

**Council Meeting Minutes 4 August 2022**

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01-15-016  
RDC-1297420

# Minutes

**Council meeting held Thursday, 4 August at 1 pm  
Council Chamber, Rotorua Lakes Council**

- MEMBERS PRESENT:** Mayor Chadwick (Chair)  
Cr Donaldson, Cr Kai Fong, Cr Kumar, Cr Macpherson, Cr Maxwell,  
Cr Raukawa-Tait, Cr Tapsell, Cr Wang, Cr Yates
- APOLOGIES:** Cr Raukawa-Tait for early departure
- STAFF PRESENT:** G Williams, Chief Executive;  
O Hopkins, Deputy Chief Executive, District Leadership & Democracy;  
J.P Gaston, Deputy Chief Executive, District Development;  
A Pewhairangi, Deputy Chief Executive, Community Wellbeing;  
R Fraser, Acting Deputy Chief Executive. Infrastructure & Environmental  
Solutions;  
G Rangi, Deputy Chief Executive, Te Arawa Partnership;  
N Michael, Senior Communications Advisor;  
G Kieck, Manager, Corporate Planning & Strategy;  
J Akari, Director, People & Organisational Development;  
D Mathfield, Principal Strategic Advisor-Urban Development;  
S Thurston, Senior Policy Planner;  
G Konara, Governance Support Advisor.

The meeting opened at 1.12pm.

The Mayor welcomed elected members, media, staff and members of the public.

**1 KARAKIA WHAKAPUAKI  
OPENING KARAKIA**

Cr Donaldson opened meeting with a Karakia.

**2 NGĀ WHAKAPĀHA  
APOLOGIES**

Noted the apologies from Cr Raukawa-Tait for early departure.

**3 WHAKAPUAKITANGA WHAIPĀNGA  
DECLARATIONS OF INTEREST**

None

**4 NGĀ TAKE WHAWHATI TATA KĀORE I TE RĀRANGI TAKE  
URGENT ITEMS NOT ON THE AGENDA**

None

**5 PŪRONGO KAIMAHI  
STAFF REPORTS**

**5.1 PERMANENT ALCOHOL BAN FOR ROTORUA COMMUNITY YOUTH CENTRE RESERVE, MARIST ST  
MICHAELS SPORTS PARK RESERVE, SHAMBLES THEATRE RESERVE AND LOTS 2,3,4, 5 DPS 65170 –  
COMMENCE CONSULTATION**

RDC-1293244

**Resolved**

- 1. That the report “Permanent Alcohol Ban for Rotorua Community Youth Centre Reserve, Marist St Michaels Sports Park Reserve, Shambles Theatre Reserve and Lots 2,3,4, 5 DPS 65170 – commence consultation” be received.**

Moved: Cr Yates

Seconded: Cr Donaldson

**CARRIED**

Greg Kieck overviewed the report and spoke to a presentation titled “Alcohol Ban Bylaw 2018” (Attachment 1).

**Further resolved**

- 2. That Council resolves to commence public consultation on making the Temporary Alcohol Ban (Ban) for Rotorua Community Youth Centre Reserve, Marist St Michaels Sports Park Reserve, Shambles Theatre Reserve and Lots 2, 3, 4, 5 DPS 65170 that sit adjacent to these Reserves, permanent.**

Moved: Cr Donaldson

Seconded: Cr Wang

**CARRIED**

**5.2 HOUSING FOR EVERYONE (PLAN CHANGE 9), APPROVAL FOR NOTIFICATION**

RDC-1293414

**Resolved**

- 1. That the report “Proposed Housing for Everyone Plan Change (PC 9) Provisions, Section 32 Report and the Draft Design Guide for Residential Intensification” be received.**

Moved: Cr Raukawa-Tait

Seconded: Cr Kai Fong

**CARRIED**

J-P Gaston, Damon Mathfield and Simon Thurston overviewed the report and spoke to a presentation titled "Housing for Everyone - Plan Change 9" (Attachment 2).

#### Further resolved

2. **That Council resolves to proceed with the Proposed Housing for Everyone Plan Change (PC 9) Provisions and the Section 32 Report; and approves notification of the Housing for Everyone Plan Change (PC 9) by no later than 20 August 2022.**
3. **That Council notes the Draft Design Guide for Residential Intensification.**
4. **That Council resolves to delegate to the Chief Executive to approve any final minor edits and/or amendments to the Housing for Everyone Plan Change (PC 9) provisions and Section 32 report, prior to notification.**
5. **That Council approves the application to the Environment Court seeking an order that the Financial Contributions rules in the Housing for Everyone Plan Change (PC 9) have immediate legal effect.**

Moved: Cr Donaldson

Seconded: Cr Kumar

**CARRIED**

#### 6 HE WHAKATAUNGA KIA HOKI ATU TE ARONGA O TE HUI HAI HUI TŪMATAWHĀITI RESOLUTION TO GO INTO PUBLIC EXCLUDED

#### Resolved

1. **That Council move into Public Excluded session.**

Moved: Cr Kai Fong

Seconded: Cr Maxwell

**CARRIED**

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987, for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for passing of this resolution
REQUEST TO APPROVE HEARING COMMISSIONERS AND DELEGATE AUTHORITY TO APPOINT HEARING COMMISSIONERS FOR PLAN CHANGE 9: HOUSING FOR EVERYONE	Protect the privacy of natural persons, including that of deceased natural persons.	Section 48(1)(a) Section 7(2)(a)

This resolution is made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Sections 6 or 7 of the Act or Sections 6, 7 or 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item.

OPEN SESSION

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The meeting closed at 2.06 pm.

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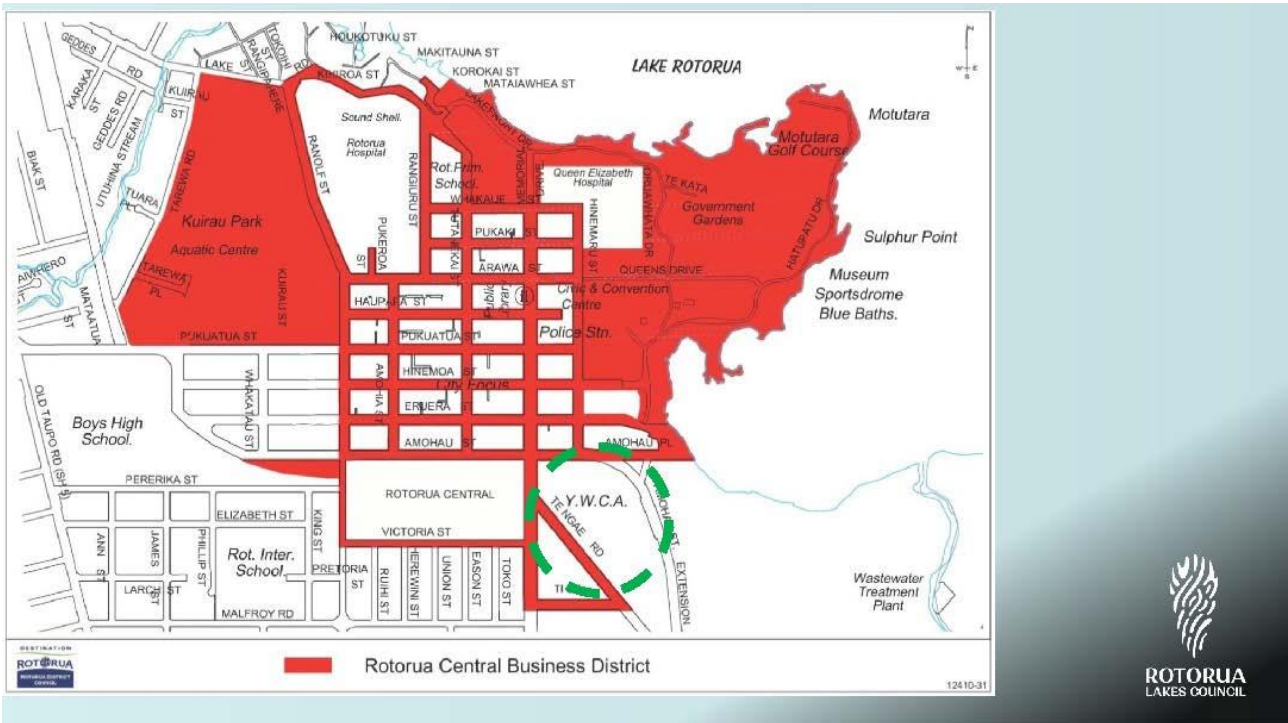
Confirmed at a Council meeting on 25 August 2022.



Chair

**Note:-Rotorua Lakes Council is the operating name of Rotorua District Council.**

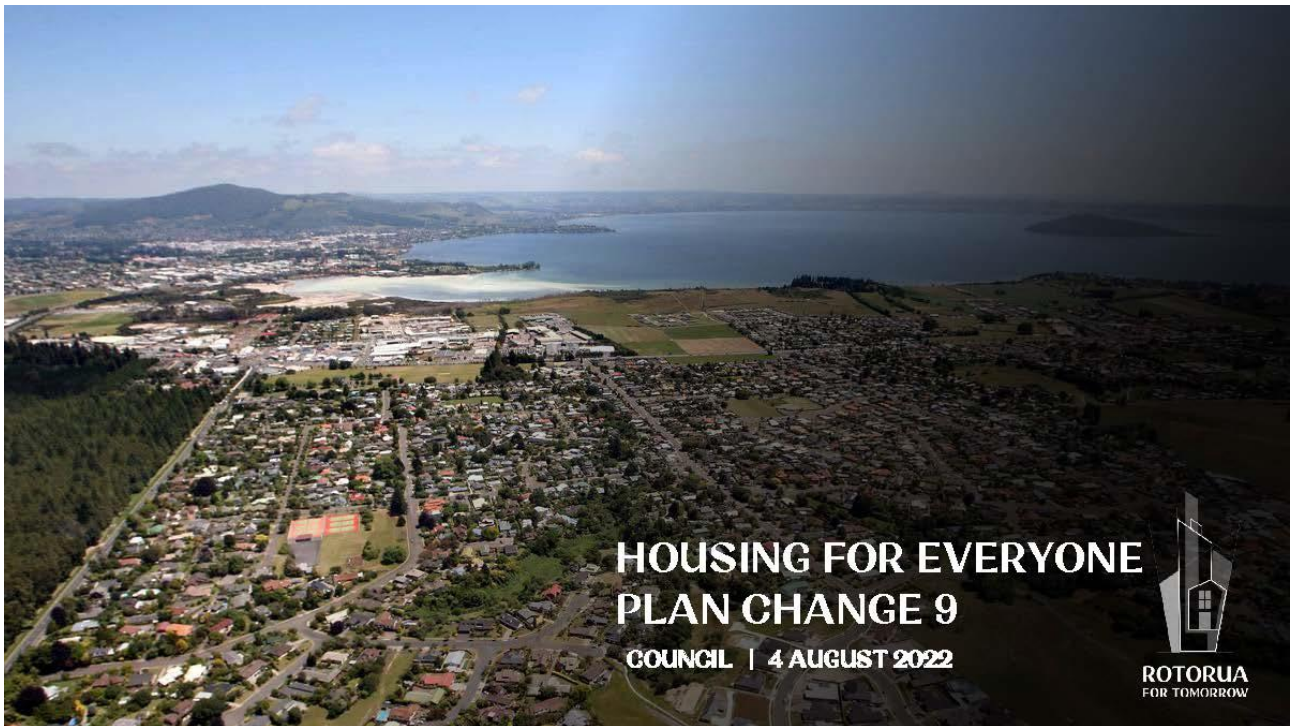
**Attachment 1 – Alcohol Ban Bylaw 2018**







**Attachment 2 – Housing for Everyone - Plan Change 9**



## AGENDA

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



# GROWTH CONTEXT

## Growth & Change

**Rotorua District Residential Population**

■ 1996-2013 ■ 2013-2020 ■ 2020-2021

Stats NZ Estimated Residential Population, at 30 June

**+ 9,740 homes**  
by 2052

**- 1890 homes**  
anticipated shortfall  
by next year

**Households**

Year

- Non-family household
- Multi-family household
- 1 Parent Family
- 2 Parents 3+ children
- 2 Parents 1-2 children
- Couple household
- One Person household

Access to homes  
increasing challenge  
(increasing prices &  
rents)

aging population means  
smaller household sizes  
over time

# LEGISLATIVE CONTEXT

National Policy on  
Statement Urban Development

**Accessibility Analysis**  
via Walking, Cycling & Public Transport

Housing variety and choice

RMA Amendment  
Act 2022

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

Housing Minister Dr Megan Woods. Photo / Mark Mitchell

Increasing Housing Supply

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# ENGAGEMENT

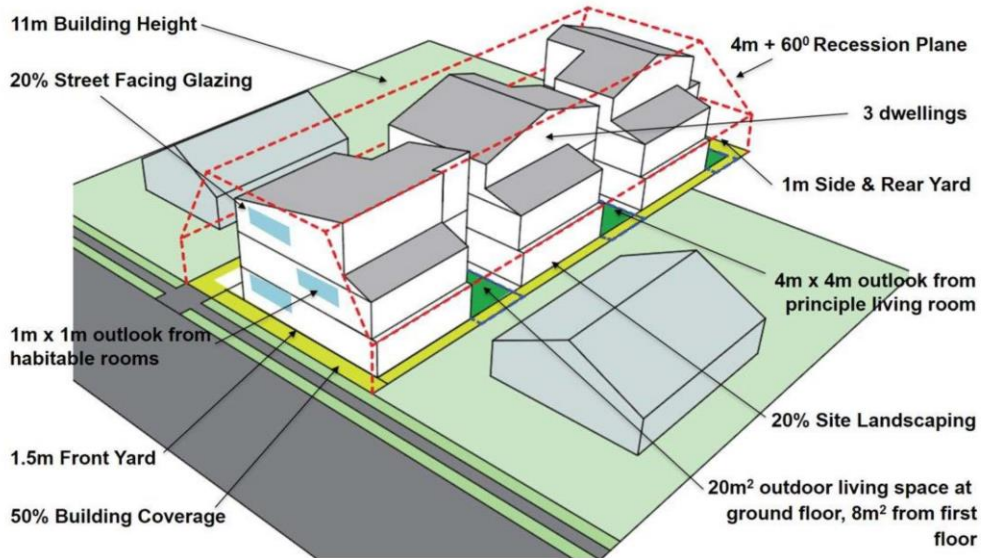
- Mana Whenua
- Community groups & schools
- Developers & consultants
- Neighbouring Councils & Regional Council
- Government Departments & Agencies e.g. KO
- Council Teams & SP&F



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## ENABLING MEDIUM DENSITY

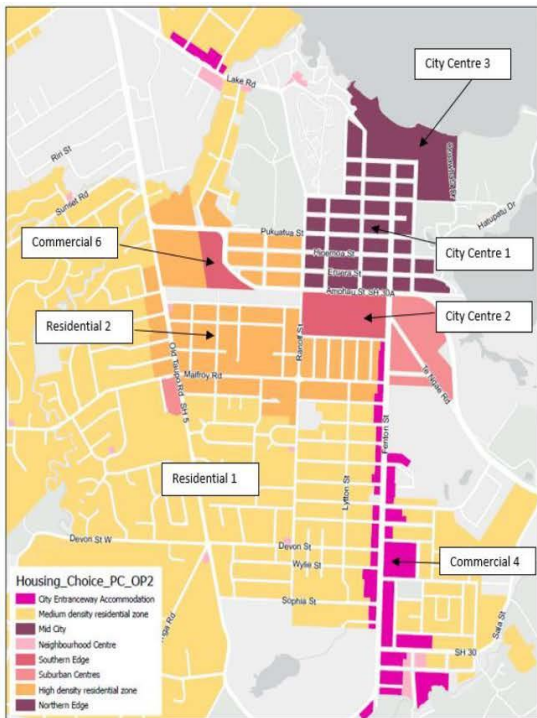
### Medium Density Residential Standards





### 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



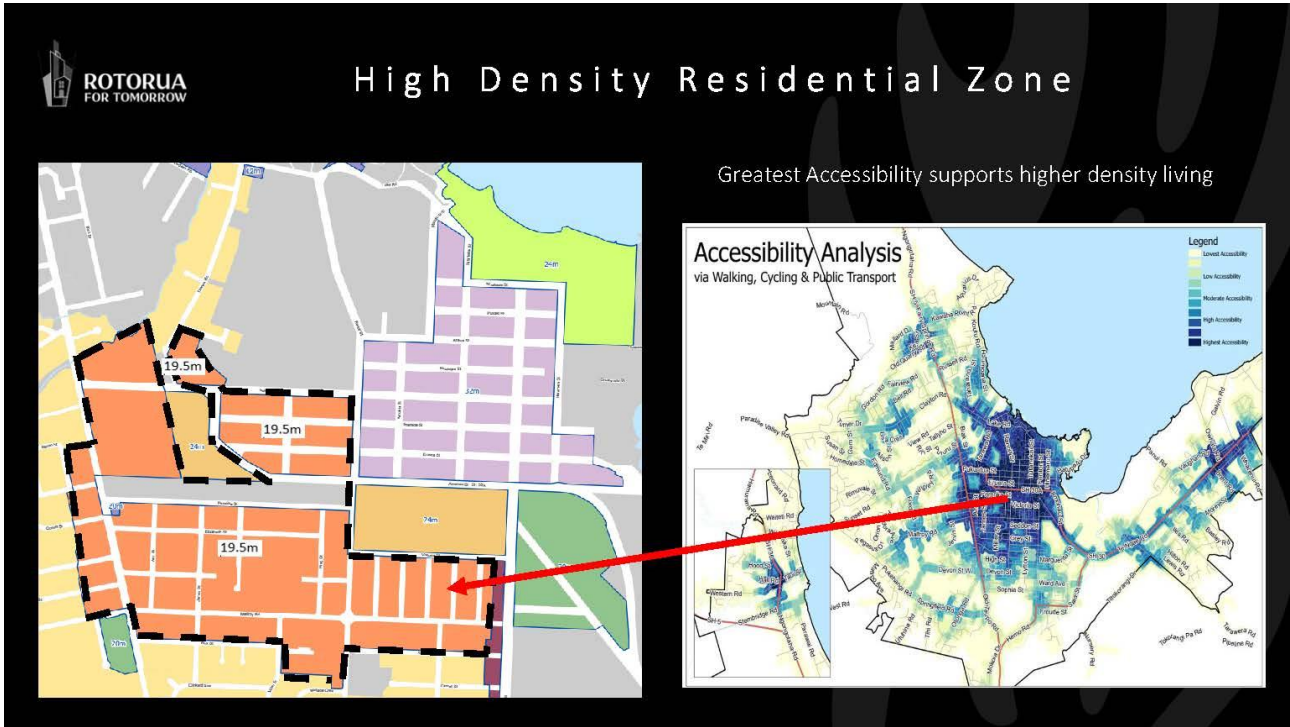
**ENABLING  
HIGHER  
DENSITY &  
MIXED  
USE**

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Zoning Framework  
for Higher  
Density than the  
MDRS

- Housing\_Choice\_PC\_OP2**
- City Entranceway Accommodation
  - Medium density residential zone
  - Mid City
  - Neighbourhood Centre
  - Southern Edge
  - Suburban Centres
  - High density residential zone
  - Northern Edge





## Encouraging Good Design



**Nga tohutohu hoahoa a-motu mo te wharenoho mātoru-waenga**  
National medium density design guide

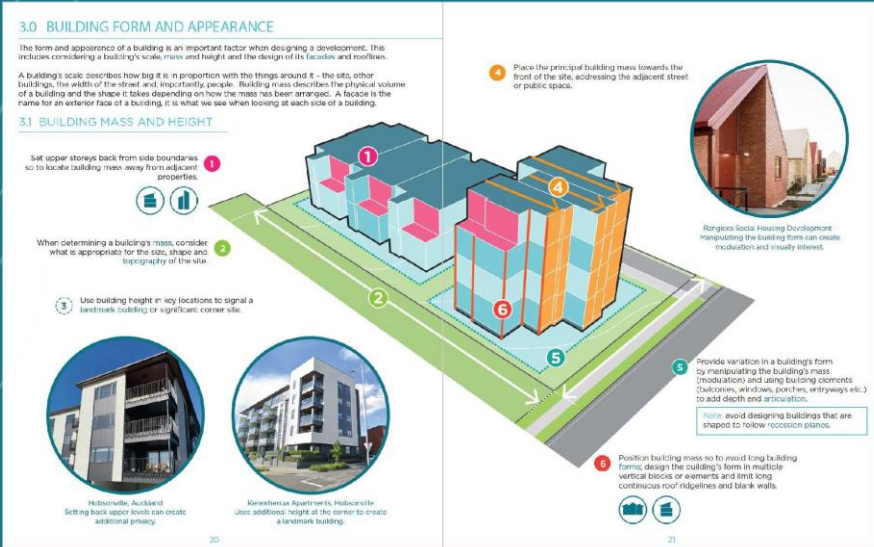
### 3.0 BUILDING FORM AND APPEARANCE


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 facade 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

- Set upper storeys back from side boundaries so to locate building mass away from adjacent properties.
- When determining a building's mass, consider what is appropriate for the size, shape and topography of the site.
- Use building height in key locations to signal a landmark building or significant corner site.
- Place the principal building mass towards the front of the site, addressing the adjacent street or public space.
- 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.*
- 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.







**Midtownville, Auckland**  
Sitting back upper levels can create additional privacy.




**Somerville Apartments 10, Midtownville**  
Use additional height at the corner to create a landmark building.



**Rangitoto Social Housing Development**  
Manipulating the building form can create modulation and visual interest.




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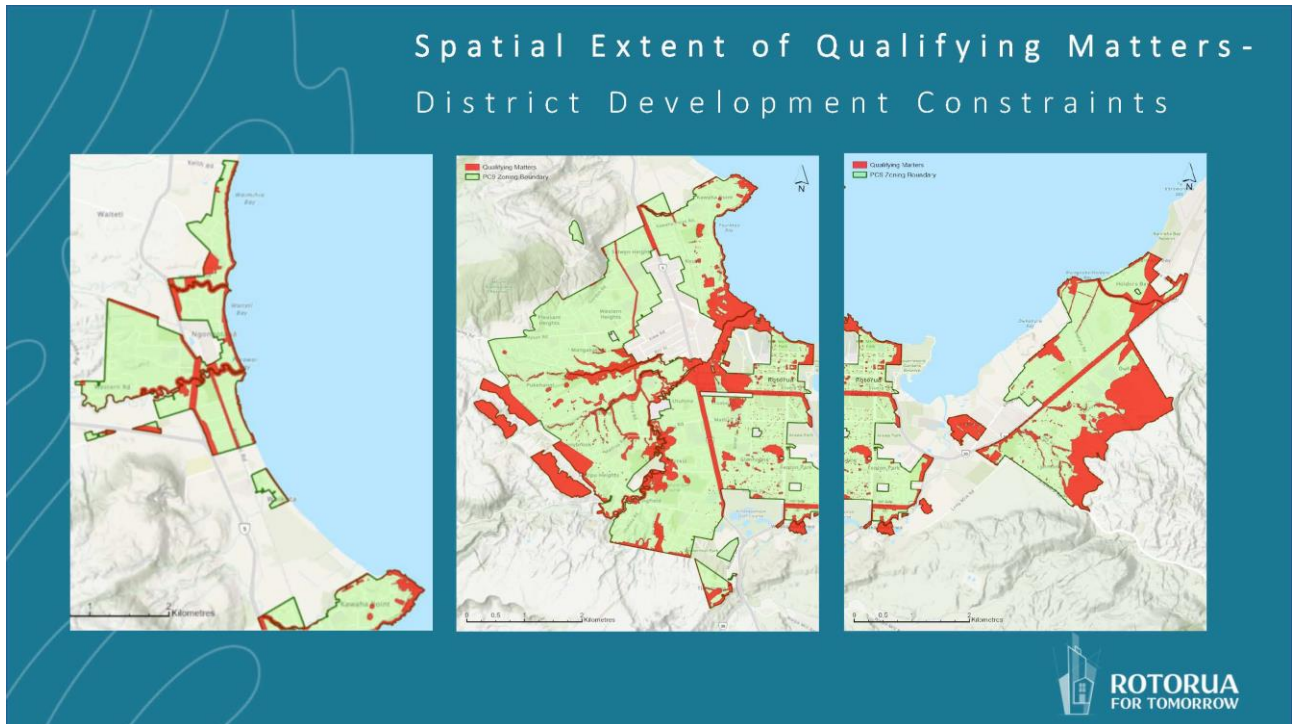
# QUALIFYING MATTERS

Existing	New
• National Grid;	• Flooding
• Natural Hazards;	• Cultural Villages
• Historic and Cultural Values;	• Historic Heritage
• Significant Natural Areas;	
• Outstanding Natural Character;	
• Outstanding Natural Features and Landscapes;	
• Public Access; and	
• Designations	



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## 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







## Financial Contributions & Transport

### Financial Contributions

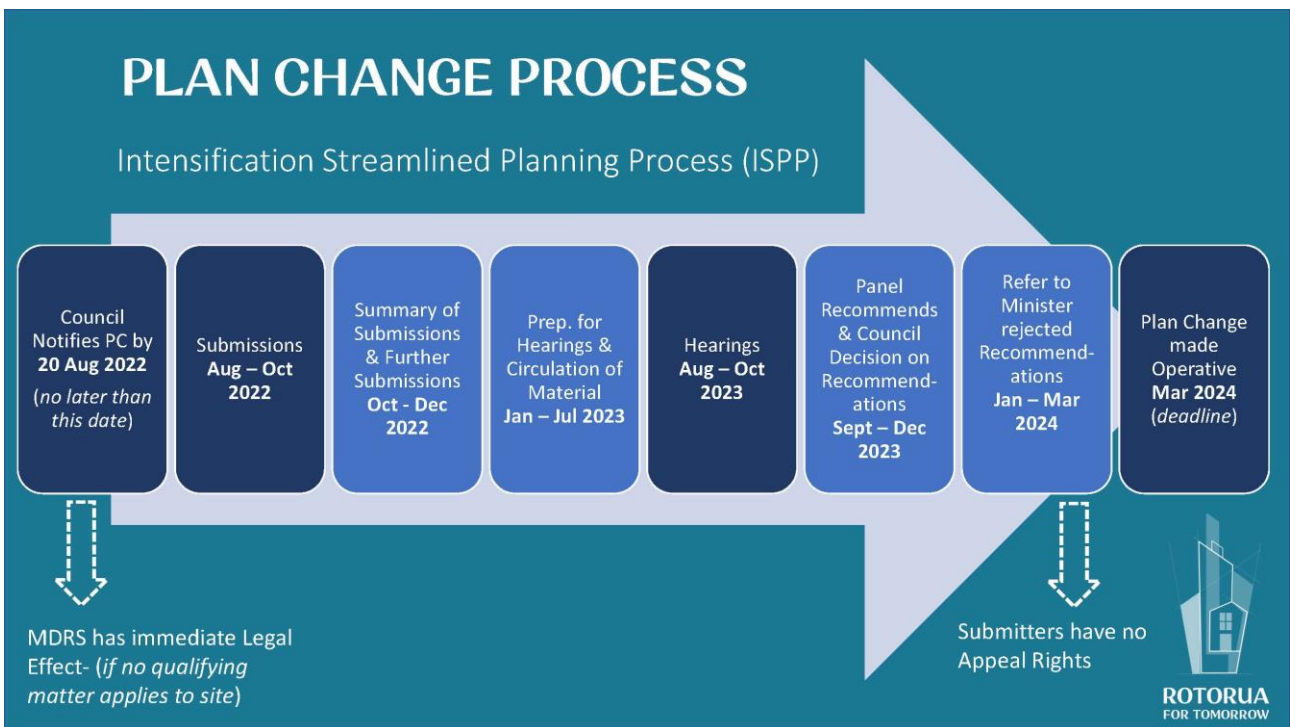
- Requirement for permitted housing development (MDRS)
- Upgrade of exiting reserves to support intensification
- Reduction in level of reserve contribution
- Seeking Immediate effect- application to Environment Court

### 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



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# RECOMMENDATIONS

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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

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- Council Approval 4 August
- Prepare for notification
- Public Notice Mail out 19 August
- Public notification 20 August 2022
- Website & 'Friends of the Submitter'
- Targeted sessions internally on the plan changes and its implications e.g. consents
- Targeted information sessions with key stakeholder groups upon request
- Appointment of Commissioners

