

Rotorua Eastside Structure Plan (Rev.B) Yield Calculation

Area Id	Size	Land use	Lots /ha	Total Lots	Development		Fully developed by	Notes
					Initiated			
Area G	43.44	Residential	11.00	478	2020	2025	Already zoned and 178 consented	
Area H	36.33	Residential	11.00	400	2021	2026	Already zoned	
Area J	22.69	Residential	11.00	250	2020	2028	Already zoned with some development initiated	
Area K	15.53	Low Density Res	5.00	78	2022	2028	Limited developer interest expressed - partially developed already	
Area L	23.00	Low Density Res	5.00	115	2022	2030	Partially consented	
Area M	69.19	Low Density Res	5.00	346	2022	2034	Limited developer interest expressed	
Area F	79.83	Residential	11.00	878	2022	2042	Govt backed social housing area	
Area I	12.19	Residential	11.00	134	2024	2030	Already zoned	
Area C	20.52	Residential	11.00	226	2026	2032	Lease hold - potentially retirement	
Area D	14.86	Residential	11.00	163	2030	2038	Lease hold	
Area O	12.17	Clustered	1.00	12	2026	2032		
	32.00	Business	2.00	64	2026	2038	Fragmented tenure and lease title - Preference is option B using A and B land	
Area E	55.39	Residential	11.00	609	2030	2048	Lease hold - commercial area could be developed first	
Area A	10.38	Residential	11.00	114	2032	2040	Lease hold - start date 2024 if business	
Area B	16.69	Residential	11.00	184	2034	2044	Lease hold - start date 2028 if business	
Area N	13.62	Clustered	1.00	14	2030	2034	Potentially going to be excluded from the SP due to access	
Area P	13.09	Clustered	1.00	13	2032	2038	Lease hold	
	8.10	School				2038		
	23.50	Active Reserve				2035		
Totals	522.52			4,077.00				

145.61

Parallel road to be developed by 2024 esp. if A and B are business and C is a retirement village / kaumatua housing
 Potential School Role = 300