



ROTORUA'S PLANNING FOR HOUSING AND GROWTH

PRESENTATION TO BOPRC COUNCIL | NOVEMBER 2022

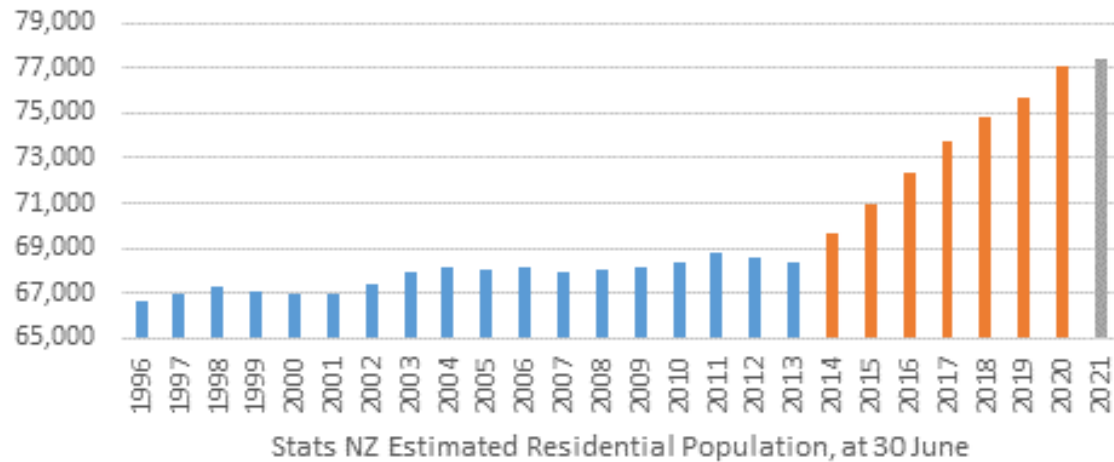


ROTORUA
FOR TOMORROW

HOUSING & BUSINESS DEVELOPMENT CAPACITY ASSESSMENT

Rotorua District Residential Population

■ 1996-2013 ■ 2013-2020 ■ 2020-2021



1 & 2 person households
three quarters of total
growth



37 Over a third of
households earn less
than \$50,000/yr



+ 3,560
Additional
dwellings
required
by 2023



+ 6,240
Additional
dwellings
required
by 2030



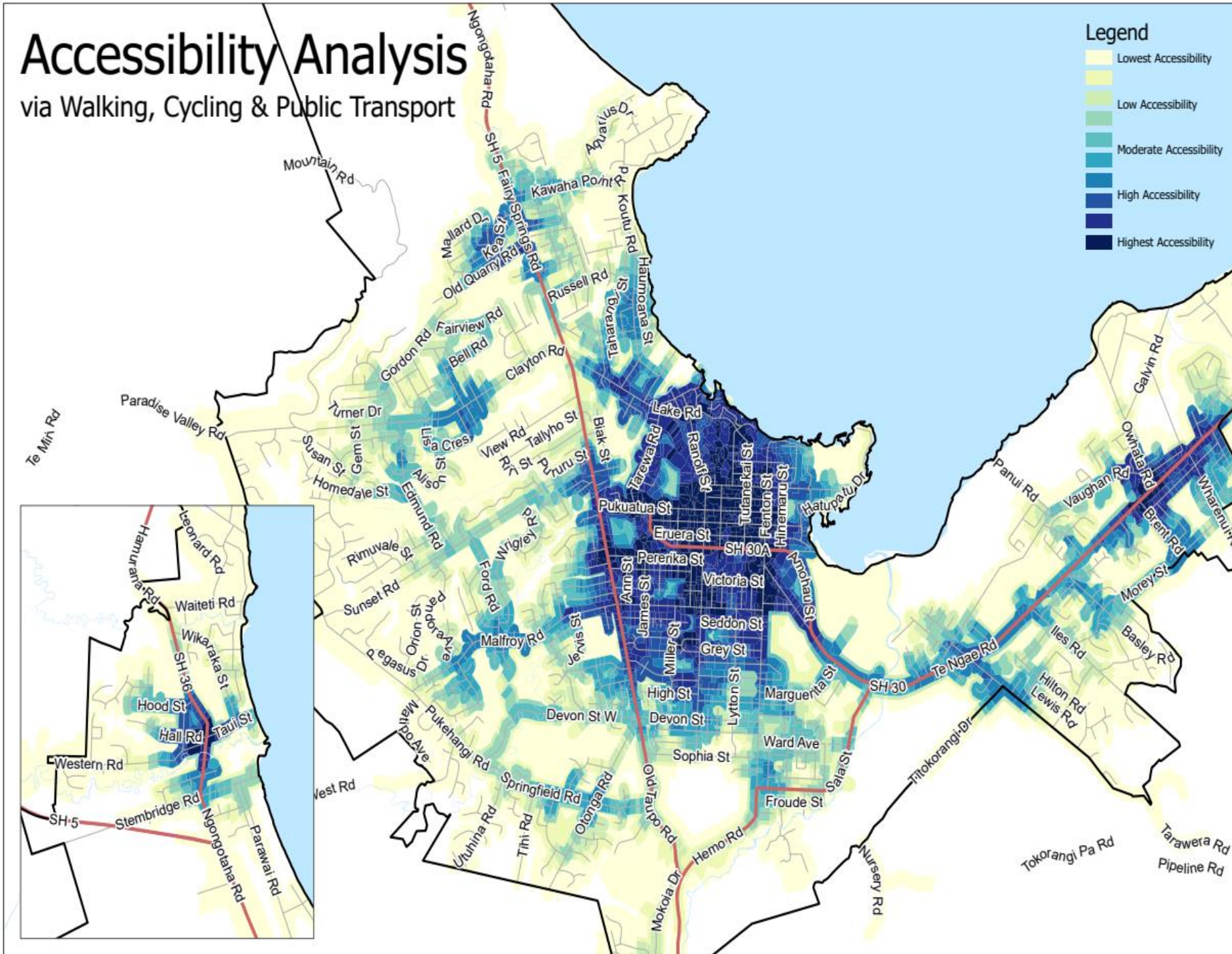
+ 9,740
Additional
dwellings
required
by 2050



Access to homes
increasing challenge
(increasing prices &
rents)



Aging population means
demand for smaller
household sizes over
time



ACCESSIBILITY ANALYSIS

- Policy 5 of NPS-UD
- 'Level of accessibility' for any given area



HOUSING FOR EVERYONE – PC9

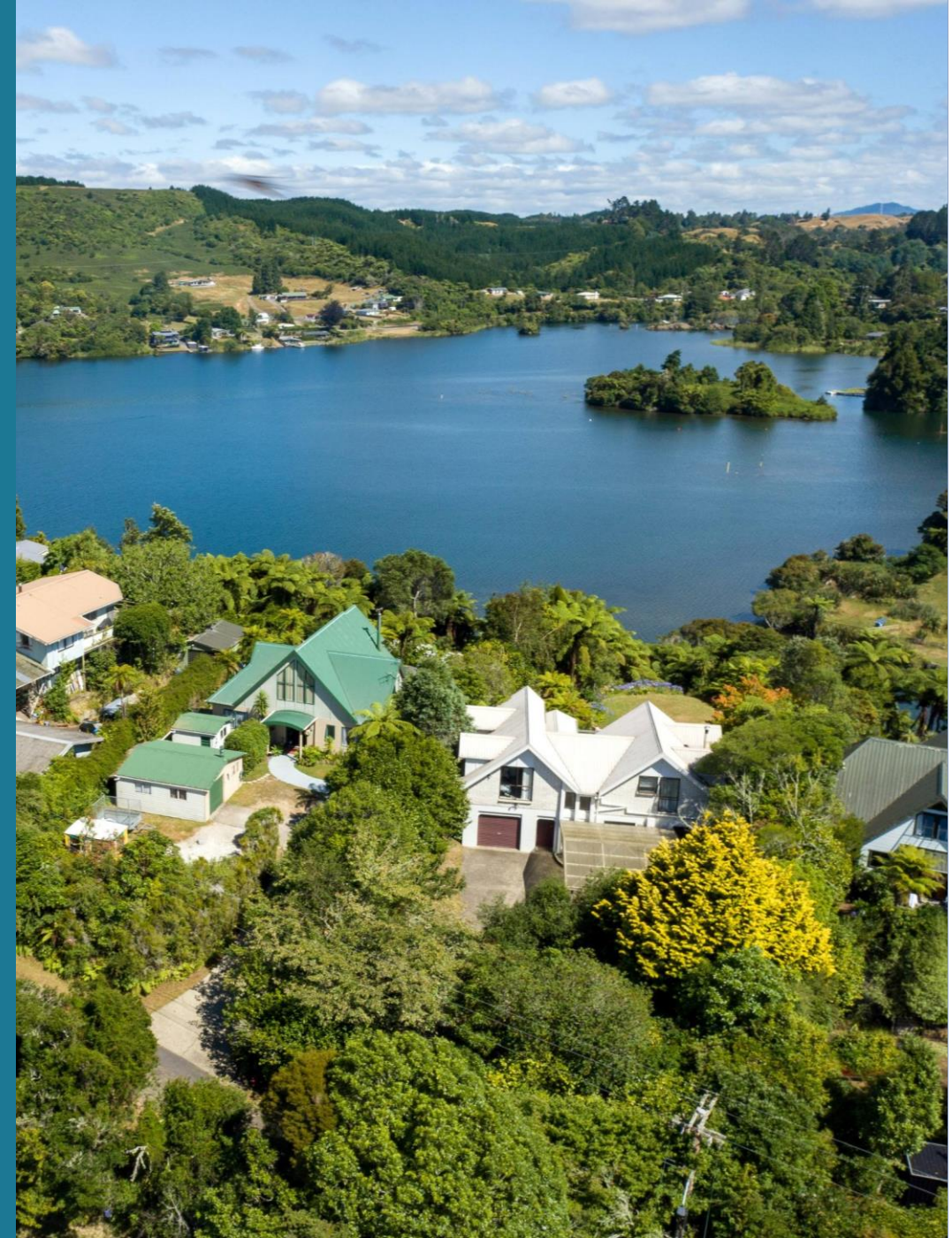
- Increase housing supply
- Greater variety of homes
- More efficient use of urban land



FUTURE DEVELOPMENT STRATEGY

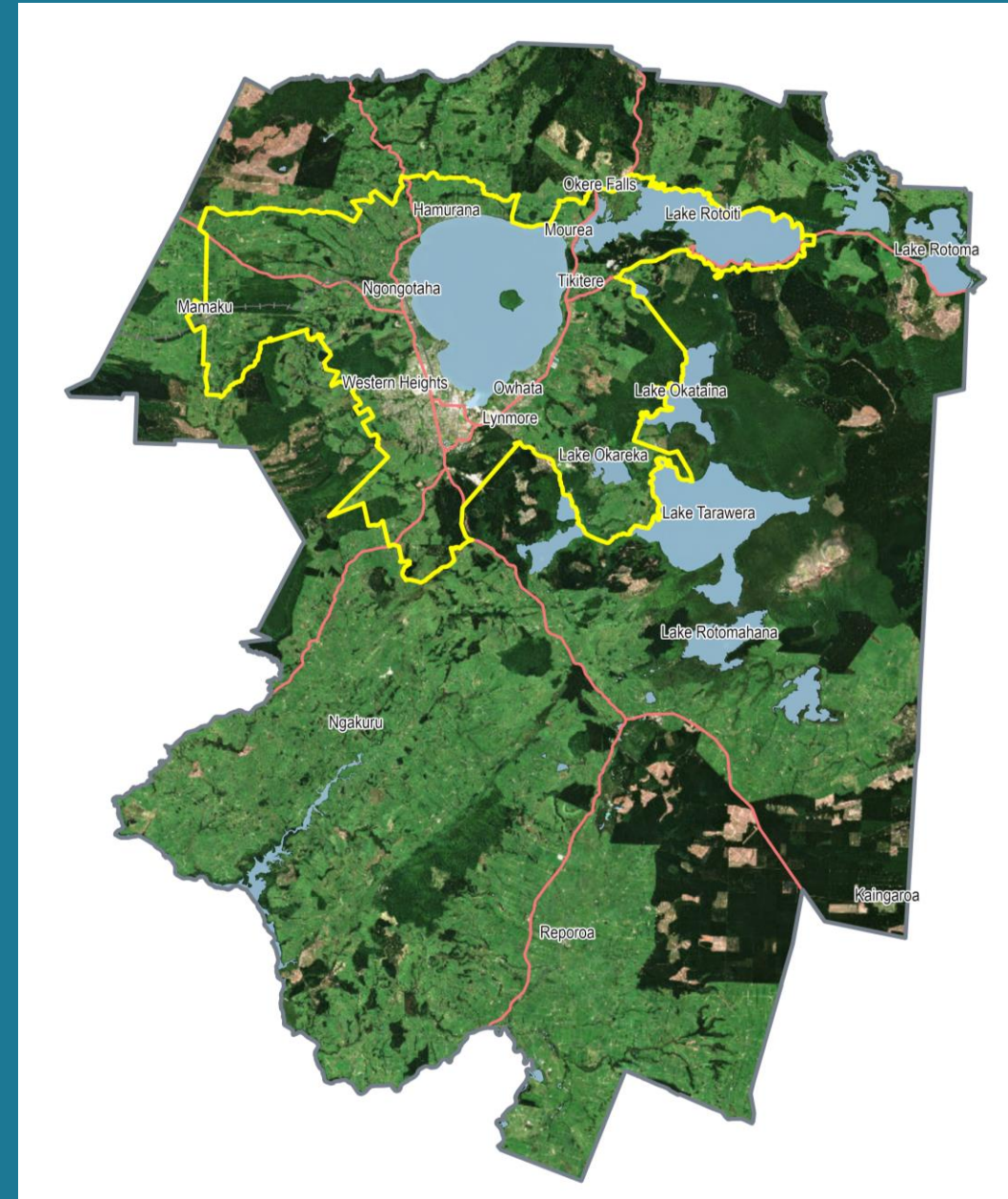
The following to be provided for in order to address demand by 2050:

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

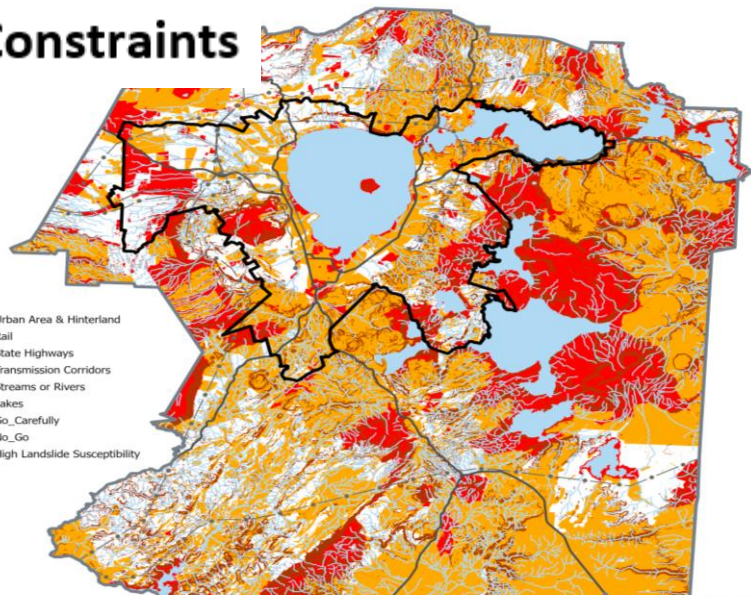


FDS OUTCOMES & SCOPE

- Vibrant Heart & Connected Centres
- Resilient & thriving communities
- Efficient Infrastructure to support growth
- A productive economy
- Healthy & flourishing taiao (fresh water)
- Homes that match needs
- Compact and livable city



Constraints



Opportunities



ANALYSIS & TARGETED ENGAGEMENT

- No-Go and Go-Carefully Constraints
- Opportunities based on analysis & feedback received so far
- Evaluate & refine 4 growth scenarios
- Further targeted engagement
- More technical work is needed e.g. flood modelling & VKT analysis
- Outcome will be a preferred spatial scenario
- Will inform more detailed work e.g. supporting infrastructure master plan development

FDS NEXT STEPS

Develop
Preferred
Scenario & Draft
FDS
Implementation
Plan

Dec '22 – Jan '23

Councillor
Workshop on
Preferred
Scenario

Feb '23

SCP on Draft
FDS
(Public
Engagement)
Apri – May '23

Hearings and
Deliberations
Jul – Aug '23

Adopt FDS
Sept '23

