



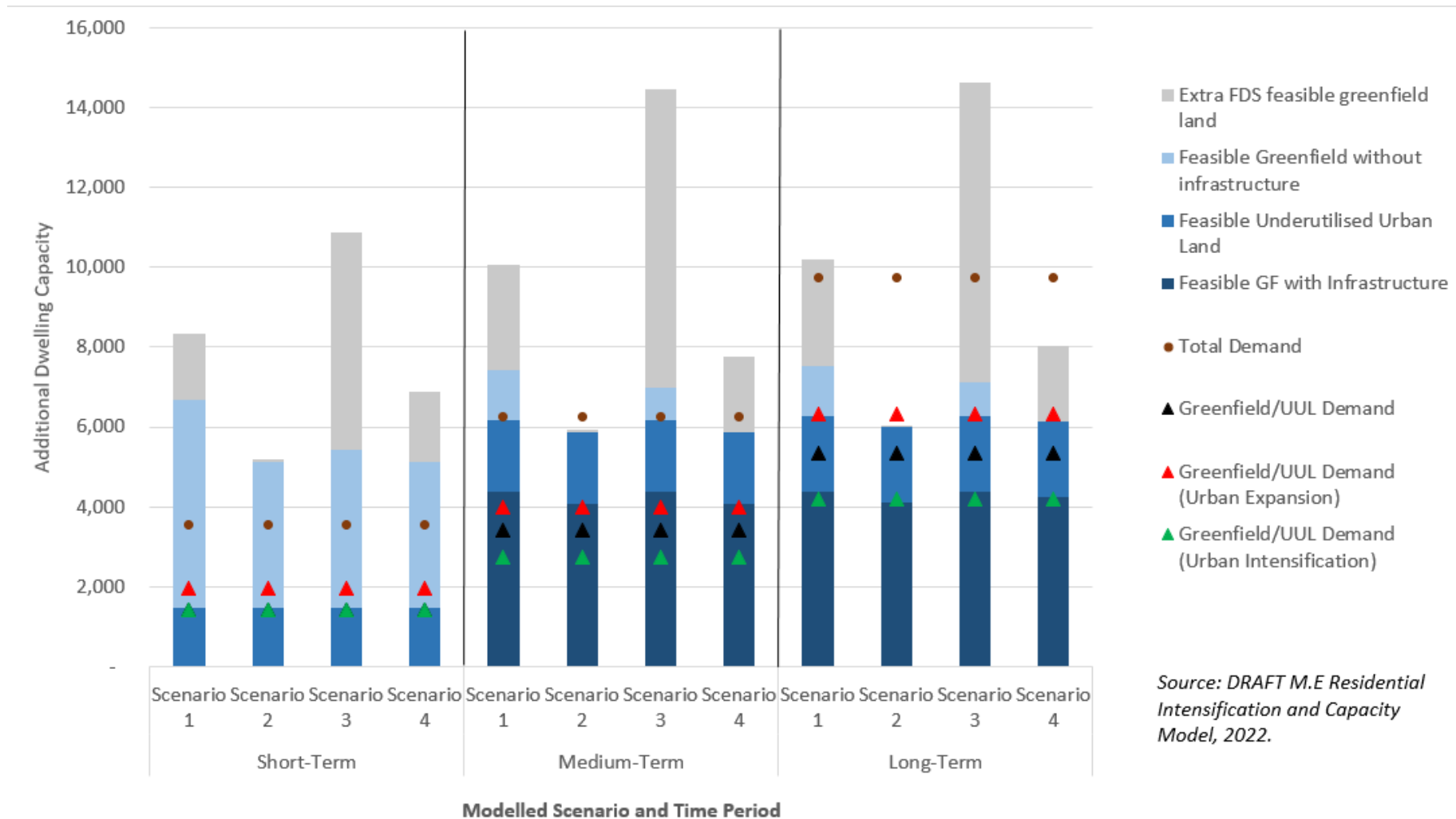
Rotorua Lakes Council – FDS Spatial Scenario Update

November 2022

Draft Spatial Scenarios Summary

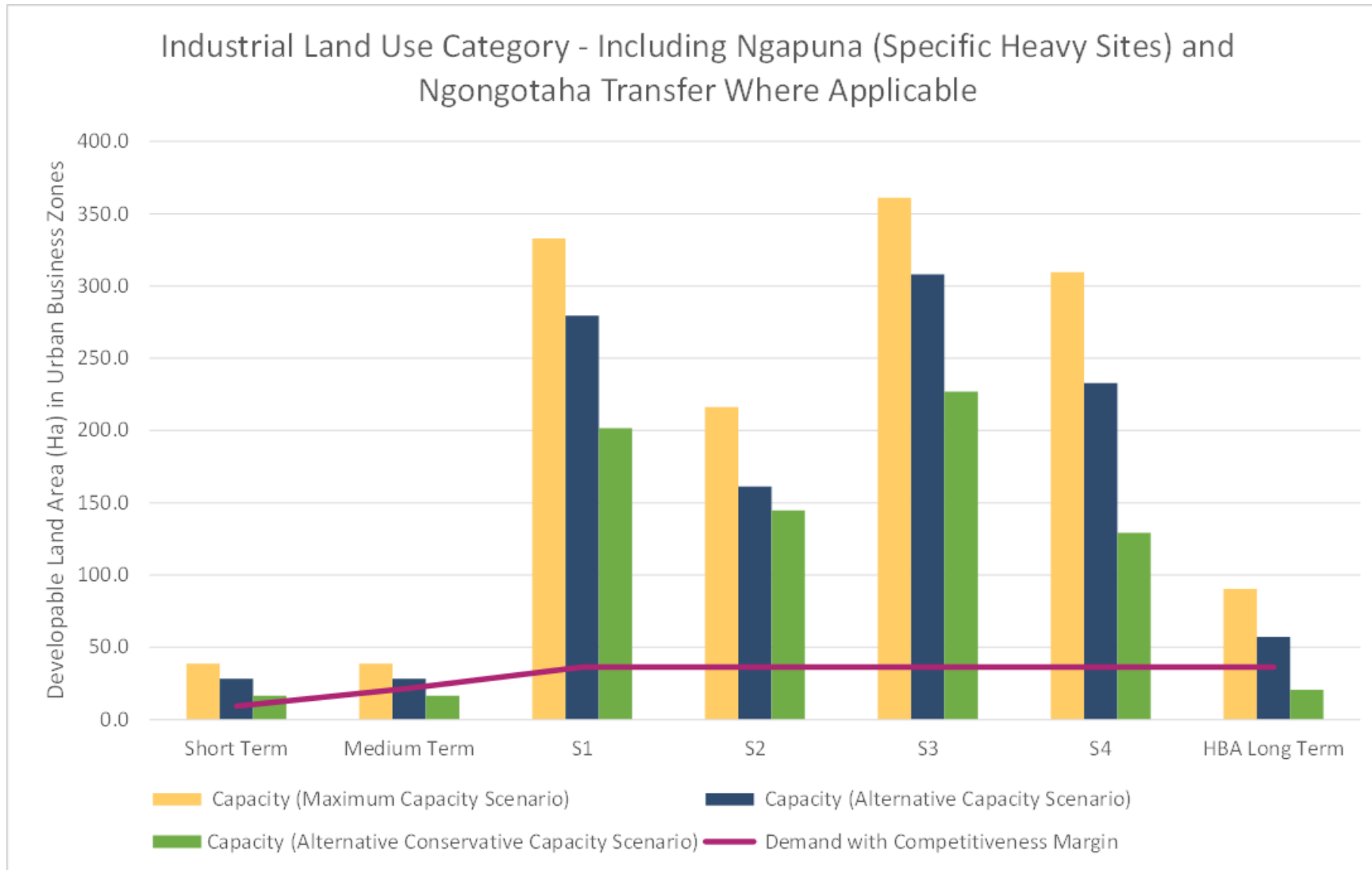
- **Core Scenarios**
 - Scenario 1 – Ngongotaha Growth Node (with and without regional rail)
 - Scenario 2 – Multi-nodal Intensification
 - Scenario 3 – State Highway 36 Growth Corridor
 - Scenario 4 – Eastside Growth Corridor
- The assessment of capacity shows that there is a large plan enabled allowance across the existing urban environment within each of the scenarios that provides for a wide range of densities in a wide range of locations.
- Commercial feasibility revised following feedback with MHUD/ Kāinga Ora.
- Insufficient greenfield land in the short-term (infrastructure related). Very high levels of intensification required to meet short term demand – unlikely to eventuate.
- Intensification unlikely to solve affordability issues on its own. Rental and social housing will remain important.
- General preference for further business growth to the east (including heavy industrial).
- Significant expansion in heavy industrial land required to help encourage relocation from established businesses in Ngapuna.

Residential Capacity Summary



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

Industrial Capacity Summary

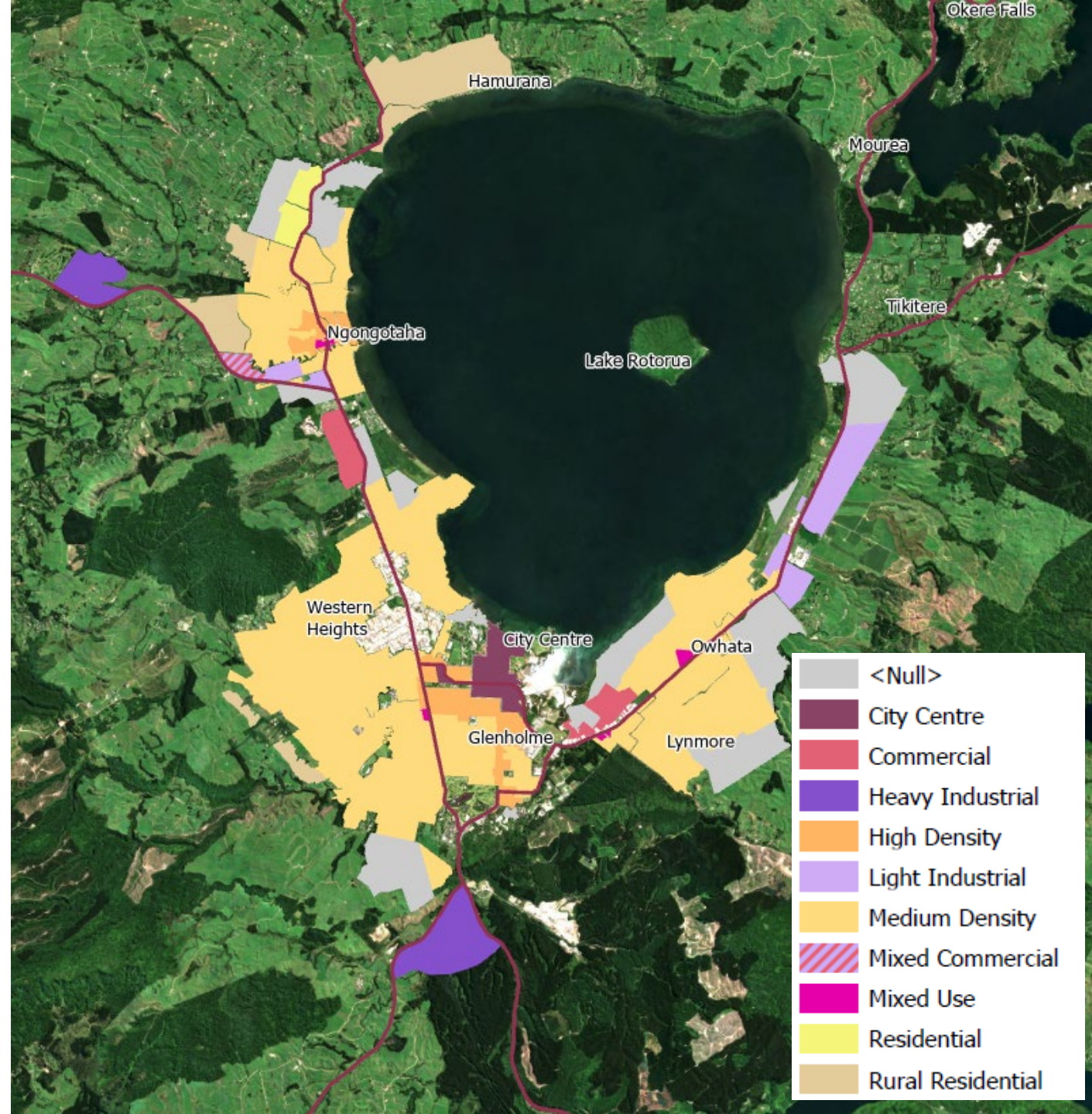


Engagement on scenarios

- **Who we've spoken to**
 - Business and industry insiders: Patchell Group, Scion, Telfer Young, Red Stag, Business Chamber, Cetogenix, Geothermal Association
 - Residential: Metlifecare, NZ Home Loans, Accommodation Network, Volobuild
 - Government: MHUD, KO, BoPRC, MoE
- **Who is coming up in November**
 - Iwi and hapu groups
 - Community groups
 - Further discussions with Government and agency partners
- **Inputs will help to refine the spatial scenarios**

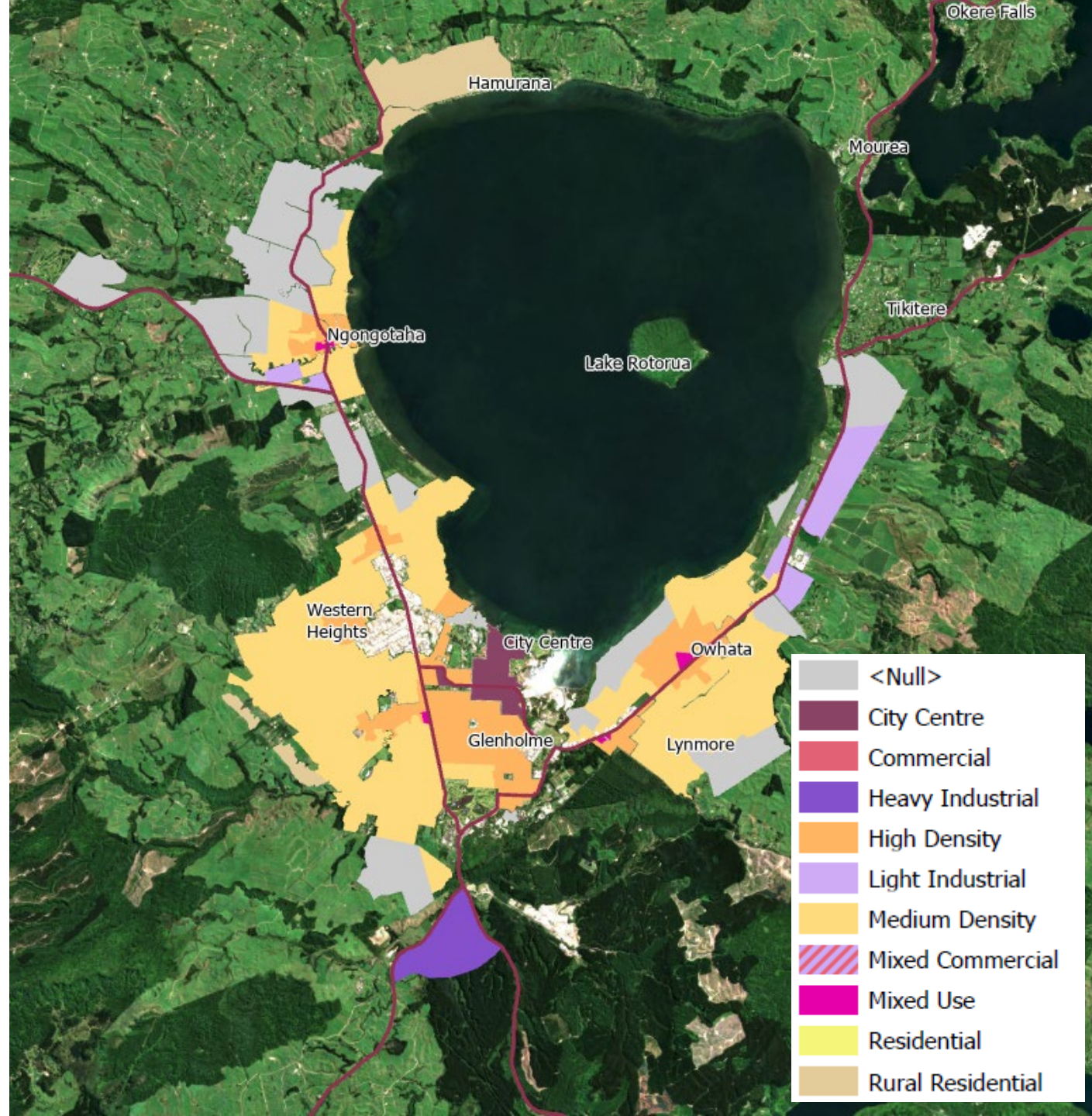
Scenario 1 – Ngongotaha Growth Node

- Plan enabled capacity of 128,300
- Feasible/ realisable capacity of 105,700 over the long-term.
 - This reduces to **32,100** over the long-term using more conservative assumptions around build cost etc (based on MHUD/ KO feedback).
- Around 50-60% of commercially feasible intensification areas required to be developed to meet short term demand (unlikely).
 - This reduces to around 15% over the long-term.



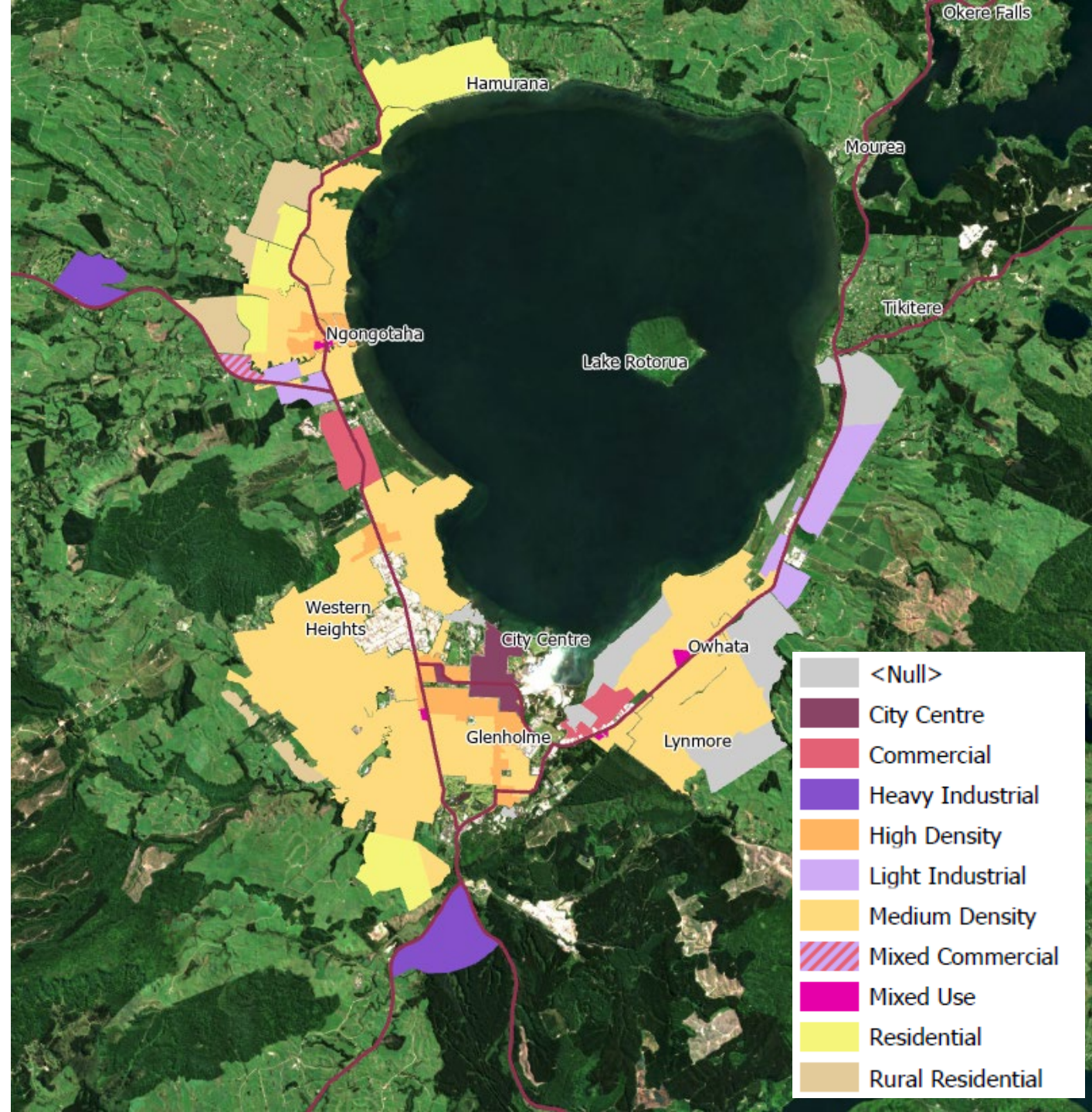
Scenario 2 – Multi-nodal Intensification

- Plan enabled capacity of 181,700
- Feasible/ realisable capacity of 116,200 over the long-term.
 - This reduces to 32,900 over the long-term using more conservative assumptions around build cost etc (based on MHUD/ KO feedback).
- Around 50-60% of commercially feasible intensification areas required to be developed to meet short term demand (unlikely).
 - This reduces to around 15% over the long-term.
- Insufficient heavy industrial land (assumed Ngapuna to residential).



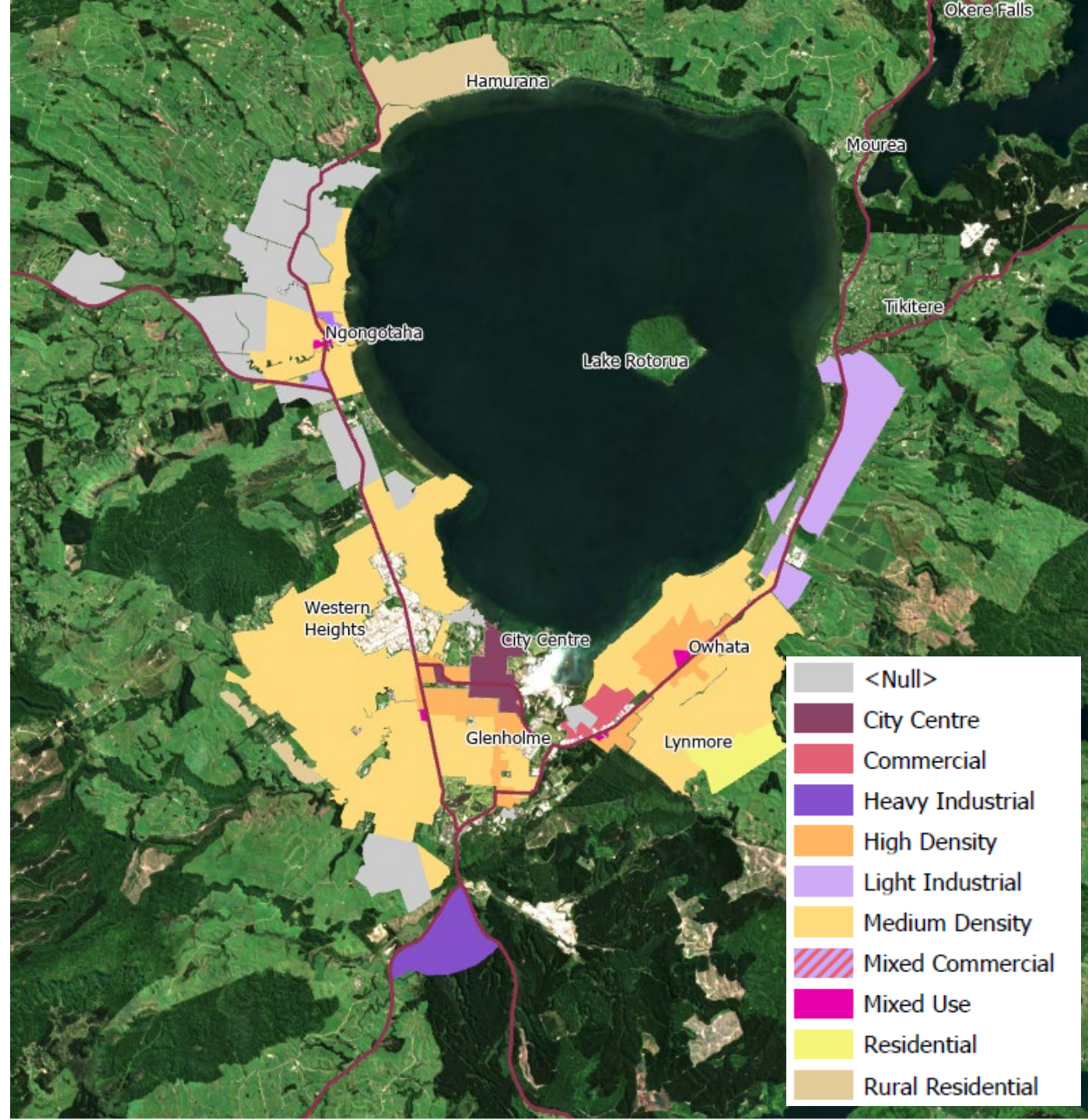
Scenario 3 – SH36 Growth Corridor

- Plan enabled capacity of 132,000
- Feasible/ realisable capacity of 106,100 over the long-term.
 - This reduces to 32,100 over the long-term using more conservative assumptions around build cost etc (based on MHUD/ KO feedback).
- Around 50-60% of commercially feasible intensification areas required to be developed to meet short term demand (unlikely).
 - This reduces to around 15% over the long-term.



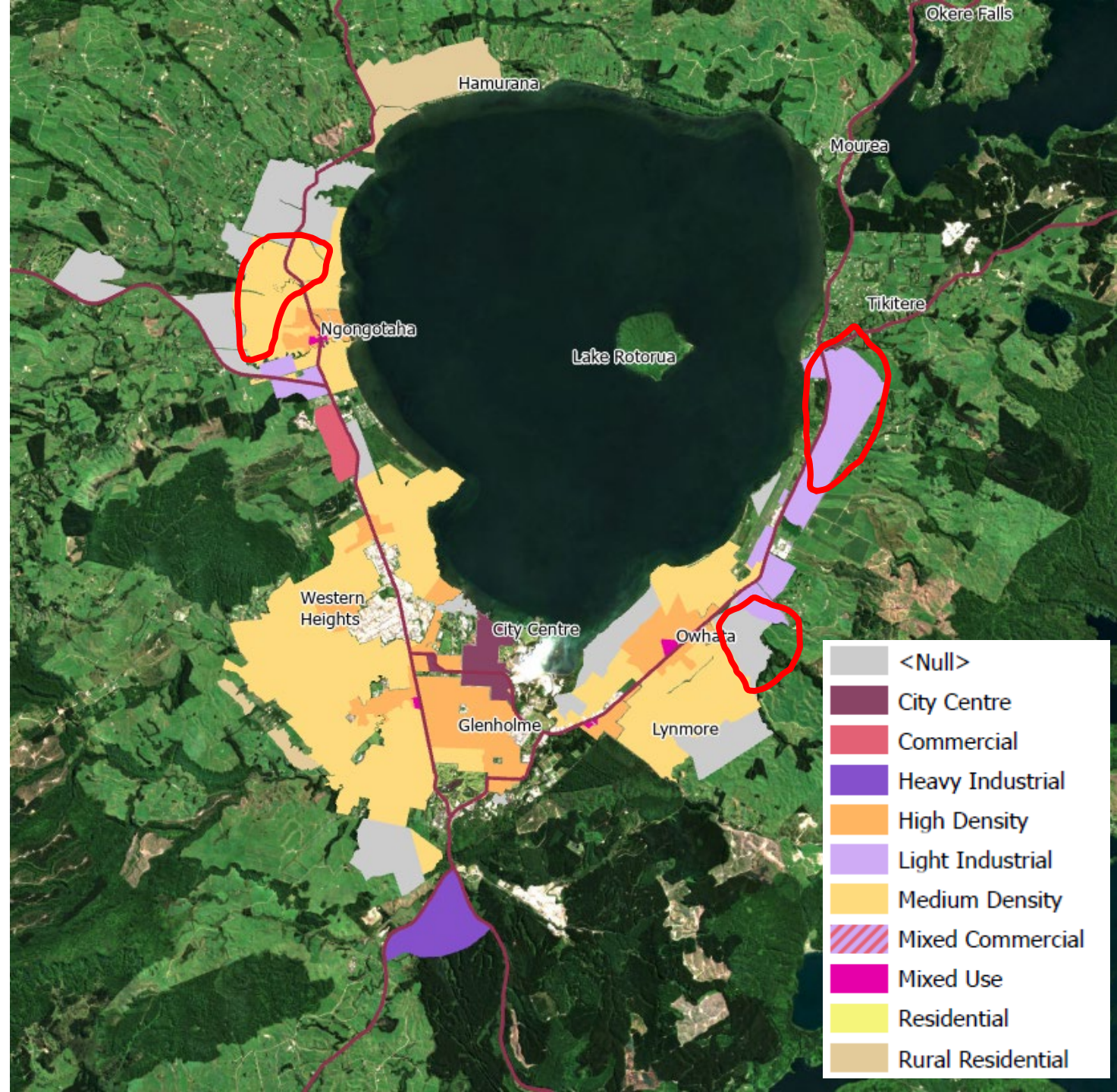
Scenario 4 – Eastside Growth Focus

- Plan enabled capacity of 135,600
- Feasible/ realisable capacity of 105,100 over the long-term.
 - This reduces to **31,800** over the long-term using more conservative assumptions around build cost etc (based on MHUD/ KO feedback).
- Around 55-65% of commercially feasible intensification areas required to be developed to meet short term demand (unlikely).
 - This reduces to around 15% over the long-term.



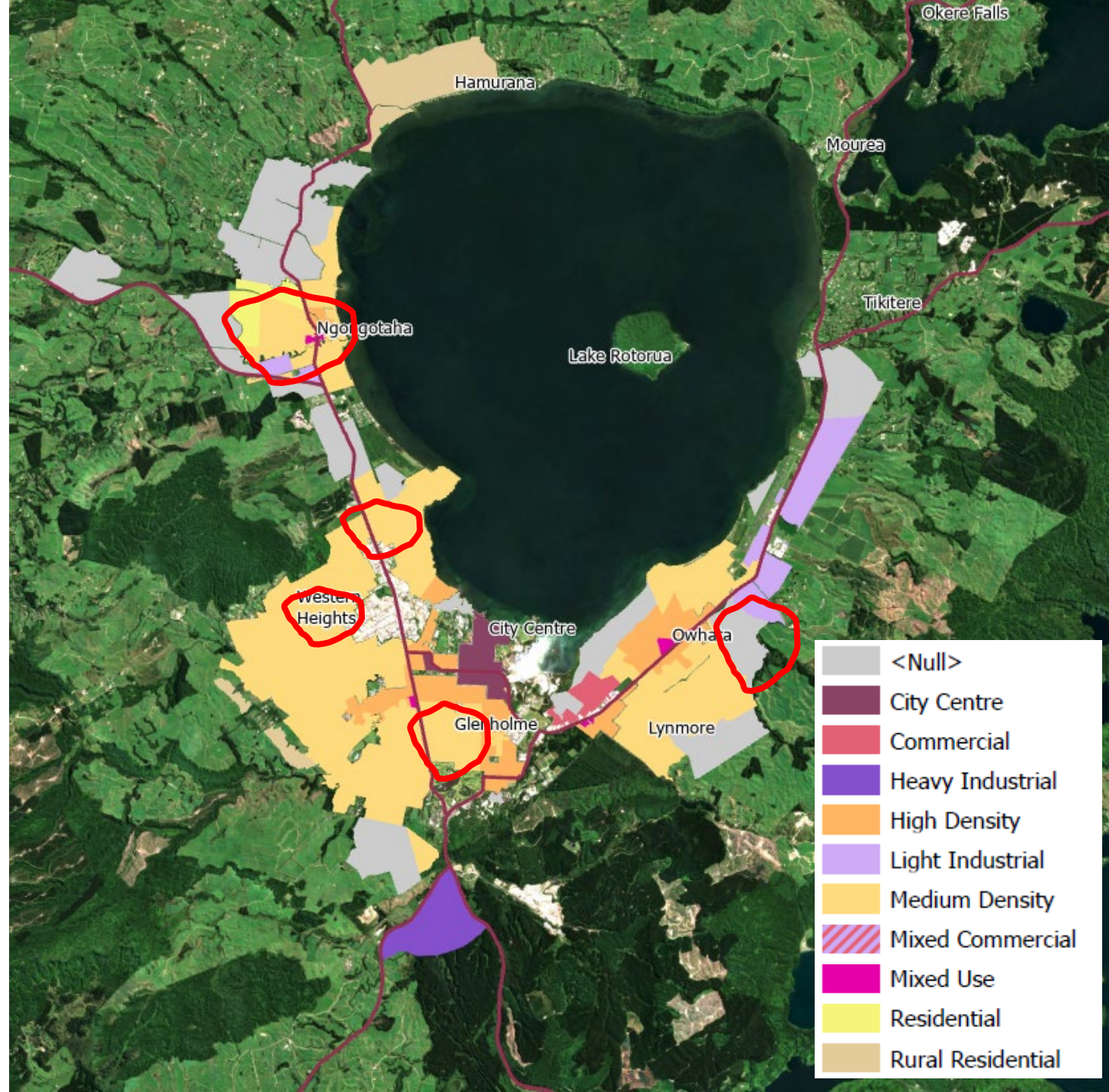
Scenario 2a – Multi-nodal refined

- Utilises Scenario 2 (Intensification) as the base.
- Further greenfield expansion east of Wharenui block removed (- ca. 2500 dwellings).
- Additional greenfield provided around Ngongotaha (+ ca. 3000 dwellings).
- Increased light industrial land along SH5 (further work on OLS required).
 - Push to include heavy industry in this area from business
- Ngapuna to medium density residential.



Scenario 2b – Multi-nodal refined

- Utilises Scenario 2 (Intensification) as the base.
- Further greenfield expansion east of Wharenui block removed (- ca. 2500 dwellings).
- High density residential removed from southern Glenholme, Fairy Springs, Western Heights & part of Ngongotaha.
- Additional greenfield provided around Ngongotaha (+ ca. 2000 dwellings).
- New light industrial land along SH5 (further work on OLS required).
- Ngapuna to general commercial uses.



Next Steps

- Better understanding of development that could “reasonably expected to be realised”.
- Determine potential infrastructure implications for each scenario drawing on capacity.
- Assess carbon emission implications of each scenario. Beca engaged and currently gathering data.
 - *Workshop with BOPRC and NZTA re potential transport implications of scenarios to feed into VKT/ emissions assessment.*
- Ngongotaha Flood modelling results expected this month.
- Testing/ analysis of greenfield options looking at fragmentation/ landholdings to understand competition in the market.
- Assess all scenarios against outcomes/ MCA.
- Hui with mana whenua to better understand spatial implications of aspirations.
- Refine scenario and assessment and present 2 preferred scenarios to elected members/ public engagement (to allow for further refinement prior to SCP).



B&A

Urban & Environmental