



PLANNING FOR HOUSING AND GROWTH

PRESENTATION TO COUNCIL | NOVEMBER 2022



ROTORUA
FOR TOMORROW

LEGISLATIVE CONTEXT

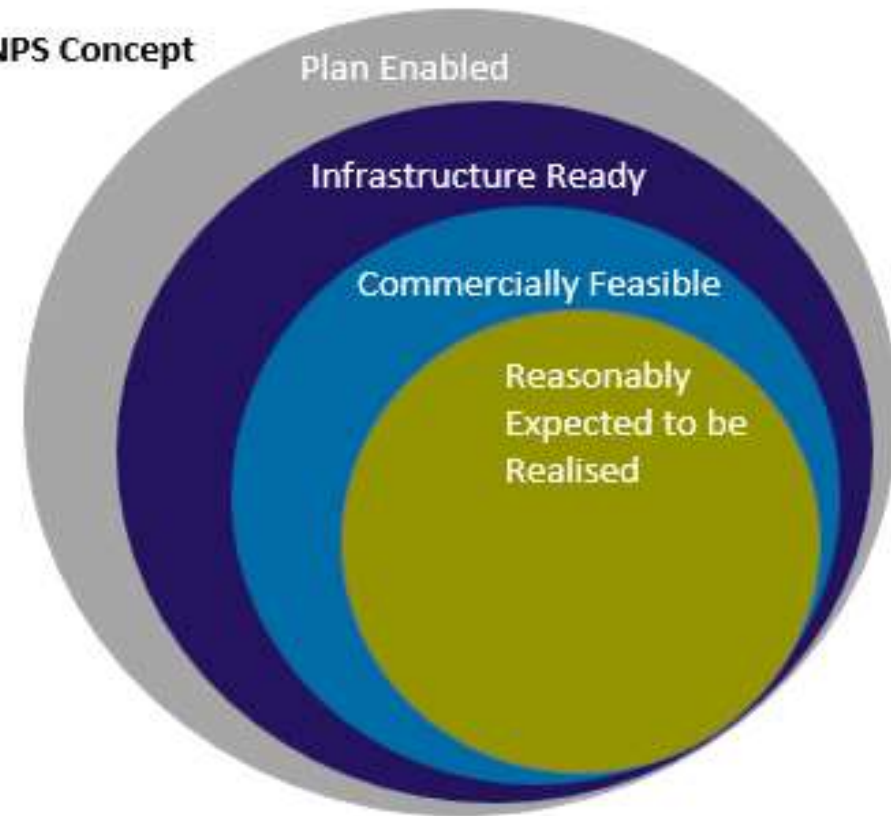
- Legal requirements (under RMA and NPS – UD)
- Prescribed timing, methods/data and oversight by HUD / MfE
- Medium density residential density (MDRS) – RLC, TALT, TTB requested ‘consideration’
 - Ministers accept request and asked for assessment of ‘acute housing need’
 - Evidenced need lead to Order in Council (Govt. process) to include Rotorua in MDRS requirements.

HOUSING & BUSINESS CAPACITY (HBA) ASSESSMENT

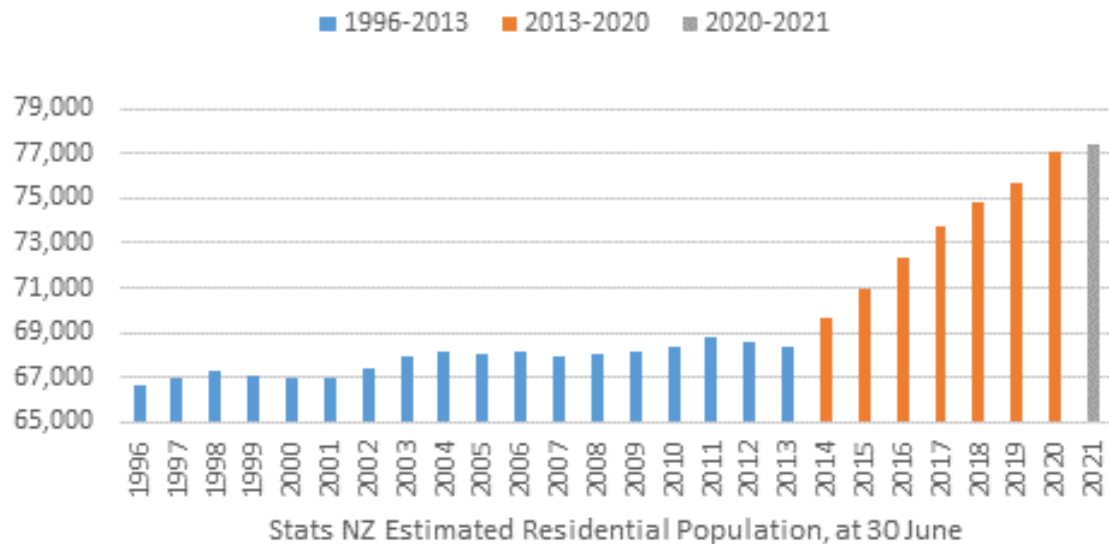
The purpose of the HBA is to assess the:

- demand for housing and business land in urban environments, and
- development capacity that is sufficient to meet that demand in the short, medium, and long term.

NPS Concept



Rotorua District Residential Population



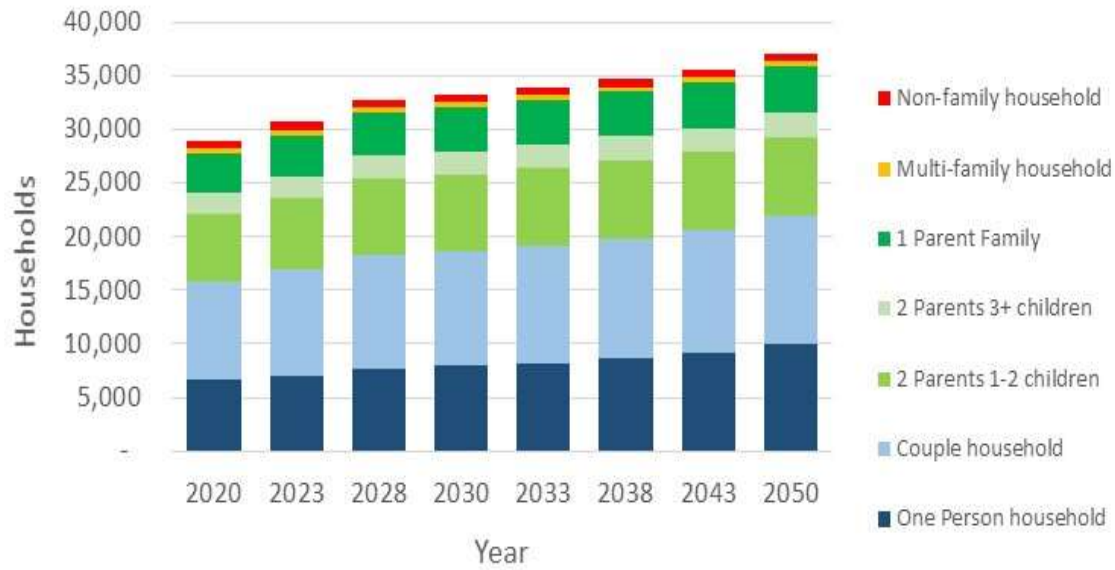
HBA FINDINGS



1 & 2 person households
three quarters of total
growth



37 Over a third of
households earn less
than \$50,000/yr



Access to homes
increasing challenge
(increasing prices &
rents)



Aging population means
demand for smaller
household sizes over
time

HOUSING BOTTOM LINES



+ 3,560
Additional
dwellings
required
by 2023



+ 6,240
Additional
dwellings
required
by 2030



+ 9,740
Additional
dwellings
required
by 2050

Need 27% increase in households by 2050 (260 households per year)

HOUSING FOR EVERYONE – PC9

Single PC- Residential, City Centre & Commercial Zones

Key Objectives:

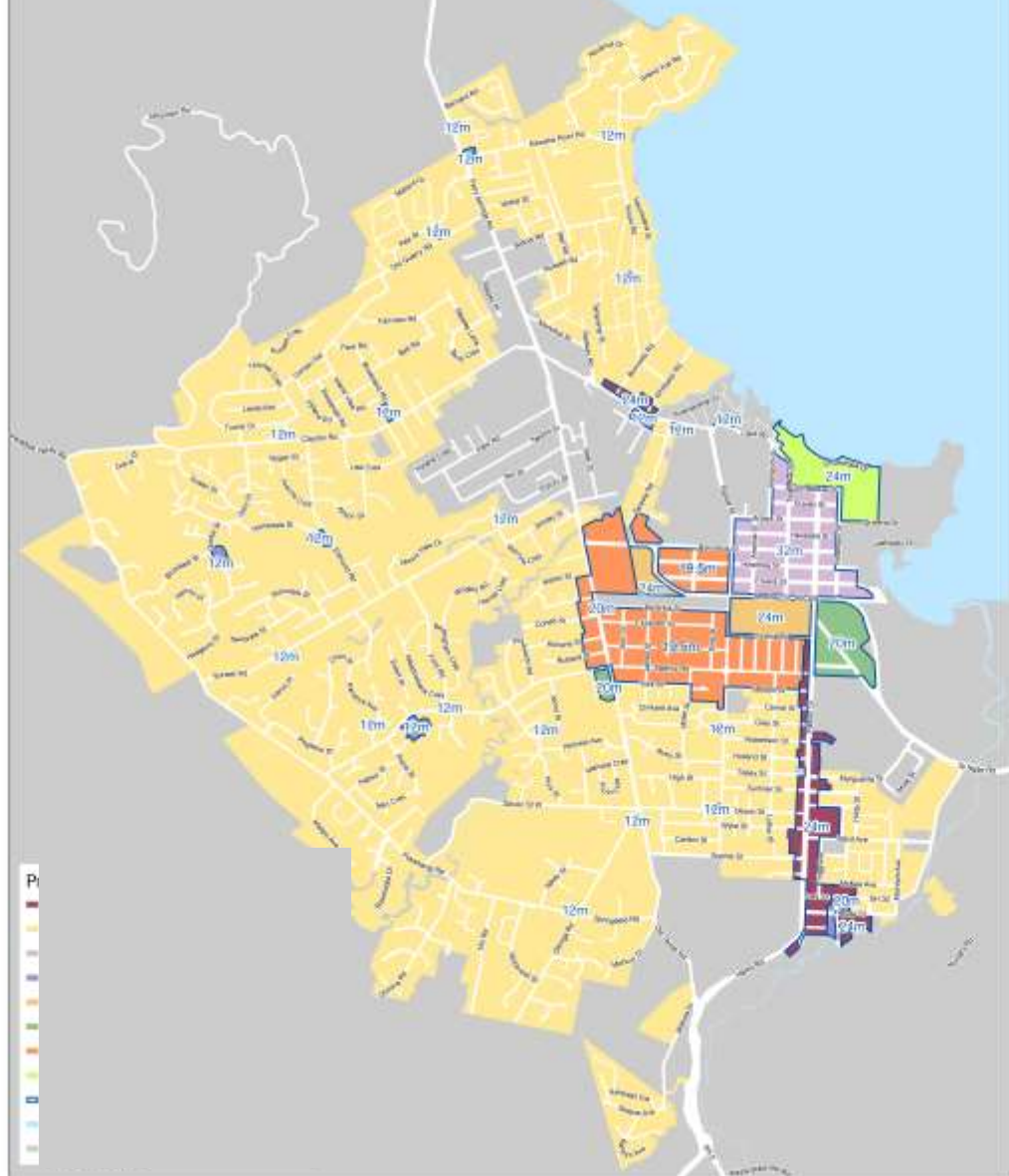
- Increase housing supply
- Greater variety of homes
- More efficient use of urban land
- Easier to develop papakāinga
- Better framework funding for reserves
- Protect historical, cultural and environmental values
- Manage risks from natural hazards

He Wāhi Noho mō te Katoa – Te Panonihanga o te Whakaritenga 9 | Housing for Everyone - Plan Change 9



<https://letstalk.rotorualakescouncil.nz/>

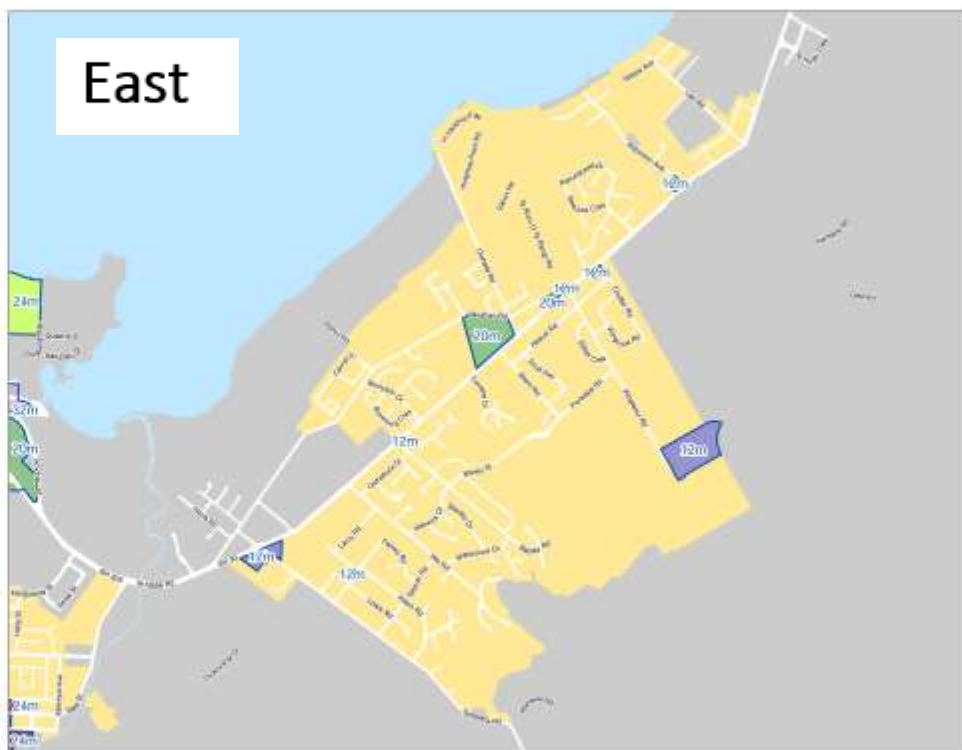
Central and West



Ngongotahā



East



Zoning Extents

- 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



SUBMISSIONS

- Submissions closed Friday 14 October following a two month submission period
- 96 Submissions have been received.
- Key submissions received from KO, NZTA and BOPRC, Planning Consultants
- Submissions broadly covered the following topics:
 - Opposition to MDRS
 - Alternative views on growth & change
 - Approach to Papakāinga
 - Extent of high density zone
 - Fenton Street & housing
 - Infrastructure constraints
 - Natural Hazard implications
 - Accessway standards

PROPOSED CHANGES OPEN FOR SUBMISSIONS UNTIL OCTOBER 14 2022

All proposed changes are open for submissions until 14 October 2022, with hearings to take place ahead of decision-making. Some of the key proposed changes are:

- Introducing a High Density Residential Zone**
Close to the City Centre, the proposed Residential 2 High Density Zone aims to enable more people to live in areas that are near amenities and employment through active and public transport modes. A 19.5m height limit is proposed within this zone, enabling apartments of up to five to six storeys.
- Enabling increased development density in Commercial and City Centre Zones**
The Plan Change proposes allowing greater height in these zones to accommodate a wider range of activities that are supported by greater living density.
- Amendments to better manage flood risk and geothermal hazards**
Changes are proposed to improve flood and geothermal hazard management with respect to building and subdivision. These will apply across the district within areas subject to flooding.
- Amending rules for papakāinga development**
We want to make papakāinga development easier to do in both urban and rural areas. Proposed changes include:
 - Removing requirement for papakāinga to be on land that adjoins or is adjacent to a main road.
 - Ensuring the framework for papakāinga in residential zones aligns with PDMS and the policy intent of the NPS-UD.
 - Enabling greater density of papakāinga development in rural zones.
 - Introducing additional performance standards for non-residential papakāinga development, recognising that papakāinga is not limited to housing.
- Protection of heritage values of historic heritage buildings**
Amendments are proposed to manage adverse effects on heritage values of specific historic buildings due to the greater building heights and bulk enabled through the plan change, including a 'new building rule' to sites that contain historic heritage structures will protect historic heritage from inappropriate subdivision and development.
- Setting of financial contributions from development for reserves**
It is proposed to extend the ability to charge reserve contributions to permitted residential activities (i.e. up to three units), to capture the greater potential for residential units to be constructed without a subdivision or land use consent. It is also proposed to reduce Financial Contribution rates for reserves.

(NOTE: this is different to Development Contributions)

See more about these proposed changes at bit.ly/PCProposedChanges

More than 30,000 ratepayers/owners whose properties are in zones affected by the changes have been directly notified via email or post.

...but anyone is welcome to make a submission.

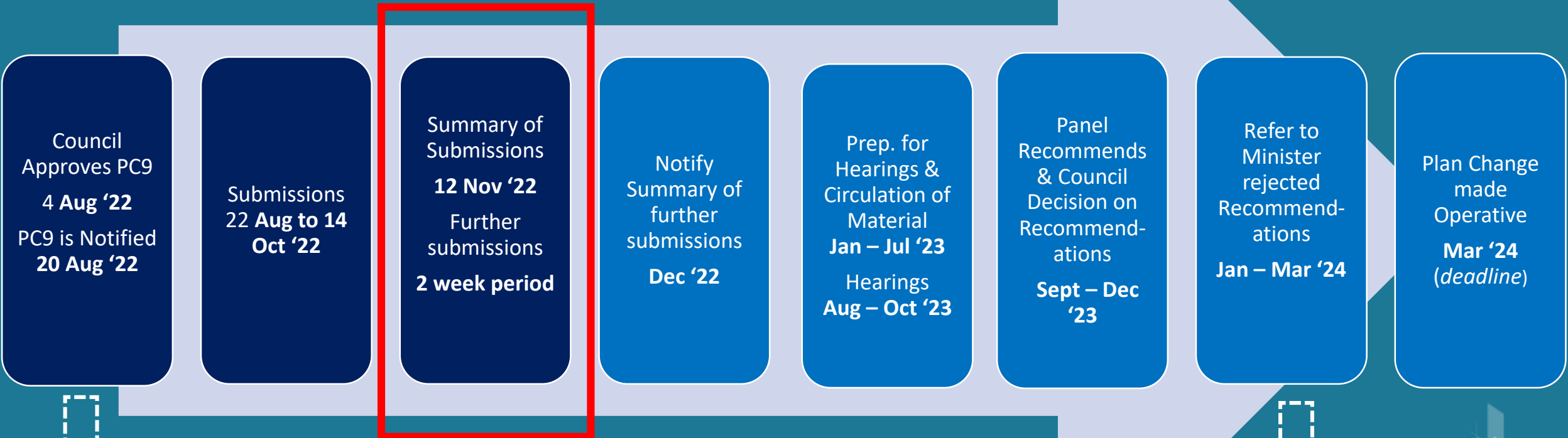
Council undertook a significant programme of pre-notification engagement to create awareness and understanding among key stakeholder groups and encourage them and others to make a submission.

Have your say and find more information about the intensification changes now in effect and the proposed supporting changes.

Visit Council's Let's Talk/Korero Mai platform at www.rotorualakescouncil.nz/koreroMai

Specific information sessions have been scheduled for iwi, planning consultants, architects and designers, developers, real estate agents and voters and community groups. Other groups or organisations that would like a council representative to present an overview of flooding for Rotorua - Plan Change 5, and answer questions to assist in making submissions, can email us at info@rotorualakescouncil.nz.

PROCESS & PROGRESS



Council Approves PC9
4 Aug '22
PC9 is Notified
20 Aug '22

Submissions
22 Aug to 14 Oct '22

Summary of Submissions
12 Nov '22
Further submissions
2 week period

Notify Summary of further submissions
Dec '22

Prep. for Hearings & Circulation of Material
Jan - Jul '23
Hearings
Aug - Oct '23

Panel Recommends & Council Decision on Recommendations
Sept - Dec '23

Refer to Minister rejected Recommendations
Jan - Mar '24

Plan Change made Operative
Mar '24
(deadline)



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



Submitters have no Appeal Rights

