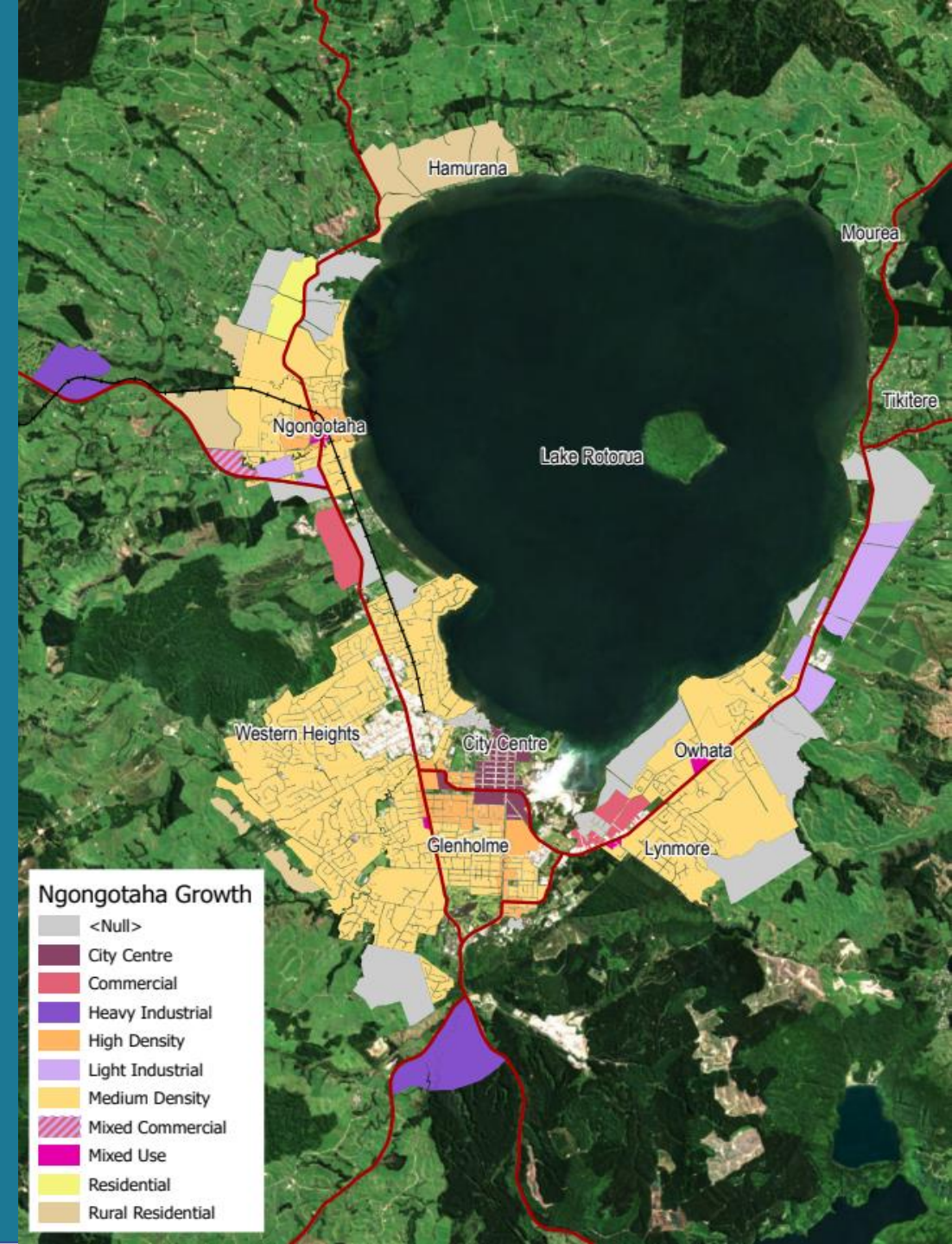
- NPS-UD requires us to develop spatial scenarios for consideration and consultation
- We have developed four growth scenarios:
 1. Ngongatahā Growth Node
 2. Multi-nodal Intensification
 3. State Highway 36 Growth Corridor
 4. Eastside Growth Focus



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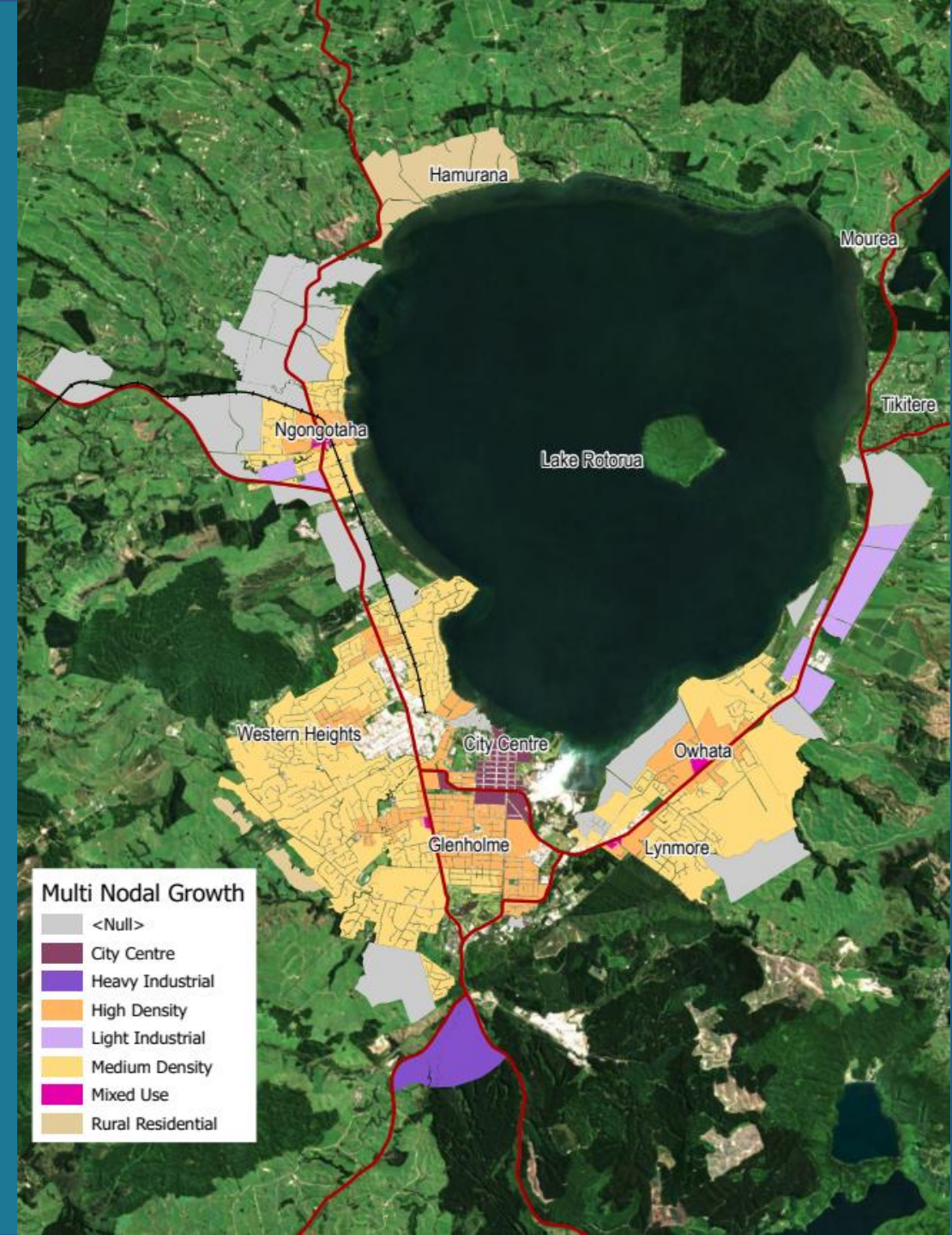
1. NGONGOTAHĀ GROWTH NODE

- Aligned with proposed Intensification Plan Change (higher densities in Ngongotahā)
- 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



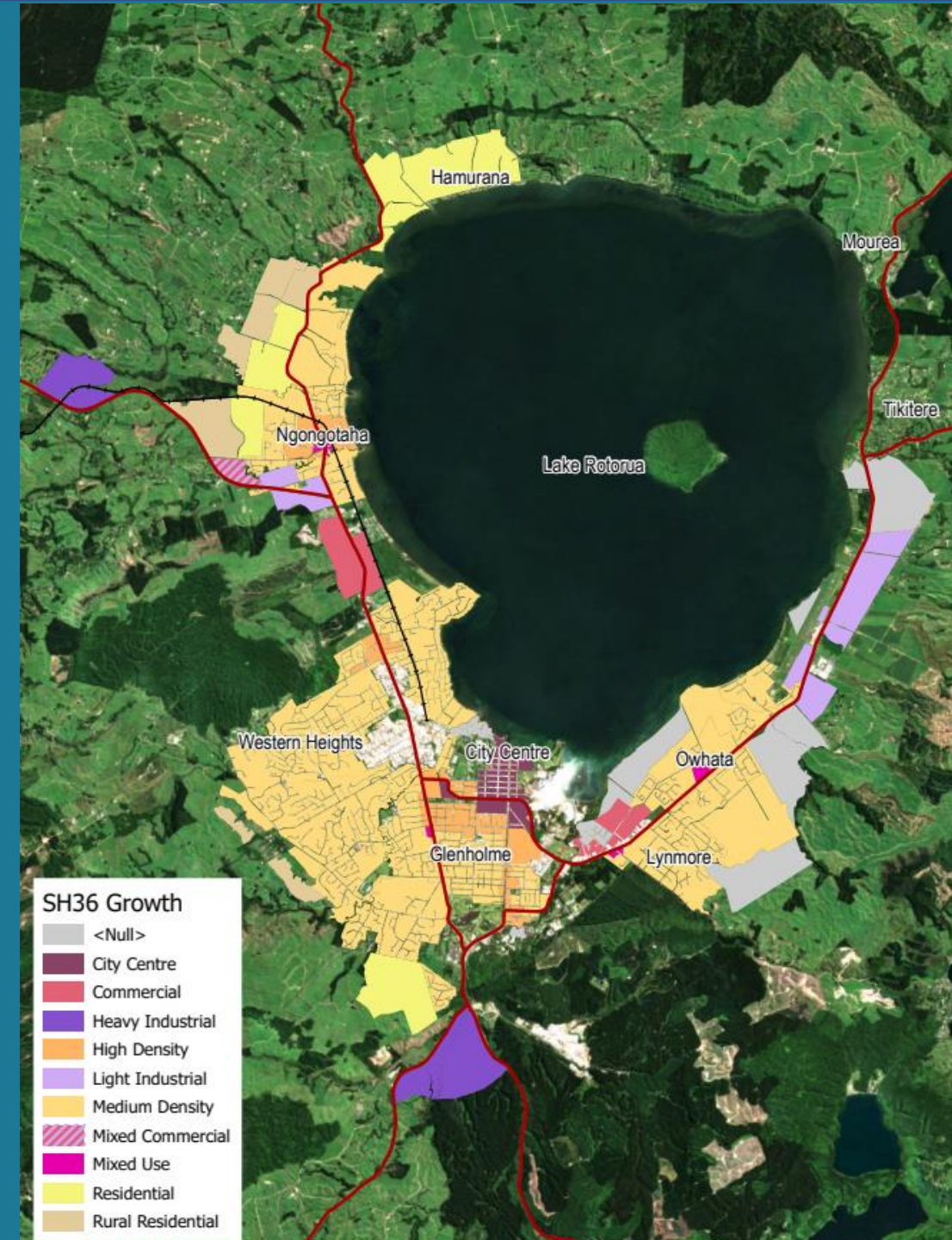
2. MULTI-NODAL INTENSIFICATION

- 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
- Improved Public Transport connection with Tauranga
- Frequent bus routes linking key nodes



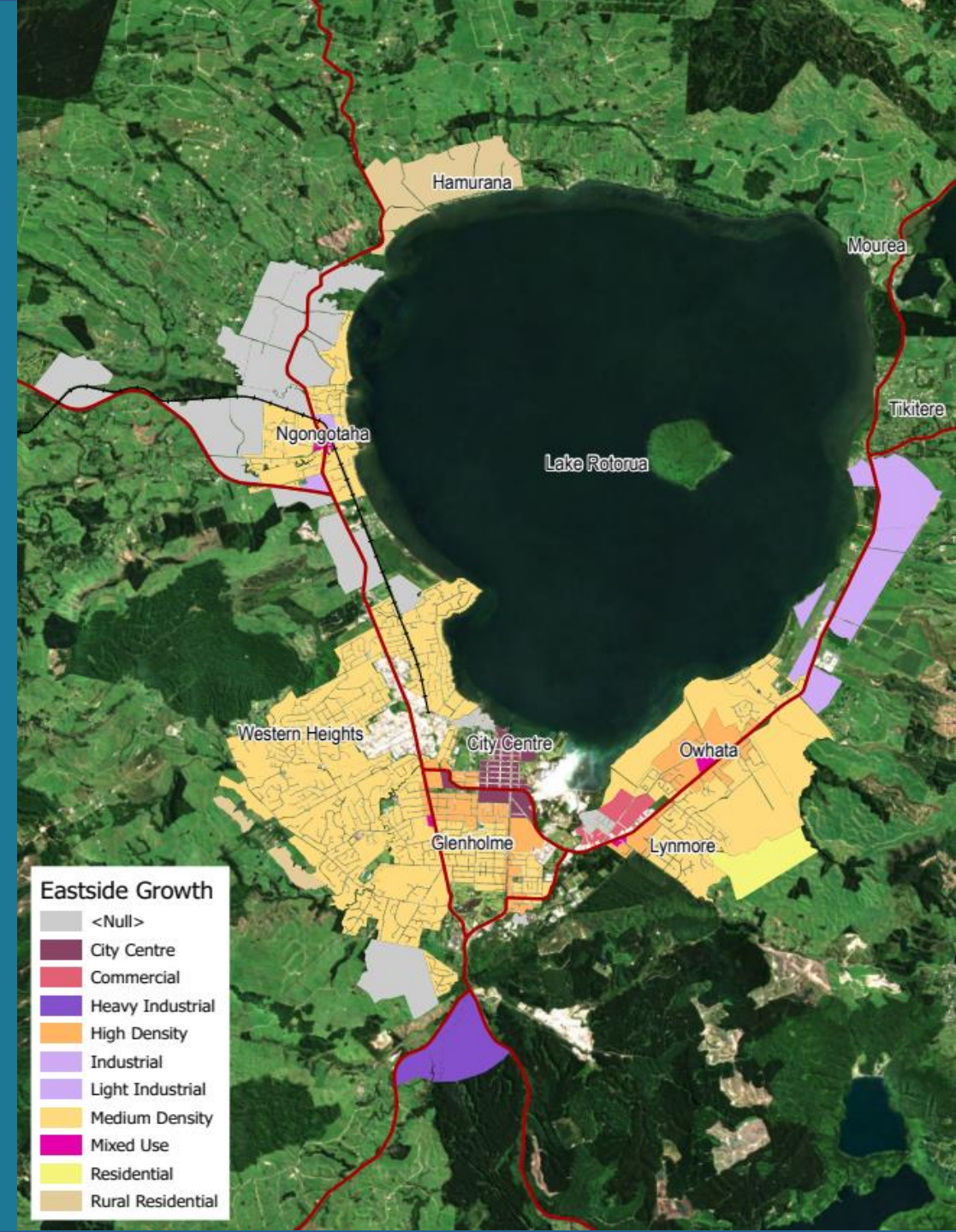
3. STATE HIGHWAY 36 GROWTH CORRIDOR

- Intensification aligned with Plan Change 9
- Greenfield expansion along SH36 north of Ngongotahā to Hamurana and south to Fairy Springs
- 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
- Potential to refine further to focus growth closer to Ngongotahā



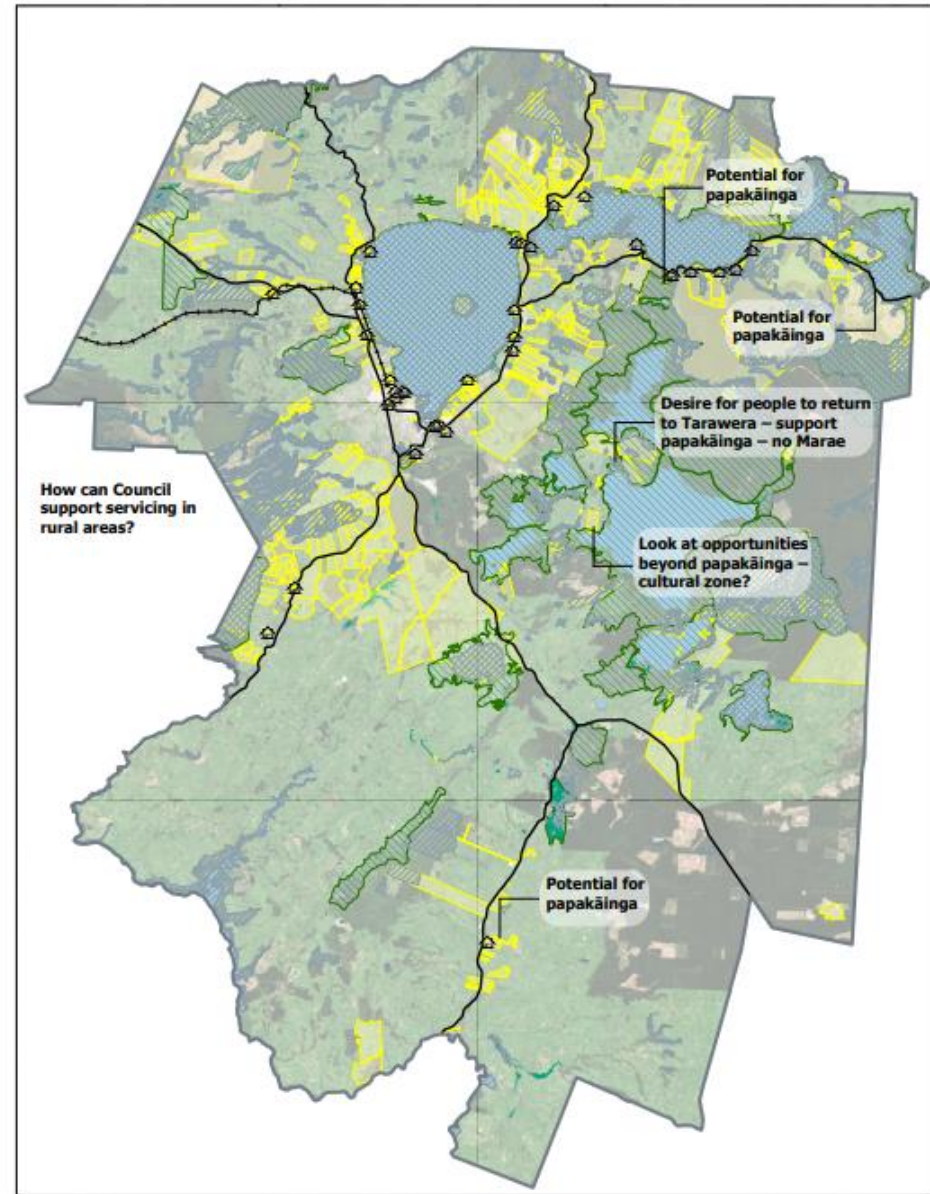
4. EASTSIDE GROWTH FOCUS

- 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
- Public Transport connections towards industrial areas in Kawerau and Paengaroa (also linking with lakeside townships)



WHAT YOU HAVE TOLD US

Rotorua District

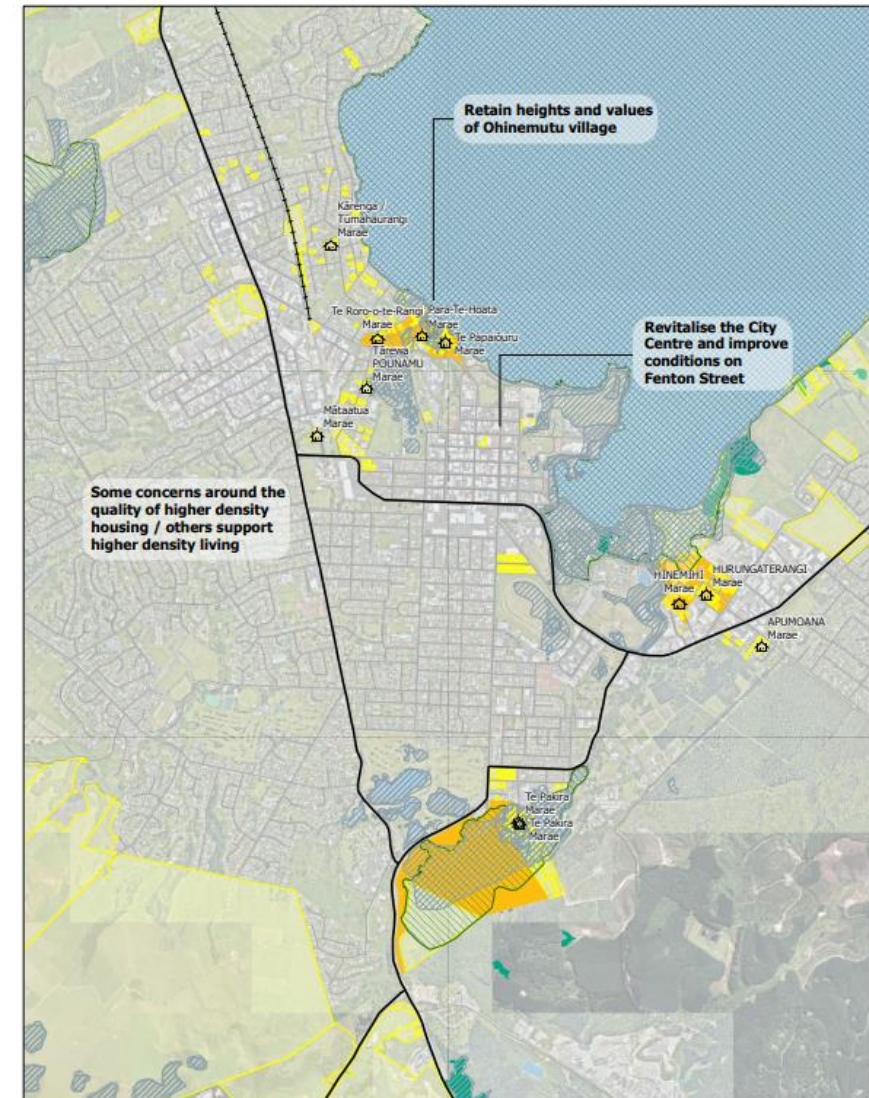


Legend

- ⛶ Marae
- Rail
- State Highways
- ▨ Significant Natural Area

- ▨ Outstanding Natural Features and Landscapes
- ▨ Maori Land
- ▨ Culturally Significant Sites
- ▨ Current wetland extent, 2013

Central

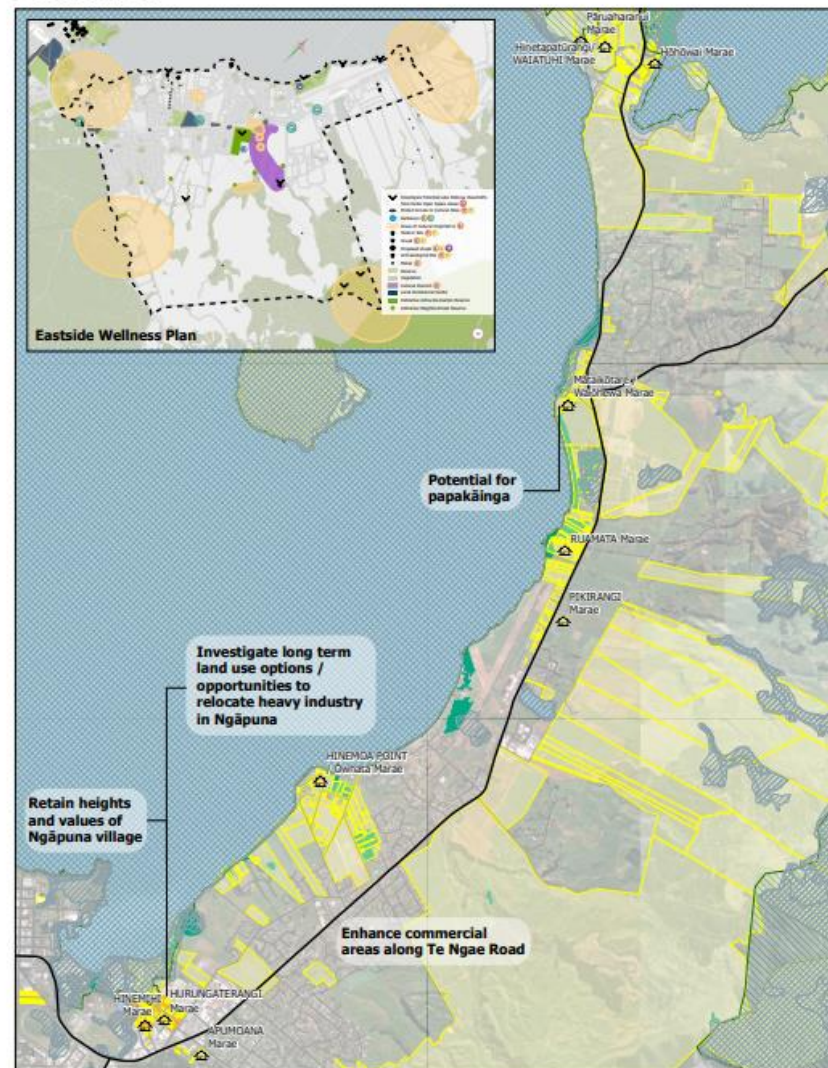


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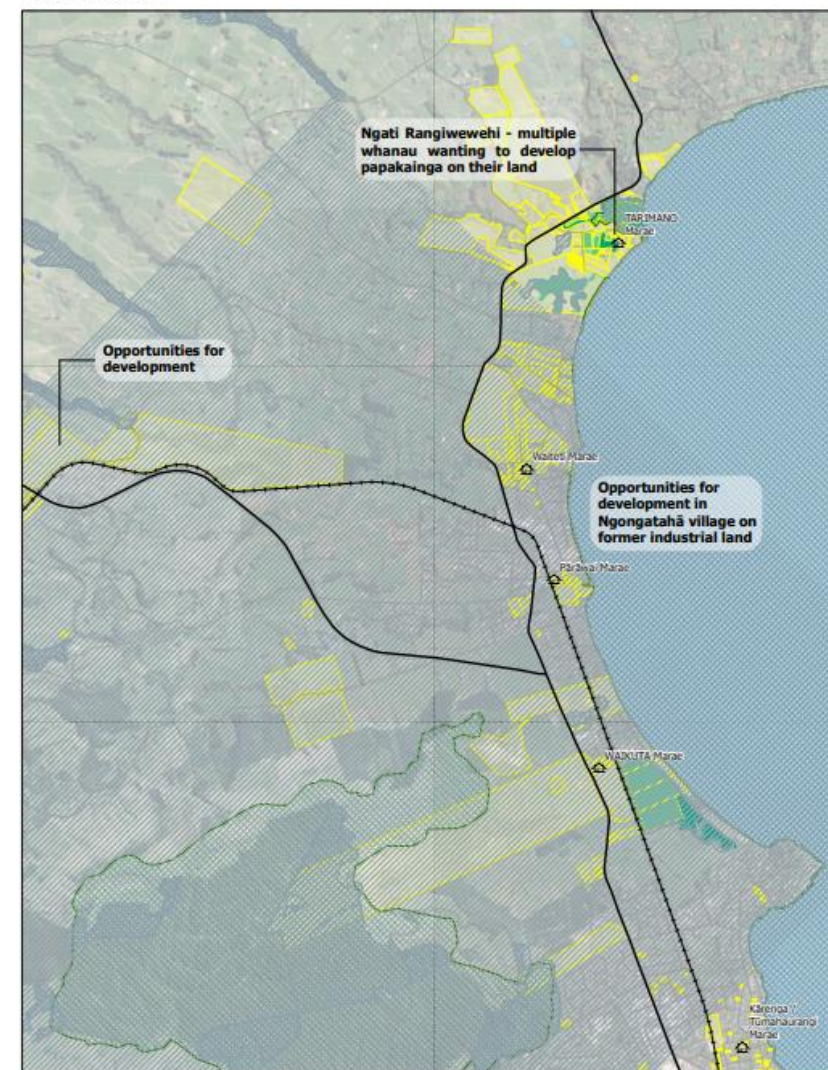
East Side



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West Side



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DISCUSSION