



ROTORUA
FOR TOMORROW

**FUTURE DEVELOPMENT STRATEGY
& ROTORUA HOUSING
PLAN CHANGE 9**

Update to TAG

AGENDA



- Future Development Strategy
 - Revised outcomes
 - Spatial scenarios
 - Evaluation framework
- Plan Change
 - TAG feedback in April
 - Thinking on refinements



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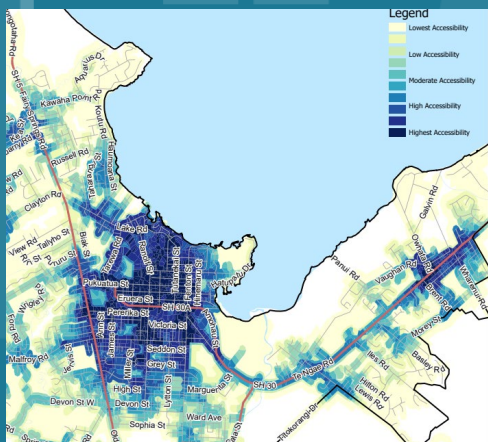
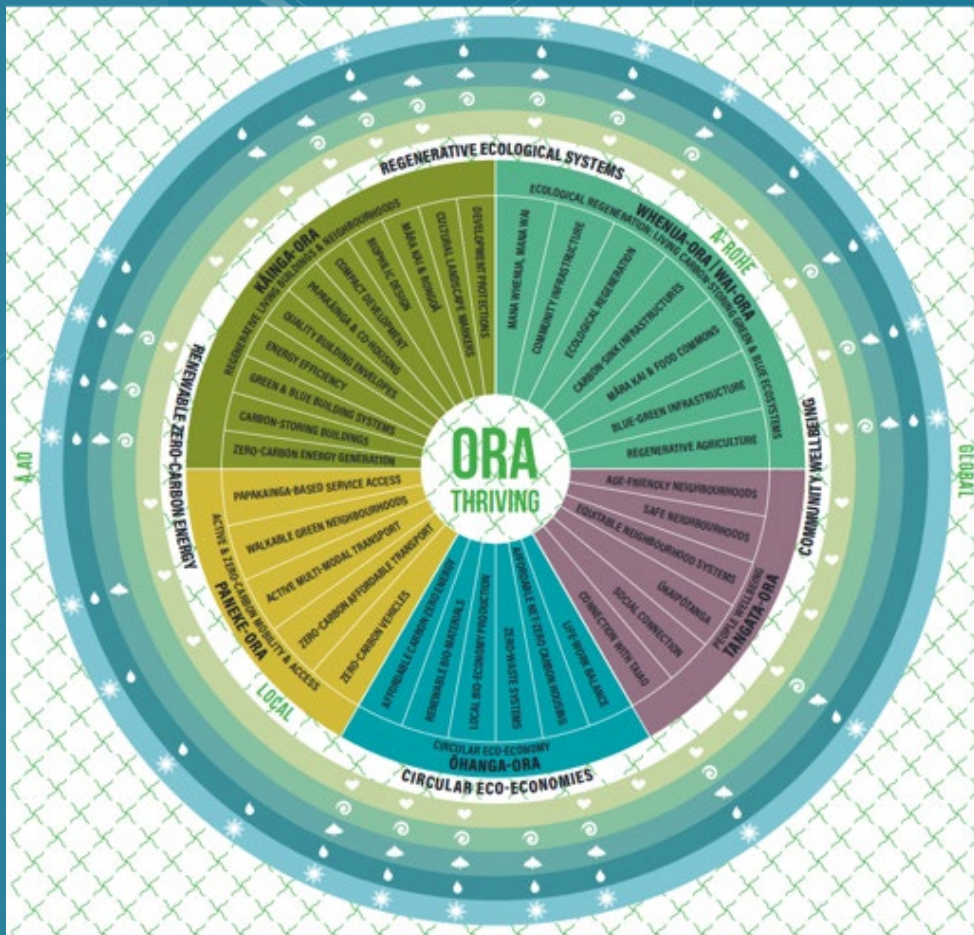


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FUTURE DEVELOPMENT STRATEGY

DRAFT FDS OUTCOMES

- FDS Outcomes further developed
- Clear linkages with Te Arawa 2050, Rotorua 2030 and Te Tatua O Te Arawa Well Being Compass
- Aligns with NPSUD and other national direction
- Basis for evaluation framework



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DRAFT FDS OUTCOMES



He taiao māoriori – Our taiao is healthy and flourishing



He whenua haumako e matomato ai te tupu ohanga – Land and infrastructure to enable enterprise and economy



Waahi Pumanawa – Vibrant city heart



Papa whakatipu – Outstanding places to play



He hapori pumanawa – A resilient community

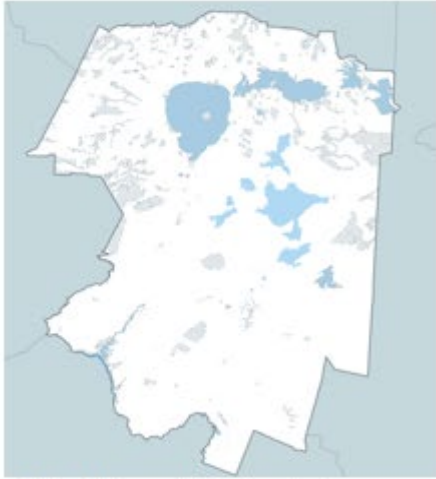


Kainga noho, kainga haumaru – Homes that match needs

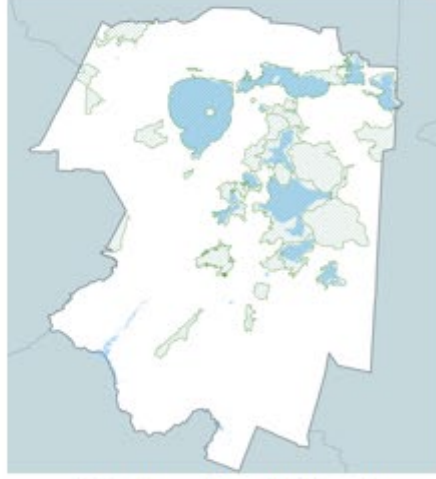


He tūwatawata i te huringa āhuarangi – Resilience and climate change

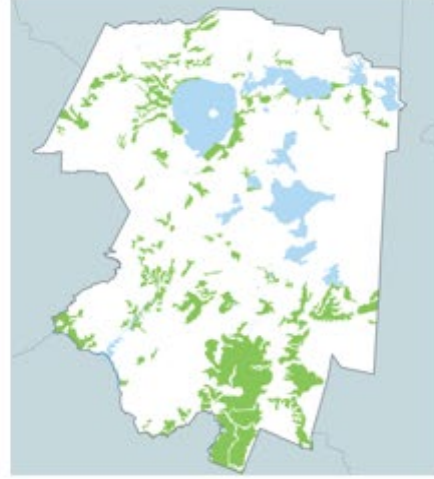
OPPORTUNITIES AND CONSTRAINTS



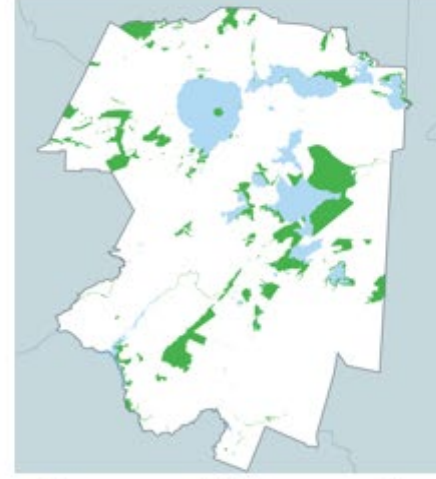
Significant Natural Areas



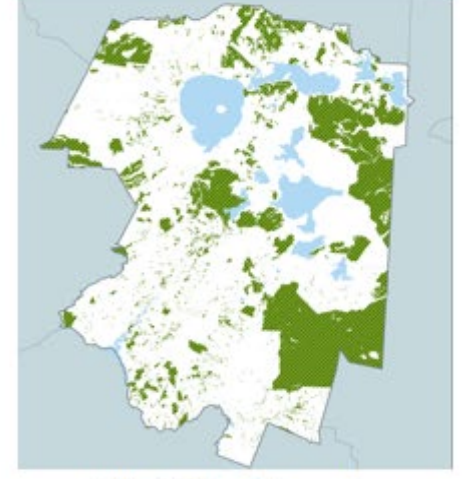
Outstanding Natural Landscapes & Features



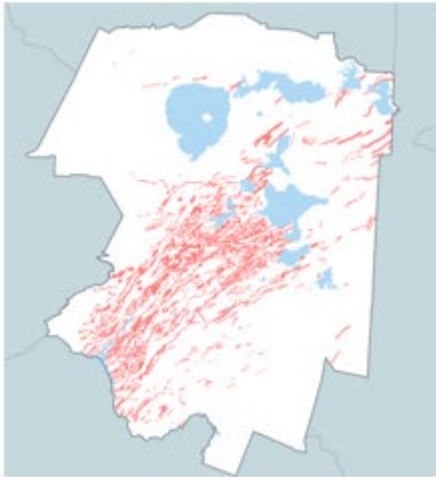
Highly Productive Land



Reserves & Conservation Land



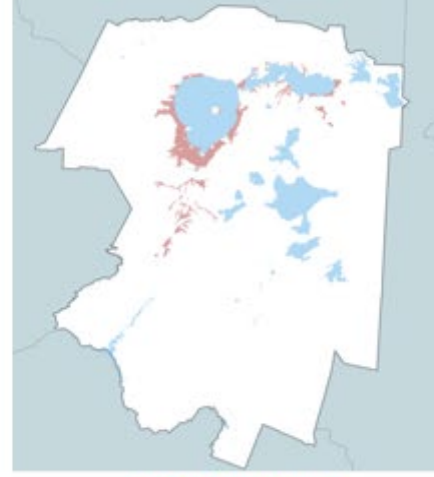
Plantation Forestry Land



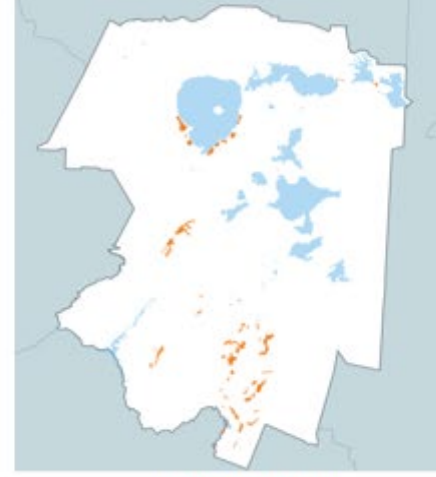
Fault Avoidance Zone



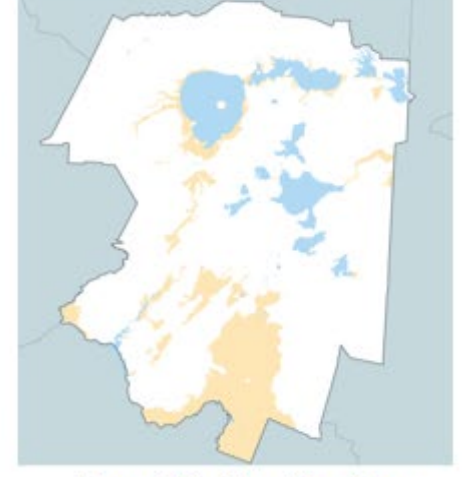
Landslide Risk



Soft Ground

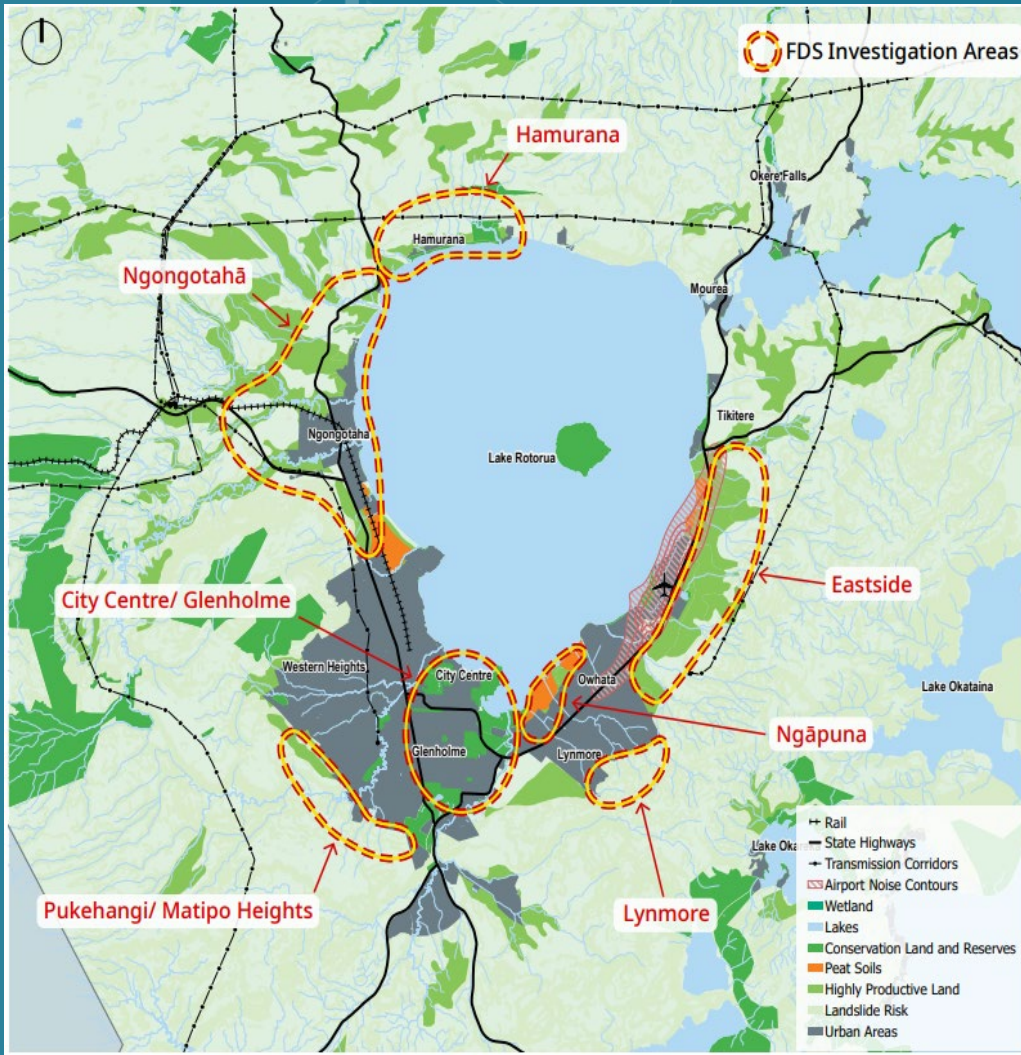


Peat Soils



Possible Liquifaction

CHARTER SCENARIOS



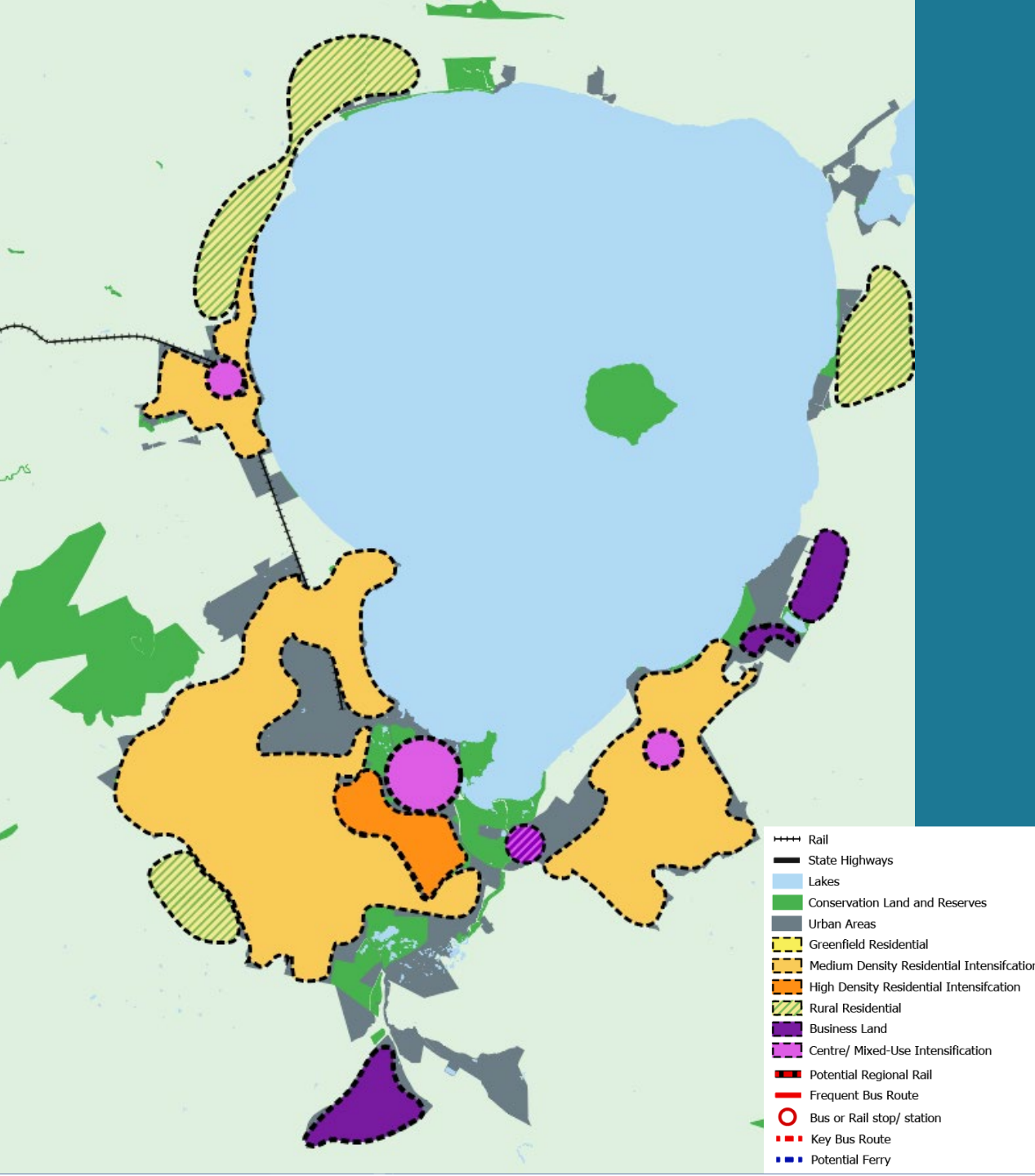
1. Develop a range of scenarios based on opportunities and constraints and market information- Base case and blue skies
2. Evaluate the scenarios using an MCA framework and supporting information/analysis
3. Refine the preferred scenario and determine supporting infrastructure
4. Note: Business scenarios to be refined and developed once further analysis available



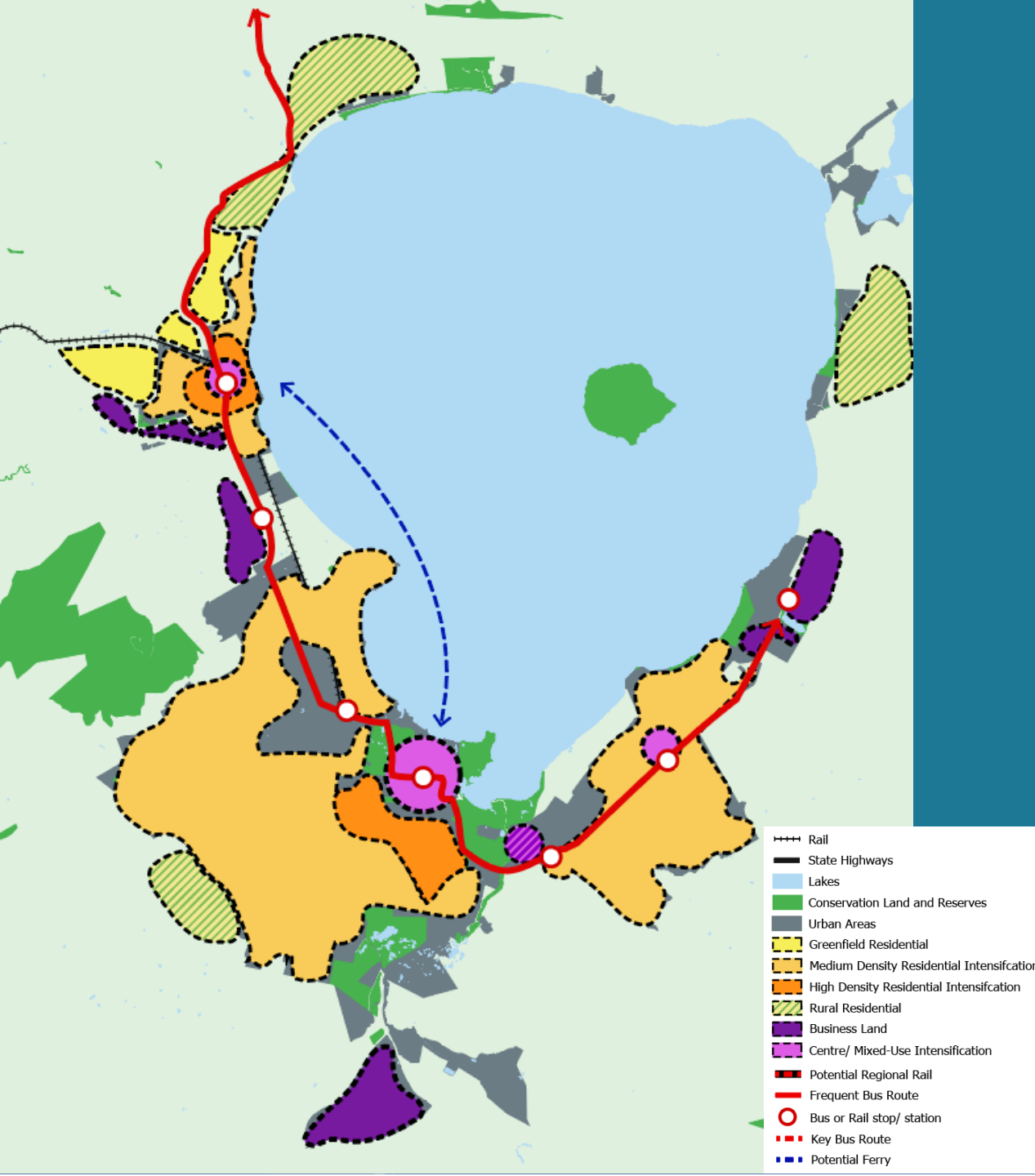
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BASE CASE

- Aligned with proposed Intensification Plan Change
- City Centre and Ngongotahā PAs
- 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



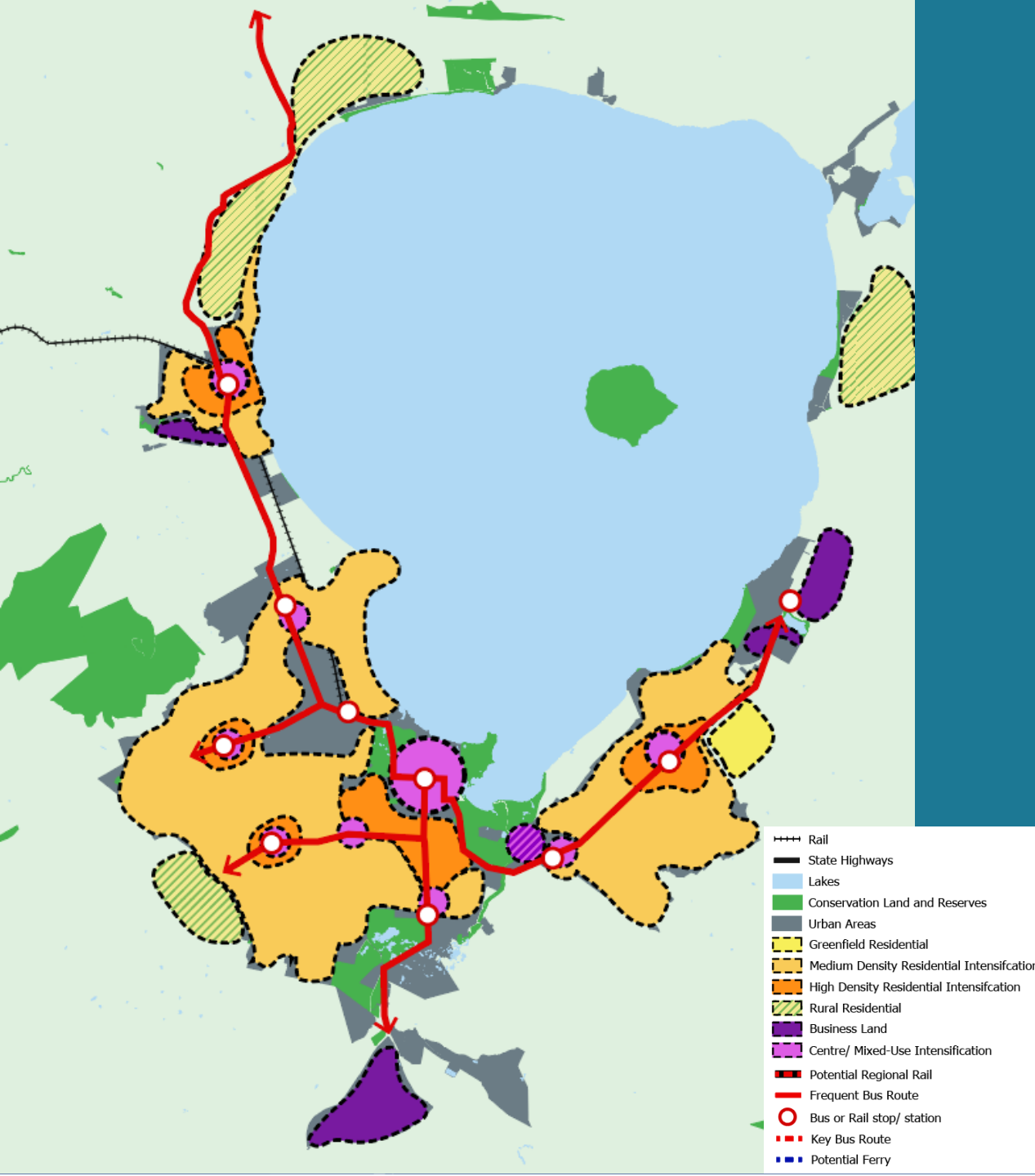
NGONGATAHĀ GROWTH NODE



- 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, Owkata and Airport employment areas

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



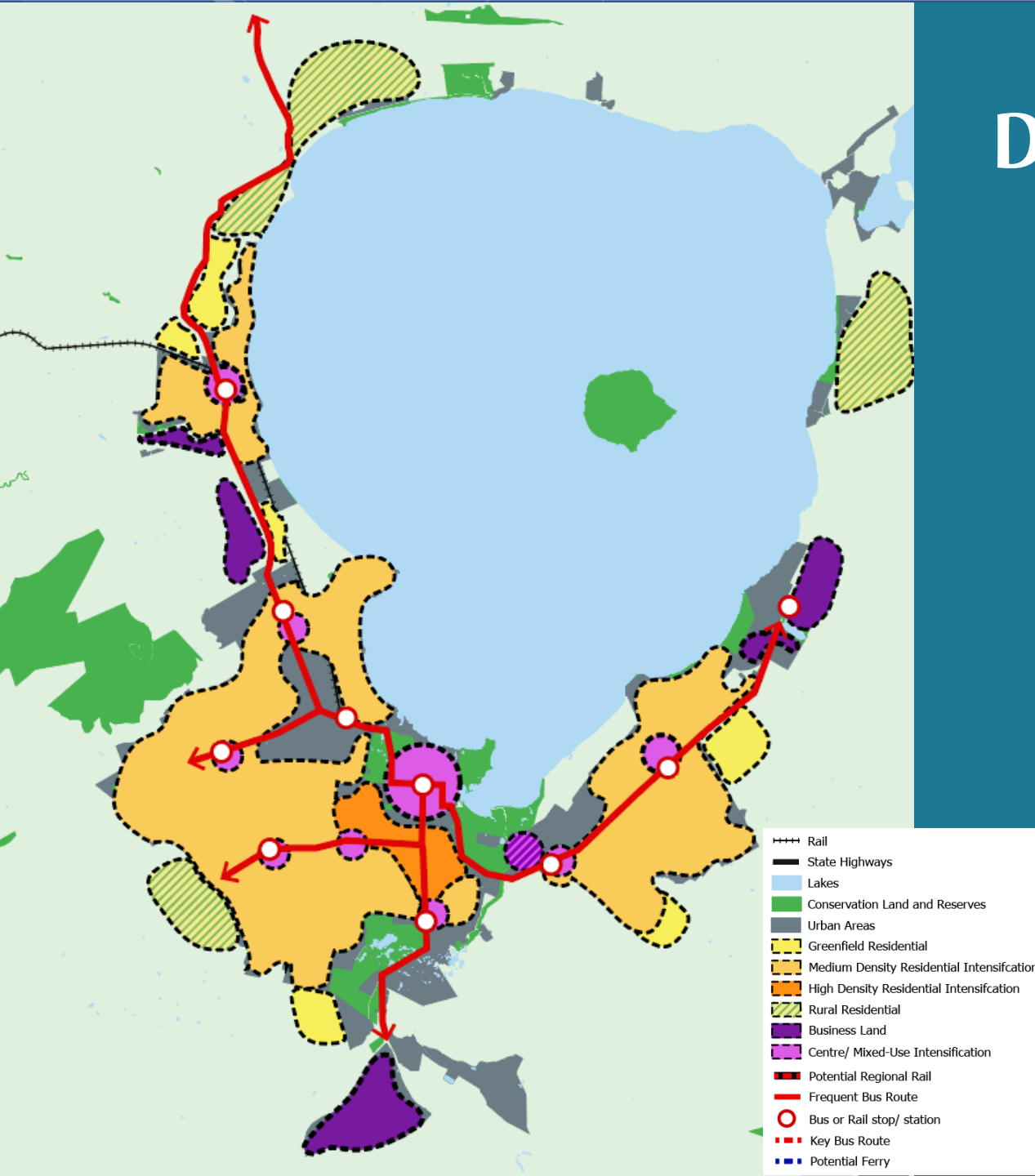
The map displays the Lake Superior region, highlighting various land use zones and transportation infrastructure. The legend identifies the following categories:

- Rail
- State Highways
- Lakes
- Conservation Land
- Urban Areas
- Greenfield Residential
- Medium Density Residential
- High Density Residential
- Rural Residential
- Business Land
- Centre/Mixed-Use
- Potential Regional Freeway
- Frequent Bus Route
- Bus or Rail stop/station
- Key Bus Route
- Potential Ferry

-  Rail
-  State Highways
-  Lakes
-  Conservation Land and Reserves
-  Urban Areas
-  Greenfield Residential
-  Medium Density Residential Intensification
-  High Density Residential Intensification
-  Rural Residential
-  Business Land
-  Centre/ Mixed-Use Intensification
-  Potential Regional Rail
-  Frequent Bus Route
-  Bus or Rail stop/ station
-  Key Bus Route
-  Potential Ferry

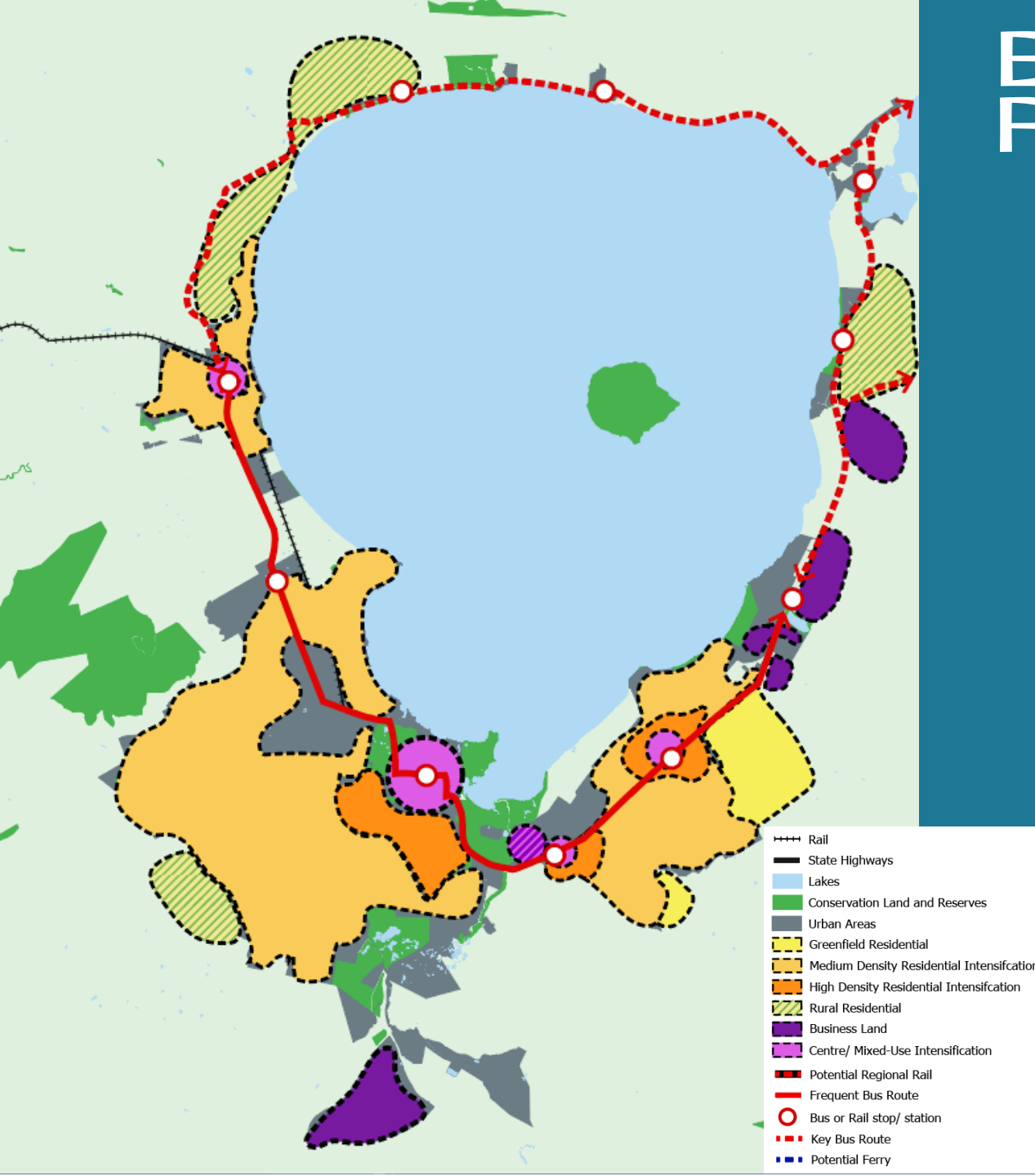
DISPERSED GROWTH

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



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)



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

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



NEXT STEPS

- TAG feedback on scenarios
- Undertake further technical work for the FDS to inform evaluation of spatial scenarios
- Re-engage with the community on the FDS later this year on spatial scenarios prior to SCP in 2023



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HOUSING PLAN CHANGE

EARLY-MAY ENGAGEMENT

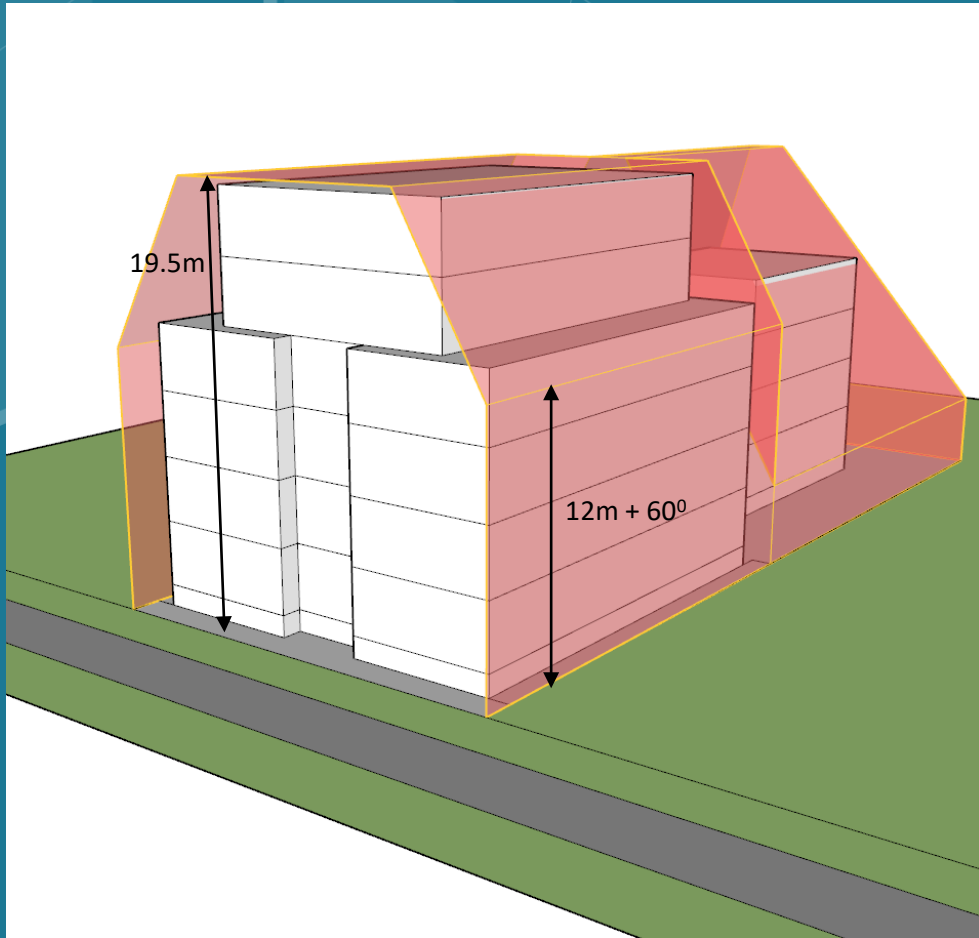


- Range of feedback received:
 - TAG group (focus of today)
 - Consultants group
 - Consents group
 - Iwi and hapu (FDS focused)
 - Schools
- Reviewing feedback and considering changes
- Working towards end-June for complete draft of provisions



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HIGH DENSITY RESIDENTIAL ZONE



- Different views expressed on the extent of the HDRZ
- Currently looking at options for discrete extensions to the zone
- Recommending increasing height to six storeys / 19.5m.
- Exploring more enabling HiRB within the front part of the site
- Retain other standards as proposed (number of residential units, yards, outdoor living space, minimum dwelling size, building coverage)



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OTHER FEEDBACK



- Subdivision - minimum site size:
 - Retain 300m² vacant lot.
- City Centre:
 - Retain 32m height limit
- Transport provisions:
 - Retain ITA requirements in operative plan
 - New access standards being developed
- Flooding:
 - Considering changes to activity status for subdivision of sites subject to flooding
- Infrastructure:
 - Considering a matter of discretion for 4+ residential units



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NEXT STEPS

- Continue to work through feedback on draft provisions
- Councillor workshop 1st June – will highlight TAG feedback
- Community open day 8th June on FDS and Plan Change
- Finalise Plan Change and s32 from there



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