



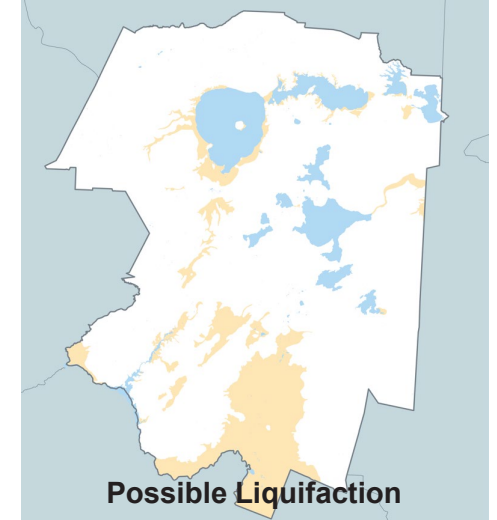
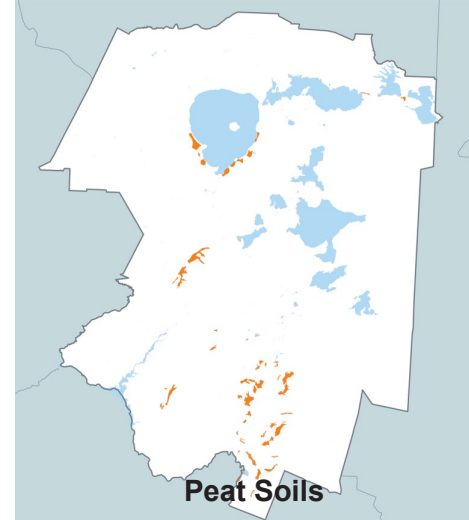
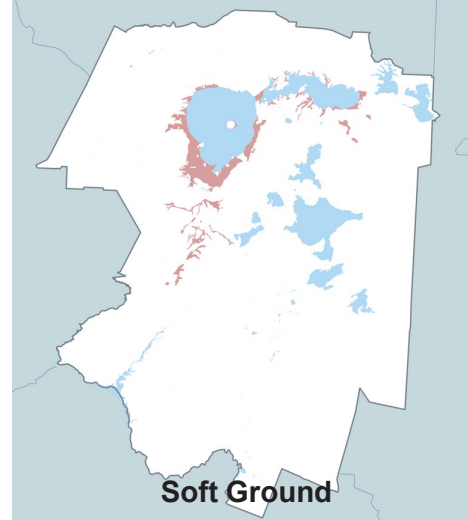
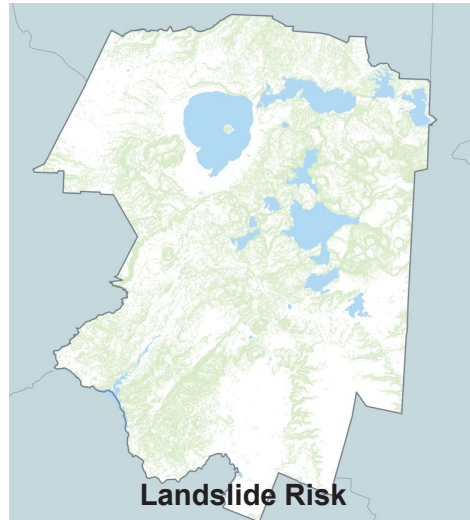
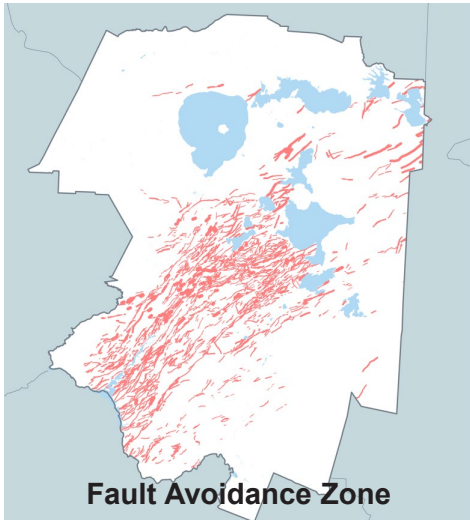
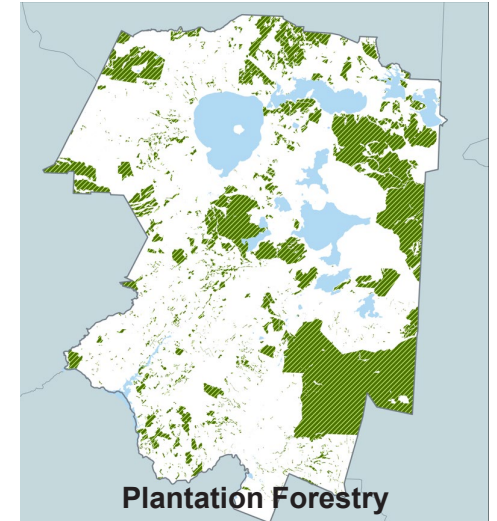
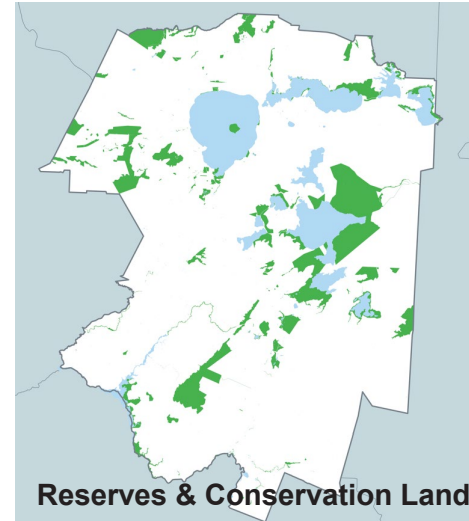
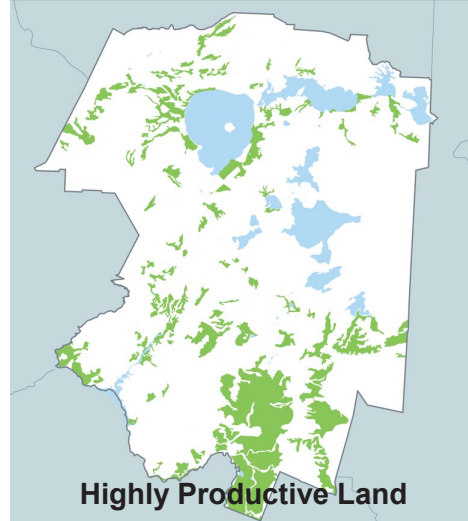
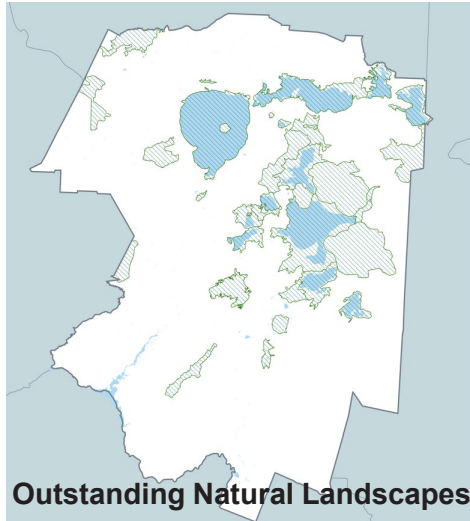
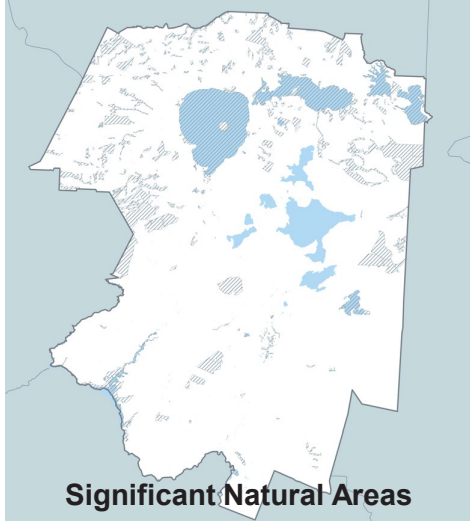
Rotorua Lakes Council – FDS Spatial Scenario Workshop 1

28 April 2022

Agenda

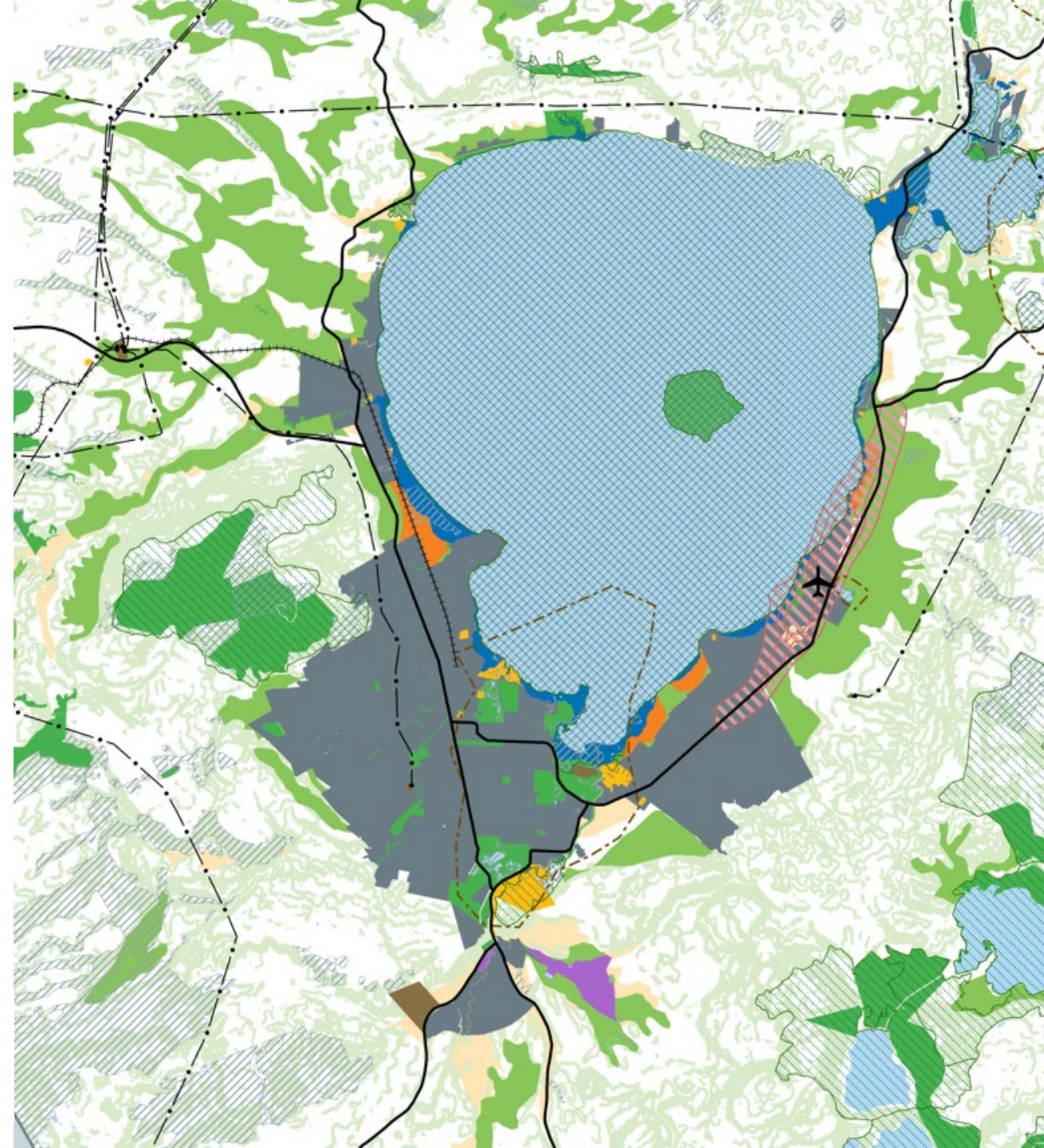
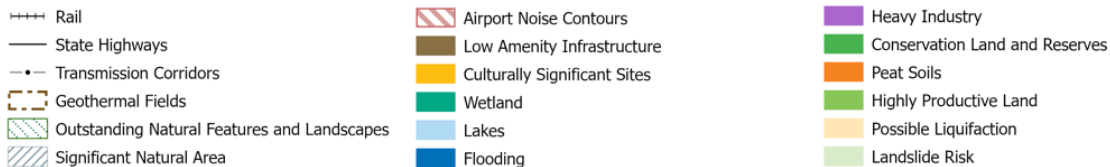
- Background refresh on opportunities and constraints
- Information gaps
- Discuss draft scenarios
- Next steps

District Constraints



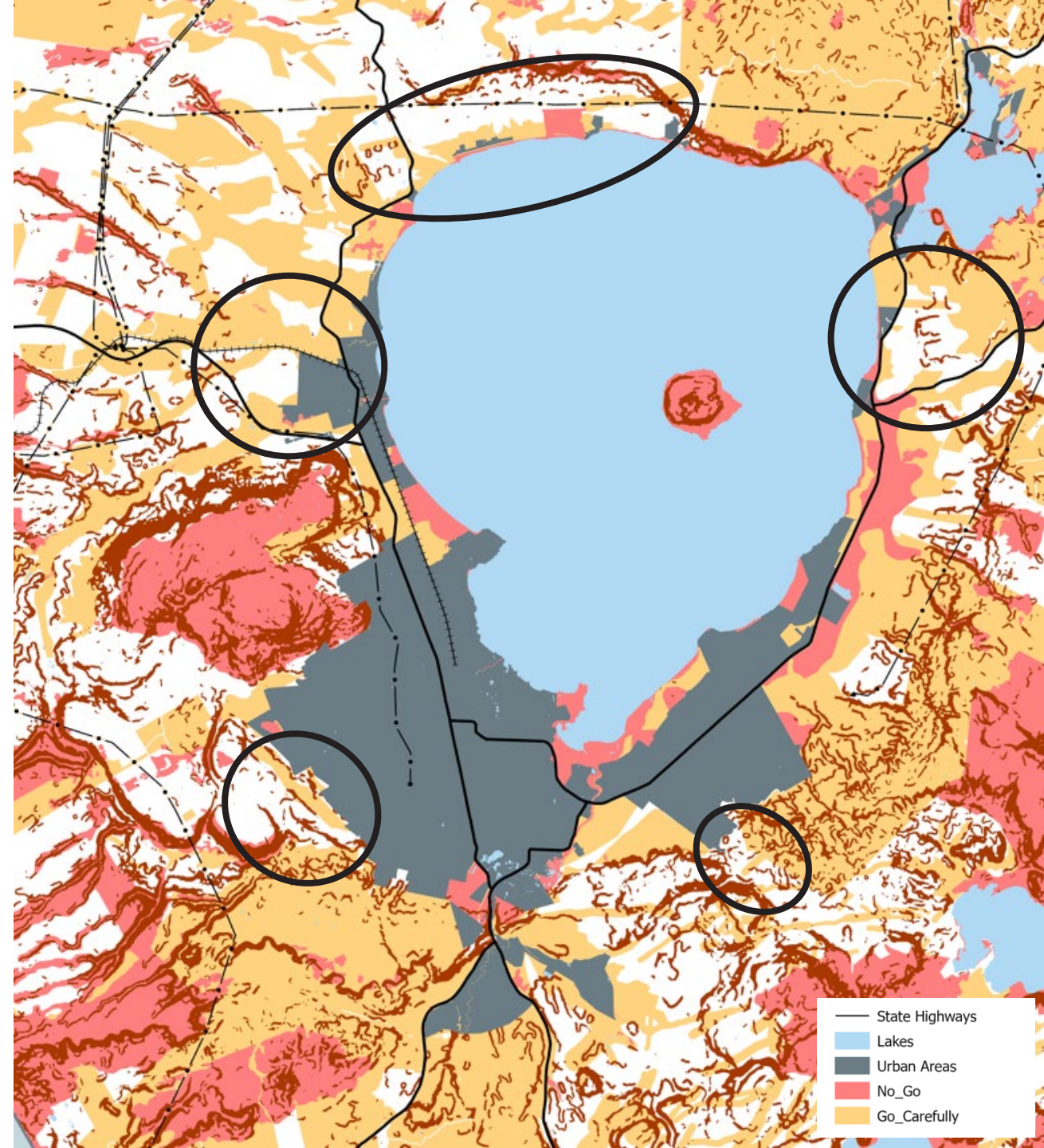
Rotorua Constraints

- North-west corridor (SH36) linking with Tauranga shaping up as key focus for residential growth based on spatial analysis.
 - Aligned with demand identified in HBA (Central, Western and Ngongotaha areas accommodate ca. 75% of growth).
- Secondary corridor (SH33/ SH30) between Paengaroa shaping up as key business opportunity.
 - Paengaroa Industrial Area signaled by Smart Growth
 - Business opportunities north of Owhata (e.g. airport)
 - Key freight routes associated with forestry.



Rotorua No Go/ Go Carefully

- Existing Rural Lifestyle areas identified as relatively unconstrained – opportunity for intensification of existing uses or new residential development?
 - Fryer/ Hamurana Rds
 - Brunswick Drive
 - Ngongotaha & surrounds
 - Pukehangi
 - Tarawera Road
- LUC 2 land identified around Wharenuī – may make further development challenging.
- BERL study will be useful for informing business component of the spatial scenarios.
 - Anticipated completion in July 2022 with draft outputs/ workshops in May and June.
- Mana whenua inputs into constraints and opportunities still required as well as an understanding of their own aspirations.
- Ngongotaha Flooding

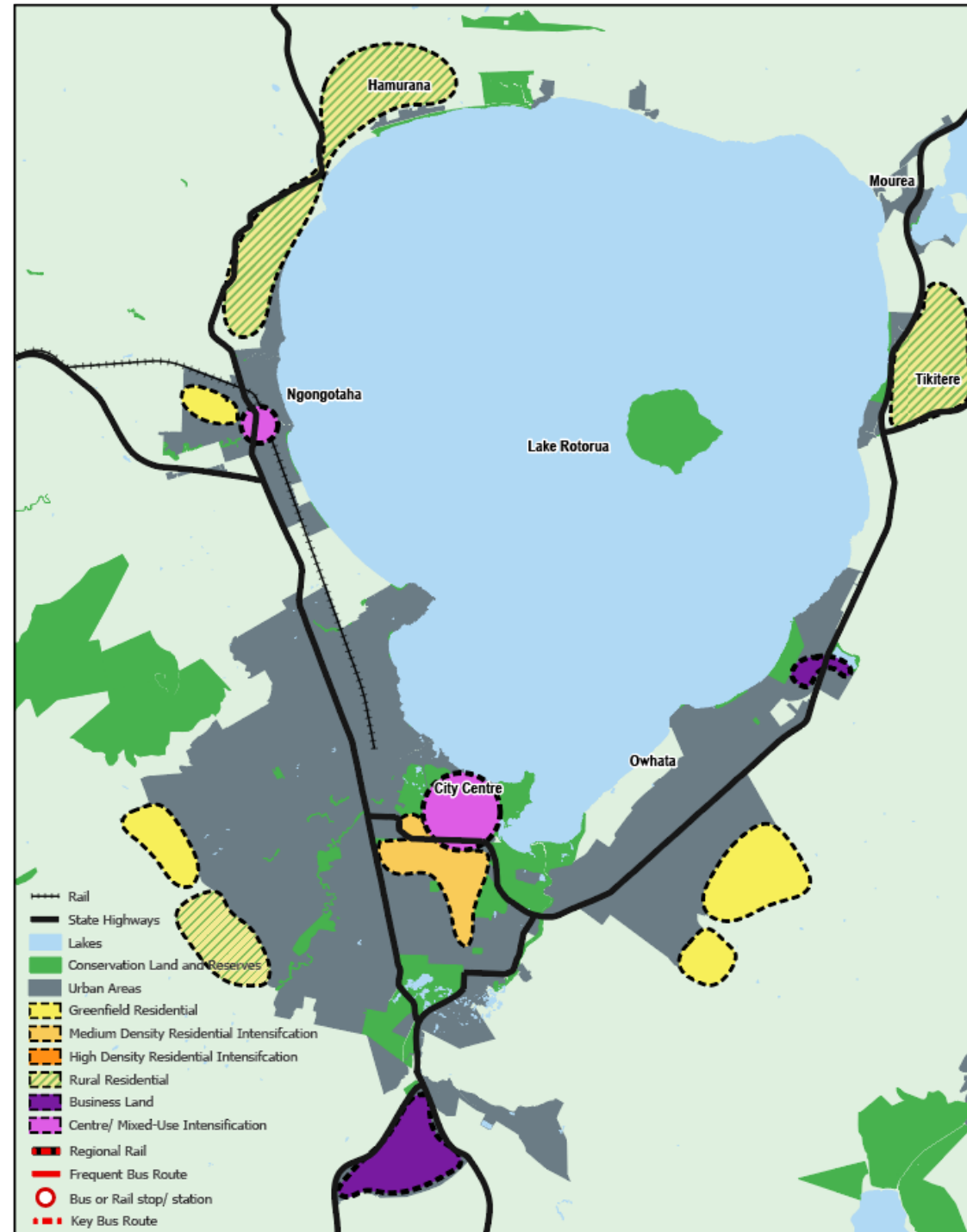


Draft Spatial Scenarios

- **Base Case, 5 core scenarios, 2 sub-scenarios (rural focused)**
 - Future intensification (e.g. Ngongotaha) to be covered within FDS (subject to Plan Change scope).
- **Core Scenarios**
 - Scenario 1 – 2018 Spatial Plan
 - Scenario 2 – Broad Intensification (as per Plan Changes/ MDRS)
 - Scenario 3 – Ngongotaha Growth Node
 - Scenario 4 – Multi-nodal Intensification
 - Scenario 5 – State Highway 36 Growth Corridor
- **Sub-scenarios**
 - Scenario 6a – Mamuku Satellite (linked to Scenarios 3 and 5 – possibly 50 yr timeframe)
 - Scenario 6b – Southern Satellite (e.g. Reparaoa – likely dependent on BERL study)

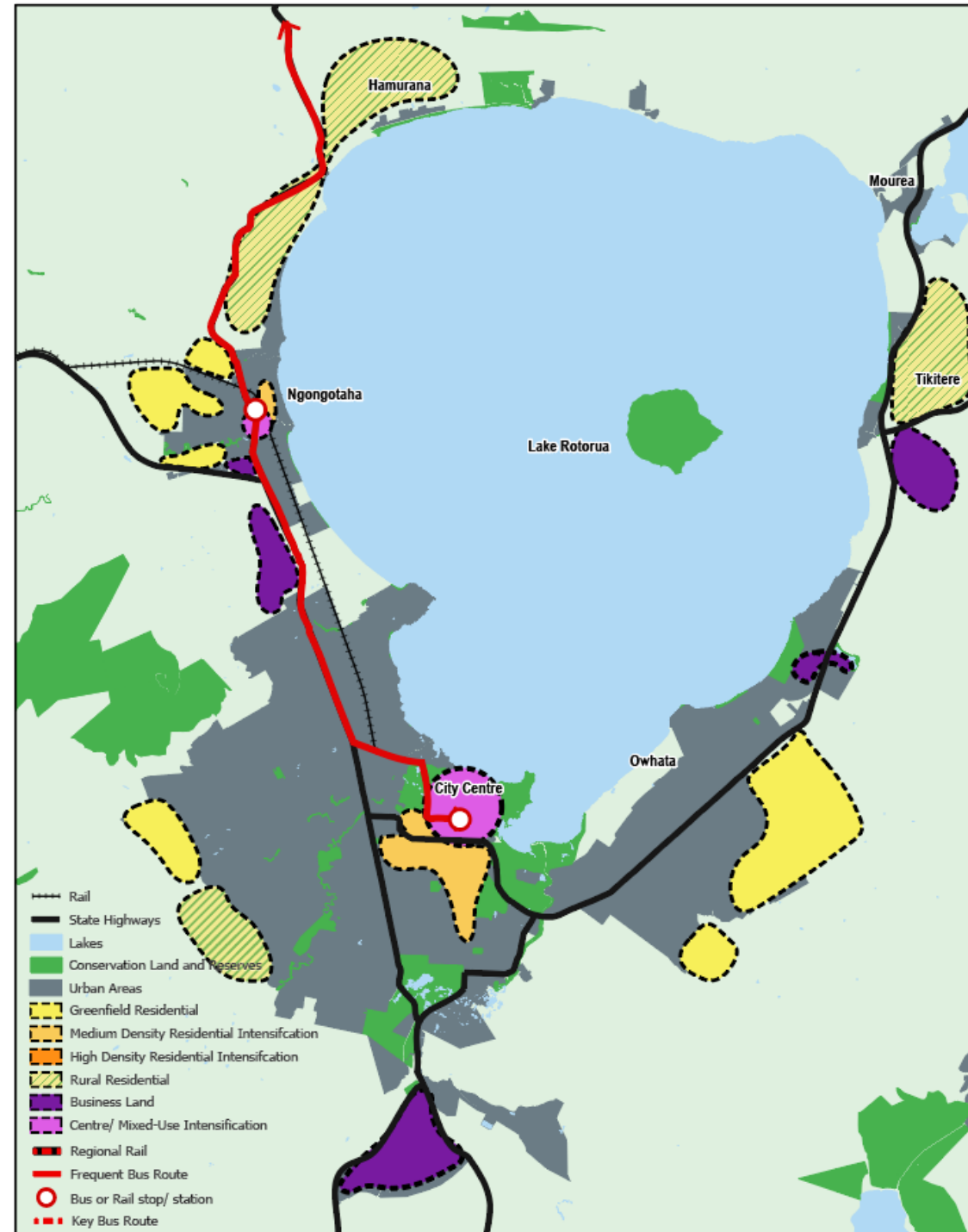
Base Case/ Status Quo

- Base case represents a continuation of existing development trends/ potential.
- Does not factor in intensification plan change/ MDRS.
- Prepared to enable a comparison with alternative scenarios.
- Development metrics as per HBA.



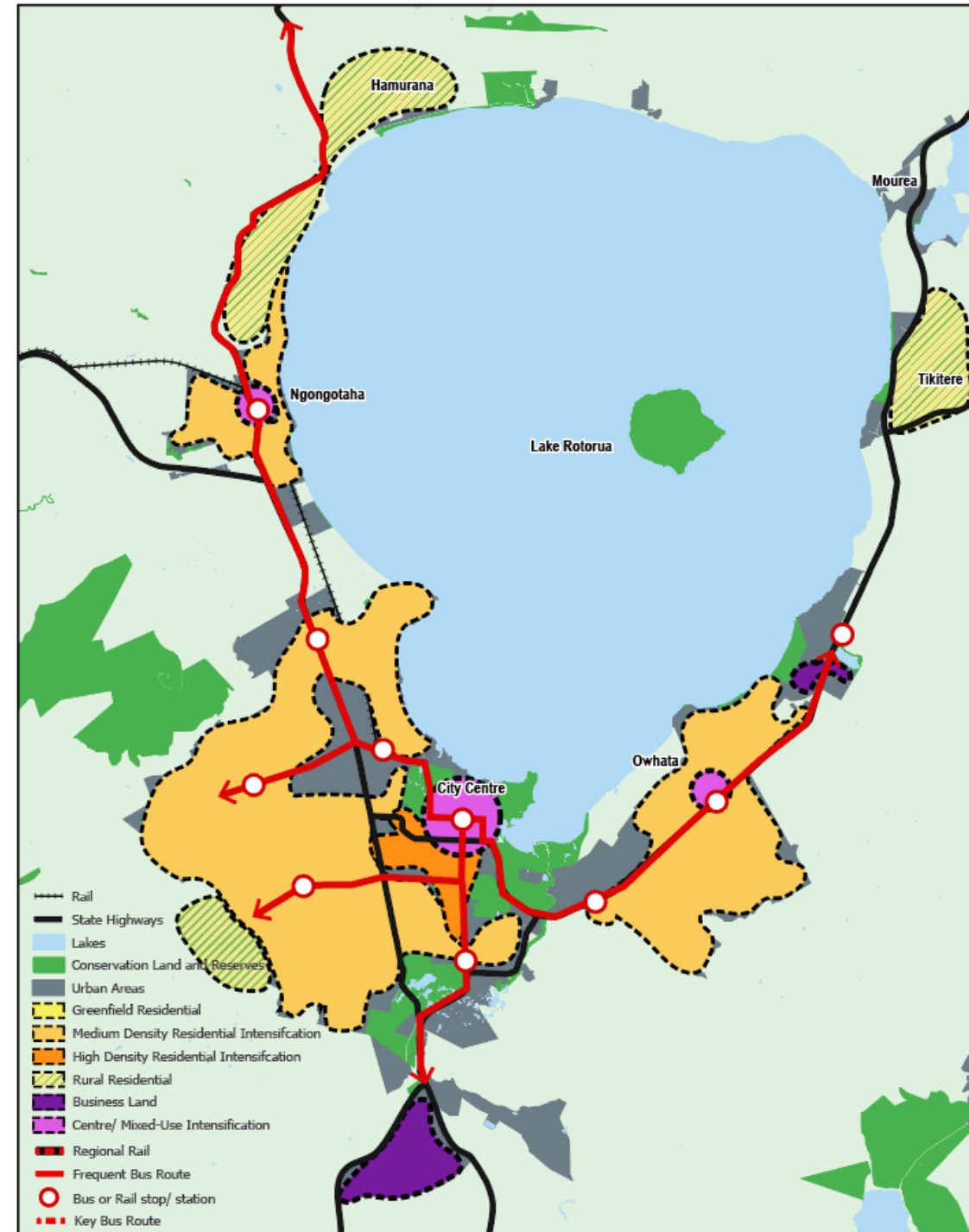
Scenario 1 – 2018 Spatial Plan

- City Centre and Ngongotaha PDAs
- Greenfield expansion in Ngongotaha, Wharenui and Pukehangi.
- New industrial / business land along SH30 and SH36.
- Improved Public Transport connection with Tauranga.



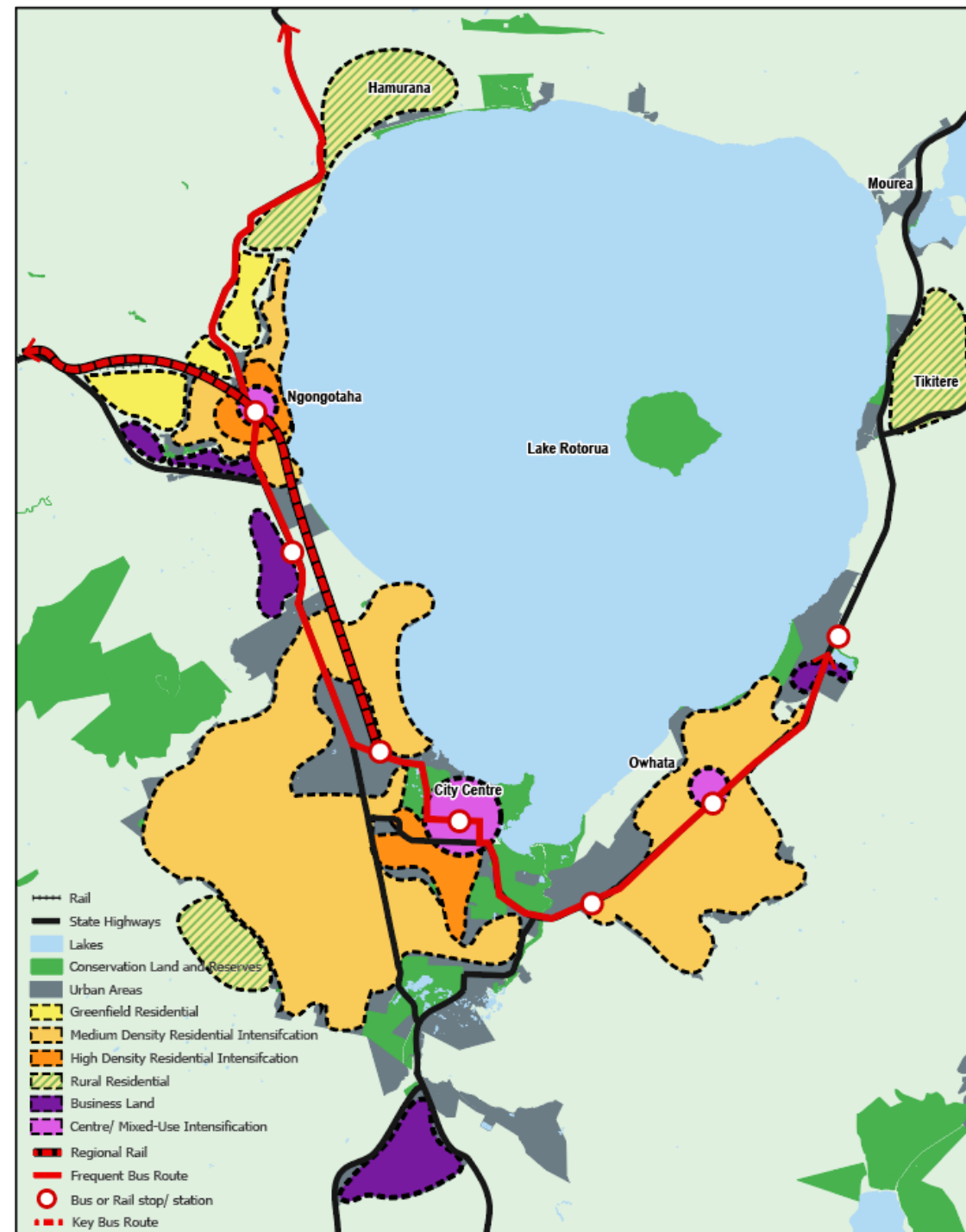
Scenario 2 – Broad Intensification

- Aligned with proposed Intensification Plan Change
- City Centre and Ngongotaha PDAs
- No new greenfield expansion outside of areas already approved (e.g. Pukehangi)
- New industrial / business land along SH30 around airport
- Improved Public Transport connection with Tauranga.
- More frequent bus routes linking key nodes.



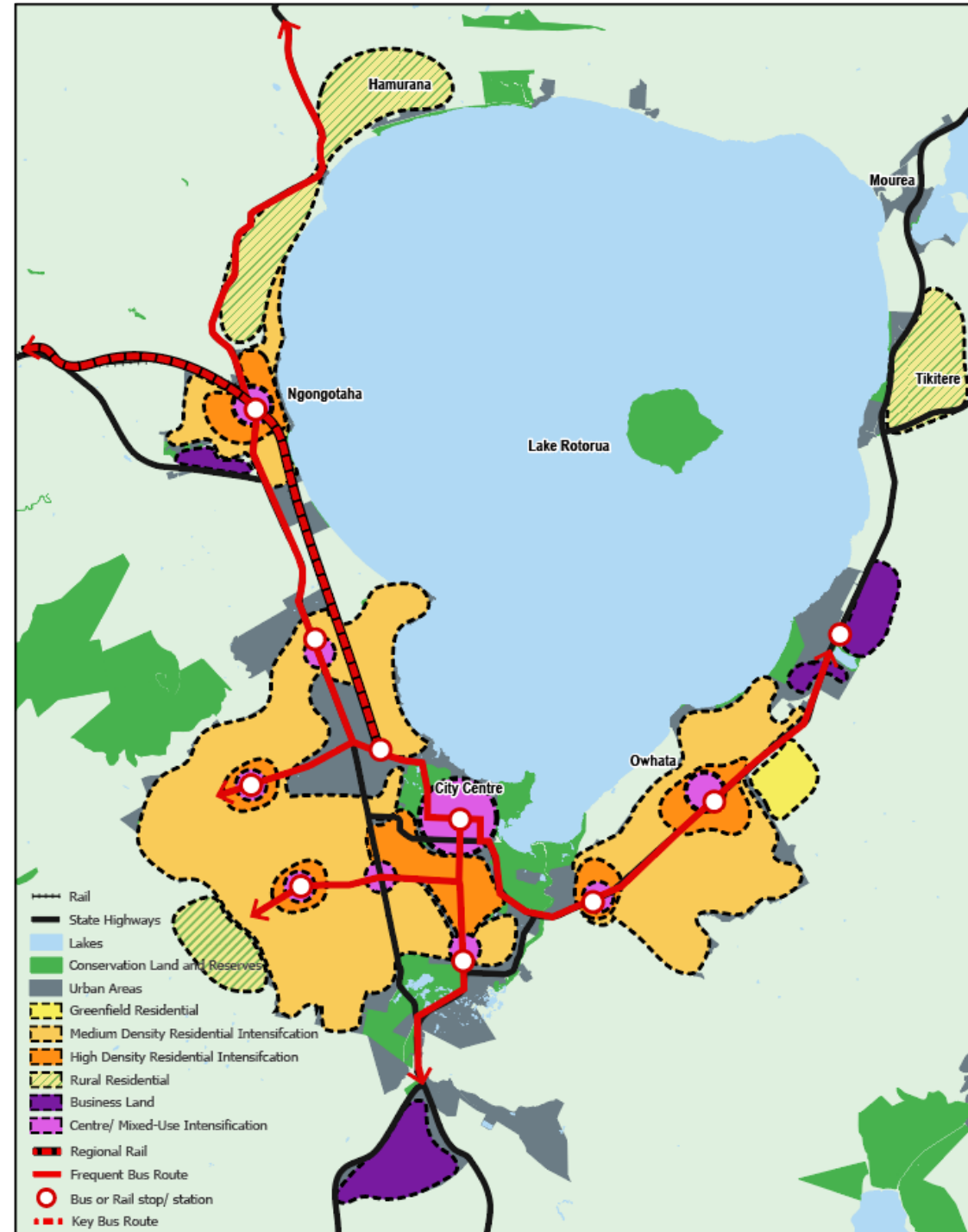
Scenario 3 – Ngongotaha Growth Node

- Aligned with proposed Intensification Plan Change with higher densities in Ngongotaha.
- City Centre and Ngongotaha PDAs
- Greenfield expansion around Ngongotaha towards SH5 and north along SH36.
- New industrial / business land along SH30 around airport and SH5
- Establishment of regional rapid rail connection with station at Ngongotaha.
- Improved Public Transport connection with Tauranga.
- Frequent cross-town bus route linking Ngongotaha with Ngapuna, Owata and Airport employment areas.



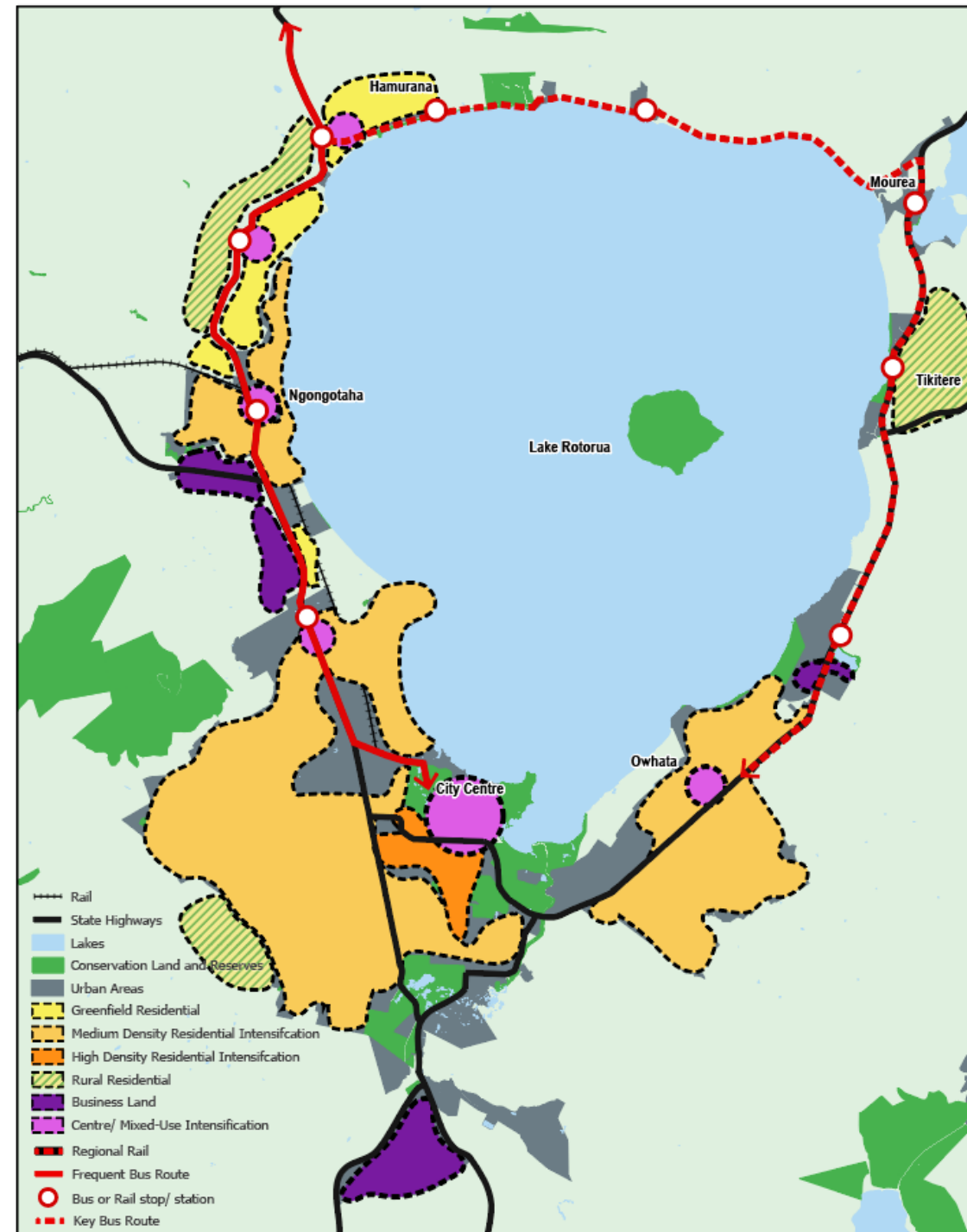
Scenario 4 – Multi-nodal Intensification

- Aligned with proposed Intensification Plan Change with higher densities also proposed around key nodes (e.g. Ngongotaha, Owhata, Ngapuna).
- Removal of industrial uses at Ngapuna.
- Greenfield expansion around Owhata/ Wharenui.
- New industrial / business land along SH30 around airport and SH5
- Establishment of regional rapid rail connection with station at Ngongotaha.
- Improved Public Transport connection with Tauranga.
- Frequent bus routes linking key nodes.



Scenario 5 – State Highway 36 Growth Corridor

- Aligned with proposed Intensification Plan Change
- Greenfield expansion north of Ngongotaha to Hamurana.
- New/ enlarged centres at Humurana and Oturoa Road.
- New industrial / business land along SH30 around airport and SH5
- Establishment of regional rapid rail connection with station at Ngongotaha.
- Frequent Public Transport connection between Tauranga and Rotorua.
- ‘Clock-wise’ bus route linking growth in Humurana with employment opportunities around Airport, Owhata.



Next Steps

- Refine scenarios based on officer feedback.
- Identify specific growth areas/ sizes based on the conceptual plans.
- Market Economics capacity testing.
- Determine potential infrastructure implications for each scenario drawing on potential capacity.
- Assess carbon emission implications of each scenario.
- Refine scenarios based on the above and discuss with TAG and elected members.
- Present indicative scenarios as part of public engagement in June to get initial feedback prior to detailed technical assessment in Q3/Q4 2022.



B&A

Urban & Environmental