



ROTORUA FUTURE DEVELOPMENT STRATEGY

OCTOBER 2022



ROTORUA
FOR TOMORROW



AGENDA

1. Requirements
2. Framework
3. Drivers & Outcomes
4. Growth Scenarios
5. Constraints & Opportunities
6. Evaluation Framework
7. Timeframes

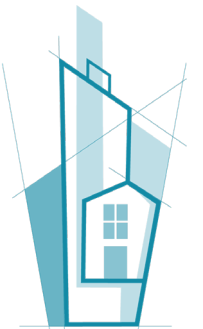


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An aerial photograph showing a large blue lake in the background, surrounded by green hills. In the foreground, there are several houses with green and white roofs, nestled among lush green trees. The image is partially obscured by a white curved shape on the right side.

GROWTH REQUIREMENTS

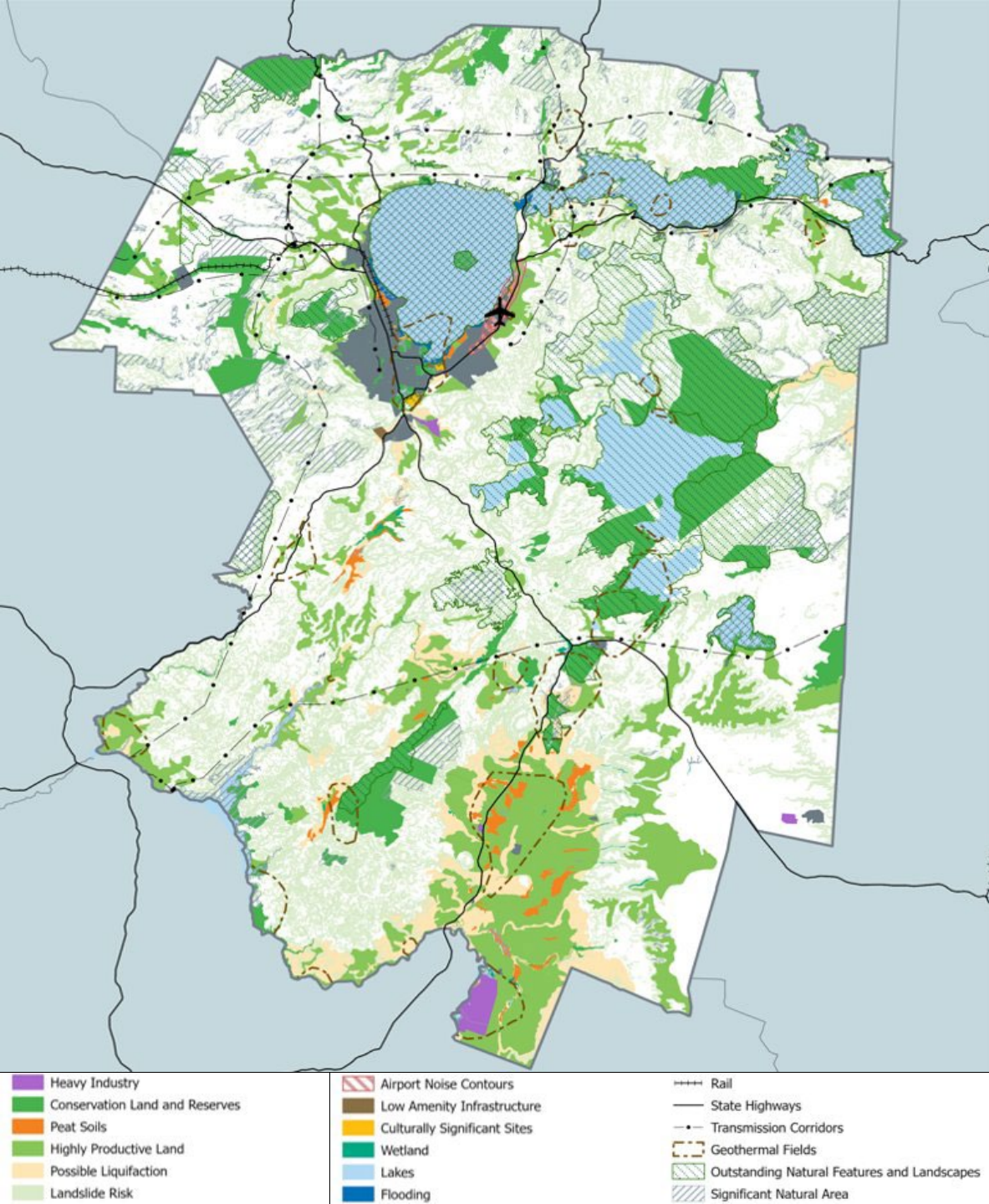
1. 9,700 more houses in urban areas (Infill & greenfield)
2. 1,300 more houses in rural areas (most of this demand can be met by existing Rural Residential areas)
3. 600 new homes in rural settlements and villages across the balance of the District
4. 36Ha of industrial land



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FDS REQUIREMENTS

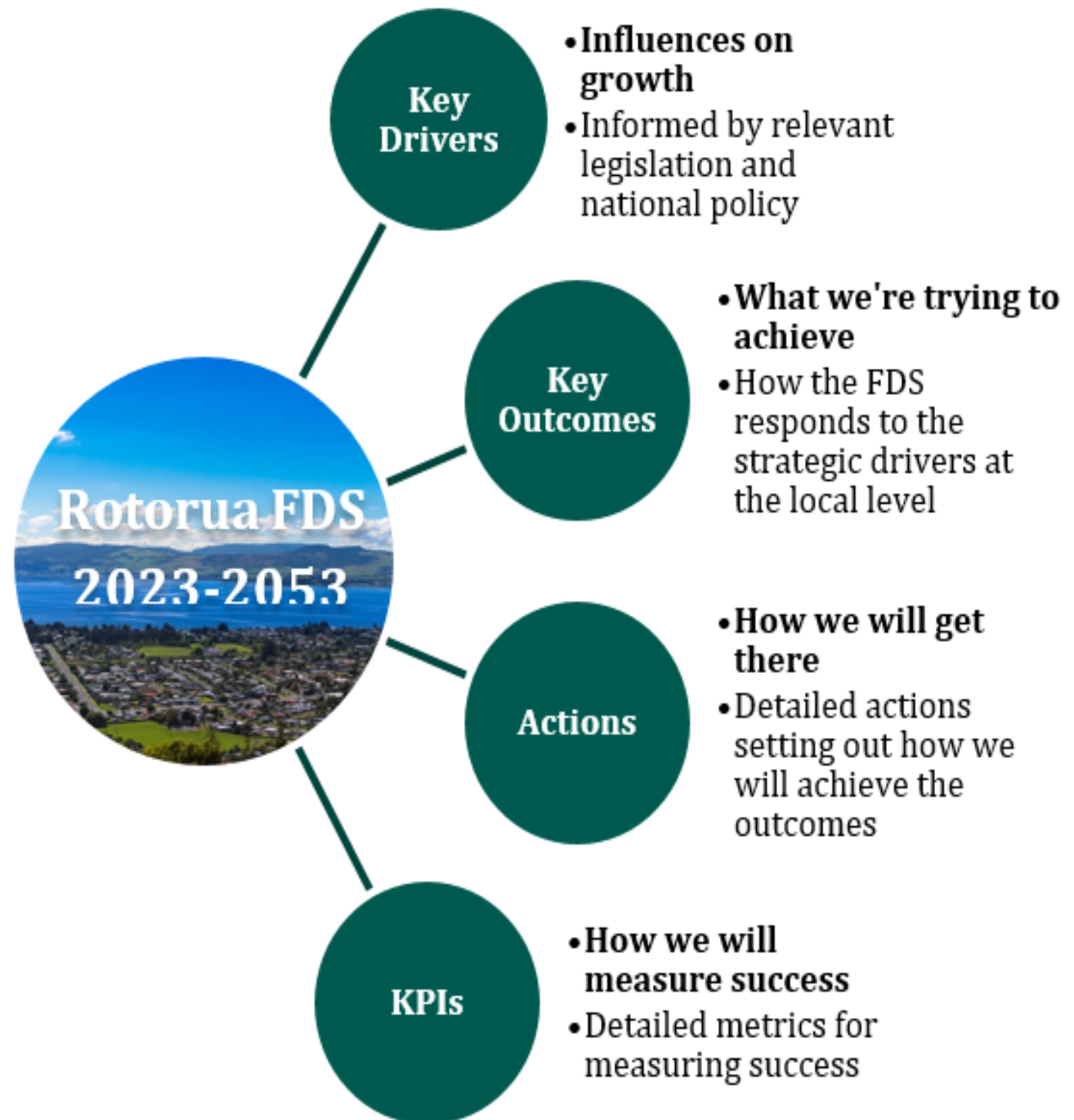
- National Policy Statement on Urban Development
- Show broad locations for growth and supporting infrastructure
- Show constraints on development
- Develop and assess 'Spatial Scenarios'
- Clear statement of Iwi and hapū aspirations



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FDS FRAMEWORK

- Key Drivers- Influences on growth
- Key Outcomes- What we're trying to achieve
- Actions- How we will get there
- KPIs- How we will measure success



KEY DRIVERS

1. **Key Driver 1:** Responding to climate change
 2. **Key Driver 2:** Social well-being
 3. **Key Driver 3:** Economic well-being and productivity
 4. **Key Driver 4:** Protecting our natural environment
- The principles of Te Tiriti o Waitangi inform all aspects of the FDS
 - Therefore embed iwi and hapū development aspirations across the key drivers



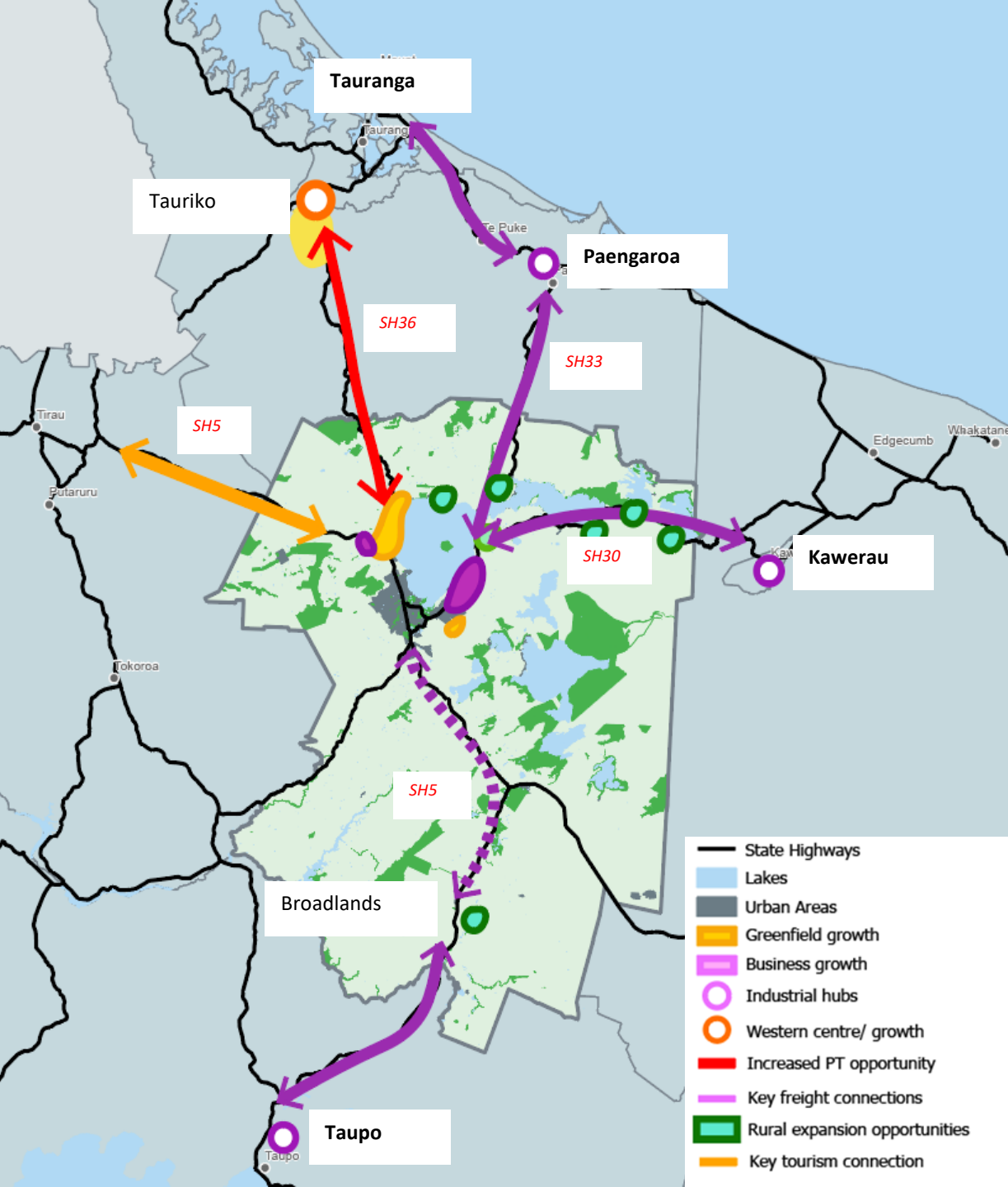
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OUTCOMES

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	The 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...

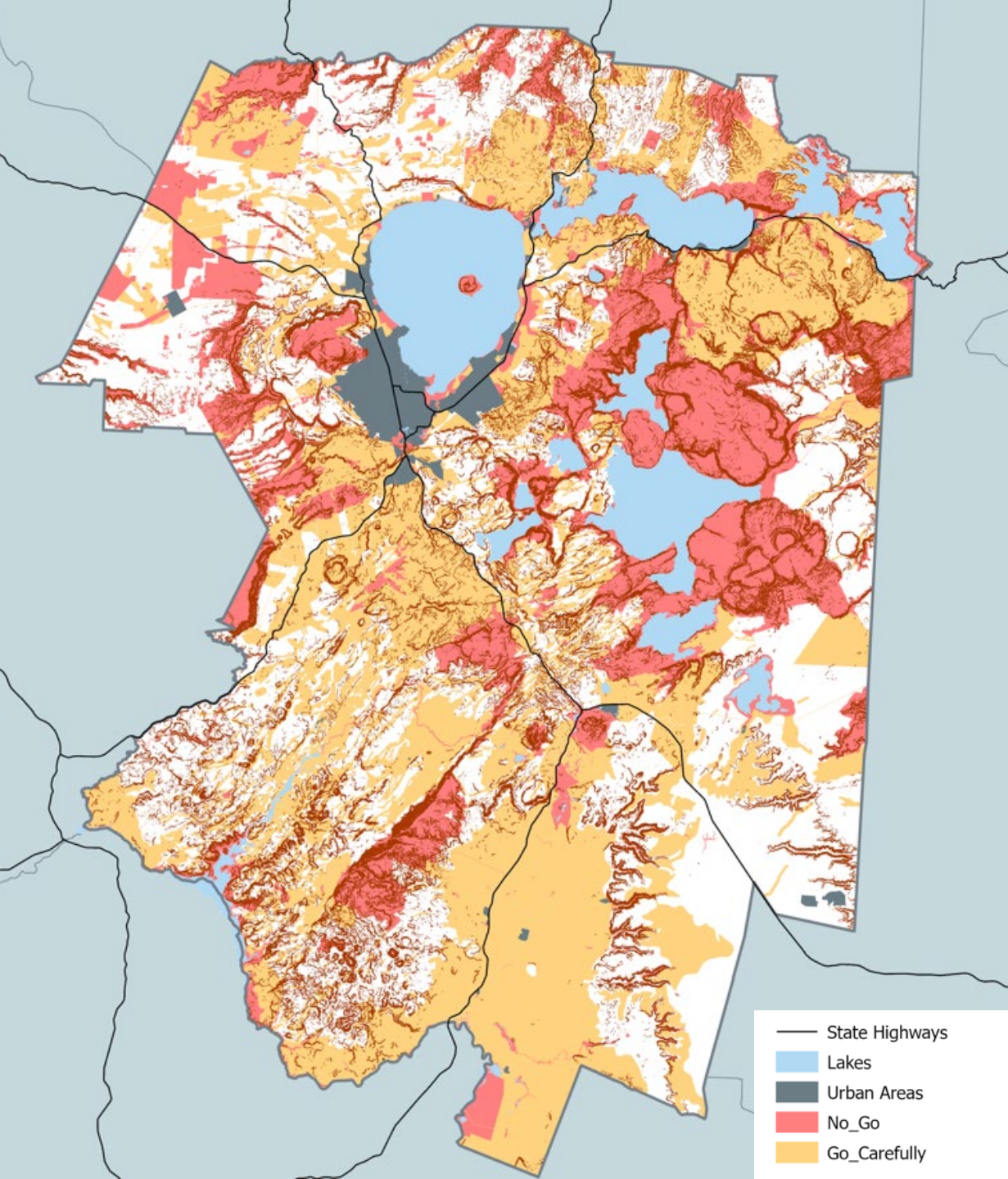
Outcomes	What Does it Mean?	What does it Inform?
<u>Outcome 4:</u> A productive economy	We support a range of businesses to grow in the right locations that meet their needs	Locations for business growth, staging of land supply, infrastructure, commercial development on Māori land
<u>Outcome 5:</u> Resilient 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



REGIONAL CONNECTIONS

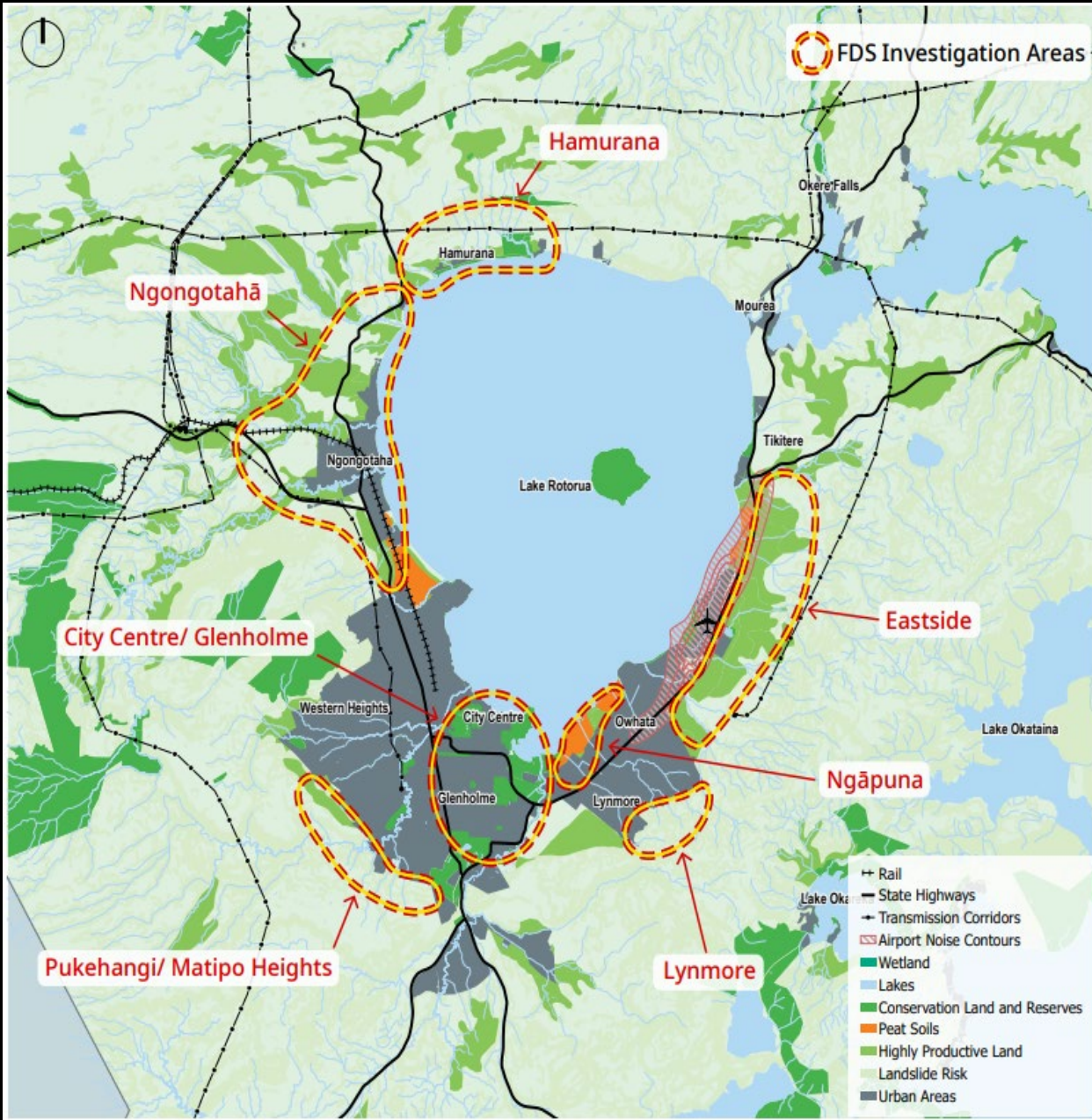
1. Key industrial connections to Paengaroa, Kawerau and Broadlands
2. Improved connections with Tauranga and proposed new centre/ growth area around Tauriko
3. Growth at Ngongotahā potentially benefits from growth in Tauranga/ WBOP- Would need to respond to its function as a key gateway into Rotorua





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



DRAFT GROWTH SCENARIOS

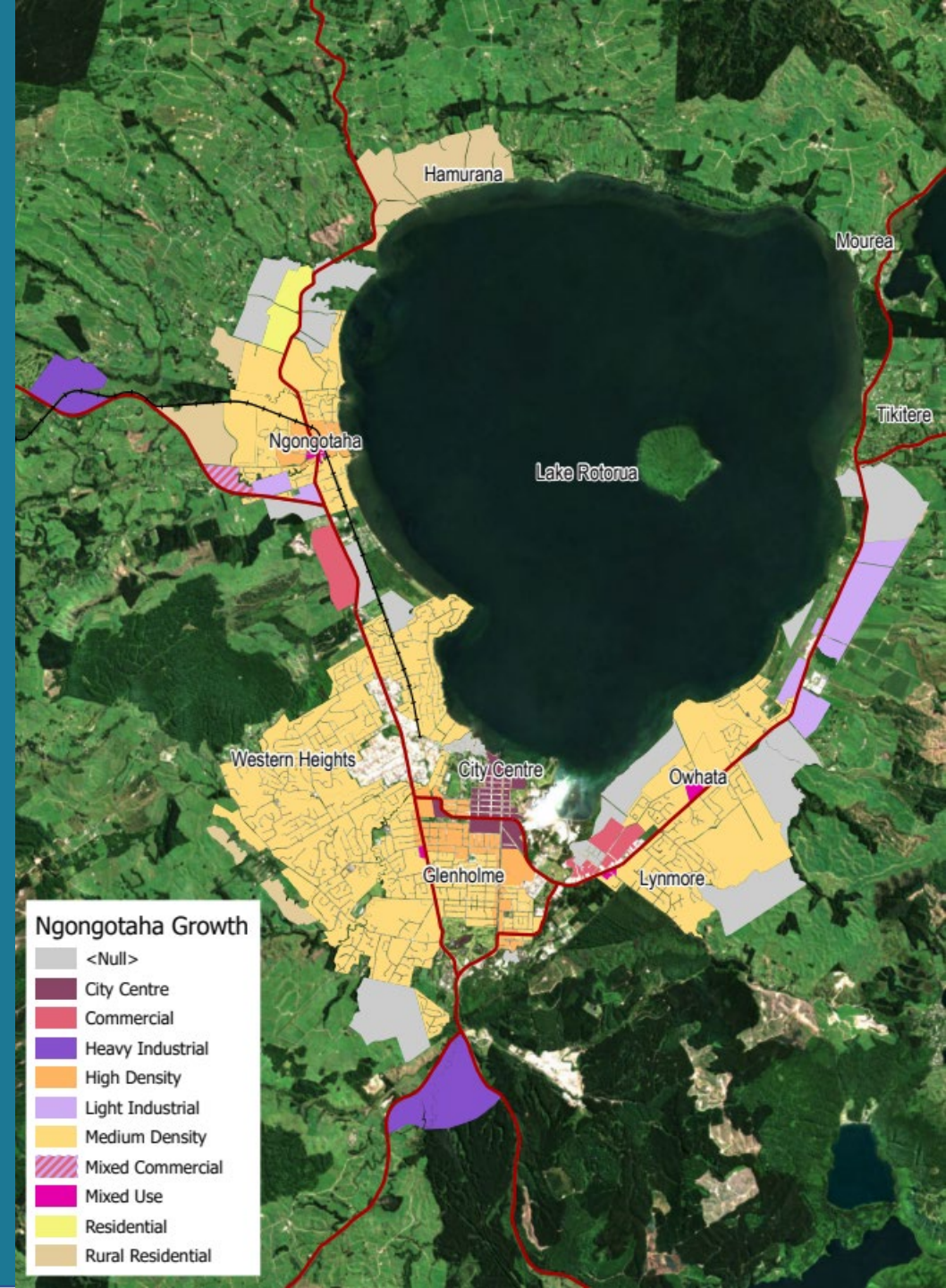
- NPS-UD requires us to develop spatial scenarios for consideration and consultation
- We have considered four growth scenarios:
 1. Ngongatahā Growth Node
 2. Multi-nodal Intensification
 3. State Highway 36 Growth Corridor
 4. Eastside Growth Focus



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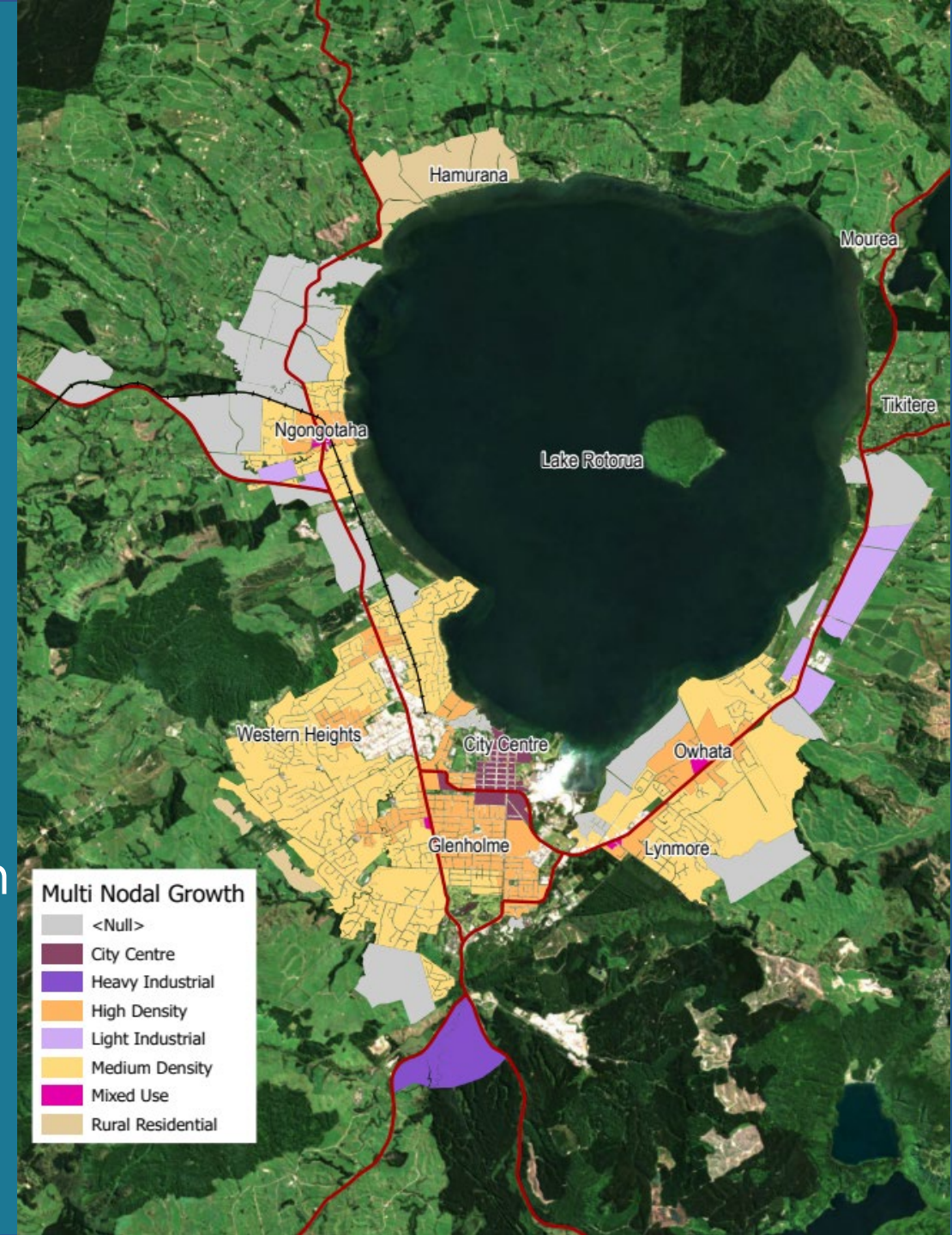
1. NGONGOTAHĀ GROWTH NODE

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



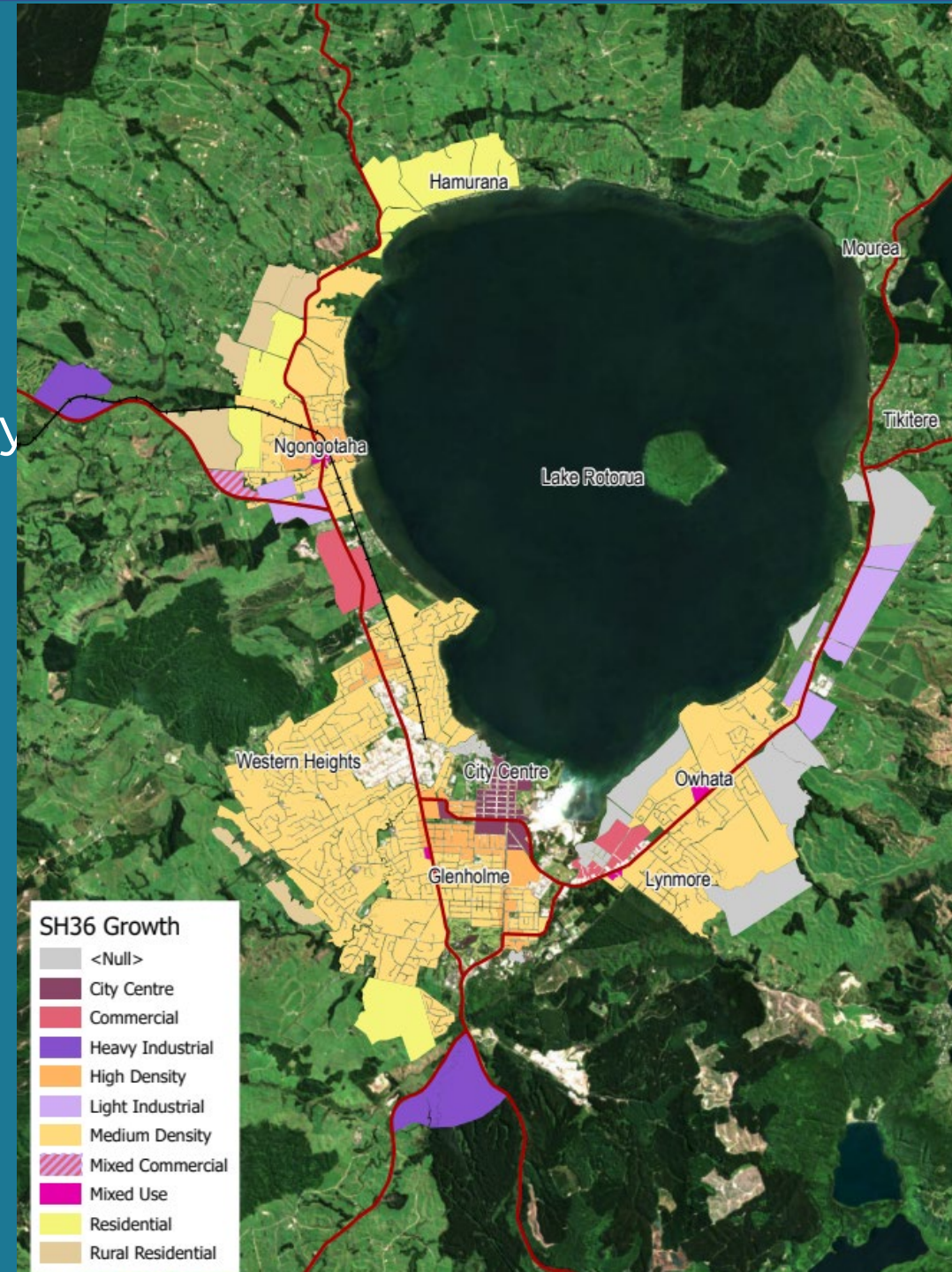
2. MULTI-NODAL INTENSIFICATION

- 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



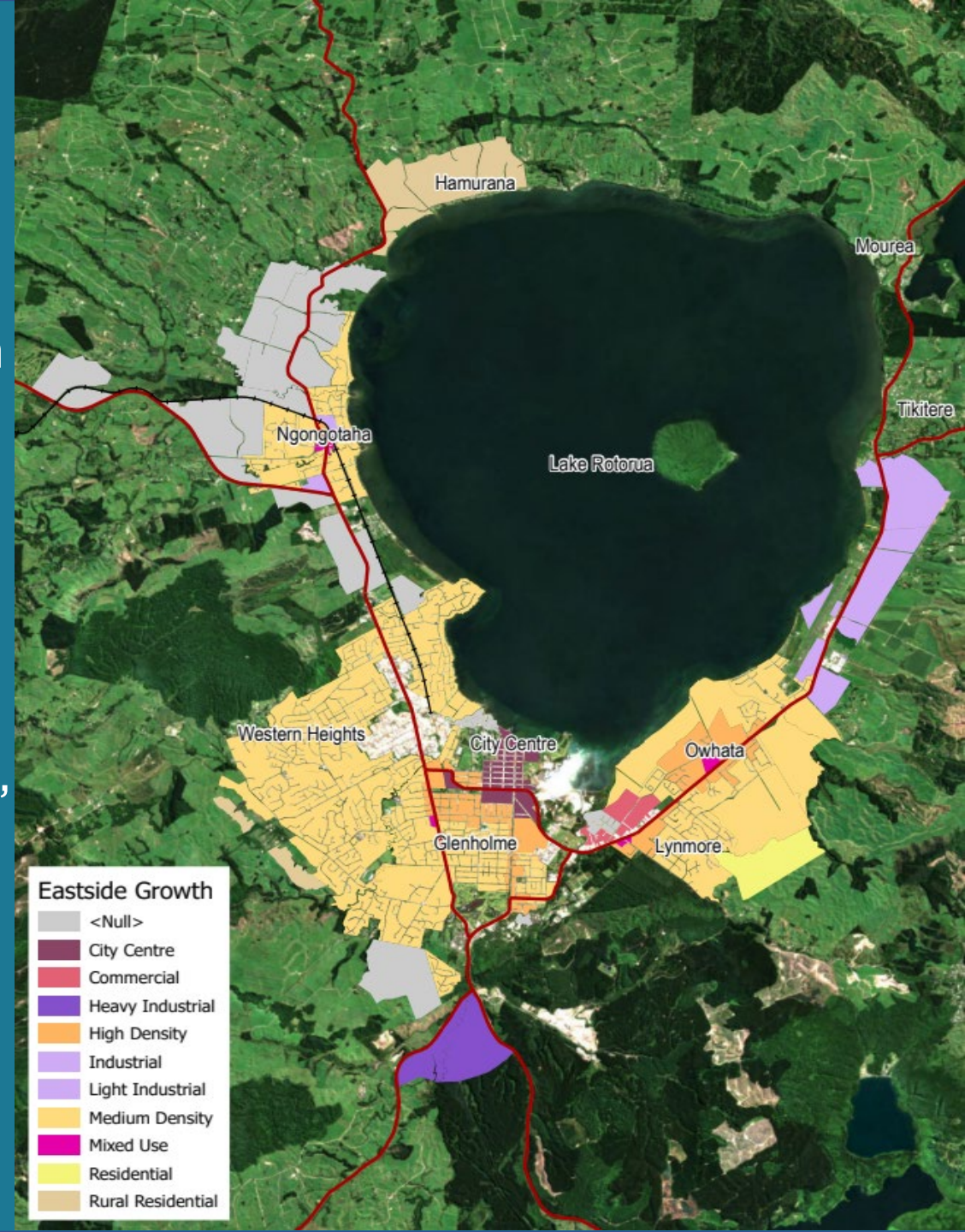
3. STATE HIGHWAY 36 GROWTH CORRIDOR

- Intensification aligned with Plan Change 9
- Greenfield expansion along SH36 north of Ngongotahā to Hamurana and south to Fairy Springs (2,000 – 2,500 homes)
- 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)



EVALUATION FRAMEWORK

Outcomes	Criteria category	Supporting analysis
  	Extent to which growth would be in areas with a good level of <u>accessibility</u> to services and employment opportunities by walking, cycling and public transport	Accessibility analysis
  	Extent to which there would be a reduction in <u>carbon emissions</u> – link with ERP targets	VKT analysis, accessibility analysis, ISCA
  	Sufficiency of <u>housing capacity</u> to meet demand and future needs:- Providing for a range of housing choices	HBA, Feasible capacity assessment (M.E.)
 	Efficiency of <u>transport infrastructure</u> servicing (e.g. road capacity, PT capacity)	BOPRC/ WK Feedback
 	Efficiency of <u>non-transport infrastructure</u> servicing (3 waters, electricity, internet etc)	Infrastructure provider feedback/ modelling
  	Impacts on <u>highly productive land</u>	LUC mapping

EVALUATION FRAMEWORK

Outcomes	Criteria category	Supporting analysis
  	Impacts on <u>freshwater & biodiversity</u>	Wetland, stream and river & SEA mapping
 	<u>Climate change & natural hazards</u> (ground conditions, geothermal, flooding)	Flood hazard mapping (where available), liquefaction mapping
  	Impacts on <u>Mana Whenua values</u>	SSMW, Mana Whenua feedback
  	<u>Iwi and hapu development aspirations</u>	Mana Whenua feedback
  	Enable a sufficient supply of <u>business land</u> that responds to the functional requirements of those businesses	BERL analysis, HBA

TIMEFRAMES 2022/2023

Feasibility
Capacity
Modelling

Sign off
Evaluation
Framework

September
2022

Integration
with Infra.
Planning

September
2022
Onwards

Sign off FDS
Document
Outline

October
2022

Growth
Projections
for Infra.
Masterplan

December
2022

Develop FDS
Implement'n
Plan

Councillor
Workshop

February
2023

Adopt FDS

September
2023



September
/ October
2022

Refine
Spatial
Scenarios

October /
November
2022

Engage on
Spatial
Scenarios

April / May
2023

SCP on
Draft FDS

July /
August
2023

Hearings
and Delibs