

The background of the slide features a low-angle shot of a large, dark wooden Māori statue (hau) on the left, and a modern, white, lattice-like architectural structure on the right. The sky is a clear, bright blue.

ROTORUA FDS UPDATE

12TH APRIL 2022

Agenda

- **Progress with FDS**
 - Evidence base
 - Opportunities and constraints
 - Key next steps
- **Engagement with infrastructure moving forward**

Future Development Strategy

Progress so far

- Focussed on opportunities and constraints analysis.
- Looking to apply a regionally consistent approach.
- Drawing from existing information sources.
- Draft set of guiding outcomes/principles developed.
- Discussions with neighbouring Councils, iwi, and key landowners progressing.
- Will be used to inform development of spatial scenarios as a next step.

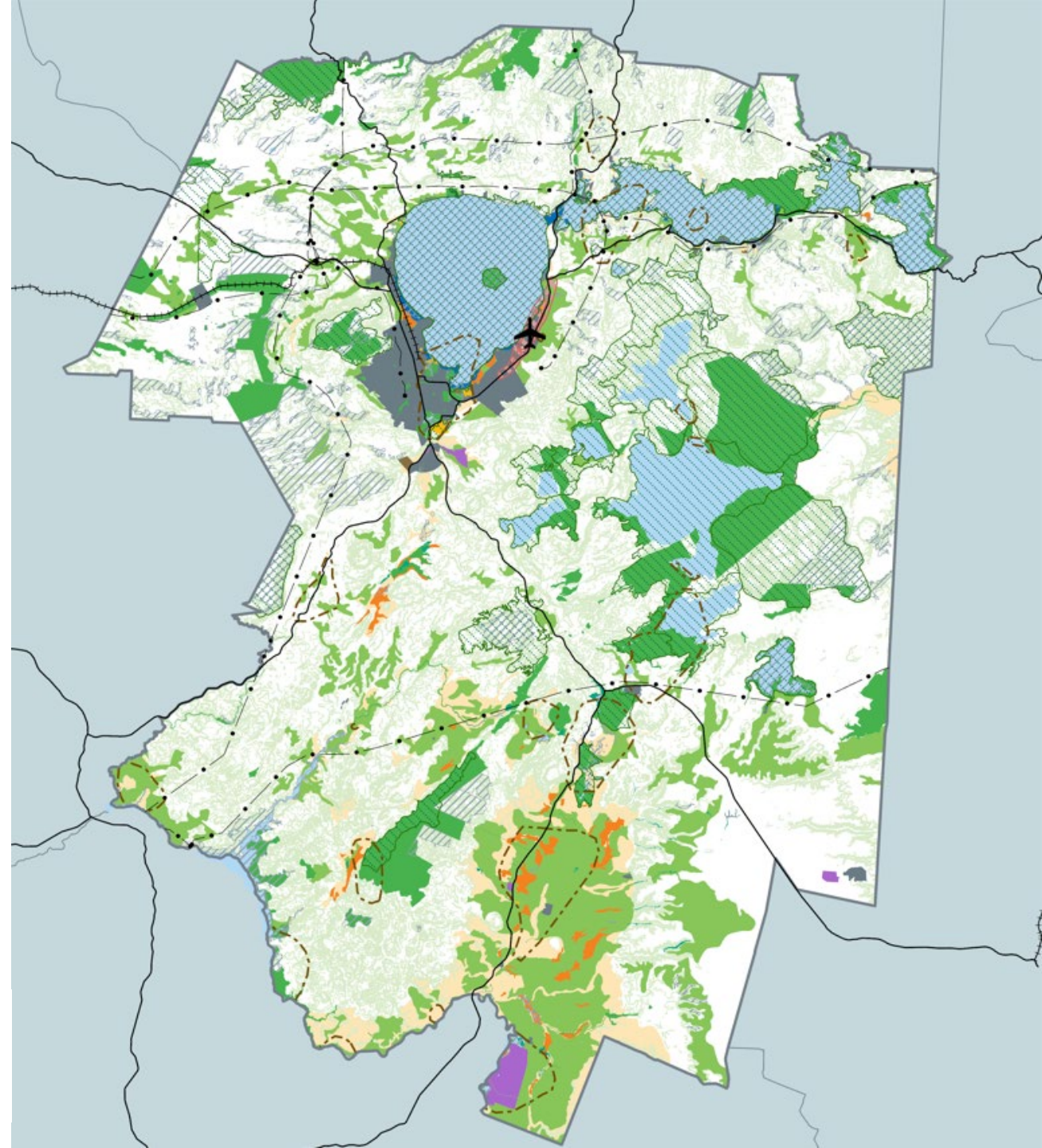
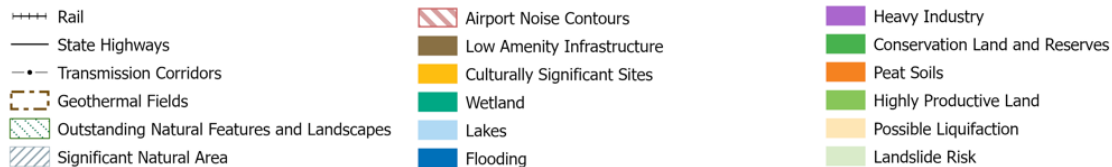
District Constraints

- **Key additions:**

- Outstanding Natural Features & Landscapes
- Wetlands
- Geothermal Fields
- Airport Noise Contours
- Heavy Industry (e.g. Timber Mills)
- Transmission corridors
- “Low Amenity” Infrastructure (e.g. WWTP, landfill, sub-stations)
- Possible Liquification
- Fault Avoidance Zones (not shown)

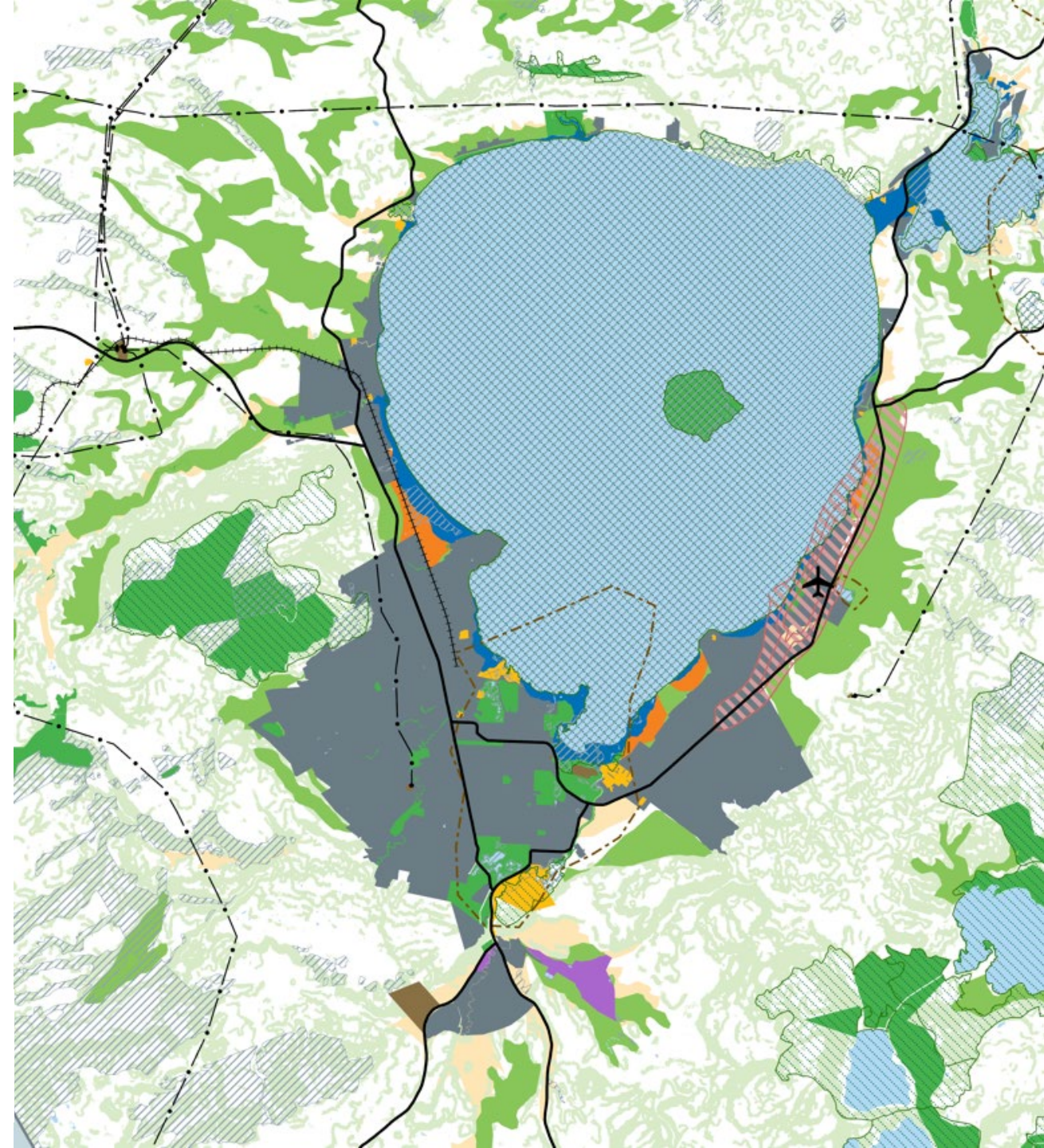
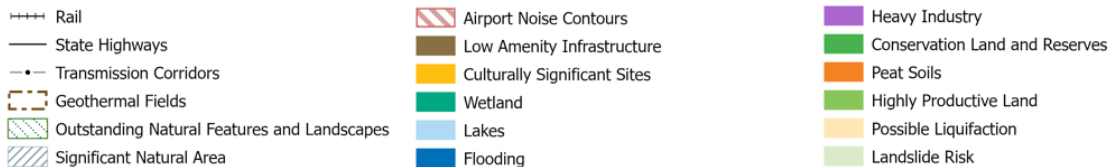
- **Information gaps**

- Urban Rotorua/ Ngongotaha flooding & any rural flooding.
- Culturally significant landscapes (working assumption includes Marae/ Marae Height Areas, Res 3).



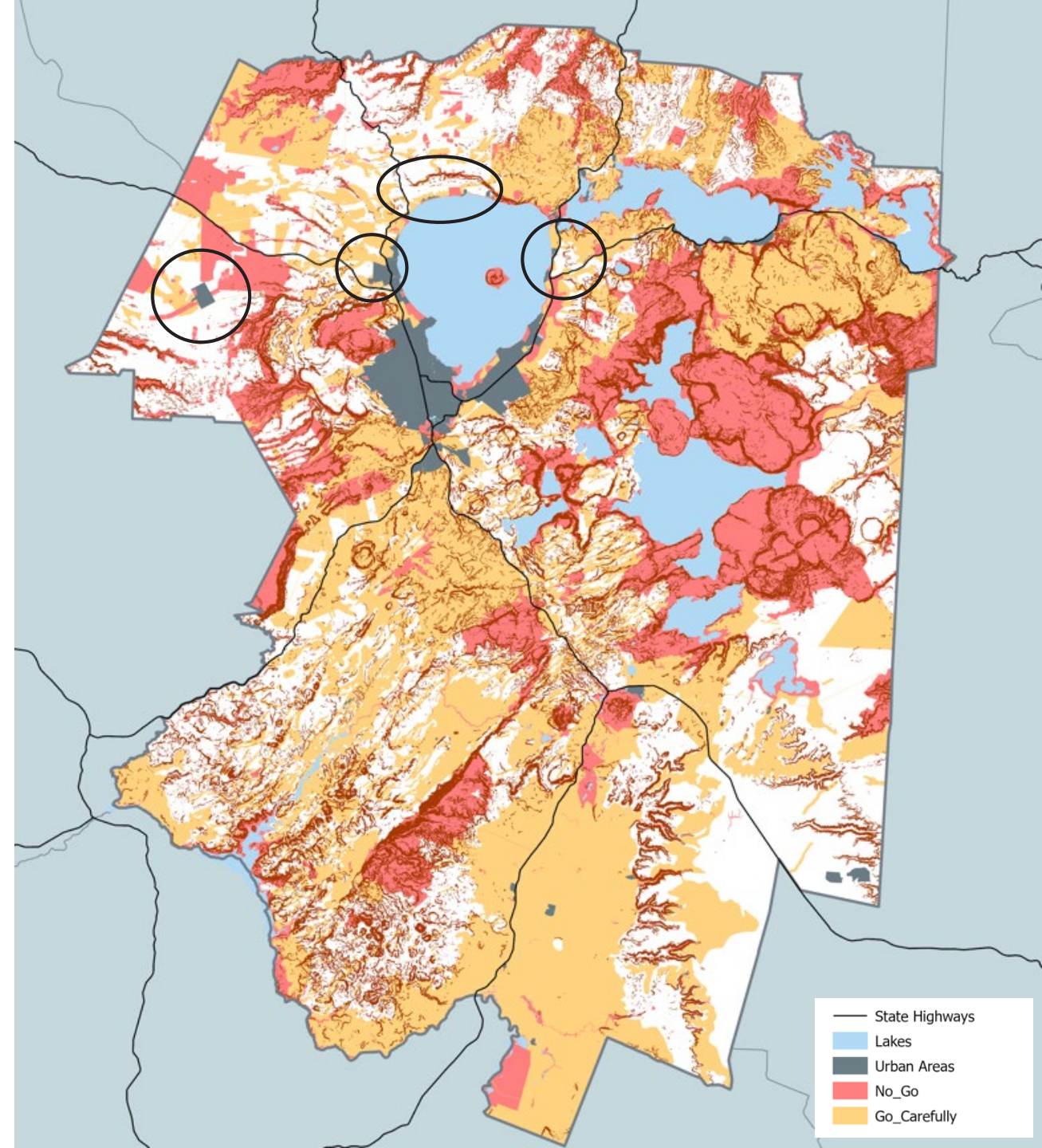
Rotorua Constraints

- 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.



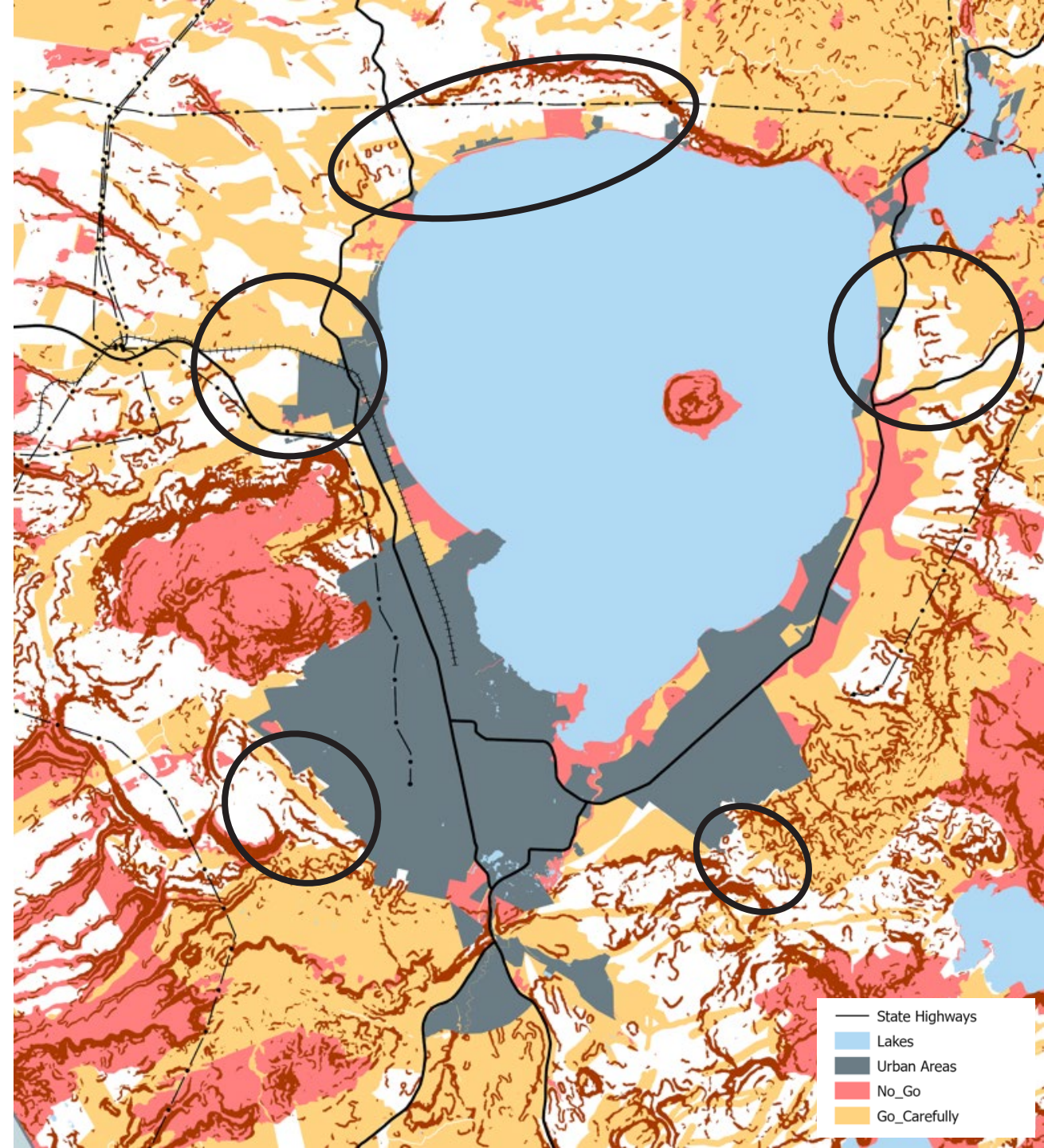
No Go/ Go Carefully

- No Go includes:
 - ONFL, SNAs, LUC 2 land, QEII Covenants, Reserves, Flooding, Heavy Industry
- Go Carefully includes:
 - LUC 3, Peat Soils, Airport Noise, Low Amenity Infra, Transmission Corridors, Liquifaction, Fault Avoidance Zones, Culturally Significant Sites*
- High/ Very High Risk of landslide shown as darker red.
- Anticipate some culturally significant sites will be considered “no go” – will require engagement and don’t want to foreclose on any opportunities/ aspirations iwi may have.
- ‘Sensitive Rural Landscape’ not considered a development constraint for the purposes of the FDS.



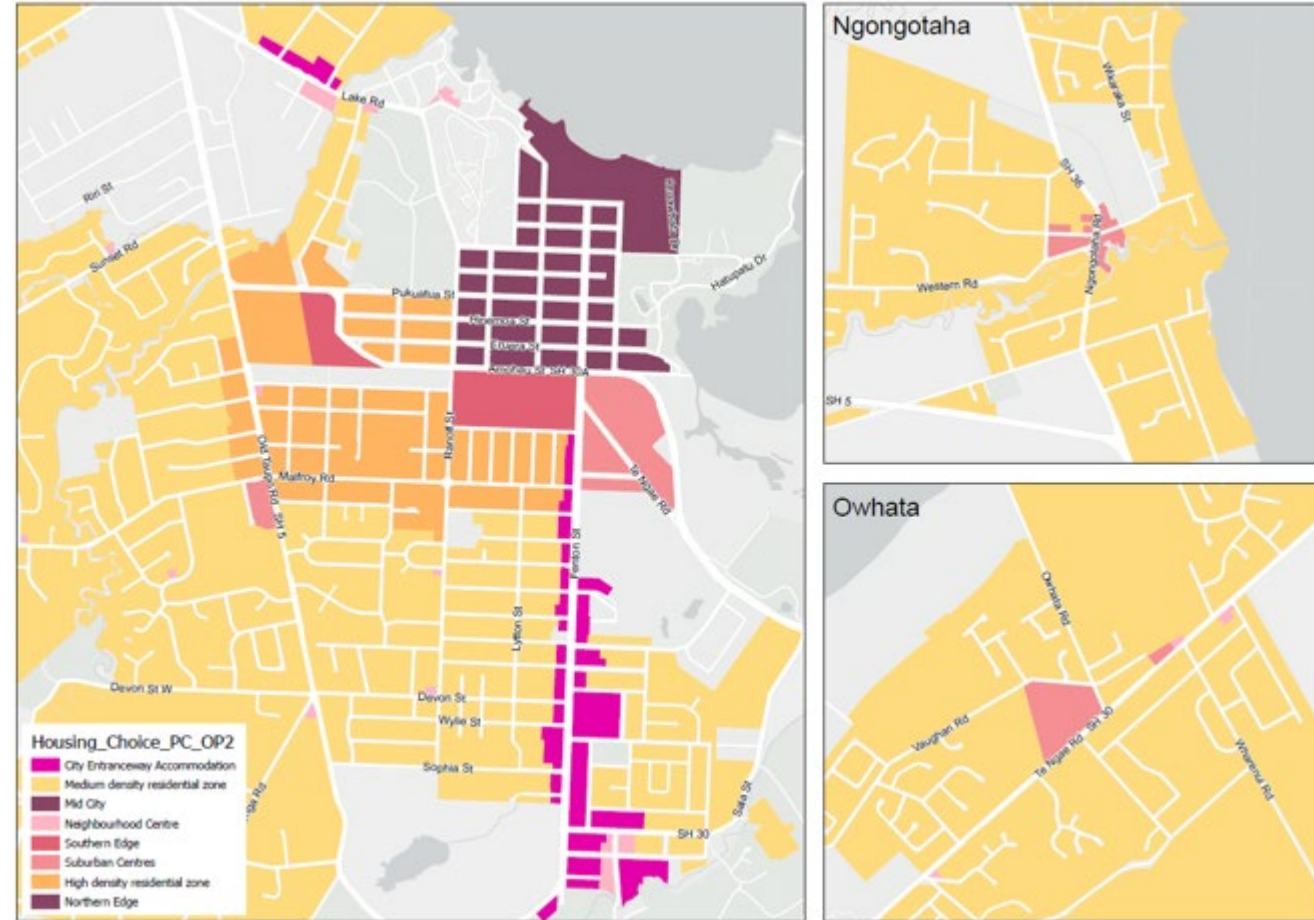
Rotorua No Go/ Go Carefully

- 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
- South of Rotorua
 - Extensive Maori Land holdings
 - Possible Liquifaction
 - Heavy Industry
 - Landfill
 - Landform
- LUC 2 land identified around Wharenuī – may make further development challenging.



Intensification Plan Change

- Medium Density zone applied broadly.
- Maintain commercial zones as current.
- High density zone proposed around City Centre.



Key opportunities for Spatial Scenarios

- **Intensification (largely addressed via Housing Plan Change).**
 - Future intensification (e.g. Ngongotaha) to be covered within FDS (subject to Plan Change scope).
- **Greenfield Growth**
 - Eastward residential expansion from Lynmore (Tarawera Road).
 - Ngongotaha (800 dwellings required by 2050).
- **Business Land (ca. 36Ha of industrial land required by 2050)**
 - Moving industrial land from central locations in Ngapuna & Ngongotaha (frees up potential residential land) in line with 2018 Spatial Plan.
 - Vacant land around Airport (already zoned).
 - SH5/ SH30 area around Ngongotaha
- **Rural Rotorua (1,320 dwellings required by 2050)**
 - Greenfield growth around Mamauku.
 - Humurana – more intensive rural lifestyle or new formal township?
 - No major opportunities in Lakes A area – need to clarify key issues or constraints here.
 - Provide some more limited growth opportunities for smaller rural townships.

Infrastructure Input

- Are there any major infrastructure constraints or issues we need to be aware of now?
- We will work up the draft spatial scenarios for the FDS. These will include high-level options then a more detailed look at preferred options.
- Develop assessment criteria/ matrix for assessment of scenarios/ growth areas. This will need to include specific criteria around infrastructure provision.
- Circulate spatial scenarios for your input/ feedback to understand high-level infrastructure challenges or issues.