

Transferable Development Rights



PROJECT UPDATE

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PROGRAMME LEAD
16 FEBRUARY 2015
RDC-**

**The District Plan will benefit farmers
who improve water quality**

Overview



1. Background (Submissions, Hearings)
2. Working Group
3. Option analysis and preferred option
4. Timeframes

Process so far

PROPOSED ROTORUA DISTRICT PLAN

31 October, 2012

Shaping
Rotorua

DESTINATION
ROTORUA
ROTORUA DISTRICT
COUNCIL

30 Submissions
on TDR

Hearings TDR

Establishment of the
TDR Working Group

October 2012

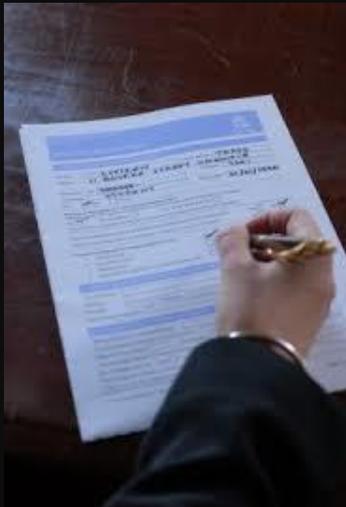
May 2014

July 2014

November
2014

December
2014

July – August
2015



Council
decisions to
delay the
hearing on
TDR

Council
Variation on
TDR

Working Group



RLC

BoPRC

LWQS

Fed

Farmers

Landowners

WBoPDC

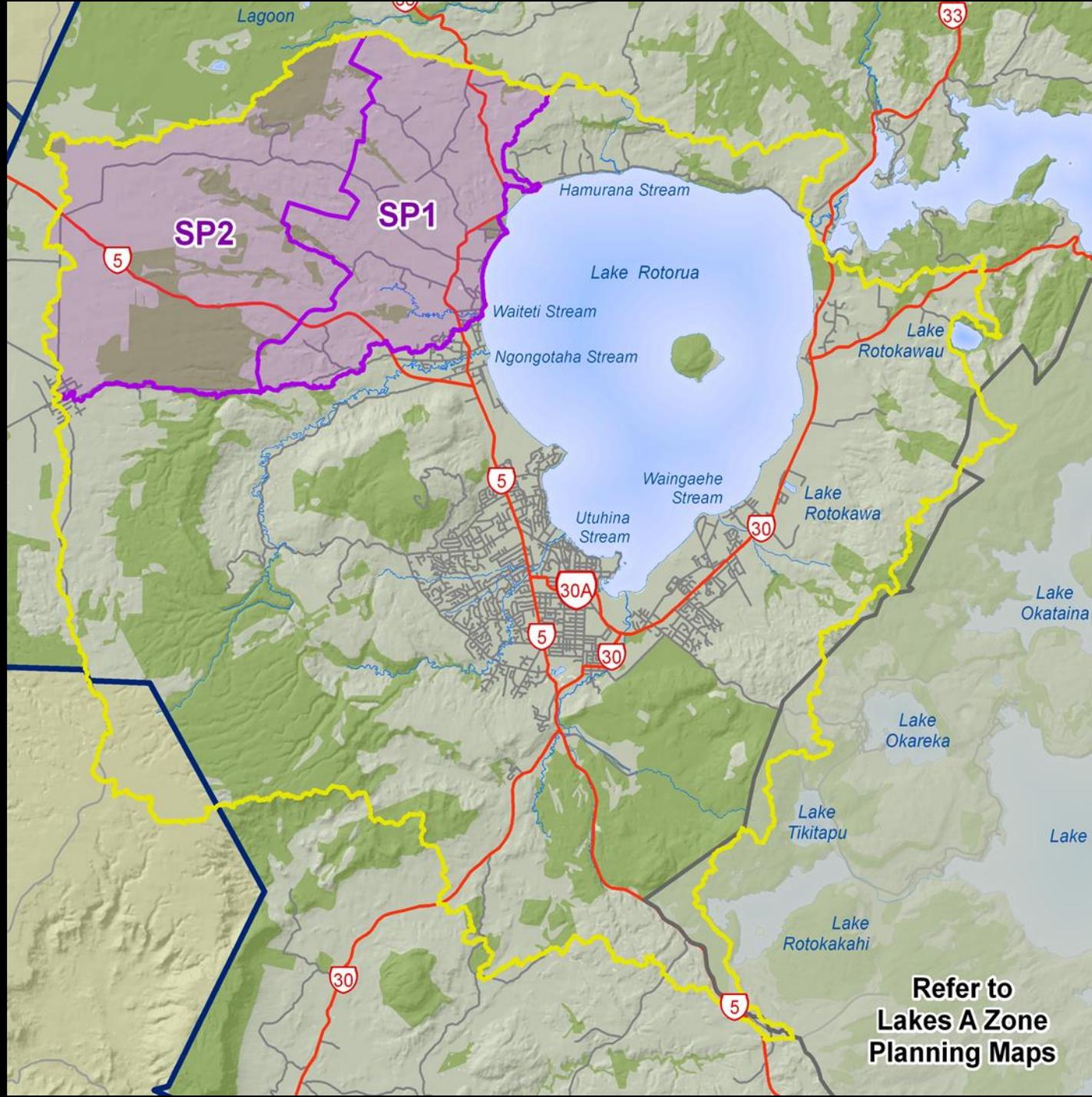
Options and Analysis



1. Donor area
2. Recipient area
3. Trigger point
4. Influencing the market
5. Restricting subdivision without using a TDR

Proposed Plan

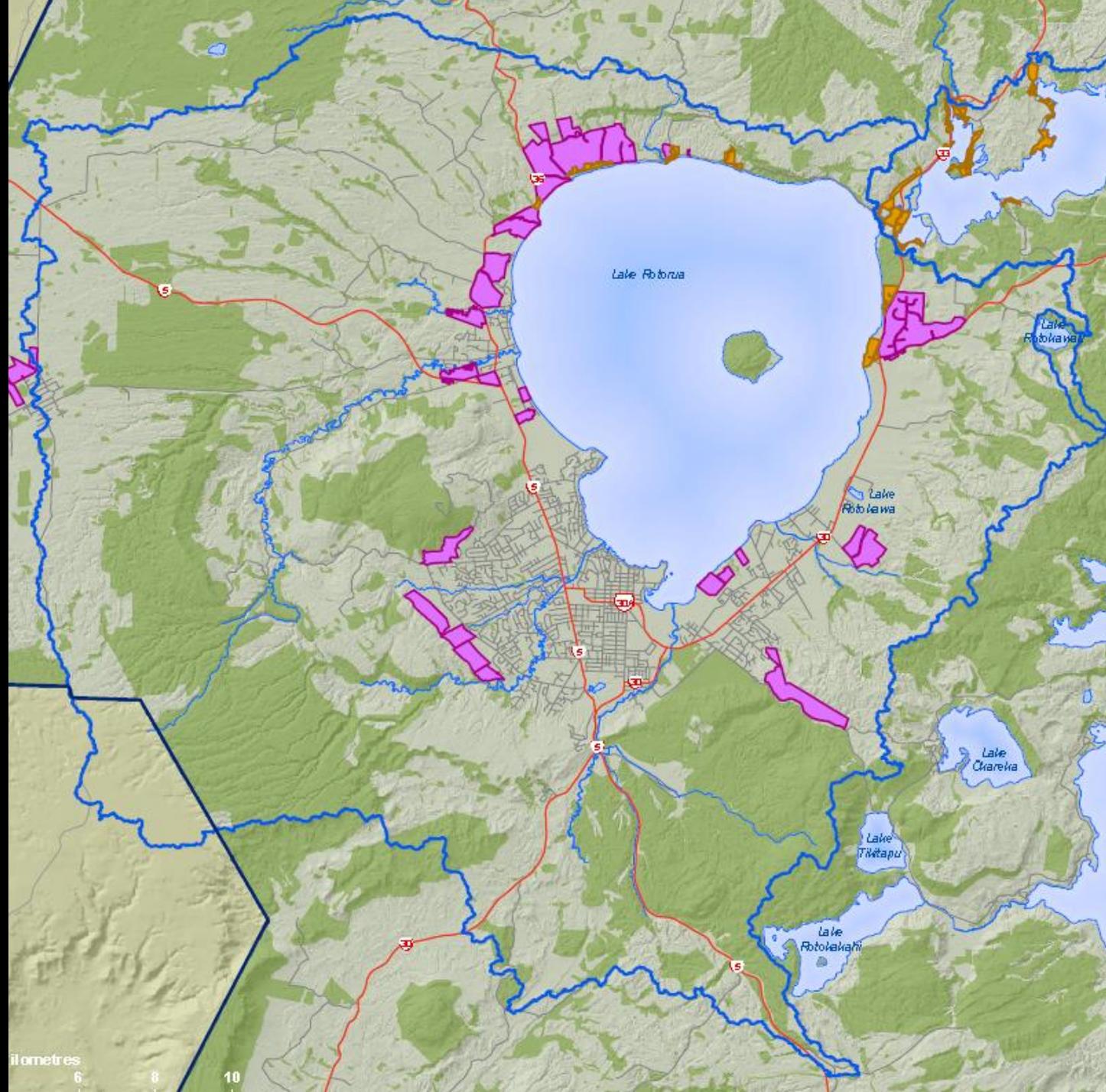
- Donor area (SP2)
- Recipient area (SP1)



Refer to
Lakes A Zone
Planning Maps

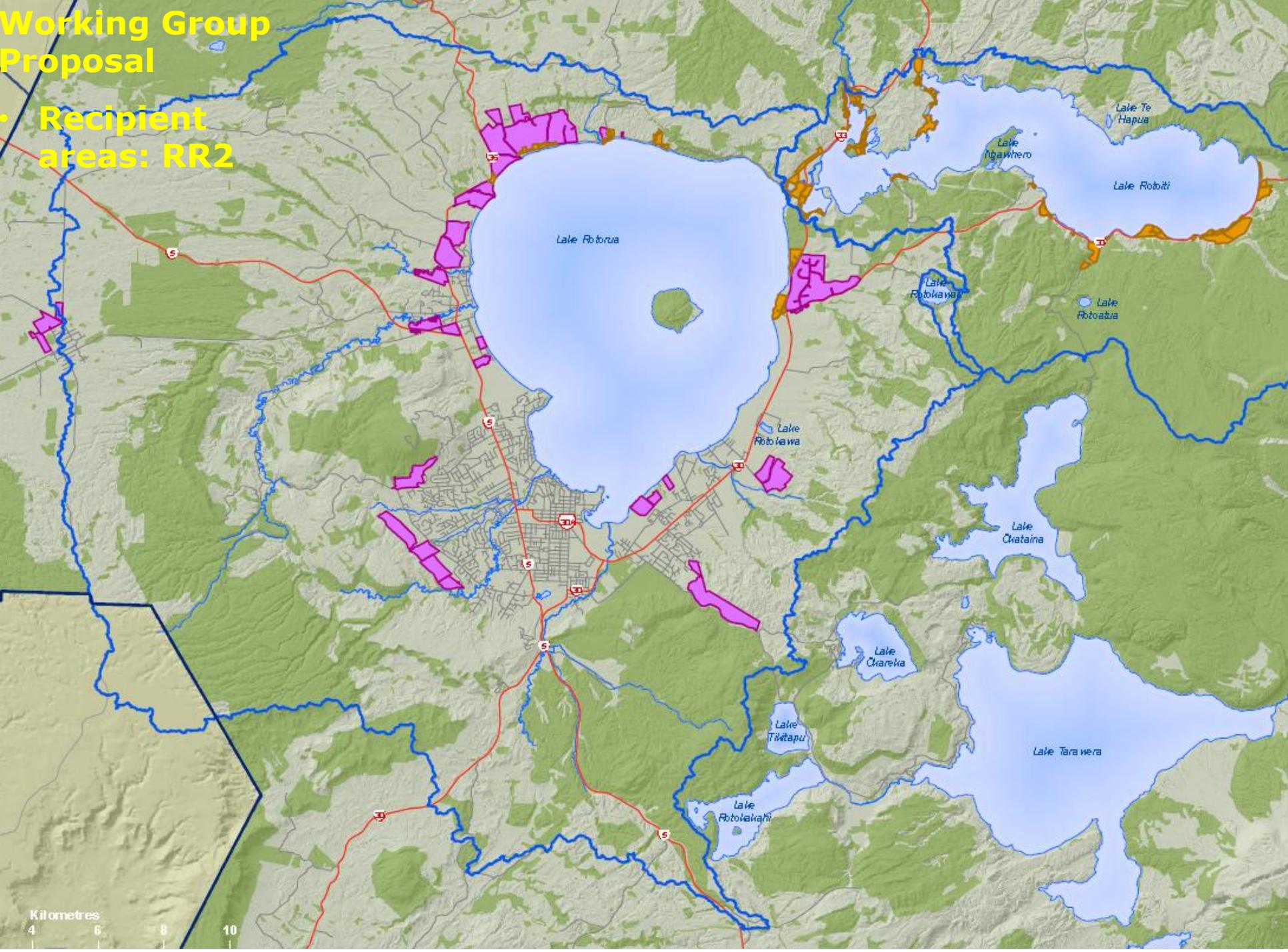
Working Group Proposal

- Donor areas



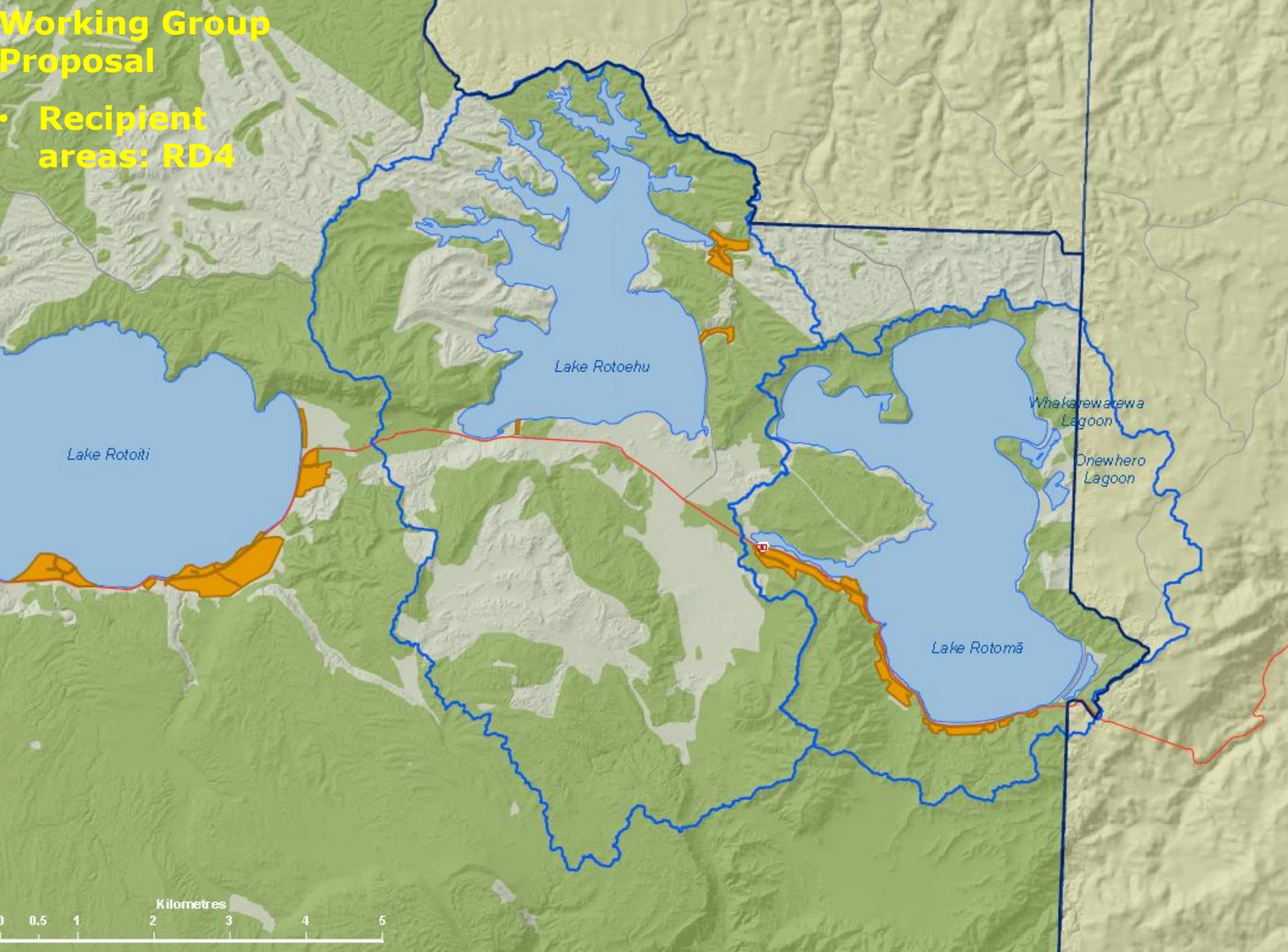
Working Group Proposal

- Recipient areas: RR2



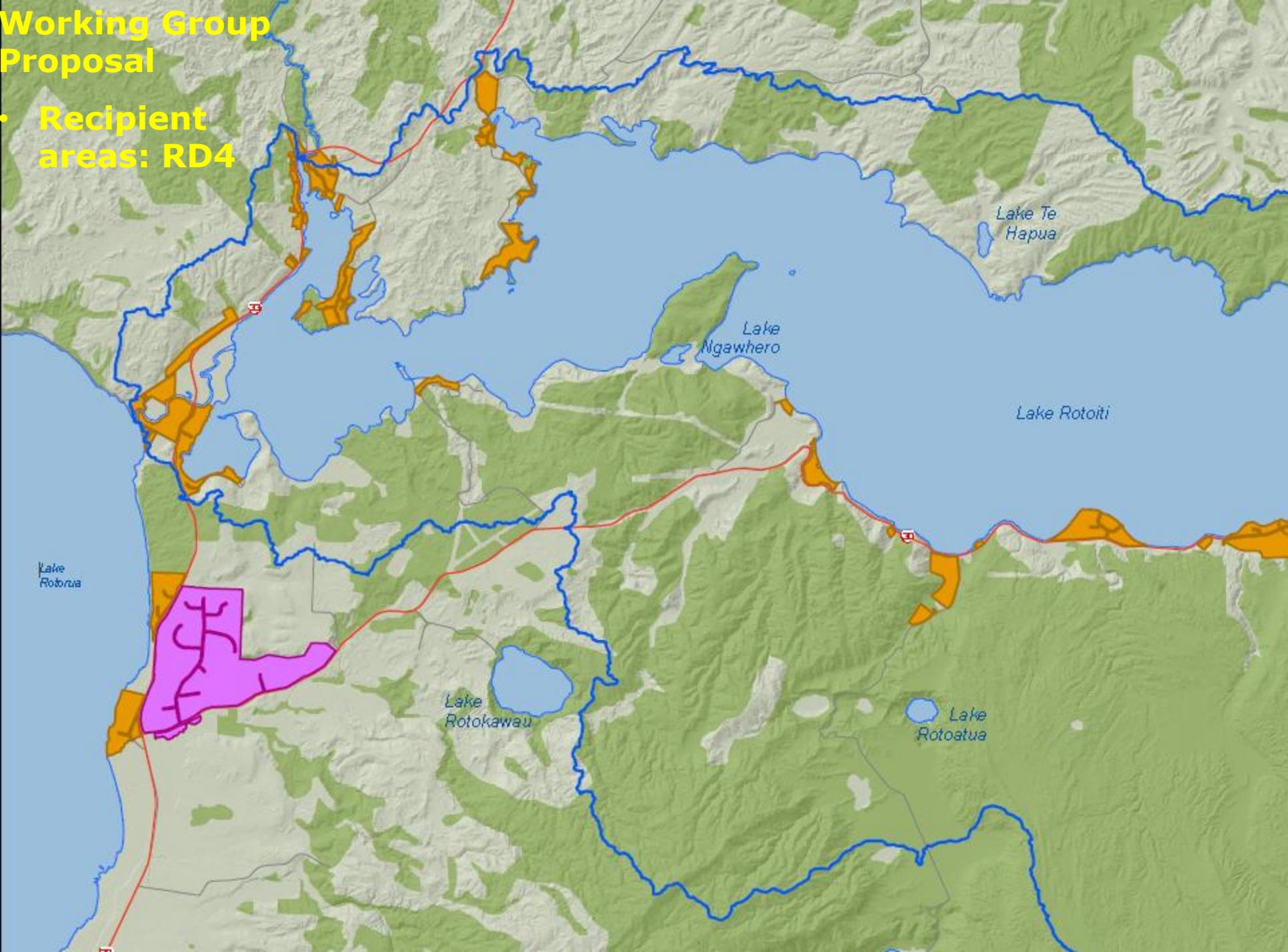
Working Group Proposal

- Recipient areas: RD4



Working Group Proposal

- Recipient areas: RD4



Trigger Point

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**Proposed Plan
500kg**



**Working Group ?
Range 150kg-450kg**

Market Influence



Number of rural lifestyle lots created in the past years

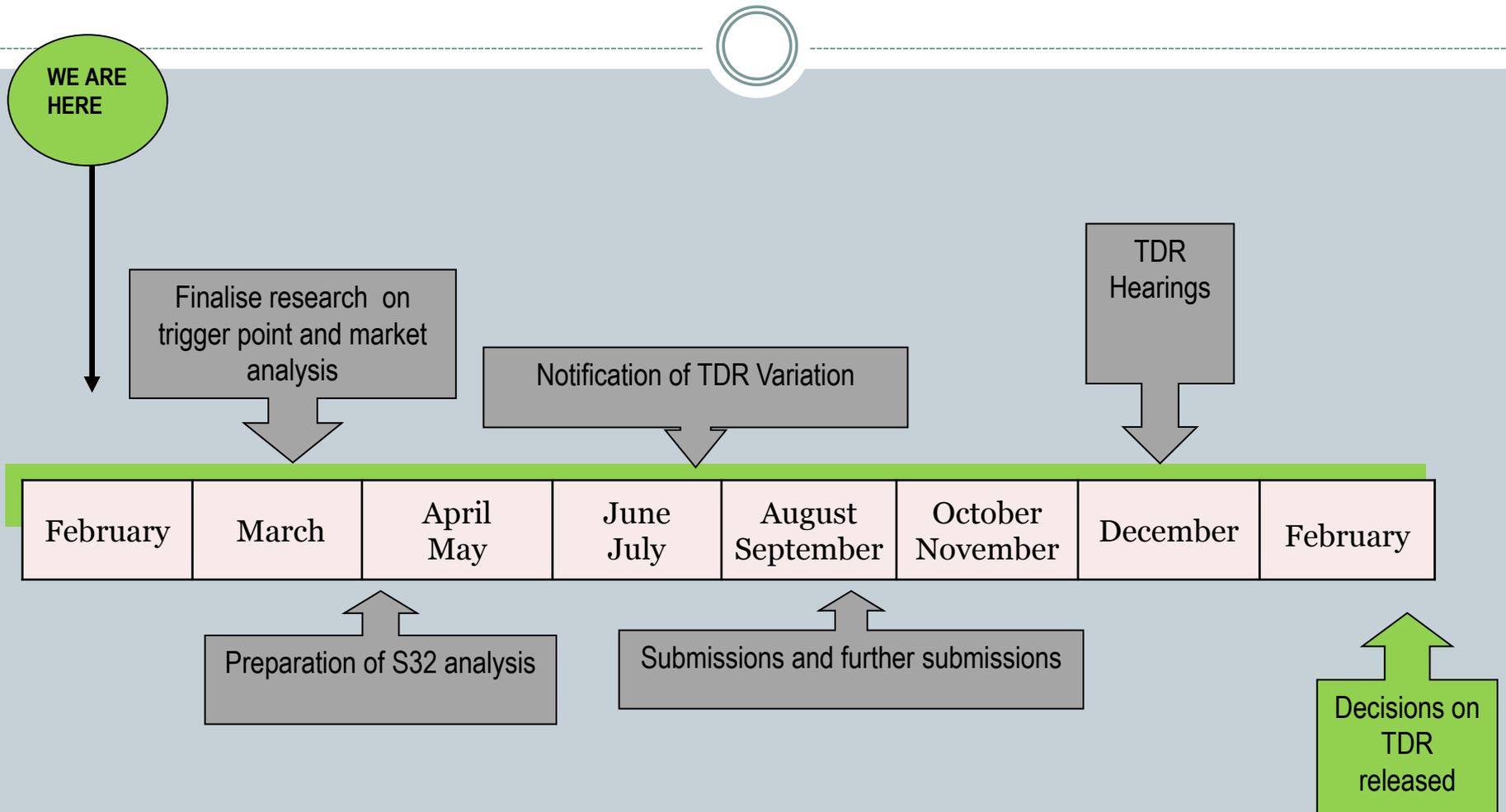
Year	Number
2006-2007	43
2007-2008	25
2008-2009	24
2009-2010	12
2010-2011	12
2011-2012	6
Total	122

Average 10 new lifestyle lots per annum between 2009 and 2012

Restricting subdivision without a TDR



2015 Timeframe Variation





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