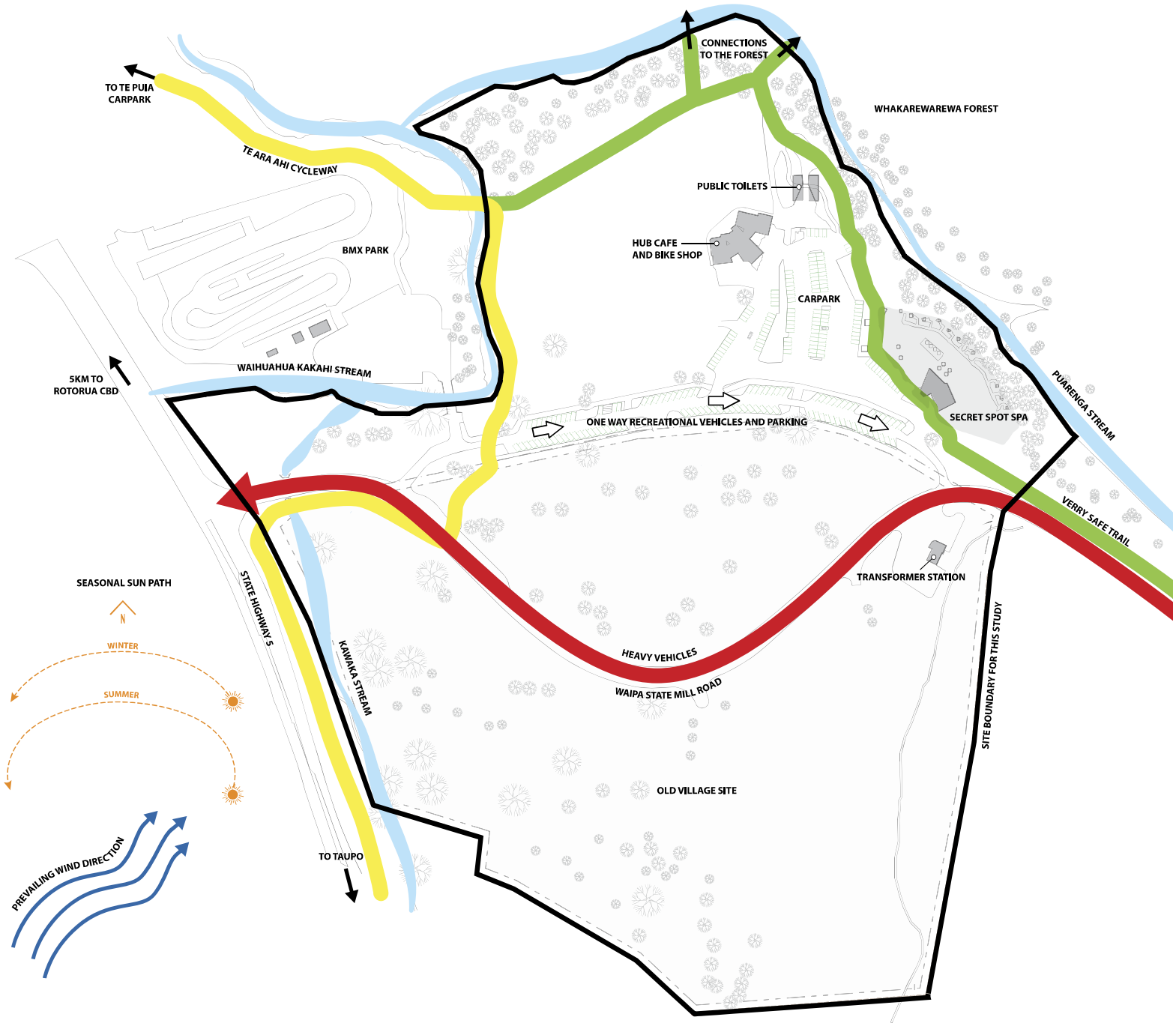


5.0

EXISTING SITE AND ANALYSIS

SITE LOCATION AND CONTEXT

The site is located in the Waipa Valley, approximately 5.2 km and 7 minutes drive from the Rotorua city centre. Waipa State Mill road is a private road off State Highway 5 near the State Highway 30 intersection. Rotorua Airport is located 15 km away, the port of Tauranga is 80 km away, Taupo is 77 km, Hamilton 113 km and Auckland International Airport is 221 km and 2 hours, 45 minutes away. The Waipa Valley is situated on the doorstep of the Whakarewarewa forest and the edge of the Kaingaroa forest, one of the largest plantations forests in the southern hemisphere. The natural geothermal wonderland of Te Puia is only a 15 minute walk north of the site. The Puarenga Stream bounds the site to the west and north. There are currently public toilets/shower/changing facilities, a carpark, business hub with Café and Bike hire shop and Secret Spot Spa located on the site at present. The large green space is frequently used for events. A Transformer building is located on the south eastern side of the Bypass road, serving the Mill.



6.0

PLANNING AND CONSTRAINTS

ZONING AND USAGE

Under the district plan the site has its own designation as B12, Business and Innovation Waipa Business Park. Most building typologies will require some further discussion with Rotorua Lakes Council around Permitted, Controlled and Discretionary uses. For the purpose of this document, we have assumed all proposed typologies will have an angle of "fitting" with the objectives of the Waipa Business Park. There is a requirement for building platforms to be located above the 2% AEP flood level. At this stage of the master planning research we do not have information to understand if this impacts on the proposed development of the site. We have assumed building platforms can be created to achieve requirements. We recommend further investigation. There is no maximum site coverage requirements. All other requirements of the zoning in regards to Parking, Noise, Glare and Light, Signs, Events, Earthworks are not expected to be constraints that the development cannot be designed to meet. There is a sub designation for the location of a Power sub station.

FAULT LINE AVOIDANCE ZONE.

The Horo fault line is located to the north of the site and cuts across on the northern side of the Puarenga Stream. We do not believe this has impacts on the proposed development.

HEIGHT RESTRICTIONS

The maximum height of any buildings is 12 metres. (We note the briefing from Film Studios is that the Studio buildings require a 14 metre internal stud height. This would require a Resource Consent to exceed the 12 metre limit.

BUFFERS

The State Highway boundary setback requirement is 10 metres and 5 metres to any adjoining Rural zones, which are the remaining boundaries surrounding the site. No buildings can be erected within 25 metres of a stream. Buffers within streams are to be planted and landscaped. There are no daylighting envelope requirements.

HAZARDS. CONTAMINATED SOILS

There is anecdotal information of potential contaminated soils in the proposed development. We recommend further investigation to understand extent and remedial works.

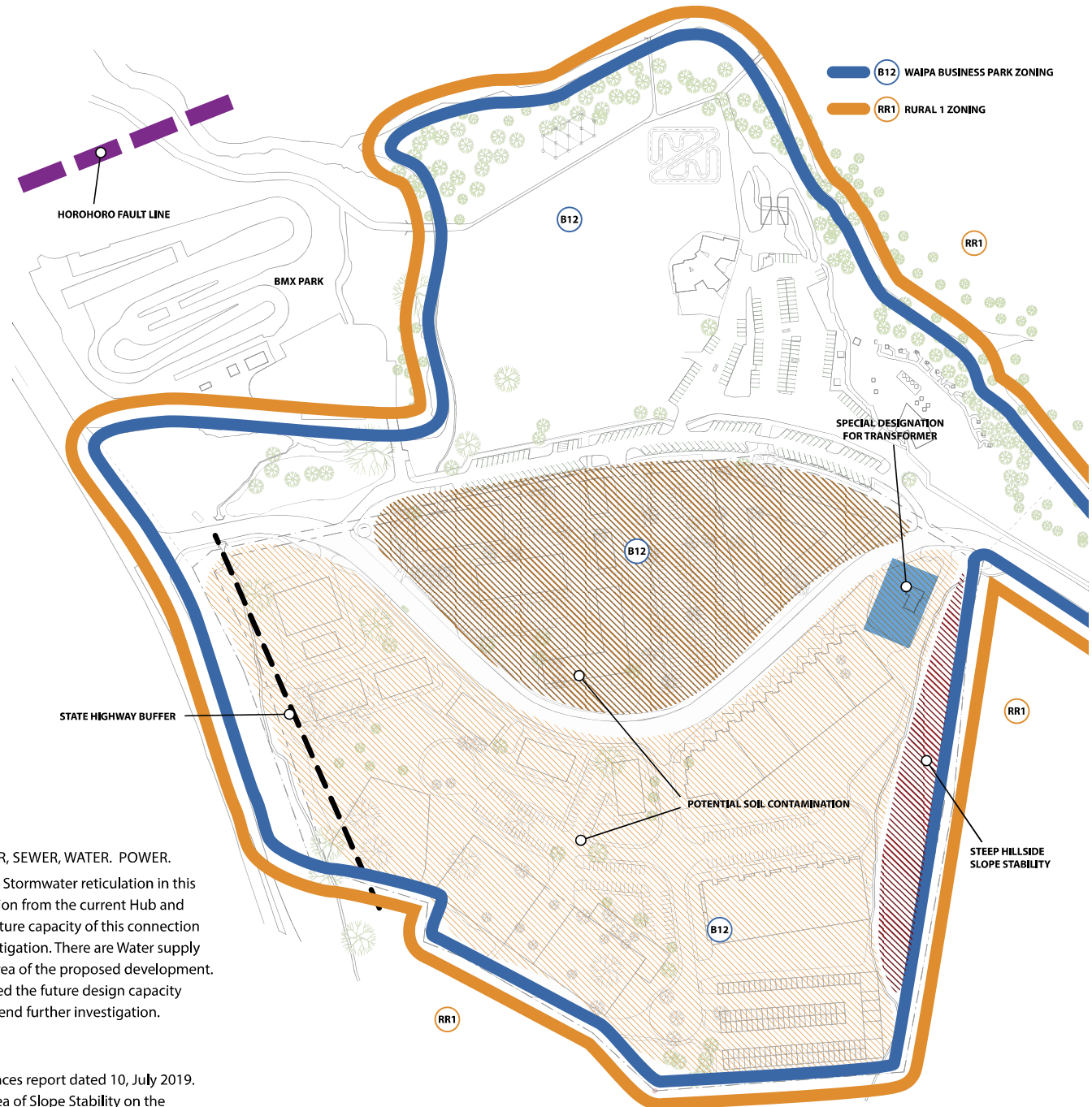
SERVICES TO SITE.

THREE WATERS. STORMWATER, SEWER, WATER. POWER.

Our investigation indicates no Stormwater reticulation in this area. There is a sewer connection from the current Hub and toilets. We do not know the future capacity of this connection and recommend further investigation. There are Water supply and Power provisions in the area of the proposed development. Again, we have not investigated the future design capacity of these services and recommend further investigation.

GEOTECHNICAL

We refer to the CMW Geosciences report dated 10, July 2019. Of note in this report is the area of Slope Stability on the eastern boundary where the toe of a steel hill encroaches into the development site. The recommendation is to build outside of the toe of the hill and potential additional measures required to protect buildings from slips.

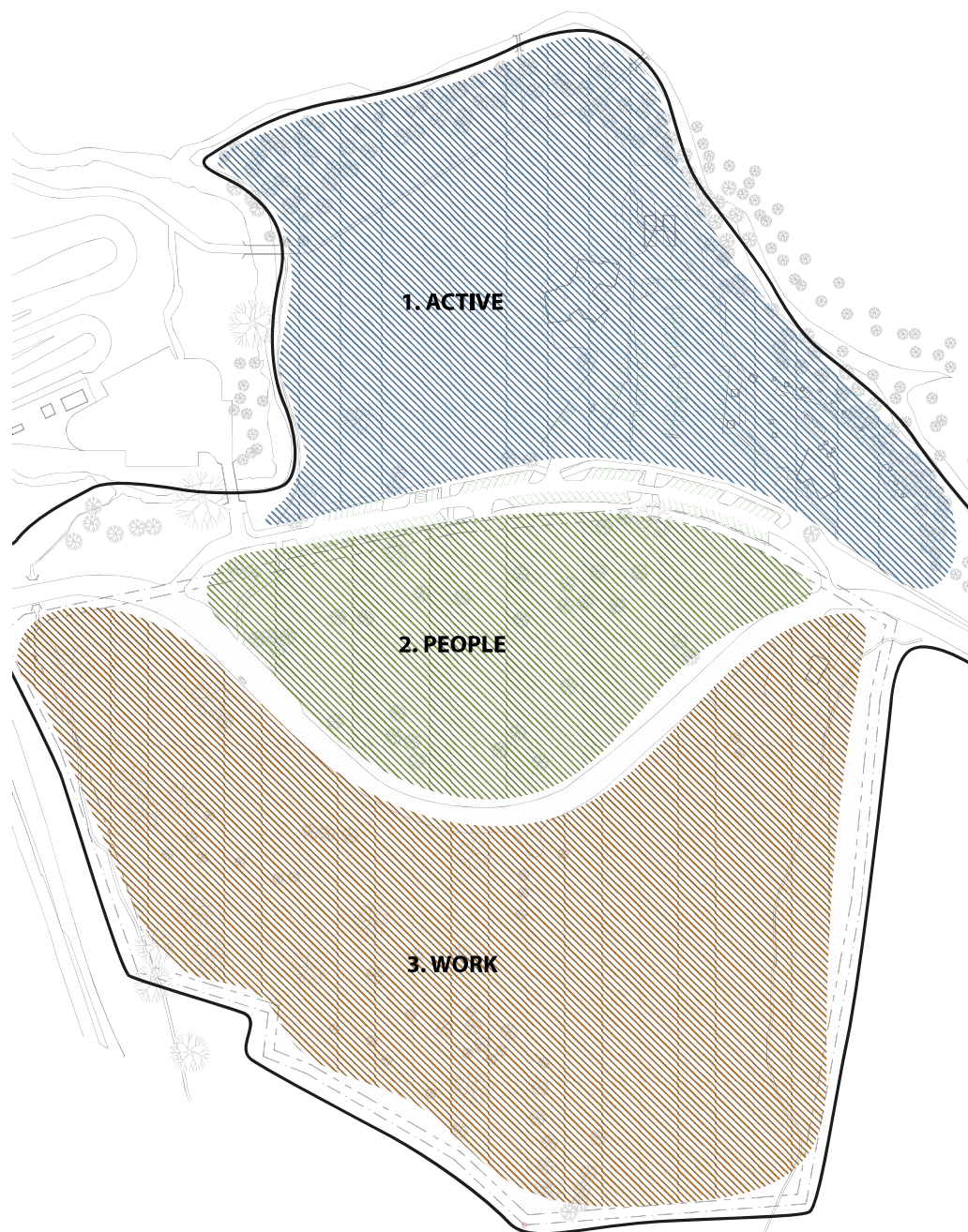


PROPOSED PLANNING

The site has organically (perhaps intended) developed into three areas, which are analogous with precincts to define three main functions of the site. We have called these precincts;

- Active Zone
- People Zone
- Work Zone

These divisions follow a natural order for how the site is envisaged to operate at a functional level, where flow of cars, cyclists, walkers, work vehicles and heavy axle vehicles are able to operate while respecting the safety of people and intersections.



ACTIVE ZONE.

We have proposed that the large green space is retained and not further built over or built out. This large field area is the visual connector between the users and the forest landscape beyond. The large open space is also essential for holding large scale events. The northern edge alongside the Puarenga Stream will be the Kristall Turm High Ropes course. Set against the backdrop of the forest, this adrenaline filled challenge will create a backdrop to the open space. The pump track location along this northern edge will be in full view of the existing Hub building and in close access to the BMX facility.

PEOPLE ZONE.

This zone is the space for accommodation and additional parking. One of the key moves with this planning is the avoidance of the general recreational public to stay north of the heavy vehicle access road to the mill. During events it will be important for health and safety management to contain people within the Active and People zones. Some additional retail and support hospitality could be located in this area. In order to cater for the various accommodation styles and price points, it is proposed that the accommodation blocks are defined by a star ratings and typology. A three level 100 + bed hotel aiming at 4-5 star with Café/Restaurant, pool and associated conference facilities for 20 – 300 persons. A two level motel style 40+ rooms with bike lockers and no café. A Flashpackers style single level with variations of family units, motel style units and bunk accommodation with Café, communal kitchen and dining space. The carparking in this area is designed to cater for large scale events and peak holiday periods.

WORK ZONE.

The southern precinct is made up of business accommodation. The location of an Electric Service centre on the corner of the site will be position on a section of road with a high traffic count and prominent location. It is considered this maybe supported with convenience retail or fast food outlet. The establishment of a film studio will potentially have a greater knock on effect for supporting other industry types, such as film tourism, film industry training academy, film industry related services requiring professional suites or small to large scale workshops and lease storage. The storage sheds will accommodate the south and western population of Rotorua as well as potential for a unique small scale bike locks ups. A block of small to medium office/industrial and a larger heavy industry scale buildings could be attractive to forestry related industry and compliment the location proximity to mill.

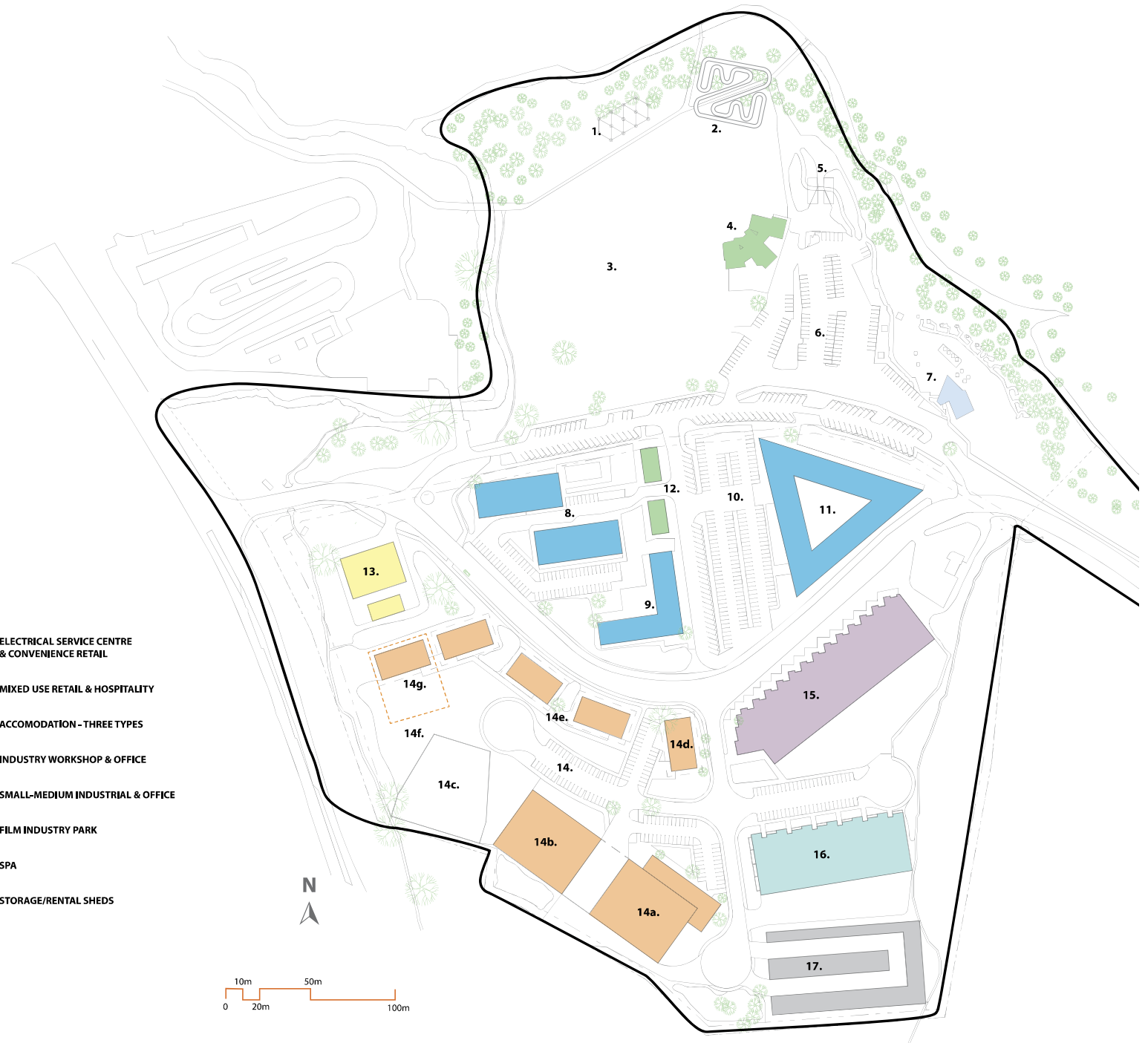
8.0(i)

SITE USAGE

LEGEND

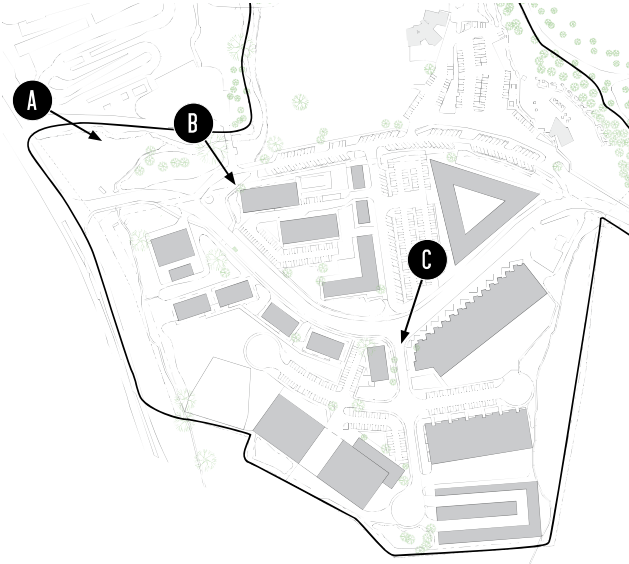
1. KRISTALL TURM HIGH ROPES
2. PUMP TRACK
3. EVENTS PADDOCK
4. CAFE & BIKE RENTALS
5. PUBLIC TOILETS
6. PUBLIC CARPARK
7. SECRET SPOT SPA
8. 100 BED, 4-5 STAR HOTEL/CONFERENCE
9. 40 BED, 3-4 STAR MOTEL
10. CARPARK
11. FLASHPACKERS, 40+ BED & CAFE
12. SPECIALITY RETAIL & HOSPITALITY
13. ELECTRIC SERVICE CENTRE & FAST FOOD
14. FILM INDUSTRY:
 - a) STUDIO 1
 - b) STUDIO 2
 - c) POOL & GREEN SCREEN
 - d) FILM TOURISM & TRAINING
 - e) FILM INDUSTRY SUPPORT/OFFICES
 - f) LARGE SEALED OPEN AREA
 - g) FUTURE STUDIO 3
15. INDUSTRY WORKSHOP & OFFICE
16. SMALL-MEDIUM WORKSHOP & OFFICE
17. STORAGE - RENTAL SHED

- ELECTRICAL SERVICE CENTRE & CONVENIENCE RETAIL
- MIXED USE RETAIL & HOSPITALITY
- ACCOMODATION - THREE TYPES
- INDUSTRY WORKSHOP & OFFICE
- SMALL-MEDIUM INDUSTRIAL & OFFICE
- FILM INDUSTRY PARK
- SPA
- STORAGE/RENTAL SHEDS



8.0(ii)

334 SITE USAGE



BUILDING M² BREAKDOWN

Building	m ²
Hotel	6,370
Motel	2,250
Backpackers	3,270
Retail/Hospitality	400
Convenience fast food	200
Film Studios	4,600
Film Support and Commercial (5 x 920m ²)	4,600
Medium Industrial/Offices	5,550
Light Industrial/Offices	3,620
Storage Sheds	3,200
Total	34,060



9.0

CYCLE AND PEDESTRIAN FLOW

PEDESTRIAN AND CYCLING ROUTES

The Te Ara Ahi “Thermal by Bike” national cycle trail runs past the site. Starting in the Rotorua CBD, the trail is 48km long and passes many geothermal highlight spots including Waimangu Volcanic Valley, Rainbow Mountain, Te Ranga (Kerosene Creek), Waioatapu Thermal Wonderland, before veering off and finishing Waikite Valley Hot pools. At this point you can return to Rotorua City via scenic country roads, or reverse rise the cycle way. The Cycle way is rated a grade 3, Intermediate level and is a mixture of compacted gravels, concrete paths and sealed roads.

From the carpark there is a cycle trail the goes east called the “Verry Safe Trail” which runs parallel with Waipa State Mill road and connects cyclists and walkers with the eastern trail networks. This trail is to keep the increasing numbers of recreational users safe from the heavy vehicle traffic. Cycling along the Waipa State Mill road is discouraged and sign posted accordingly.

The site is also an easy walk from the CBD, approximately 5km, 1 hr, or 18 minute cycle. Another popular connecting point is from the end of Long Mile Road, via the forestry roads. The council have recently upgraded this area with additional parking and many cyclists and recreational users start at this point and it's a short distance to reach Waipa Valley through the forest.

