



PLAN OUR WAY FORWARD (POWF)

TECHNICAL ADVISORY GROUP

OCTOBER 2022



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AGENDA

Future Development Strategy

- Progress since last TAG
- FDS outcomes & evaluation framework
- Brief recap on Initial spatial scenarios
- Preliminary findings from capacity analysis (residential)
- NPS-HPL implications
- VKT Analysis
- Next steps & timeframes
- Questions

Plan Change 9

- Progress to Date
- Submissions
- Commissioners & Hearings
- Next Steps





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FUTURE DEVELOPMENT STRATEGY

PROGRESS SINCE AUGUST

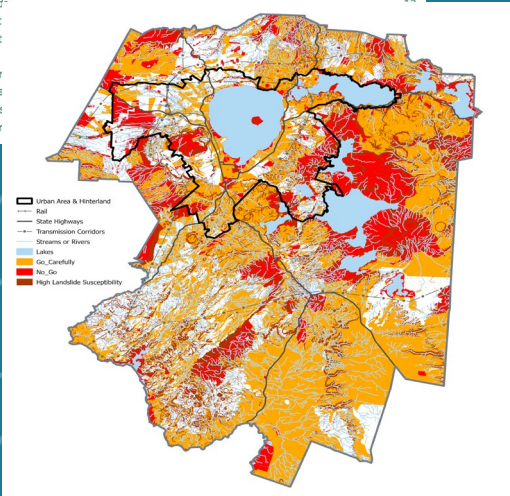
Spatial Mapping Report

Rotorua Future Development Strategy

10 October 2022

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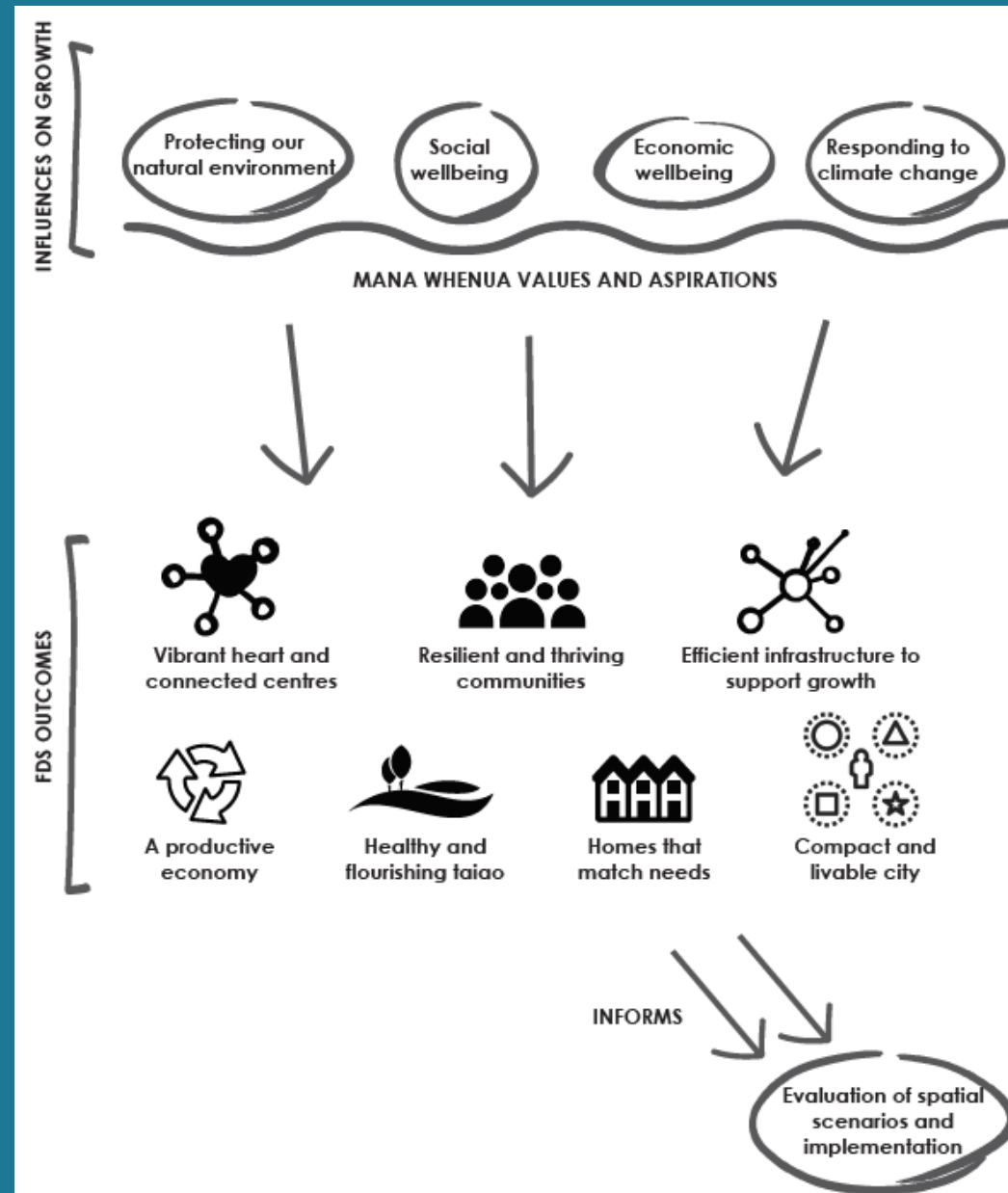


- Rationalised Outcomes based on feedback
- Evaluation framework developed and outcomes refined
- Stage 1 constraints report complete
- Capacity analysis – preliminary results now available
- Flood modelling work underway
- About to appoint provider to undertake VKT analysis of scenarios
- Targeted engagement with business underway



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RATIONALISED OUTCOMES



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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

EVALUATION FRAMEWORK

Natural hazards / climate change resilience	HPL
s6(h) and National Adaptation Plan	NPSHPL objectives and policies
Green = the site growth area is not subject to risk from natural hazards, or the risk from natural hazards is low.	Green = the growth area does not co
Orange = the site is subject to some risk from natural hazards but the risk can be mitigated.	Orange = the growth area features areas of fragmented HPL and/ or nu limits impact on viability of on farming.
Red = the site is subject to significant risk from natural hazards that cannot be mitigated.	Red = the growth area features contiguous areas of HPL
Natural hazards include flooding, geothermal/ volcanic activity and land instability	Note: if partially identified then su amending the boundary to exclude given the NPSHPL direction.
Flood mdoelling data (pending Ngongataha) Exisging geothermal mapping (unless BoPRC have more up to date information)	NZLRI soil mapping data
Residential Assessment	Business Assessment

- MCA framework developed to assess spatial scenarios
- Detailed criteria developed covering:
 - Cultural values and aspirations
 - Contribution to meeting demand
 - Accessibility
 - VKT reduction (carbon emissions)
 - Natural hazards
 - Highly productive land
 - Biodiversity
 - Freshwater (Te mana o te Wai)
 - Infrastructure
- Using evidence to inform evaluation
- Different considerations for residential and business
- Can share after the meeting for review/comment

RECAP ON DRAFT GROWTH SCENARIOS

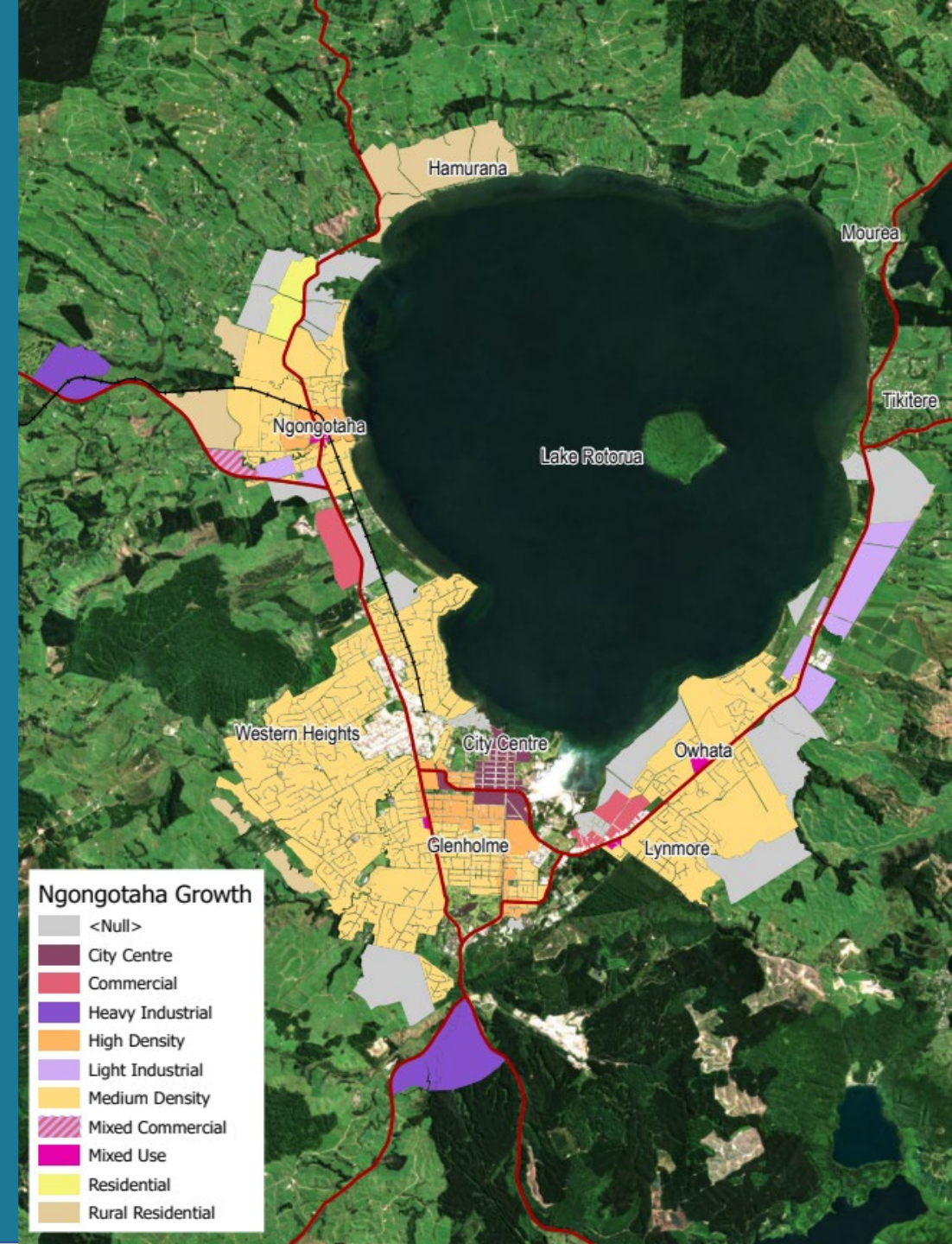
- NPS-UD requires us to develop spatial scenarios for consideration and consultation
- We have developed four growth scenarios:
 1. Ngongatahā Growth Node
 2. Multi-nodal Intensification
 3. State Highway 36 Growth Corridor
 4. Eastside Growth Focus



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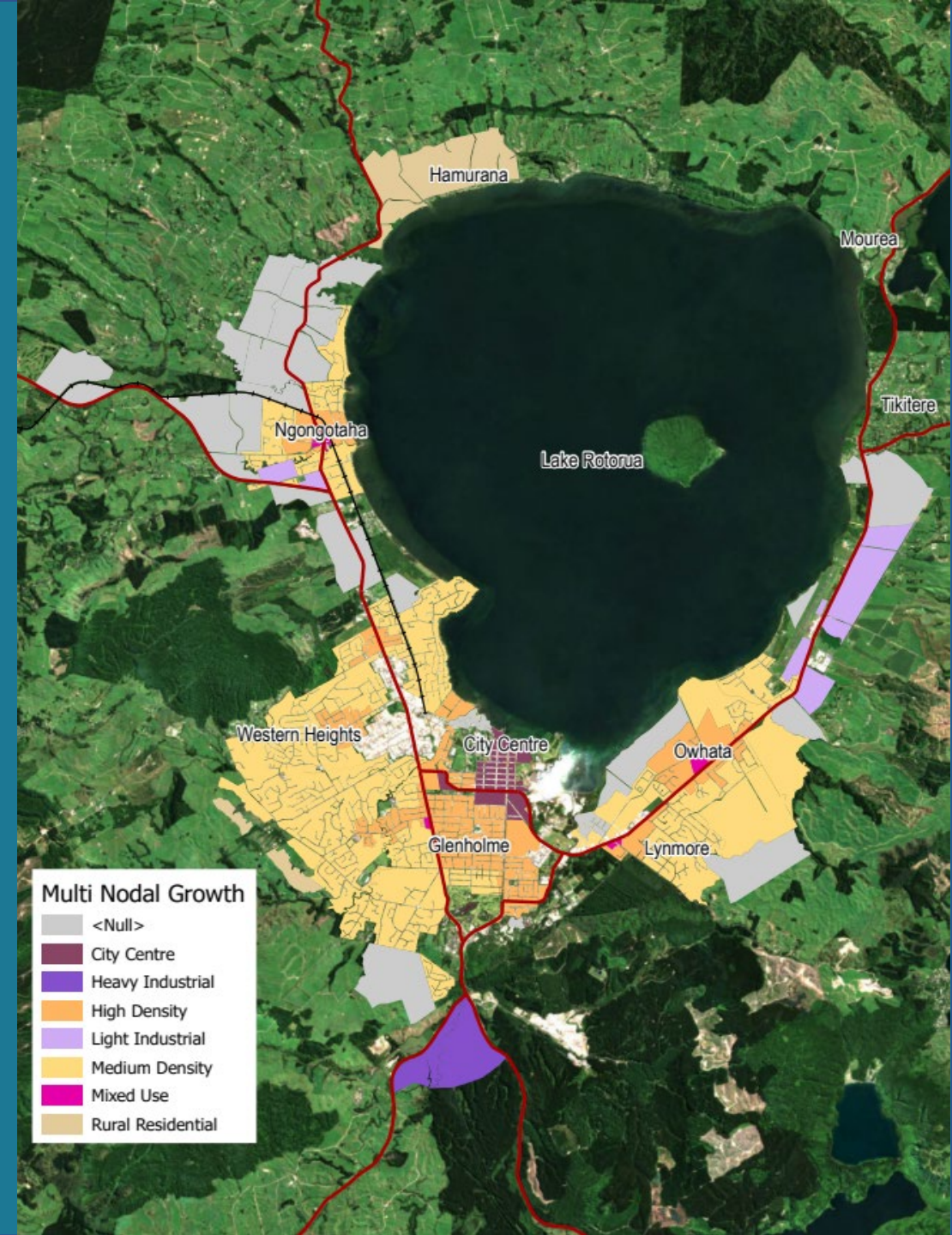
1. NGONGOTAHĀ GROWTH NODE

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



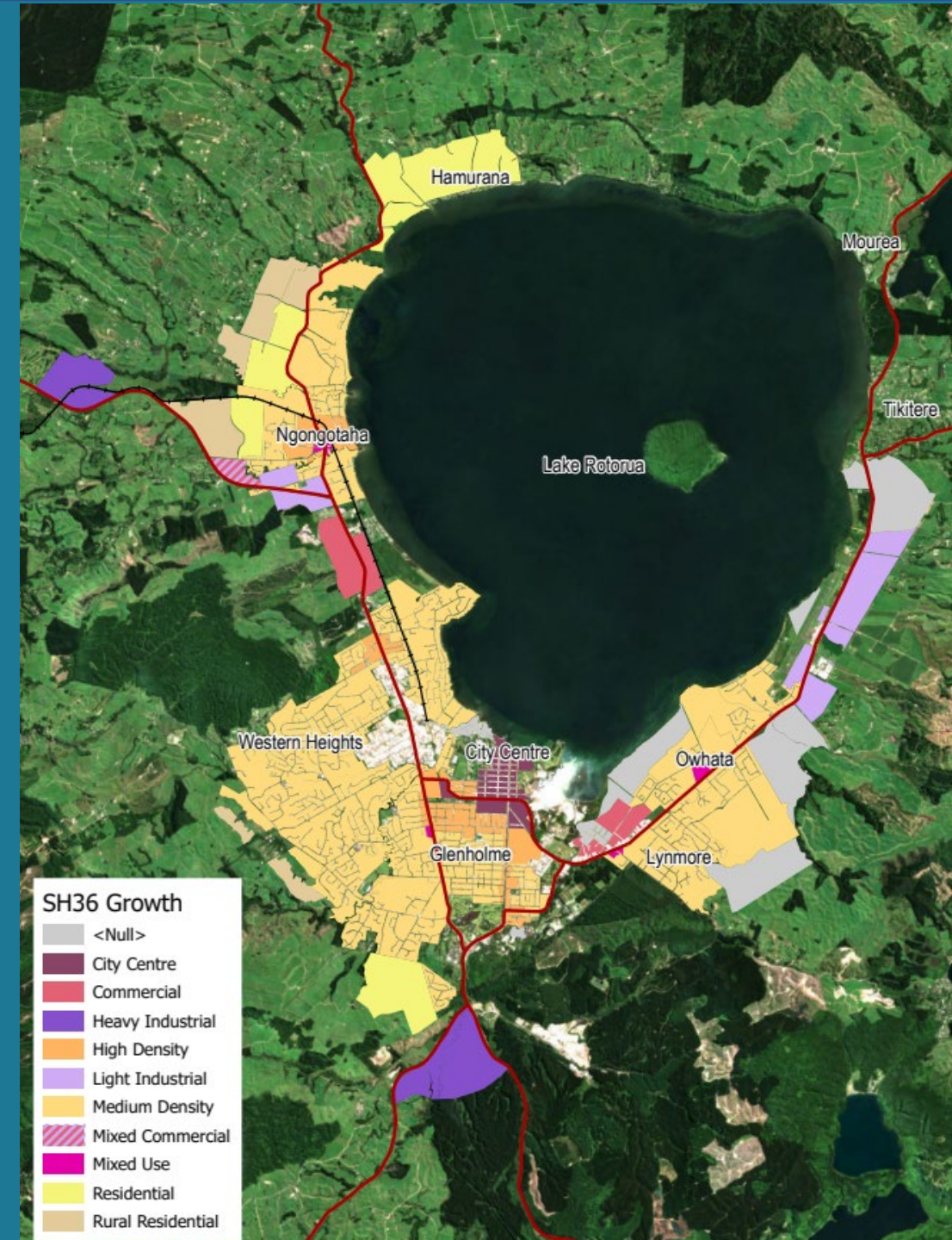
2. MULTI-NODAL INTENSIFICATION

- 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



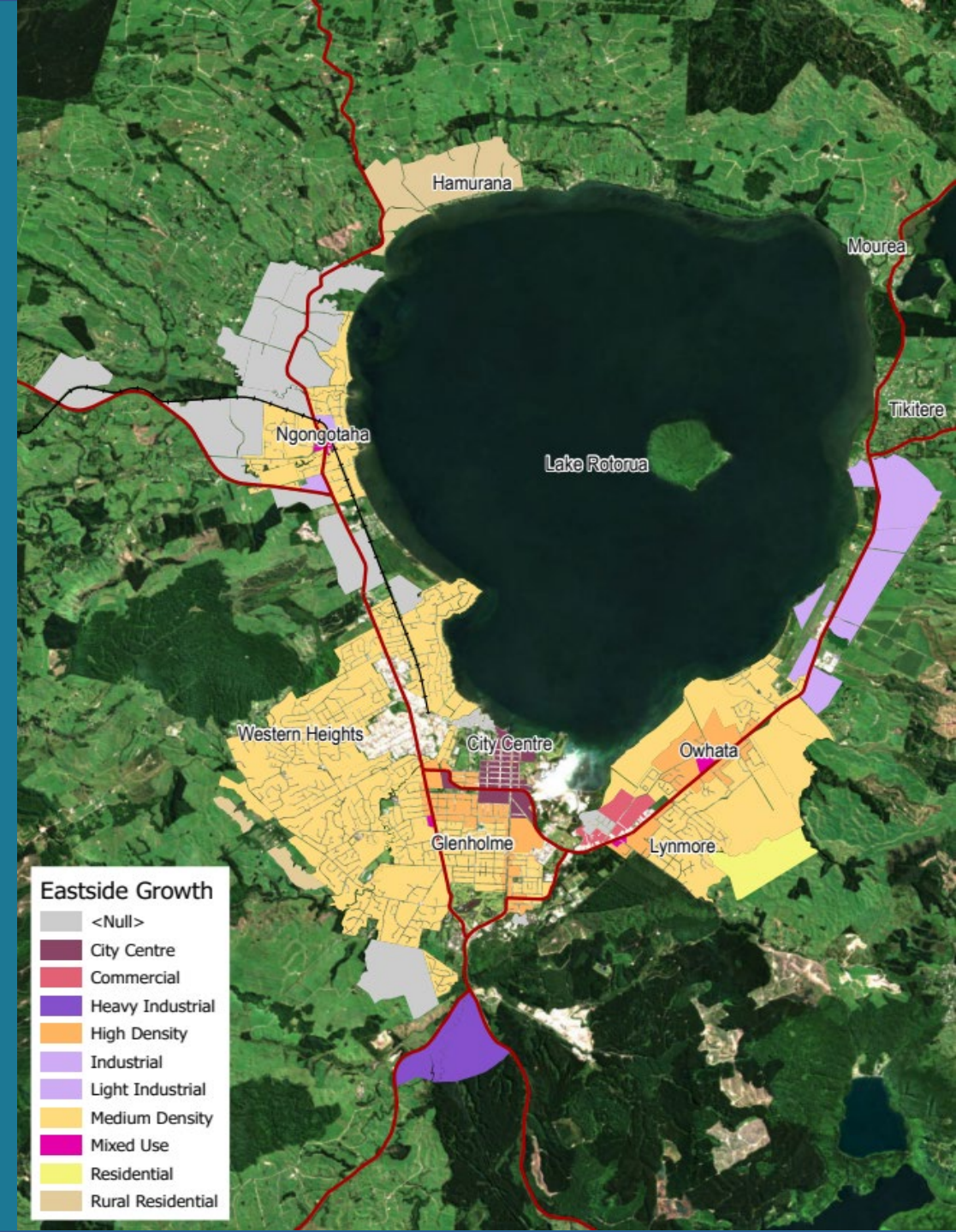
3. STATE HIGHWAY 36 GROWTH CORRIDOR

- 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



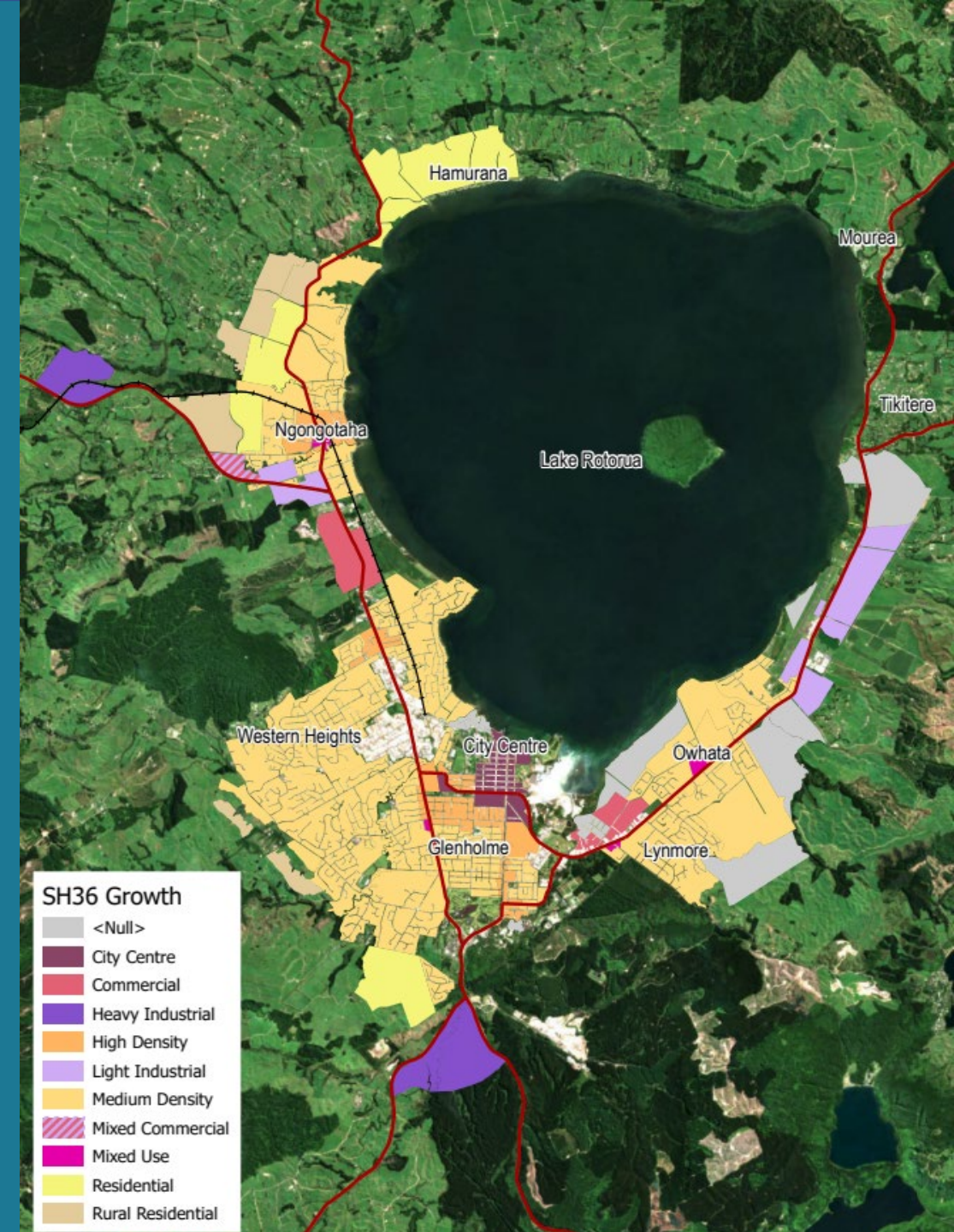
4. EASTSIDE GROWTH FOCUS

- 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)



CAPACITY ANALYSIS - BUSINESS

- 80 ha of business demand in long term:
 - 42 ha commercial
 - 38 ha industrial
- Scenarios provide flexibility for heavy industry at Ngāpuna, Fairy Springs and Ngongatahā to relocate
- Businesses and developers noting strong demand for industrial land in the right locations:
 - Access to the Tauranga Port / suitability of the local transport network
 - Proximity of heavy and light industry
 - Deliver strategic opportunities
- M.E. completing MCA of business opportunities based on HBA methodology – market based approach
- Further sector engagement in November will test further



CAPACITY ANALYSIS - BUSINESS

- Same methodology as the HBA – conservative scenarios tested
- **Industrial capacity**
 - All scenarios provide sufficient capacity to meet industrial demand as a whole
 - Relocating existing heavy industry means additional land is needed - i.e. will create a shortfall
- **Commercial capacity**
 - All scenarios provide sufficient retail capacity
 - Some shortfalls in commercial for Scenarios 2 and 4

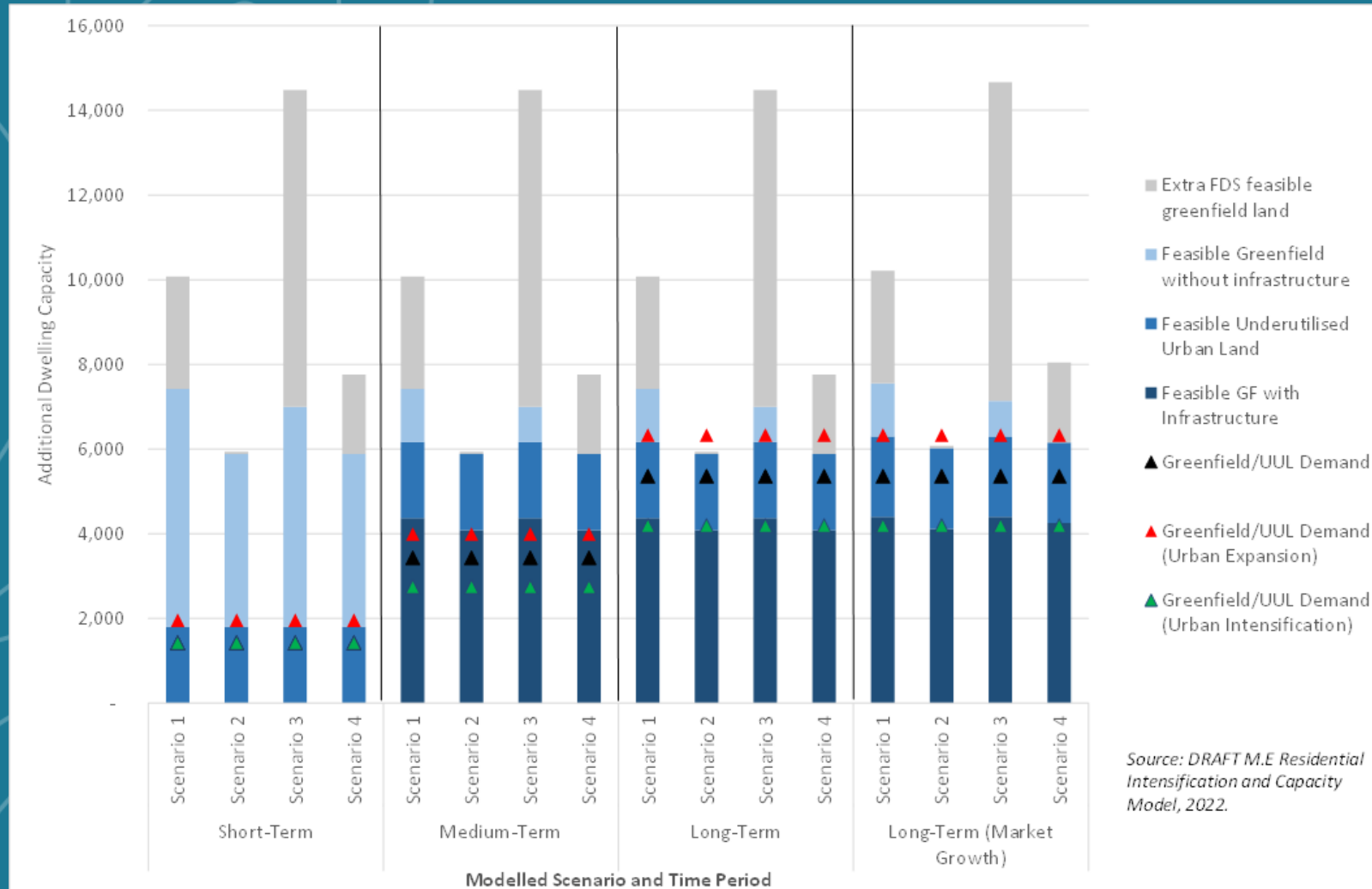
CAPACITY ANALYSIS - RESIDENTIAL

- Demand for **9,740 dwellings** over the long term
- All scenarios provide sufficient capacity to meet demand based on initial analysis
- Significant uplift created by MDRS and general intensification proposed through PC9
- Feasible for a range of housing types to be provided within the urban area – infill, redevelopment and comprehensive on large undeveloped sites
- Likely that only a modest amount of greenfield would be required
- Sub-scenarios being developed in response to capacity analysis



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PRELIMINARY ANALYSIS OF GREENFIELD AND UNDER-UTILISED URBAN LAND



Source: DRAFT M.E Residential Intensification and Capacity Model, 2022.



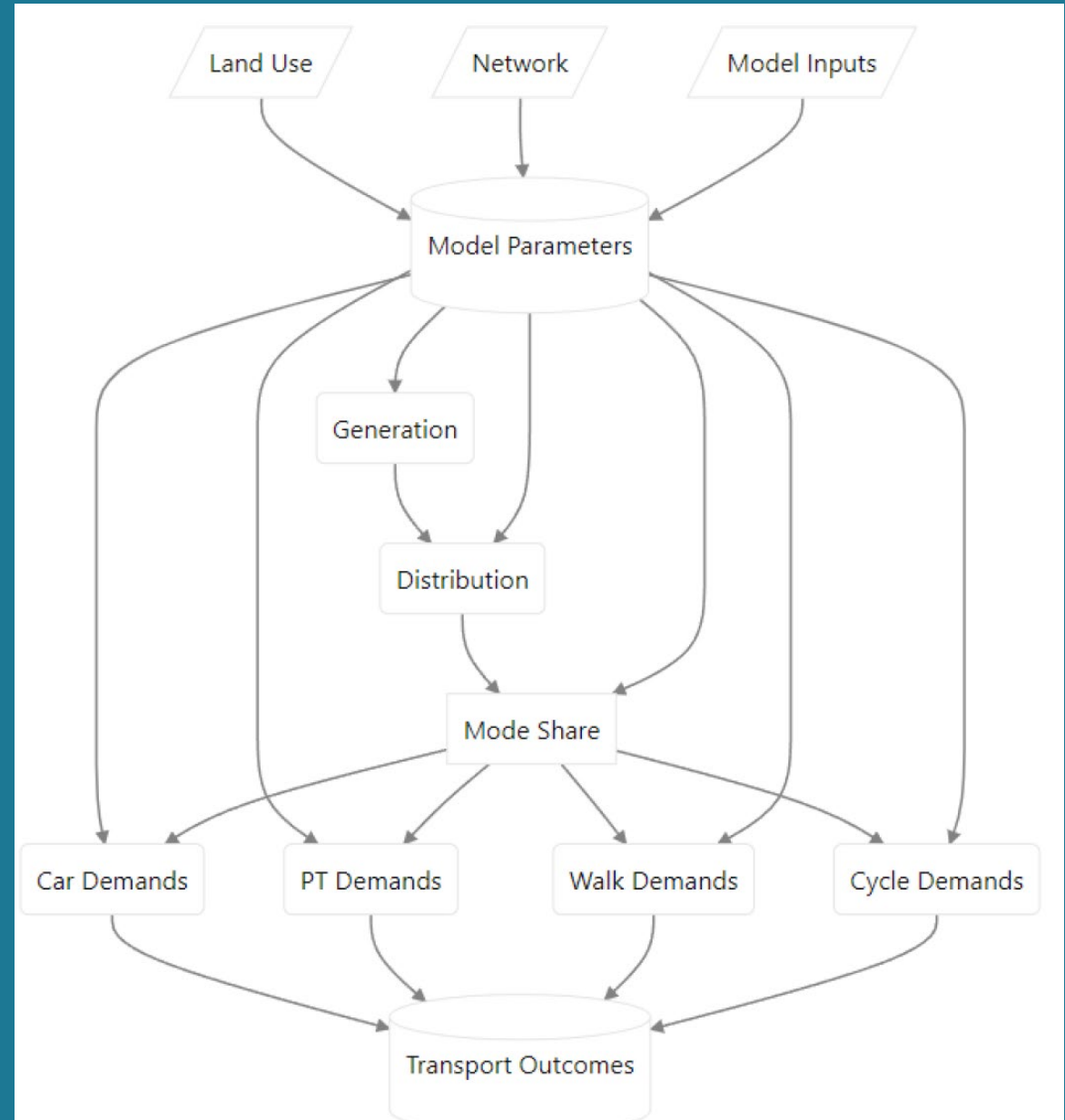
NPS – HIGHLY PRODUCTIVE LAND

- Limited ability to rezone LUC 1-3 land
- Only where needed to provide sufficient capacity to meet demand and there are no other alternatives
- Exceptions for Māori land and Rural Lifestyle/Residential
- Assessment needed for Eastside and some Ngongatahā options incl. industrial options



VKT ANALYSIS

- Rotorua VKT reduction target: 14% compared to baseline
- Will the scenario achieve the target?
- If not, what transport interventions are needed to achieve it?
- Simple analysis using existing census journey to work and education data
- Preferred scenario will be refined in part based on results
- Regional Council and Waka Kotahi input needed



NEXT STEPS TO DECEMBER

- **October 22**
 - Refining spatial scenarios based on capacity analysis & NPS-HPL
 - Open Space Network Plan & PARS Strategy Engagement
- **November 22**
 - Infrastructure analysis (requirements for scenarios & costings)
 - Evaluation of scenarios
 - **TAG meeting / review and input to evaluation**
 - Targeted engagement on refined scenarios
 - Mana whenua
 - Stakeholders (developers, business sectors)
 - Community (targeted groups)
- **December 22**
 - Refinement of spatial scenarios and drafting FDS
 - Developing implementation plan / your input needed

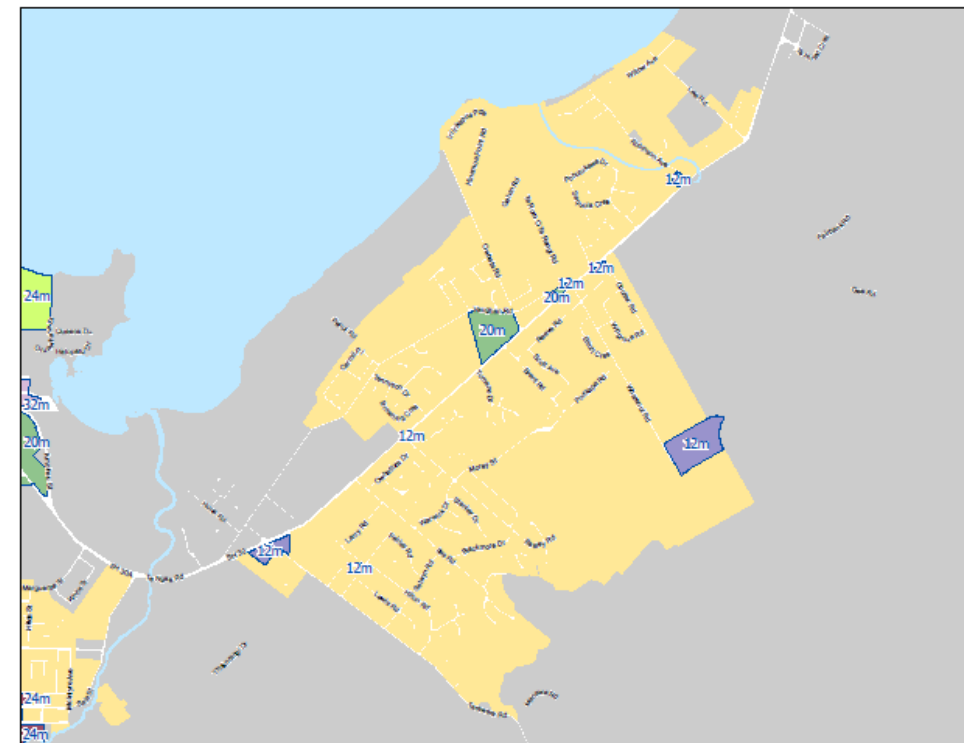
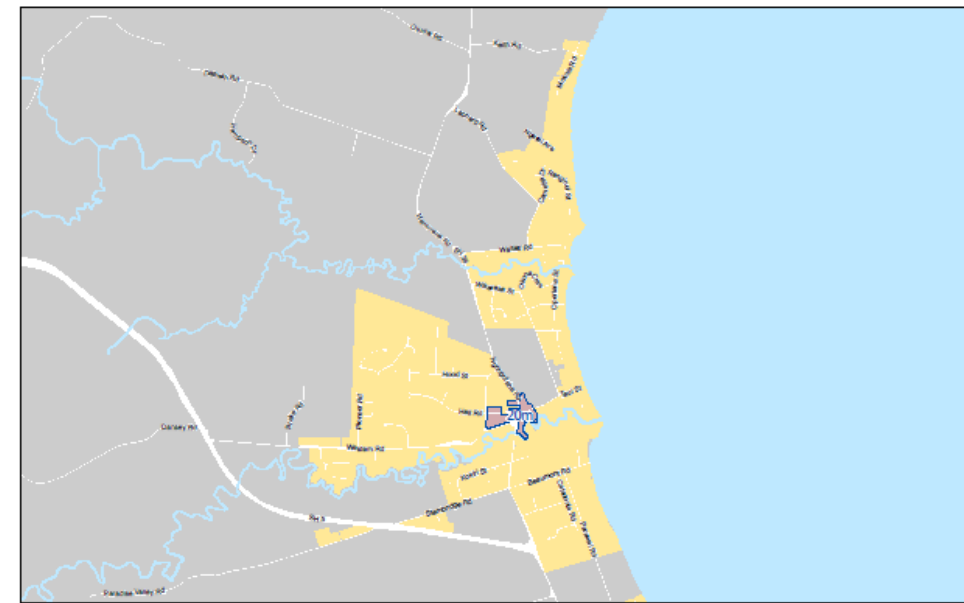
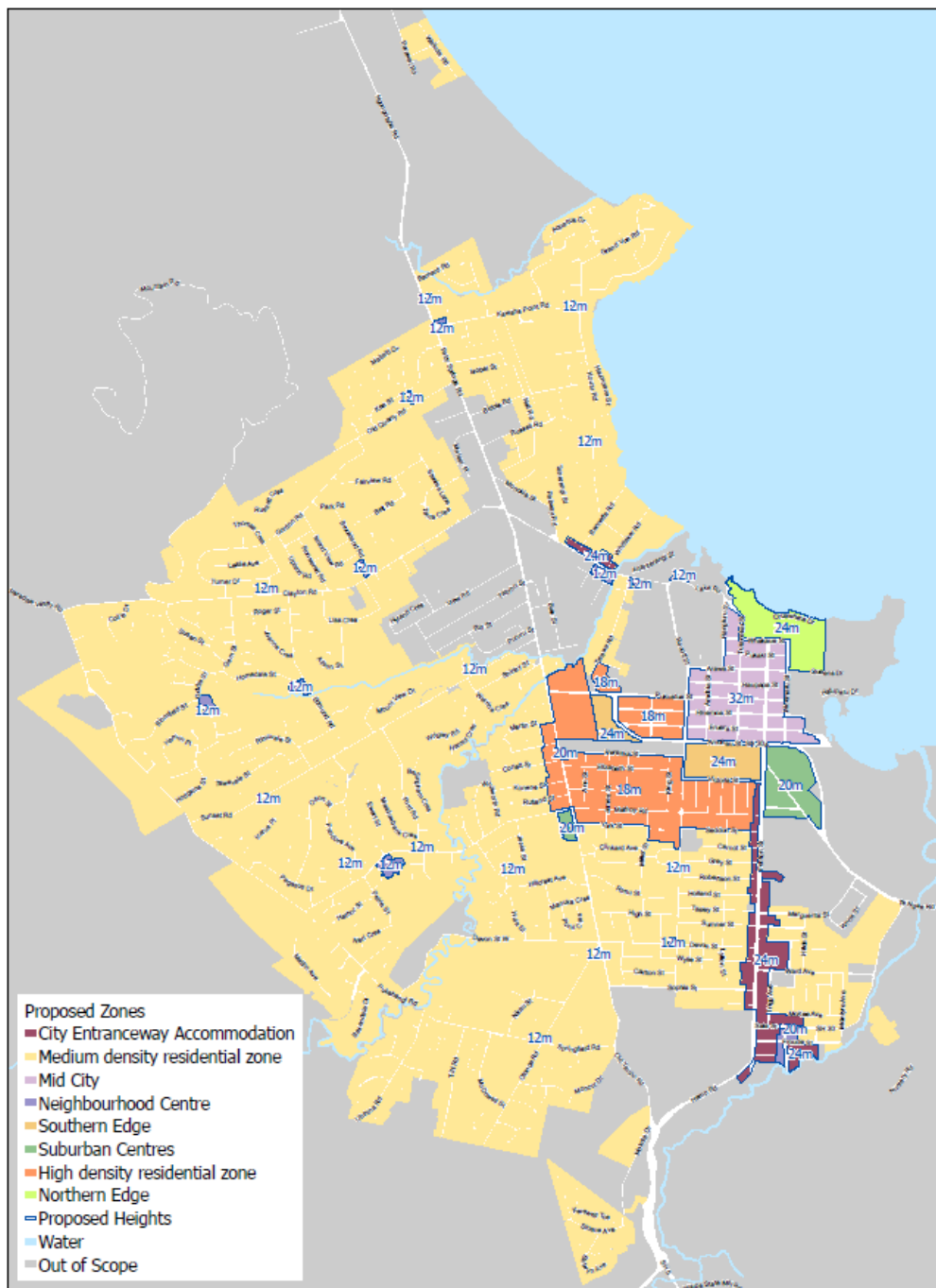
INFRASTRUCTURE

- RLC infrastructure team to review refined scenarios and provide inputs (three waters & transport) - costings
- Other infrastructure providers to be engaged in November:
 - Ministry of Education & Health, Transpower, Rotorua Airport etc engaged in November
- Collaborative approach needed to develop the implementation plan from December



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PLAN CHANGE 9



PROGRESS TO DATE

Council
Notifies PC by
20 Aug 2022
*(no later than
this date)*

Submissions
**August to
October 22**

Summary of
Submissions
& Further
Submissions
**Oct - Dec
2022**

Prep. for
Hearings &
Circulation of
Material
Jan – Jul 2023

Hearings
**Aug – Oct
2023**

Panel
Recommends
& Council
Decision on
Recommend-
ations
**Sept – Dec
2023**

Refer to
Minister
rejected
Recommend-
ations
**Jan – Mar
2024**

Plan Change
made
Operative
Mar 2024
(deadline)



MDRS has immediate Legal
Effect- *(if no qualifying
matter applies to site)*



Submitters have no
Appeal Rights



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SUBMISSIONS

- Submissions closed Friday 14 October following a two month submission period.
- Following notification we held a series of information workshops with key stakeholders including consultants, Mana whenua and community groups.
- 96 Submissions have been received.
- Currently summarising and will notify summary and further submissions 28 October.
- Key submissions received from KO, NZTA and BOPRC, Planning Consultants



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SUBMISSIONS

Broad themes:

- Opposition to MDRS...heights, privacy, sunlight, neighbourhood character
- Post-pandemic perspective (demand & change)
- Papakāinga – range of views
- Residential 2 Zone – extent of high density zone
- Fenton Street
- Infrastructure constraints
- Natural Hazards
- Accessway standards



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HEARINGS & COMMISSIONERS

- Council has appointed 3 independent commissioners,
 - David Hill (Chair)
 - Steven Wilson
 - Rob Van Voorthuysen
- Hearings are scheduled for August 2023, current discussion as to whether this could be brought forward, however needs to align with availability of commissioners. (Decision still to be made)
- Order in Council (OIC) has stated decision must be notified by March 2024



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NEXT STEPS

Description of Step	Timeframes
Notification of Plan Change	20 August 2022
Public submissions	22 August to 14 October 22
Summary of Submissions	28 October 22*
Further submissions	28 October to 11 November 22*
Notify summary of further submissions	25 November 22
Summary of submissions and further submissions	6 December 22*
Preparation and circulation of hearing material (Process and timeframes to be set by Hearings Panel)	January – July 23*
Hearings	14 -25 August 23*
Hearings Panel Recommendations	25 August – 25 October 23* (Two Months)
Council Decision on Recommendations	6 December 2023*
Referral of rejected recommendations to the Minister	15 January – 15 March 24* (Two Months)
Plan Change is made Operative	By 31 March 24 (deadline)



Questions & discussion



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