



Rotorua Lakes Council – FDS Spatial Scenario Workshop 1

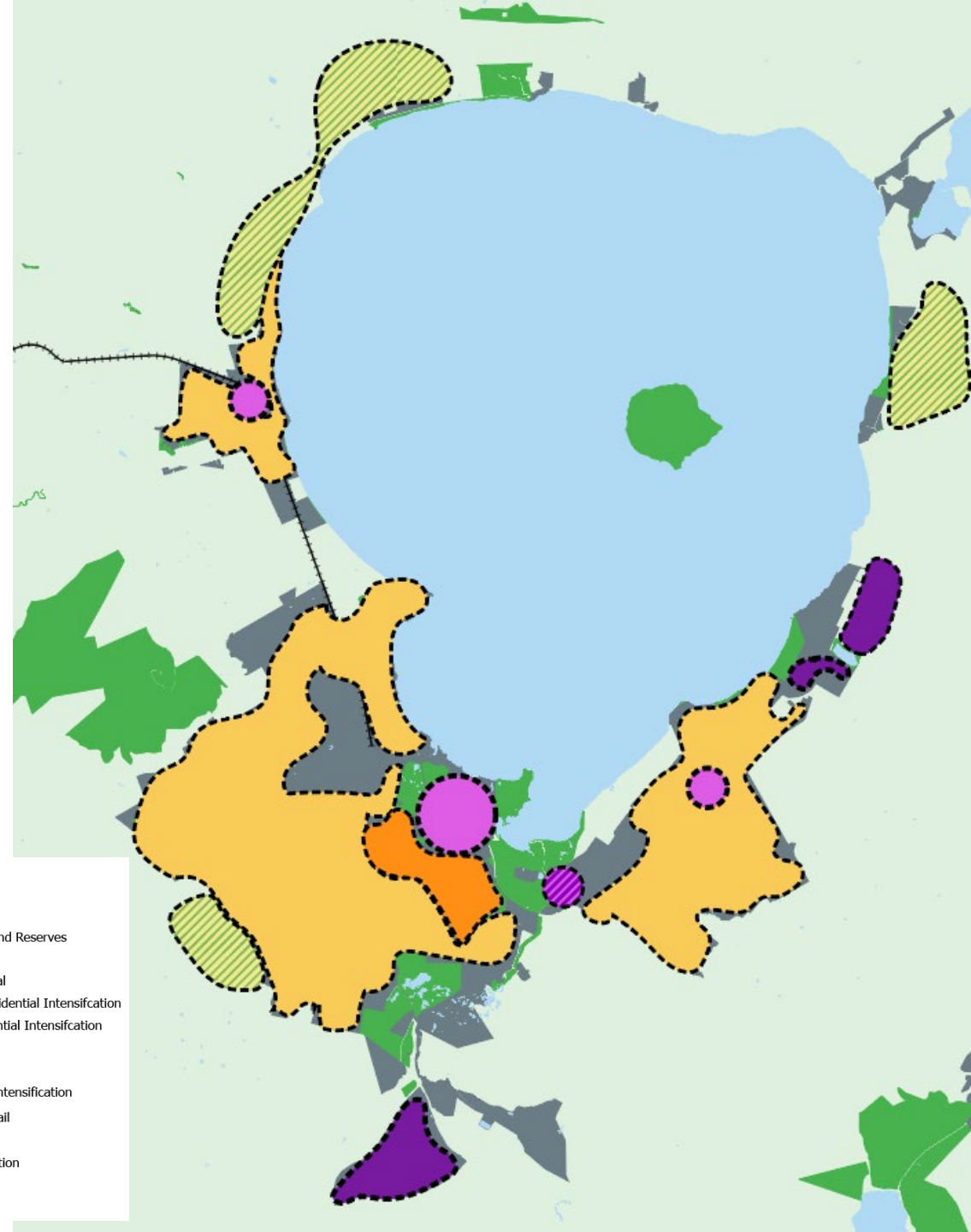
17 May 2022

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).
- **Base Case Scenario**
 - Scenario 1 – Broad Intensification (as per Plan Changes/ MDRS)/ 2018 Spatial Plan
- **Core Scenarios**
 - Scenario 2a/b – Ngongotaha Growth Node (with and without regional rail)
 - Scenario 4 – Multi-nodal Intensification
 - Scenario 5 – State Highway 36 Growth Corridor
 - Scenario 6 – Dispersed Growth
 - Scenario 7 – Eastside Growth Corridor
- **Sub-scenarios**
 - TBC – will be focused on rural growth nodes and dependent on updated demand picture for these areas. Working assumption is that only a small amount of growth will need to be accommodated.

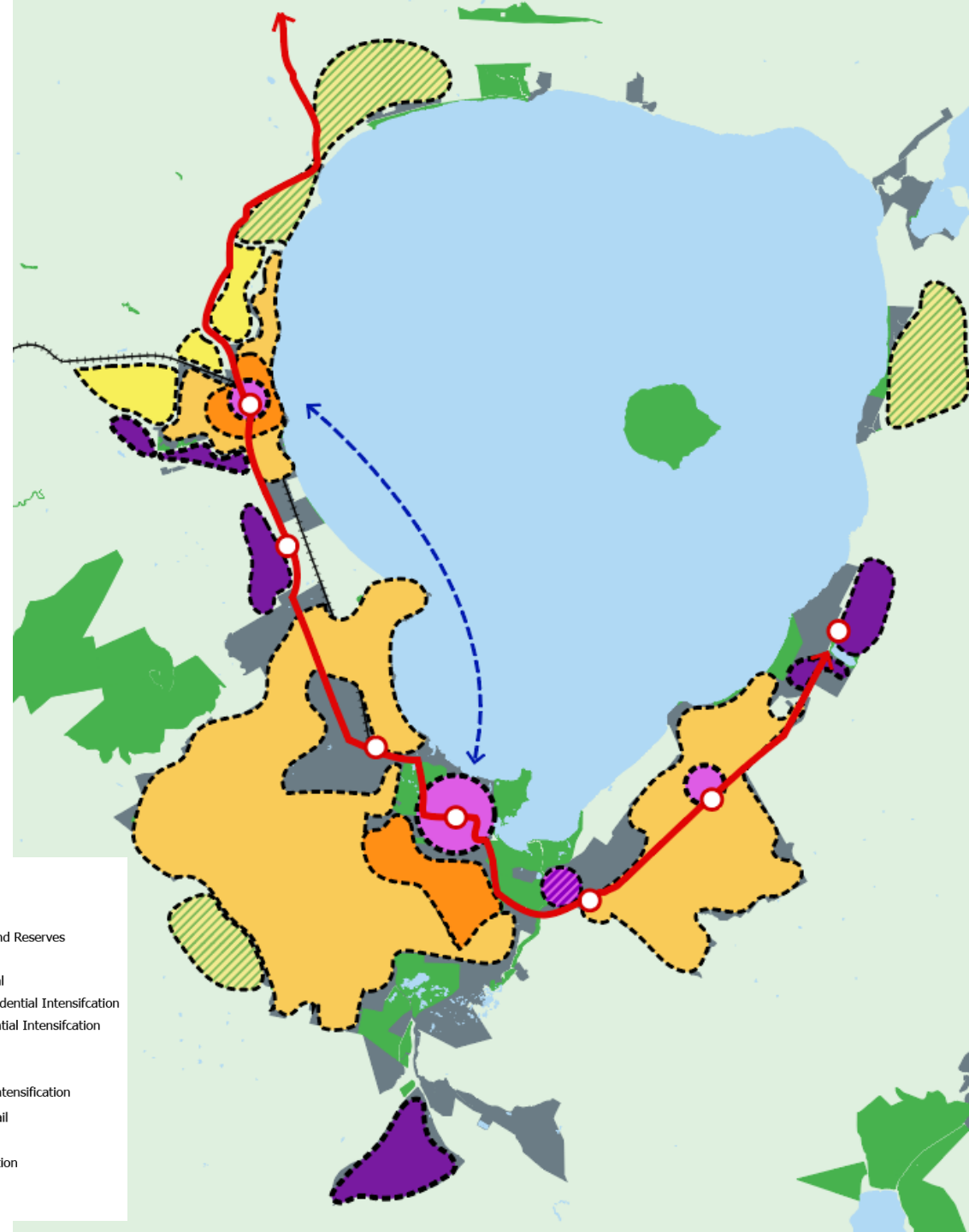
Base Case – Broad Intensification + 2018 Spatial Plan

- 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. Ngapuna industrial phased out.
- Racecourse redeveloped for high density residential.
- More frequent bus routes linking key nodes.



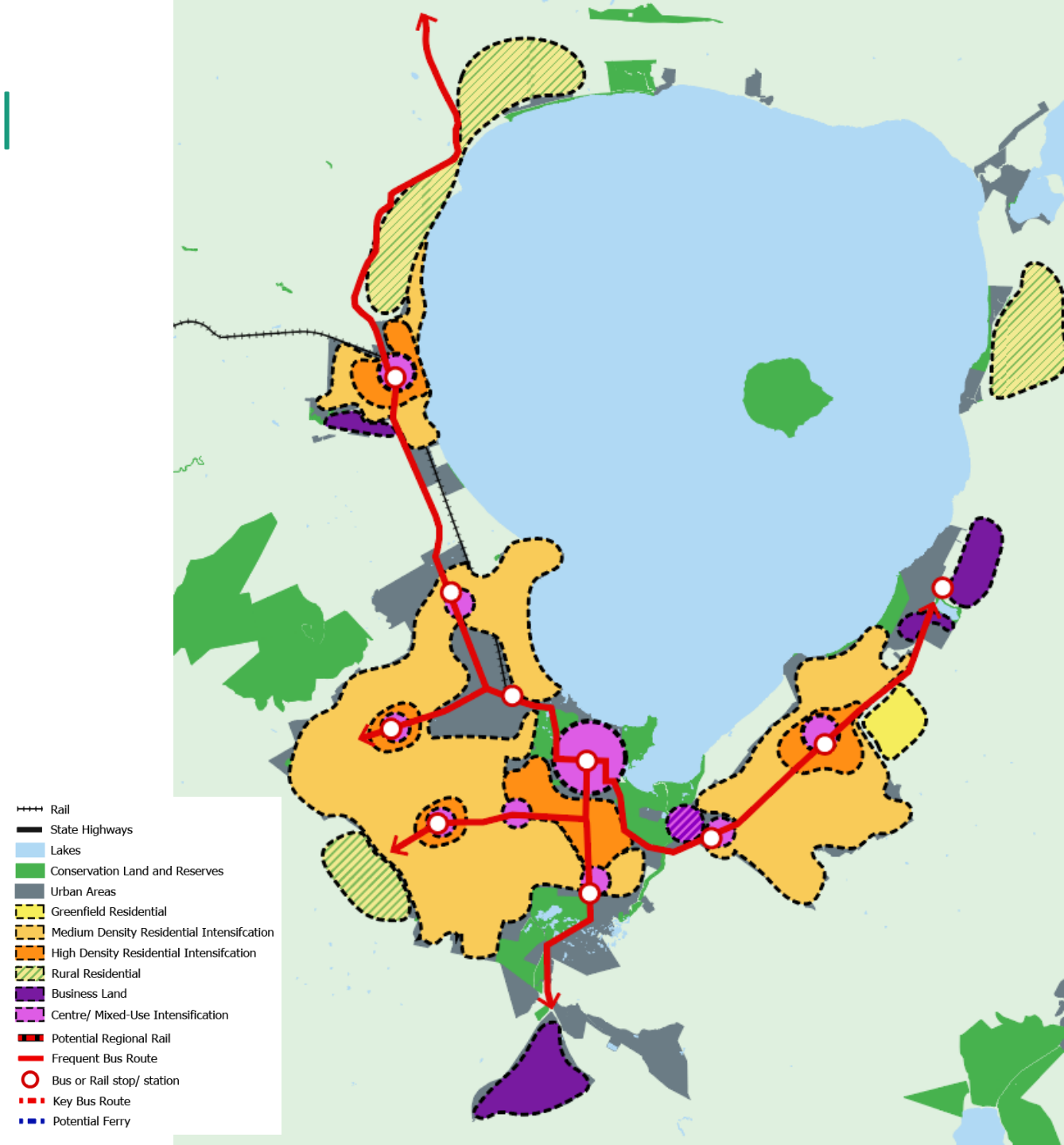
Scenarios 2a/b – Ngongotaha Growth Node

- 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
- Potential establishment of ferry or regional rapid rail connection with station at Ngongotaha
- Improved Public Transport connection with Tauranga.
- Frequent cross-town bus route linking Ngongotaha with Ngapuna, Owhata and Airport employment areas.



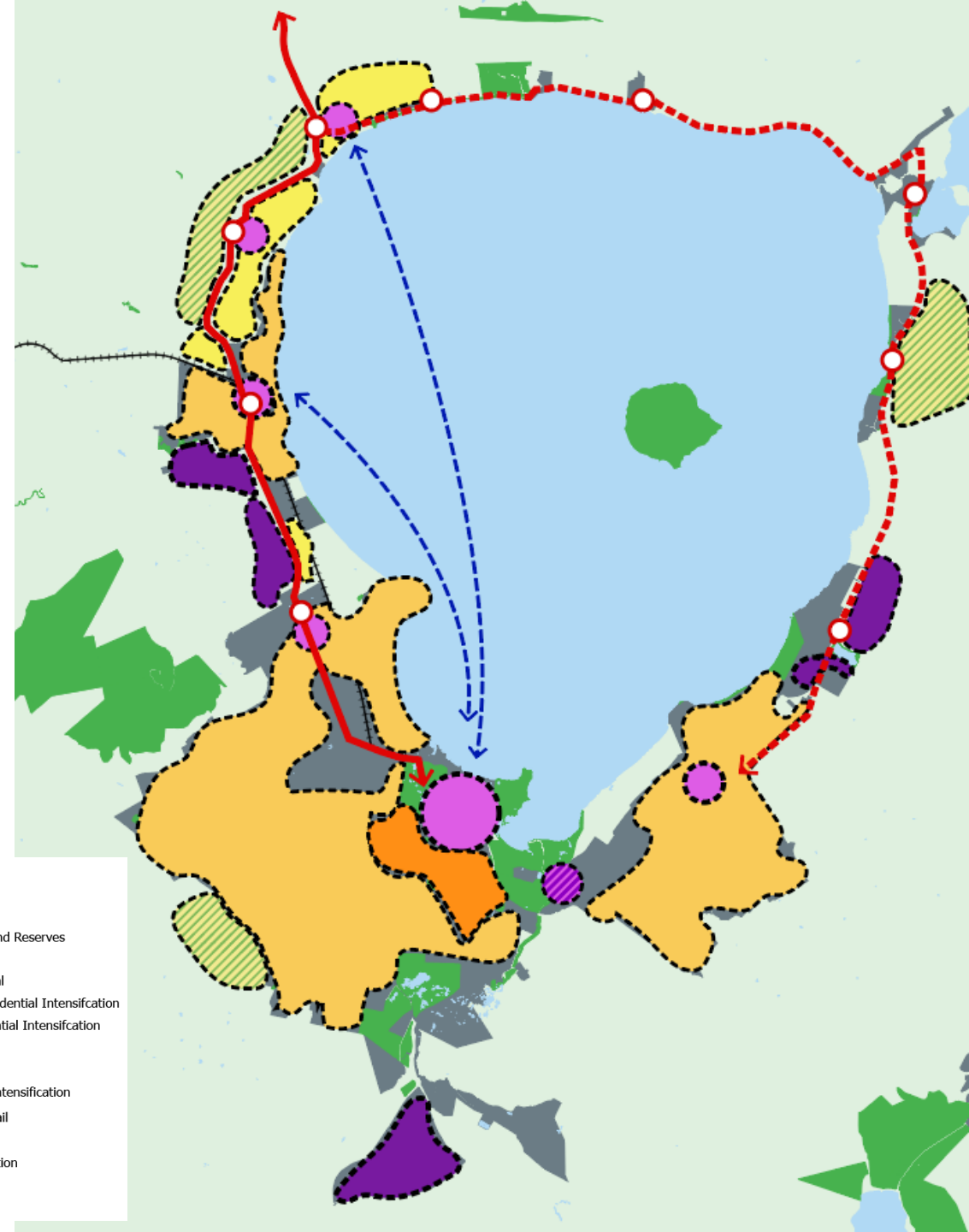
Scenario 4 – Multi-nodal Intensification

- Aligned with proposed Intensification Plan Change with higher densities also proposed around key nodes (e.g. Ngongotaha, Owhata, Western Heights)
- 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.



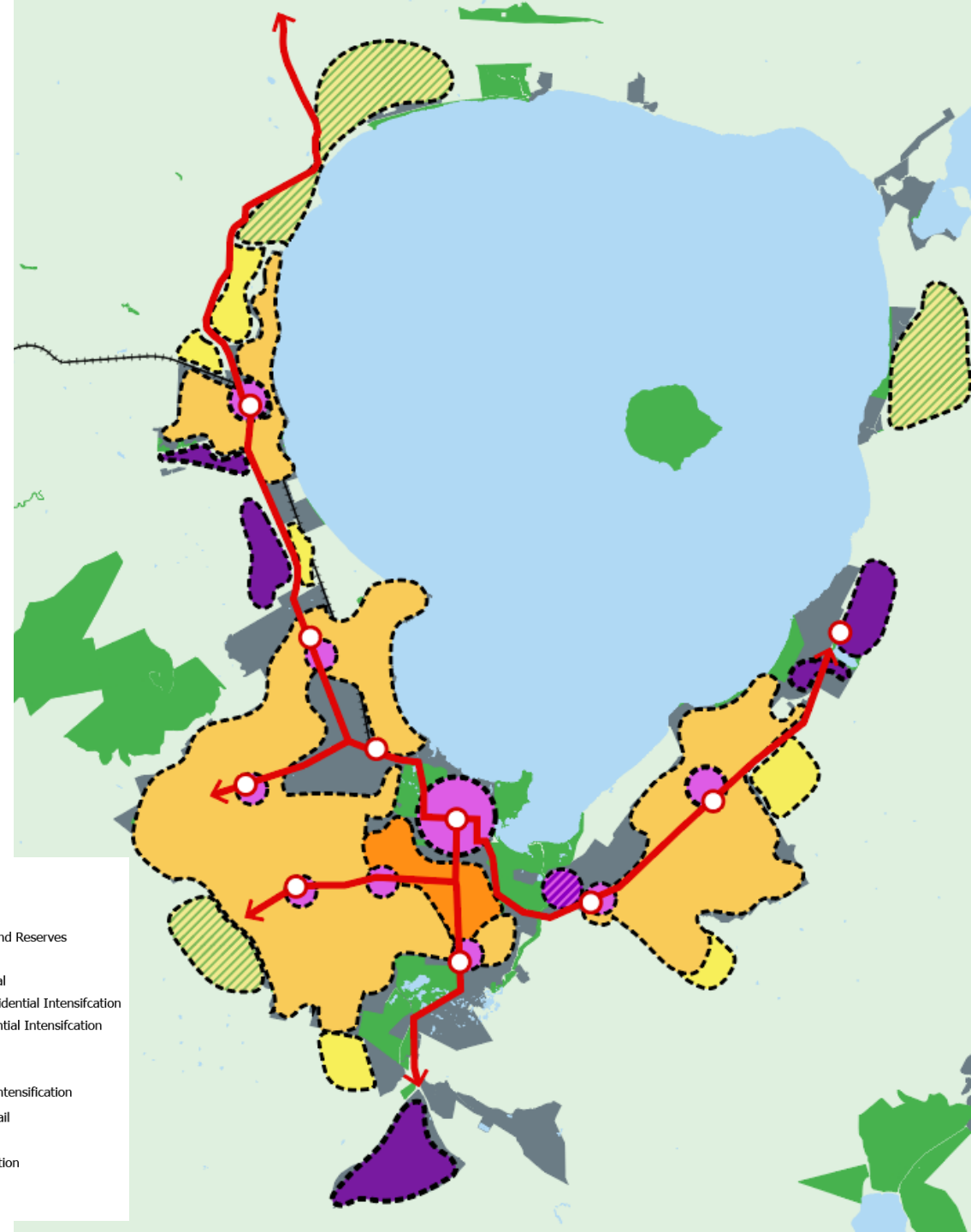
Scenario 5 – State Highway 36 Growth Corridor

- Aligned with proposed Intensification Plan Change
- Greenfield expansion north of Ngongotaha to Hamurana and south to Fairy Springs.
- New/ enlarged centres at Humurana and Oturoa Road.
- New industrial / business land along SH30 around airport and SH5
- Potential ferry links with Ngongotaha and Humurana.
- Frequent Public Transport connection between Tauranga and Rotorua.
- 'Clock-wise' bus route linking growth in Humurana with employment opportunities around Airport, Owhata.



Scenario 6 – Dispersed Growth

- Aligned with proposed Intensification Plan Change.
- Greenfield expansion north of Ngongotaha, east of Owkata/ Lynmore, south of Matipo Heights.
- New industrial / business land along SH30 around airport and SH5
- Frequent Public Transport connection between Tauranga and Rotorua.



Scenario 7 – Eastside Growth Focus

- Aligned with proposed Intensification Plan Change.
- Higher densities around Owhata and Ngapuna/ 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).



Draft Outcomes

Our taiao is healthy and flourishing

The wellbeing of taiao is intimately connected to our own wellbeing.
As we grow our wai and whenua are restored and healthy.

Land and infrastructure to enable enterprise and economy

There is land available in the right places with the right infrastructure, to increase our commercial success, which is the vehicle that continues people's wellbeing.

Kainga noho, kainga haumarū – homes that match needs

Different types of quality affordable homes which are safe and warm are available to meet everyone's needs.

Waahi Pumanawa – vibrant city heart

The inviting and thriving inner city reflects Rotorua's unique heritage and lakeside location, the economic, social and cultural vibrancy creates a sense of shared pride in our community.

Papa whakatipu – outstanding places to play

Recreation opportunities are part of the Rotorua lifestyle. Woven throughout our city they connect us, transport and surround us.

He hapori pumanawa – a resilient community

Inclusive, liveable and safe neighbourhoods with great access to all the places and activities we need to live great lives provide us with a sense of place, and confidence to be involved and connected.

Reducing emissions

Our urban form supports our ambitions to reduce our greenhouse gas emissions and manage our contribution to climate change.

Natural hazards

Our urban form increases our resilience to the risks of natural hazards, recognising that the geothermal activity in our city is both a taonga and a risk, and climate change.

Next Steps

- Determine potential infrastructure implications for each scenario drawing on potential capacity. Initial understanding is that there are water supply issues for growth around Ngongotaha limiting growth in this area to between 2,500 – 3,000 homes.
- Discussion with BOPRC re potential transport implications of scenarios.
- Assess long list of scenarios against outcomes.
- Develop scenarios for rural growth following Market Economics update.
- Present indicative scenarios as part of public engagement in June to get initial feedback prior to detailed technical assessment in Q3/Q4 2022
- Identify specific growth areas/ sizes based on the conceptual plans for the base case and up to three scenarios.
- Market Economics capacity testing.
- Assess carbon emission implications of each scenario.
- Refine scenarios based on the above and discuss with TAG and elected members.



B&A

Urban & Environmental