

## 8.6 SPECIAL HOUSING AREAS POLICY

Date Adopted	Next Review	Officer Responsible
23 November 2017	1 November 2020	Group Manager, Strategy

### Policy Purpose:

The purpose of this Policy is to establish the process and the evaluation criteria that will guide Council in making decisions on whether to accept a proposal for an SHA and recommend to the Minister that a proposed SHA be established.

The policy will assist Council in carrying out its functions under HASHAA and in giving effect to the Accord.

### Policy:

All proposals for an SHA will be processed and evaluated by Council in accordance with this policy.

Special housing areas may originate from:

- The Council identifying, considering and recommending areas to the Minister on its own initiative; and
- Expressions of interest (EOIs) from landowners and developers for special housing areas that the Council considers meet the criteria listed below under section 3.4.

The Council will consider each proposed special housing area on its merits. In addition to the degree of consistency with this policy, other factors, such as planning and RMA matters, may be relevant to the Council's exercise of discretion to make a recommendation to the Minister. The Council reserves full discretion whether to recommend an area to the Minister to be a special housing area.

### Criteria for recommending a Special Housing Area to the Minister

Council will evaluate a proposed SHA against the following criteria.

#### 1. *Locational characteristics*

The proposed Special Housing Area is either located inside an established urban area, or within an area identified for urban expansion in the Rotorua Spatial Plan. This criterion does not apply to a Special Housing Area proposed to be developed for a papakāinga.

The proposed area is contiguous to the existing urban area. Priority will be given to development proposals **contiguous to land** identified on ODP Planning Map 102 as “Medium Density”, followed by development proposals **on land** identified as “Low Density” on the same map. This criterion does not apply to a special development area proposed to be developed for a papakāinga.

For that land not within the established urban area, the degree to which the character and amenity of the subject land is already affected by the proximity of urban land.

Reverse sensitivity effects are avoided or mitigated at the interface of the proposed site and any non-urban zone.

The land is not unduly affected by the following constraints:

- natural hazards (except where effects can be appropriately managed)
- significant indigenous vegetation
- presence of highly productive soils
- significant archaeological, historic, ecological, landscape and cultural values.

2. *Demand for qualifying development*

The extent to which the proposed development(s) will achieve the purpose of the HASHAA and the Accord based on an assessment of housing size, form, character, section sizes, and density.

3. *Affordability*

The extent to which the proposed special housing area assists in improving the affordability of housing in the Rotorua District. This will be assessed in one of the following ways:

- The significance of the contribution the proposed SHA makes to overall housing supply in the district
- The incorporation of varying dwelling and section sizes within the development, particularly houses at least 25 % smaller than the median size of new dwellings in the district. This will be of particular importance for sites within the established urban area
- The potential for a development to target people with specific housing needs such as first homes buyers, the elderly, people with special needs, people requiring rental housing, or people unable to access other housing for social and economic reasons.

4. *Predominantly residential*

The extent to which the proposed development is predominantly residential with the primary purpose of increasing residential housing supply

5. *Adequate infrastructure*

For Council-related services of water supply, wastewater, transport, stormwater and reserves the Council is satisfied:

- That infrastructure exists and has additional capacity to accommodate the likely cumulative demand from a qualifying development/s in the special housing area or infrastructure is planned or programmed in the Council’s Long Term Plan; and/or
- That infrastructure would be provided and funded by the private sector ahead of the Long Term Plan programmed time at no additional cost to Council; and/or
- Where not planned or programmed in the Council’s Long Term Plan, infrastructure would be fully provided and funded by the private sector at no cost to Council and can connect to

existing infrastructure that has additional capacity to accommodate the likely cumulative demand from a qualifying development/s in the special housing area, and

- For stormwater, mitigation will meet the conditions of any relevant consent held by the Council or such other relevant engineering standards that are applicable.

For other (non-Council) infrastructure of state highways, government facilities such as education, or network utilities (electricity, gas and telecommunications) the Council is satisfied that adequate infrastructure or services exist or is planned by the relevant service provider with additional capacity to accommodate the likely additional demand generated from a qualifying development/s in the special housing area.

## 6. *Building Height*

The maximum calculated building height for a qualifying development in a special housing area will be determined as part of the declaration of that special housing area. It will be determined by the Council in discussion with the landowner/ developer with reference to:

- a) The effects of the proposal on the characteristics of the land in the special housing area and land in the immediate vicinity;
- b) The maximum height provided for in the zone of the operative District Plan that currently applies to the subject land;
- c) The maximum height provided for in the zone of the operative District Plan that is intended to be applied to the land in the special housing area if this zone is different to the operative zone (e.g. the Residential 1 Zone may apply to a special housing area in a Rural Zone);
- d) The maximum height provided for in the Act.

## 7. *Minimum number of dwellings*

The extent to which the proposed SHA will deliver additional dwellings beyond a minimum of four additional dwellings.

## **Determination of Appropriate Residential Zone Provisions**

The matters that will be considered when determining the appropriate residential zone provisions to be applied in the assessment of the special housing area include:

- a) The effects of the proposal on the characteristics of the land in the special housing area and land in the immediate vicinity.
- b) The individual development proposal;
- c) The appropriateness of the operative District Plan zone for the delivery of (a) qualifying development(s) on the site;
- d) Whether another zone or other zone provisions in the operative District Plan may be more appropriate for the delivery of (a) qualifying development(s);
- e) The purpose of the Act;
- f) Delivery of the targets in the Rotorua Housing Accord.

### **Process for recommending a proposed Special Housing Area to the Minister**

The full process for considering a proposed Special Housing Area is set out in Appendix 1. That part of the process which requires formal consideration and recommendation to the Minister (first two parts of stage 4) is expanded below:

Council will only recommend to the Minister of Housing to declare a special housing area when the Council is satisfied that:

- a) The criteria in 3.4 of the Policy have been appropriately met; and
- b) Necessary agreements have been secured with the land owner /developer; and
- c) Where appropriate consultation has been undertaken including with any property owner directly affected, any directly adjoining landowners, tangata whenua when the area is within a rohe of a hapu which has a protocol with the Council, relevant infrastructure and service providers, the relevant regional council; and
- d) The matter has been formally reported to Council and the Council has resolved to recommend the special housing area to the Minister.

### **Relevant delegations**

The Chief Executive, Group Manager Strategy and/or Group Manager Operations are delegated to enter into negotiations with landowners/developers interested in promoting a special housing area in accordance with this policy.

## APPENDIX 1: PROCESS TO CONSIDER POSSIBLE SPECIAL HOUSING AREAS

