



HOUSING FOR EVERYONE PLAN CHANGE 9

COUNCIL | 4 AUGUST 2022



ROTORUA
FOR TOMORROW



AGENDA

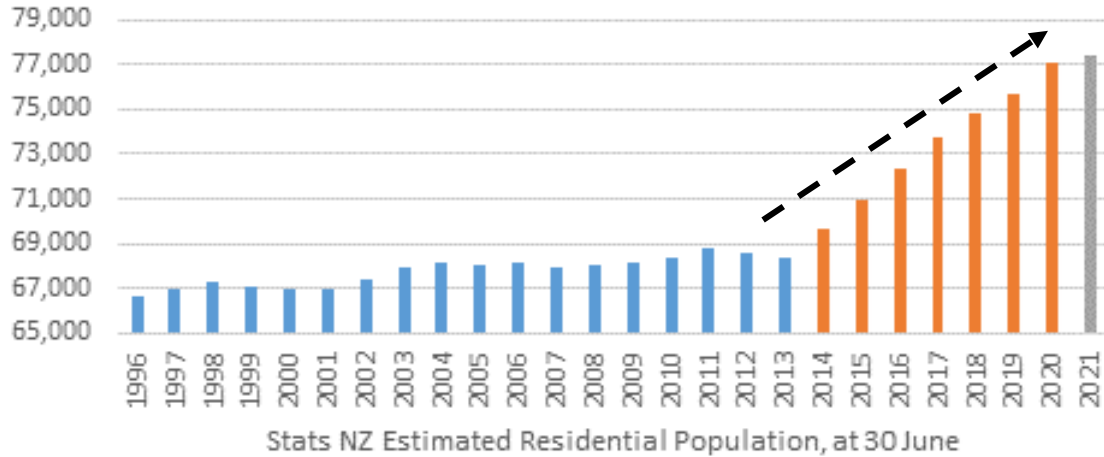
- Context
- Engagement
- Enabling Medium Density
- Enabling High Density & Mixed Use
- Overall Outcomes
- Qualifying Matters
- Additional Supporting Changes
- Process
- Recommendations
- Next Steps

GROWTH CONTEXT

Growth & Change

Rotorua District Residential Population

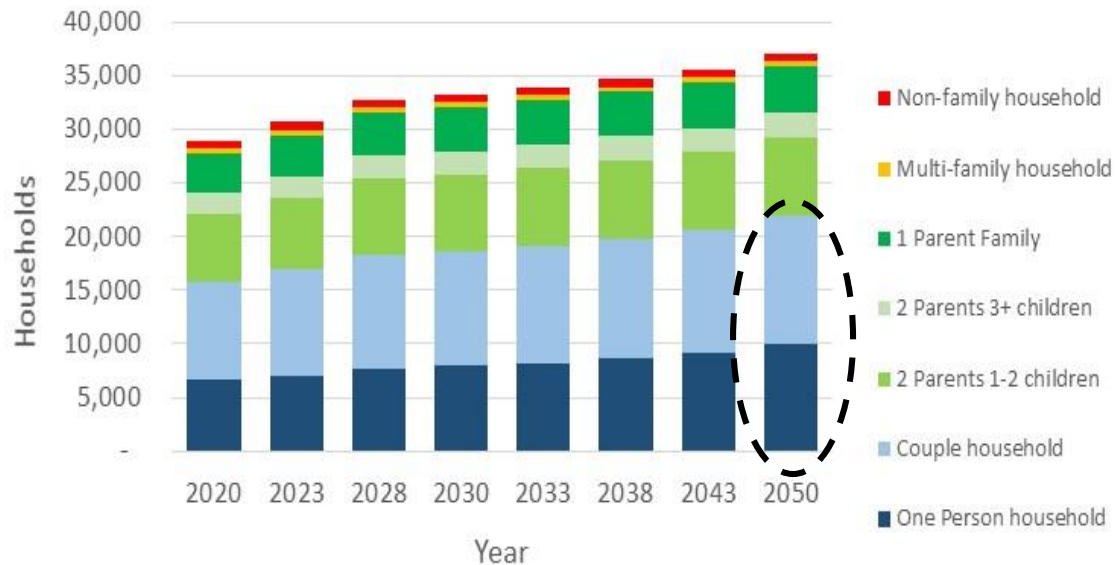
■ 1996-2013 ■ 2013-2020 ■ 2020-2021



+ 9,740 homes
by 2050



- 1890 homes
anticipated shortfall
by next year



Access to homes
increasing challenge
(increasing prices &
rents)

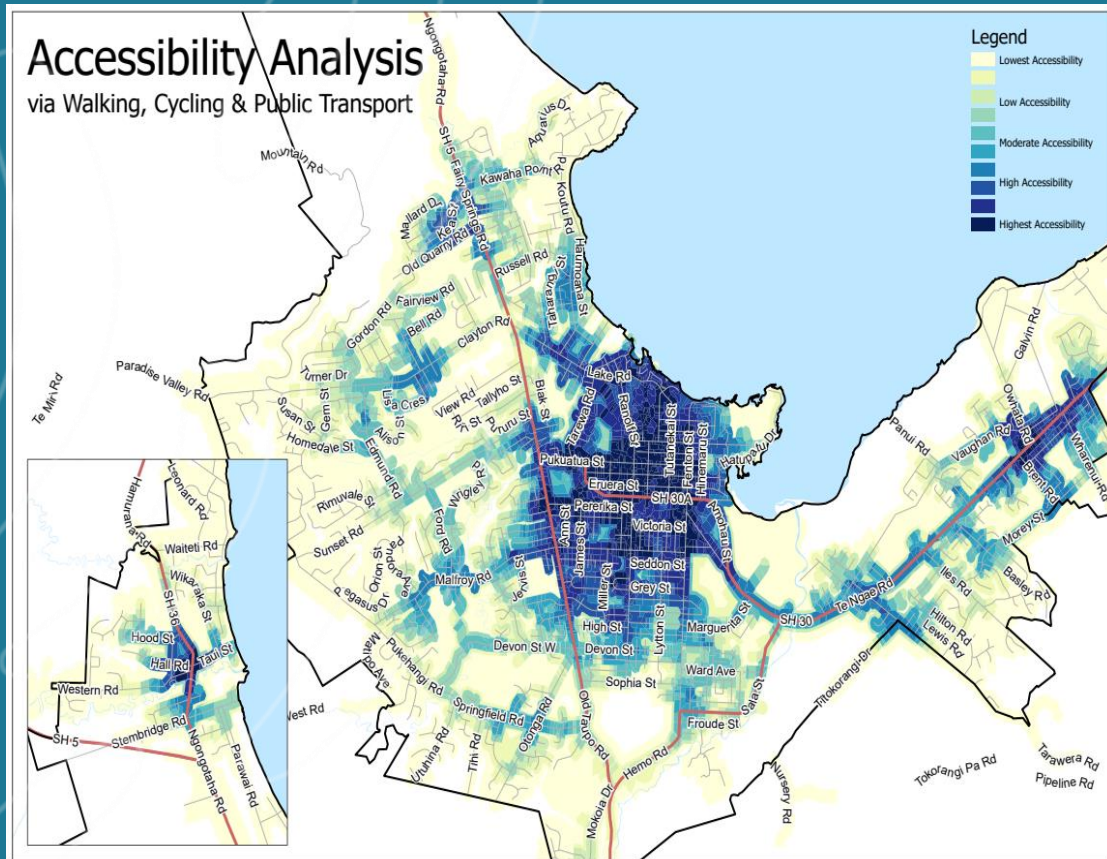


aging population means
smaller household sizes
over time

LEGISLATIVE CONTEXT

National Policy on
Statement Urban Development

RMA Amendment
Act 2022



Government's new measure to boost housing supply in Rotorua Lakes District

15 Mar, 2022 10:54 AM

2 minutes to read



Housing Minister Dr Megan Woods. Photo / Mark Mitchell

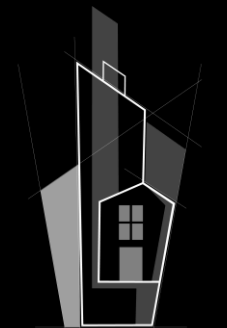
Housing variety and choice

Increasing Housing Supply



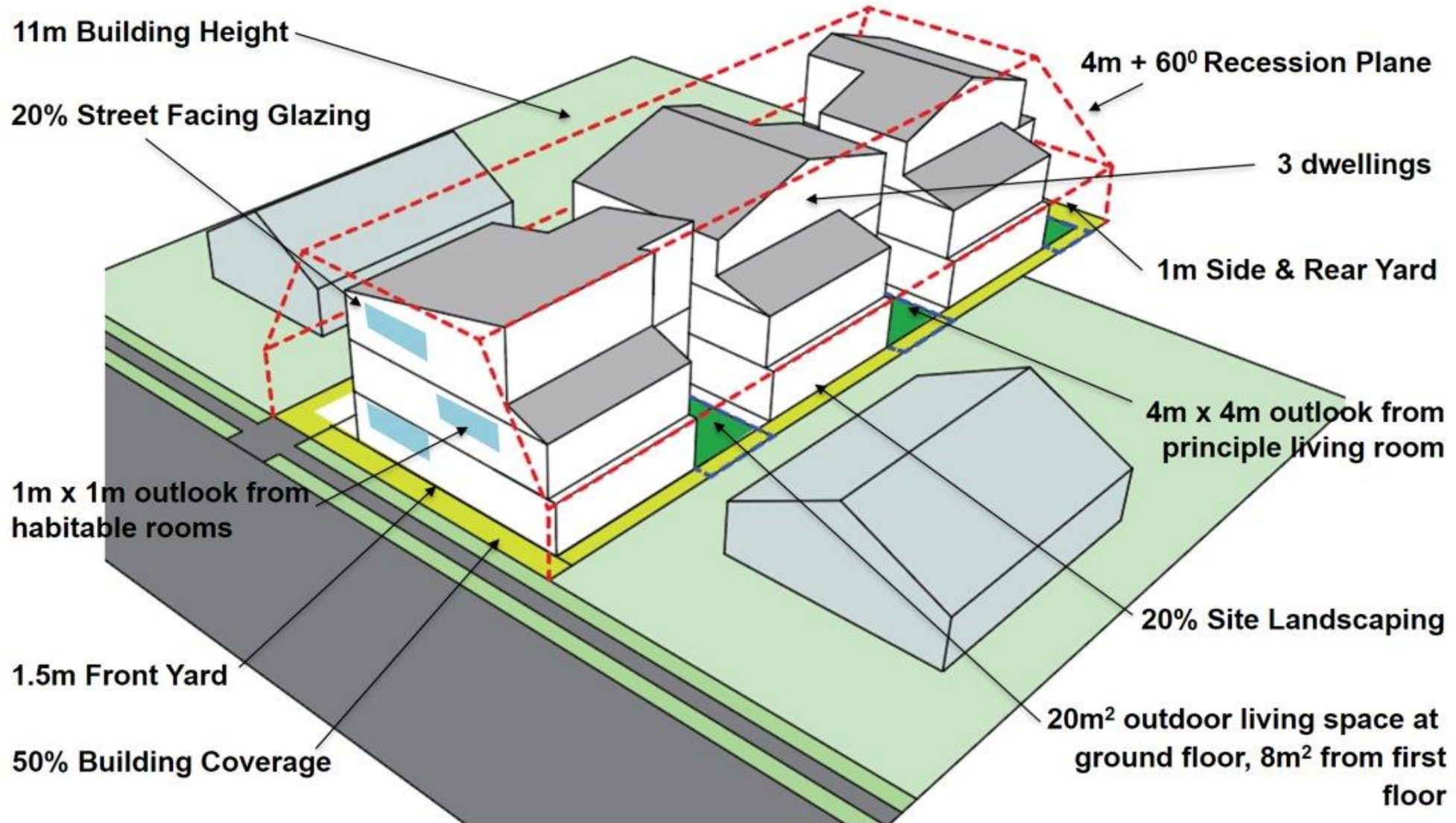
ENGAGEMENT

- Mana Whenua
- Community groups & schools
- Developers & consultants
- Neighbouring Councils & Regional Council
- Government Departments & Agencies e.g. KO
- Council Teams & SP&F
- Over 30 External Engagements



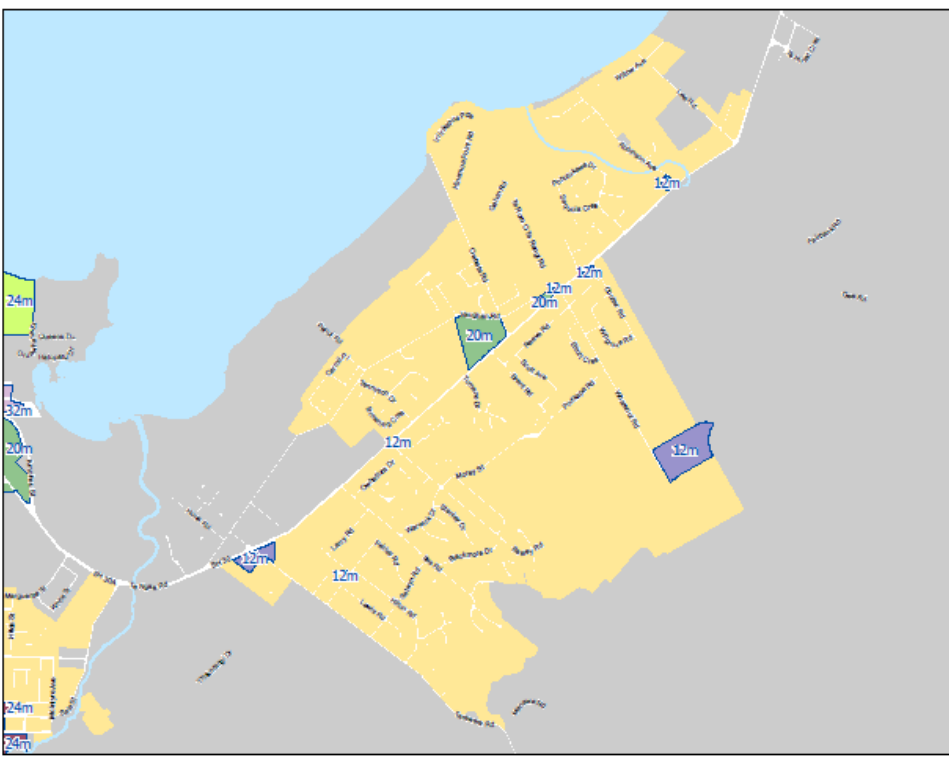
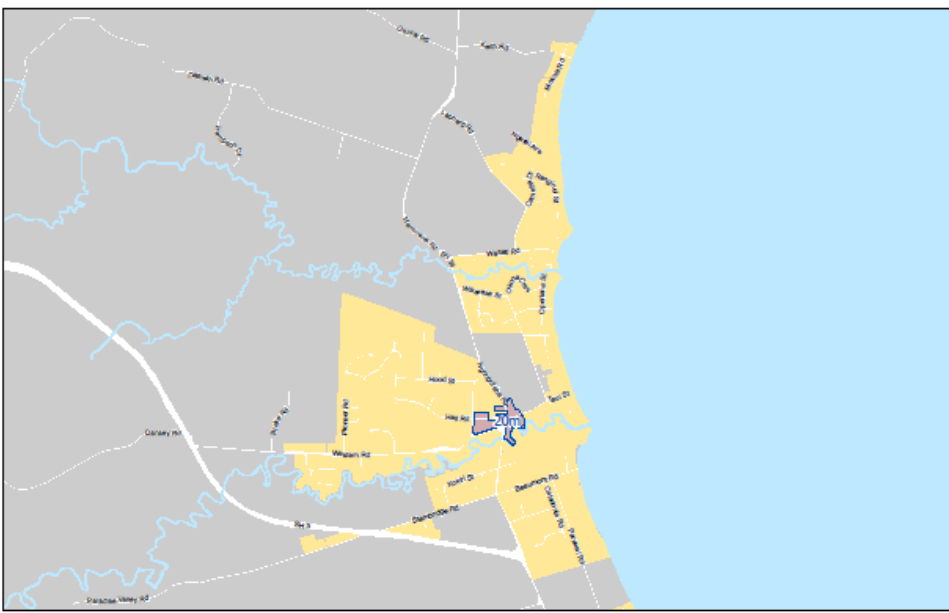
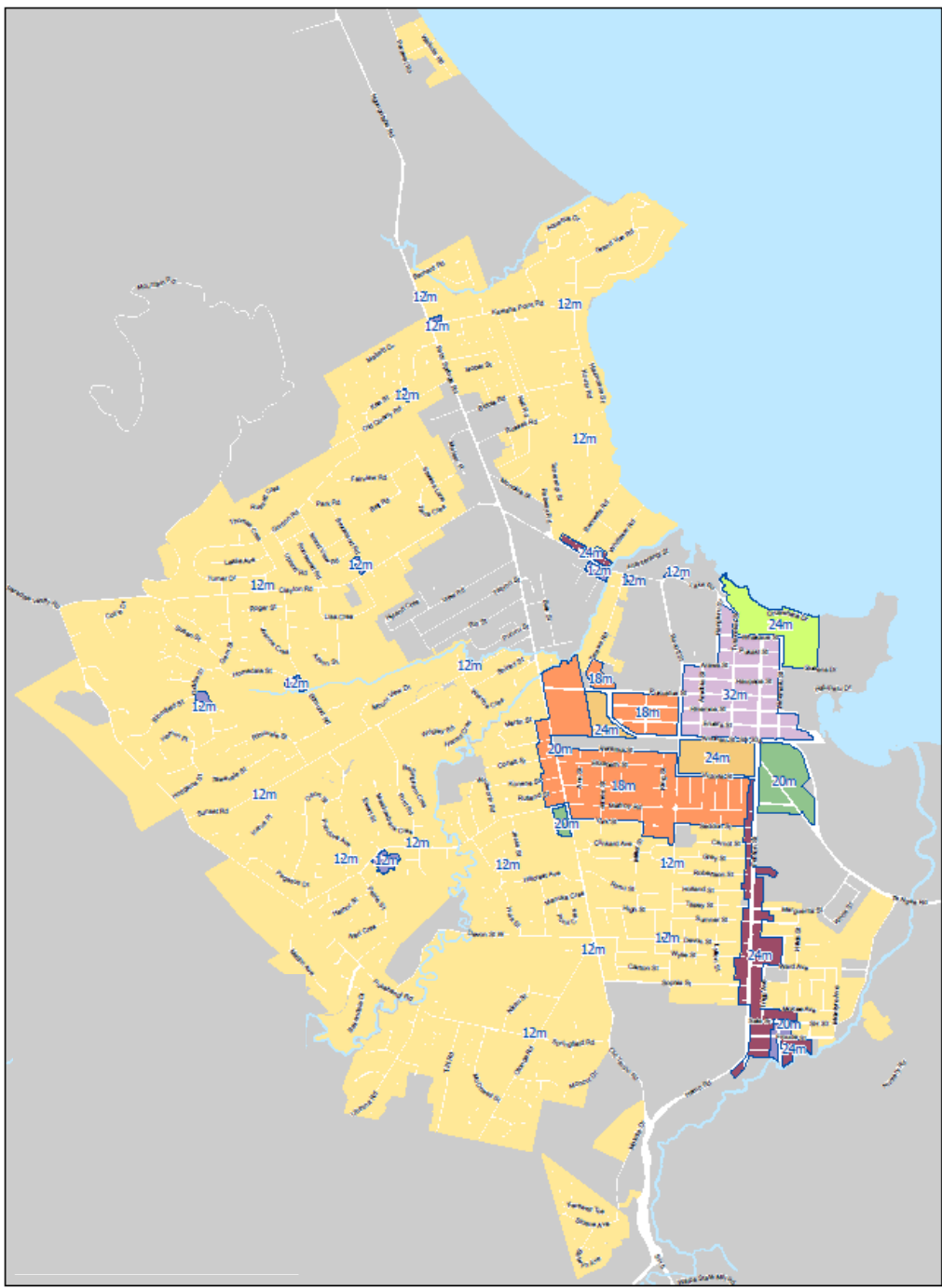
ENABLING MEDIUM DENSITY

Medium Density Residential Standards



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Spatial Extent of the MDRS

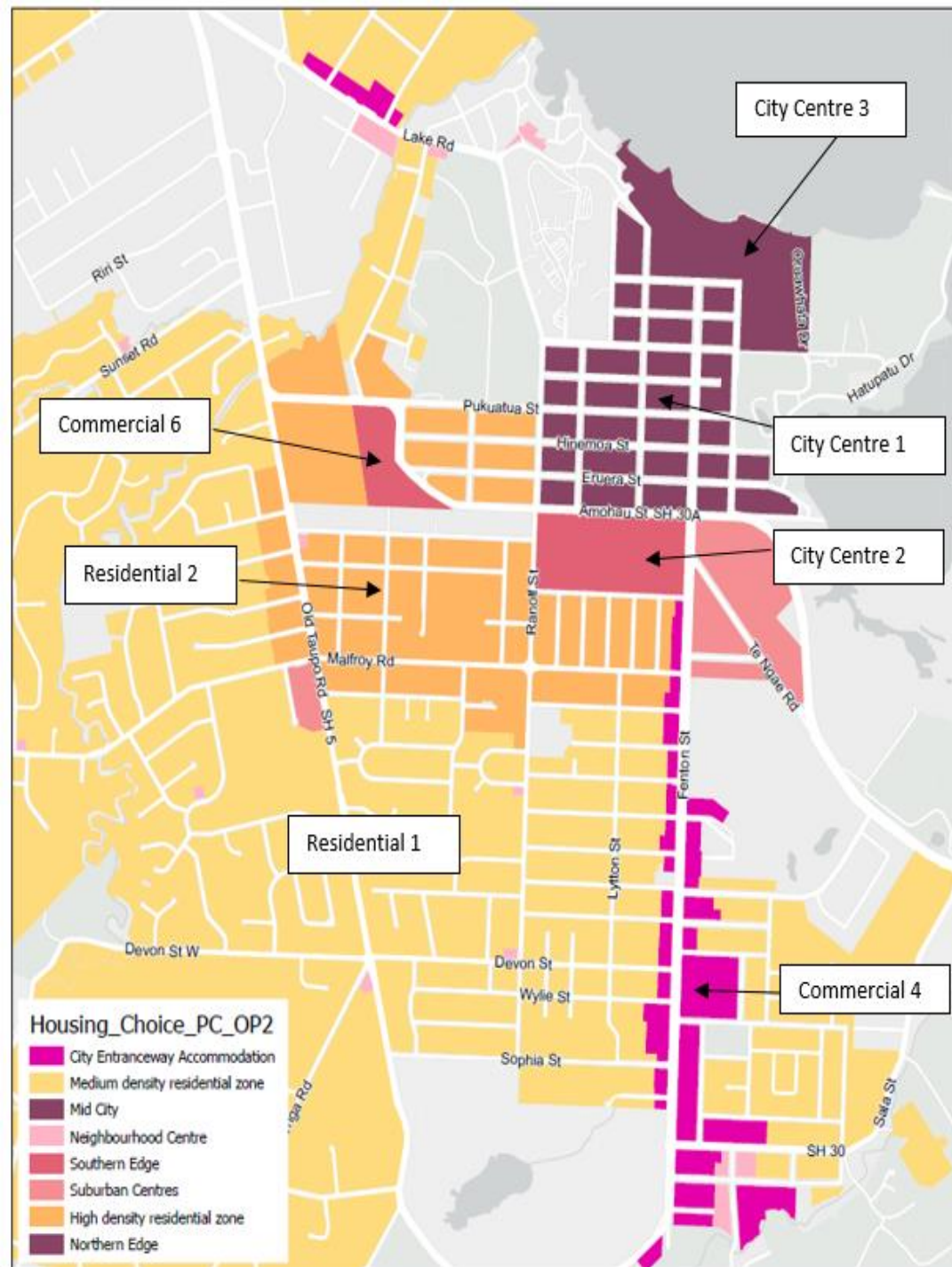


-  Proposed Medium Density Residential Standards
-  City Entranceway Accommodation
-  Mid City
-  Neighbourhood Centre
-  Southern Edge
-  Suburban Centres
-  Northern Edge
-  Proposed High Density Residential Zone
-  Out of Scope



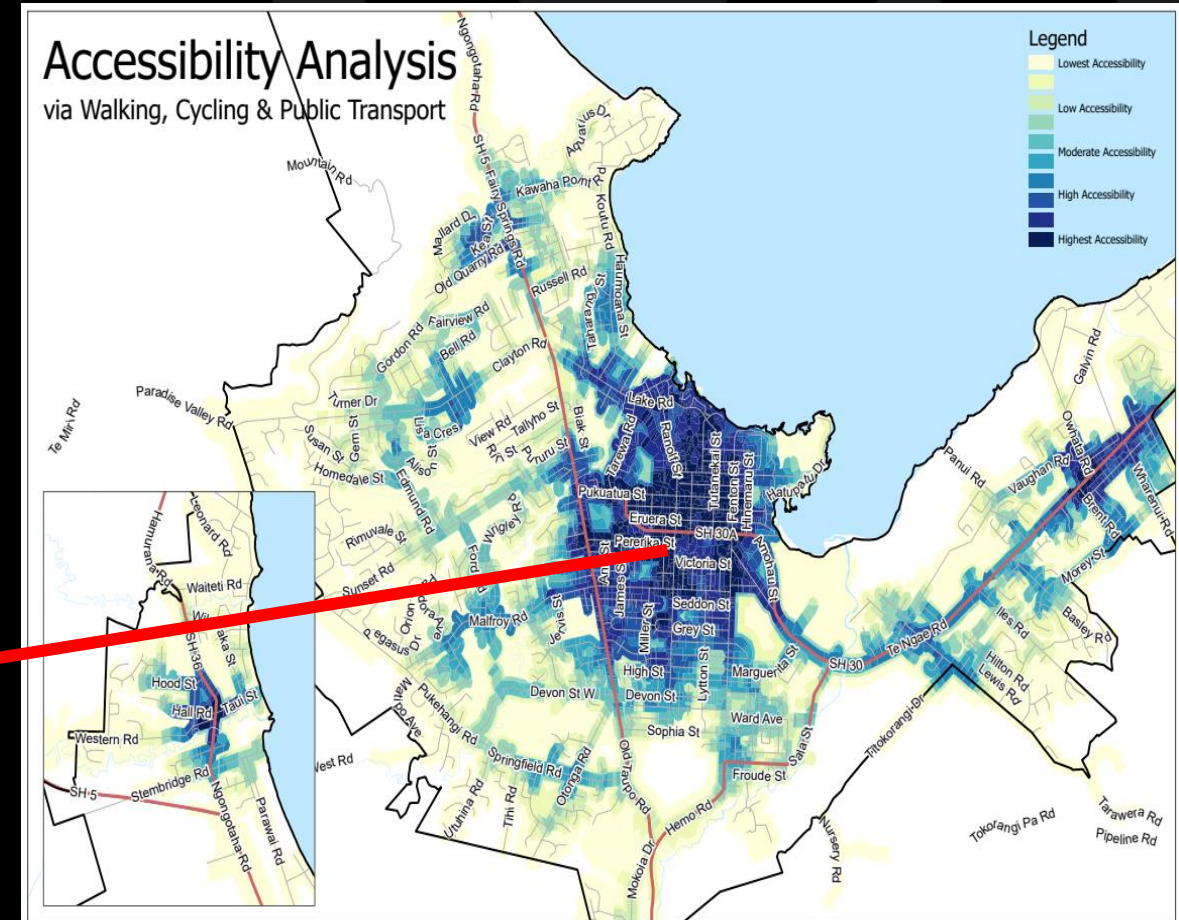
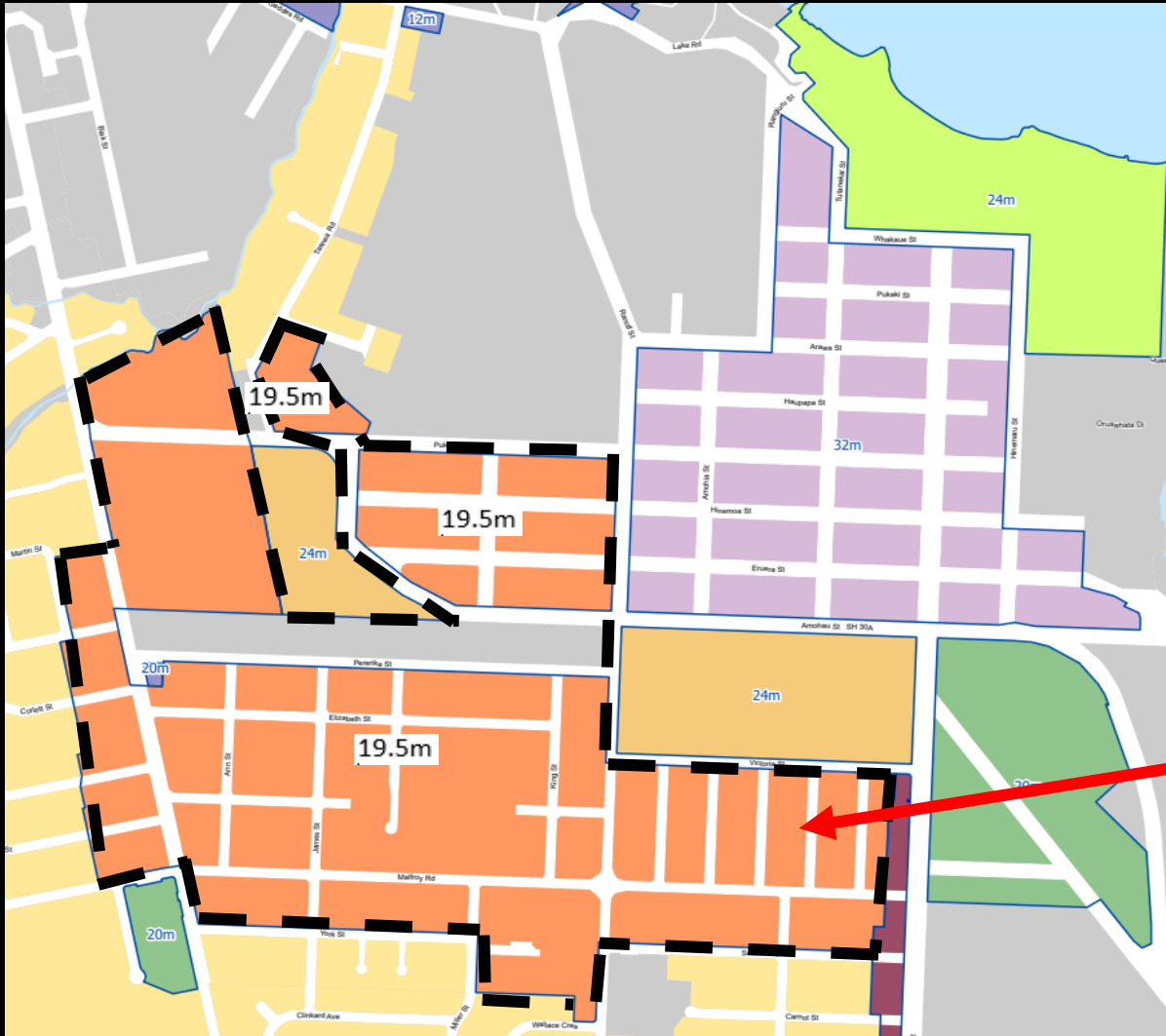
ENABLING HIGHER DENSITY & MIXED USE

Zoning Framework
for Higher
Density than the
MDRS



High Density Residential Zone

Greatest Accessibility supports higher density living



OVERALL OUTCOMES

Good Urban Form

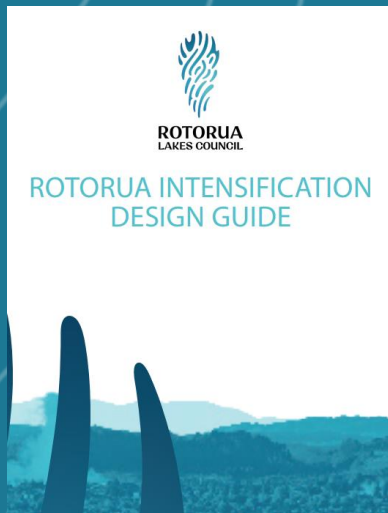
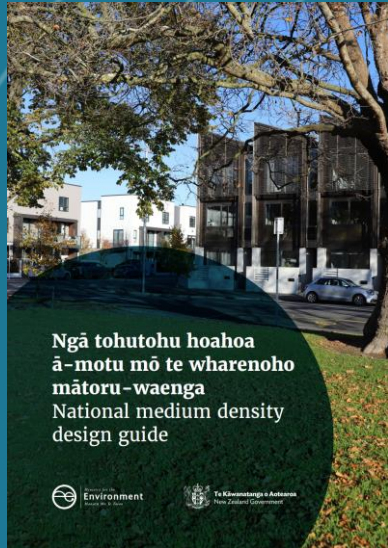
- Fit for purpose zoning framework
- Medium Density Extensive
- Higher Density enabled in the right places

Proposed Zones

- City Entranceway Accommodation
- Medium density residential zone
- Mid City
- Neighbourhood Centre
- Southern Edge
- Suburban Centres
- High density residential zone
- Northern Edge
- Out of Scope
- Proposed Heights
- Public_Open_Space



Encouraging Good Design



3.0 BUILDING FORM AND APPEARANCE

The form and appearance of a building is an important factor when designing a development. This includes considering a building's scale, mass and height and the design of its facades and rooflines.

A building's scale describes how big it is in proportion with the things around it – the site, other buildings, the width of the street and, importantly, people. Building mass describes the physical volume of a building and the shape it takes depending on how the mass has been arranged. A façade is the name for an exterior face of a building, it is what we see when looking at each side of a building.

3.1 BUILDING MASS AND HEIGHT

1 Set upper storeys back from side boundaries so to locate building mass away from adjacent properties.



2 When determining a building's mass, consider what is appropriate for the size, shape and topography of the site.

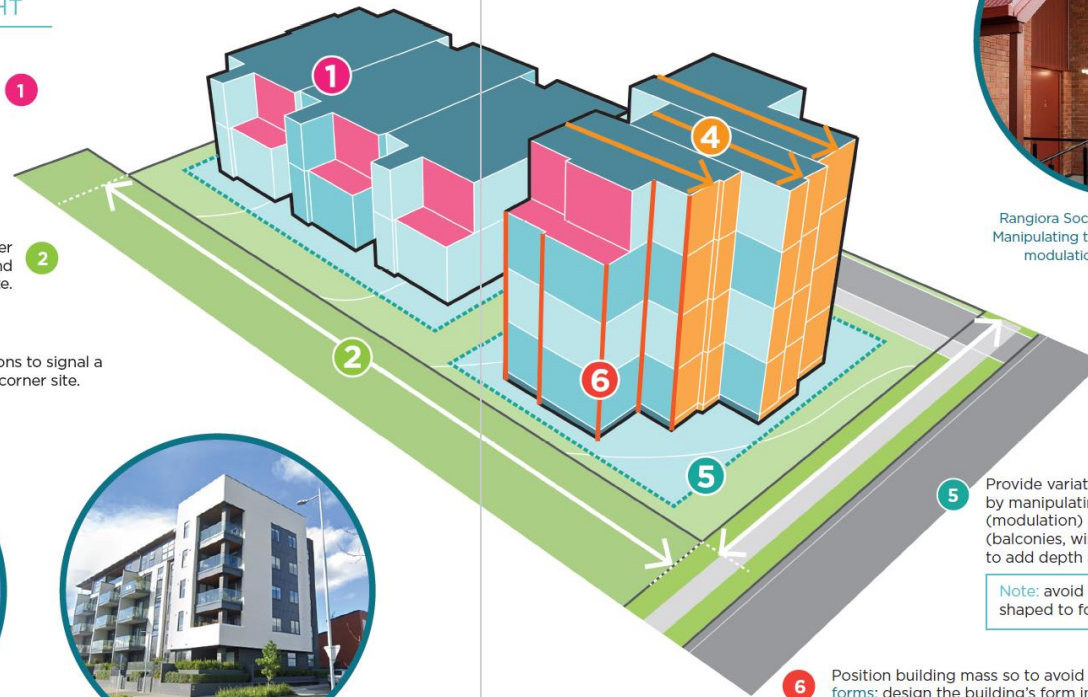
3 Use building height in key locations to signal a landmark building or significant corner site.



Hobsonville, Auckland
Setting back upper levels can create additional privacy.



Kerewhenua Apartments, Hobsonville
Uses additional height at the corner to create a landmark building.



4 Place the principal building mass towards the front of the site, addressing the adjacent street or public space.



Rangiora Social Housing Development -
Manipulating the building form can create modulation and visually interest.

5 Provide variation in a building's form by manipulating the building's mass (modulation) and using building elements (balconies, windows, porches, entryways etc.) to add depth and articulation.

Note: avoid designing buildings that are shaped to follow recession planes.

6 Position building mass so to avoid long building forms; design the building's form in multiple vertical blocks or elements and limit long continuous roof ridgelines and blank walls.



QUALIFYING MATTERS

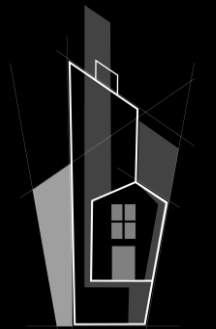


Existing

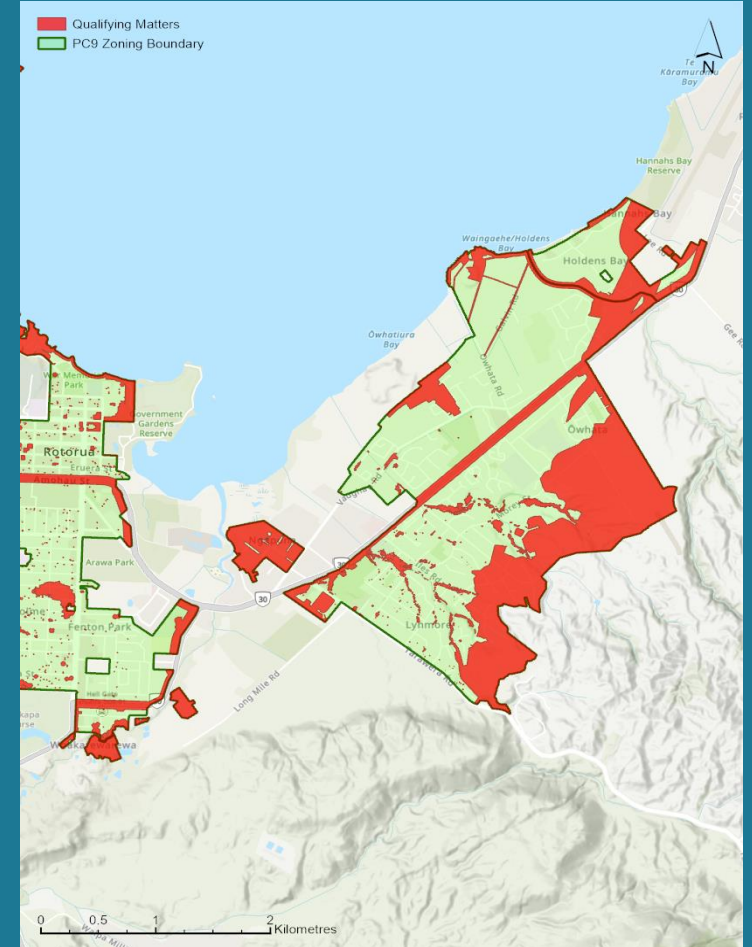
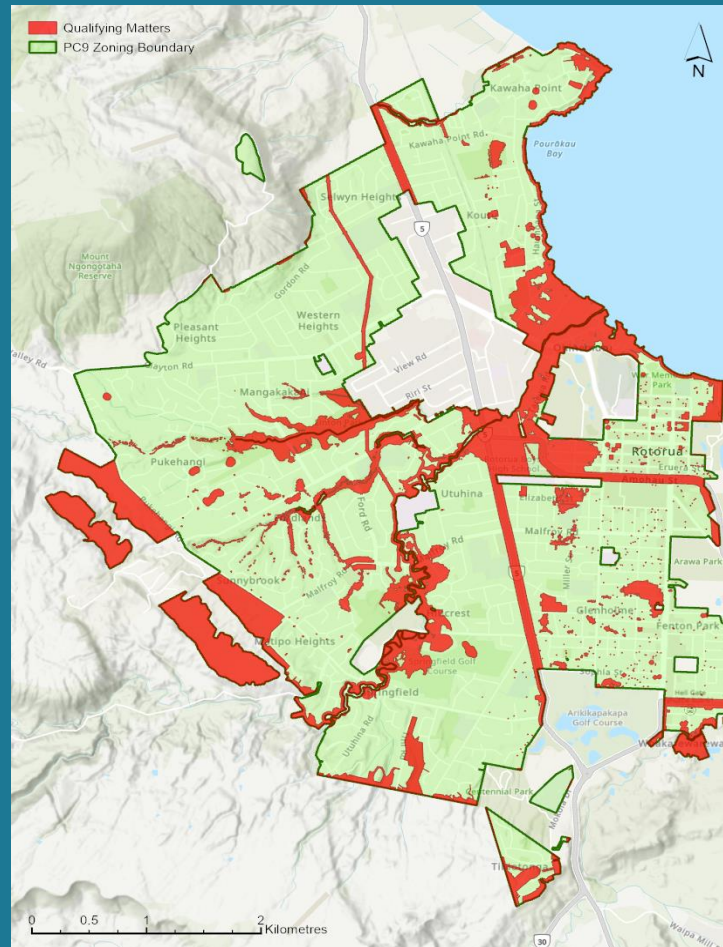
- National Grid;
- Natural Hazards;
- Historic and Cultural Values;
- Significant Natural Areas;
- Outstanding Natural Character;
- Outstanding Natural Features and Landscapes;
- Public Access; and
- Designations

New

- Flooding
- Cultural Villages
- Historic Heritage



Spatial Extent of Qualifying Matters - District Development Constraints

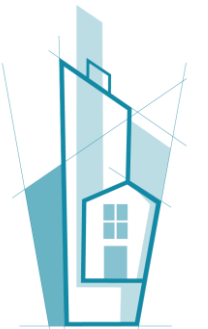





ADDITIONAL SUPPORTING CHANGES

Papakāinga Housing

- Workshops with iwi and hapū reps
- Existing provisions creating barriers to papakāinga developments
- Will address quick wins e.g. deleting the requirement to be adjacent to Marae
- Greater density allowance in rural zones
- More enabling for non-residential activities



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Financial Contributions & Transport

Financial Contributions

- Requirement for permitted housing development (MDRS)
- Upgrade of exiting reserves to support intensification
- Reduction in level of reserve contribution
- Seeking Immediate effect- application to Environment Court

Transport Provisions

- Changes to manage the increased number of households accessed from one shared access way
- requiring a simple transport assessment for more than 20 residential units



PLAN CHANGE PROCESS

Intensification Streamlined Planning Process (ISPP)

Council
Notifies PC by
20 Aug 2022
*(no later than
this date)*

Submissions
**Aug – Oct
2022**

Summary of
Submissions
& Further
Submissions
**Oct - Dec
2022**

Prep. for
Hearings &
Circulation of
Material
Jan – Jul 2023

Hearings
**Aug – Oct
2023**

Panel
Recommends
& Council
Decision on
Recommend-
ations
**Sept – Dec
2023**

Refer to
Minister
rejected
Recommend-
ations
**Jan – Mar
2024**

Plan Change
made
Operative
Mar 2024
(deadline)



MDRS has immediate Legal
Effect- *(if no qualifying
matter applies to site)*



Submitters have no
Appeal Rights



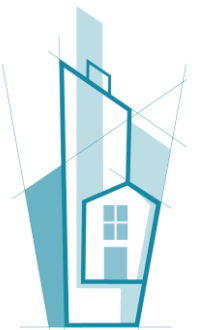
RECOMMENDATIONS

1. Approves the Plan Change Provisions & Section 32 Report; & approves notification of the Plan Change by no later than 20 August 2022
2. Notes the Draft Design Guide for Residential Intensification
3. Delegates to the Chief Executive to approve any final minor edits and amendments to the Plan Change provisions and Section 32 report, prior to notification
4. Approves the application to the Environment Court seeking an order that the Financial Contributions rules in the Plan Change have immediate legal effect



NEXT STEPS

- Council Approval 4 August
- Prepare for notification
- Public Notice Mail out 19 August
- Public notification 20 August 2022
- Website & *'Friends of the Submitter'*
- Targeted information sessions with key stakeholder groups
- Appointment of Commissioners



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