



National Policy Statement on Urban development – Implementing Intensification

Rotorua District Council – Workshop 2

15 December 2021

Agenda

- Background refresh
- Update on revisions following feedback received
- Application of weighting to certain destinations
- Summary of accessibility analysis
- Summary of demand analysis
- Recommendations & potential implications for intensification

Policy Direction

- NPS-UD has directive requirements for setting heights and densities based on the level of accessibility (or demand).
- Key issues arising from this:
 - *How do you define the “level of accessibility?”*
 - *How do you determine demand?*
 - *How do you translate these into “commensurate” heights and densities?*

Policy 1

Planning decision contribute to well-functioning urban environments, which are urban environments **as a minimum**:

- (a) have or enable a **variety of homes**...
- (c) have **good accessibility** for all people **between housing, jobs, community services, natural spaces, and open spaces**, including by way of public or active transport.

Policy 5

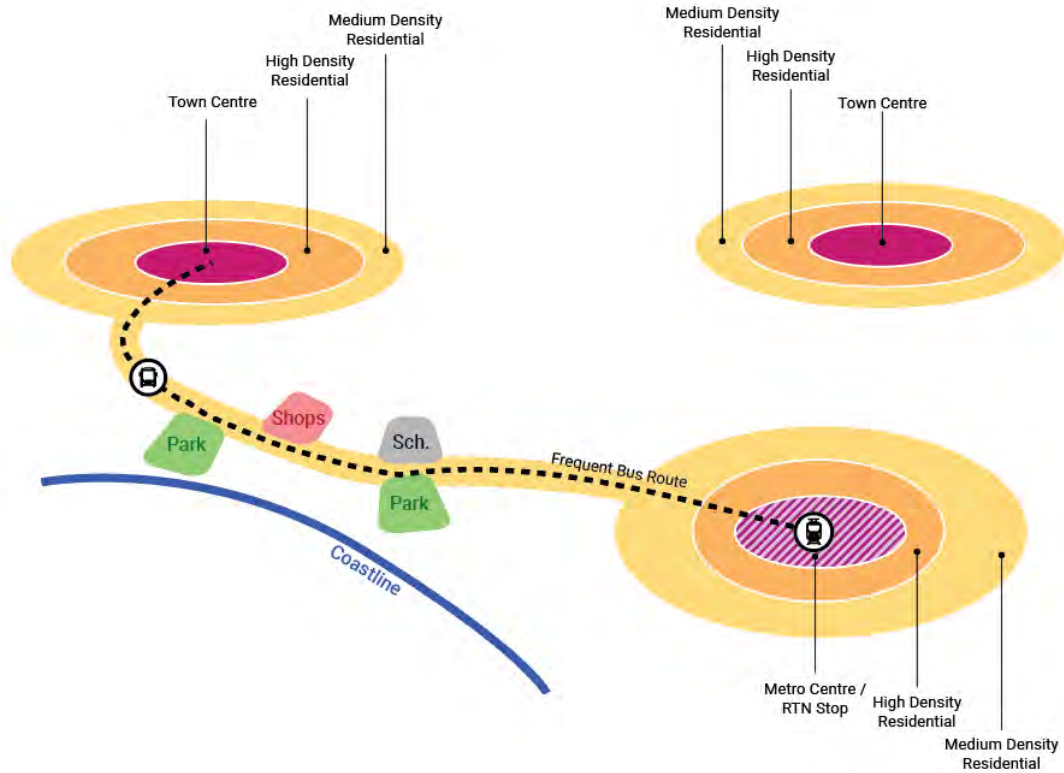
RPS and District Plans enable building heights and density of urban form commensurate with the greater of:

- (a) the **level of accessibility** by existing or planned active or public transport to a range of commercial activities and community services; or
- (b) **relative demand** for housing and business use in that location.

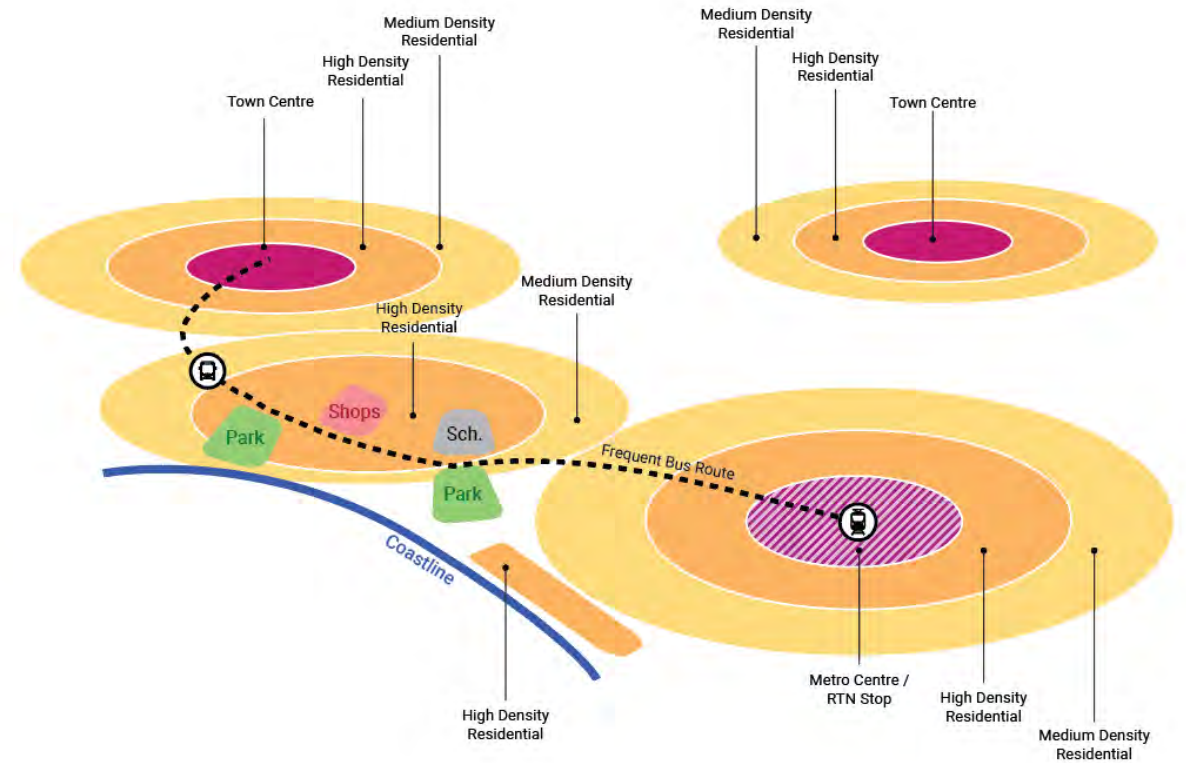
What is accessibility?



What does this mean for planners?



Traditional Approach to Intensification/ Growth Strategies



NPSUD aligned approach

Walking Catchments

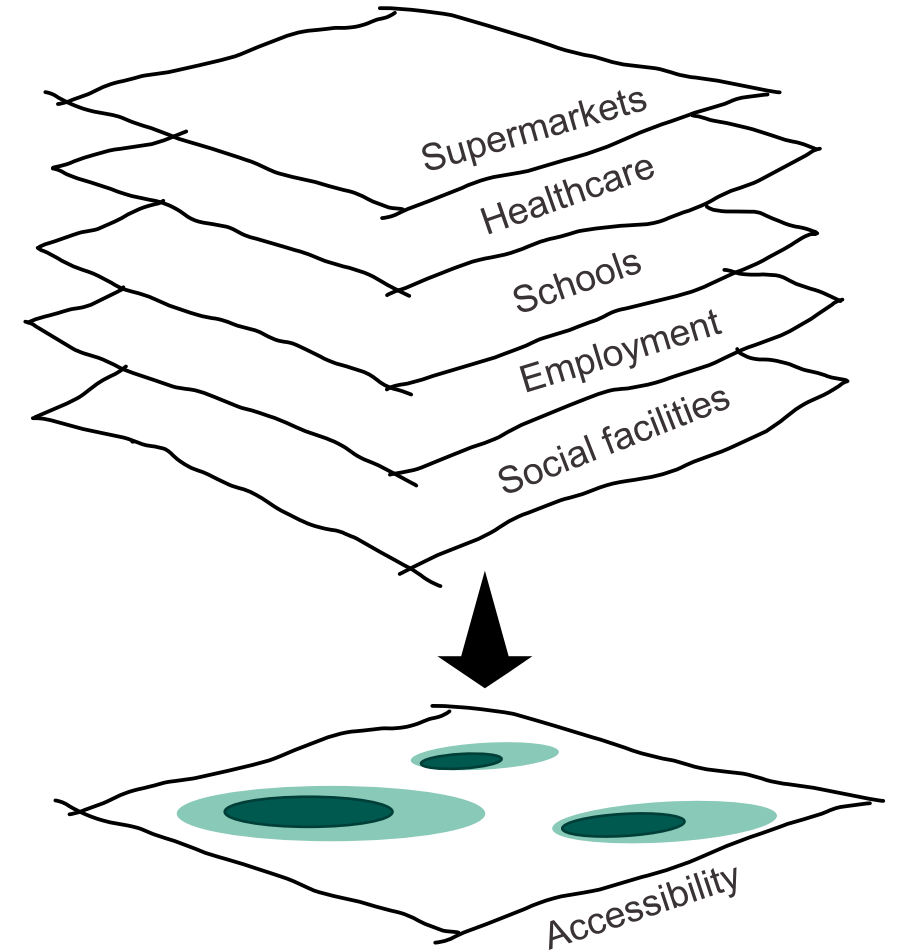
- Proposed methodology identifies a range of different catchments for destinations/facilities that are considered critical for providing amenity to support more intensive forms of residential living.
- 400m-800m walk catchments will be most relevant to most destination types.
- Variations by destination type.
- Many critical destinations (e.g. schools) that support amenity are not typically found in centre environments.



Auckland Transport's definition of acceptable travel times

Key destinations (priority/weighting)

- First order destinations/ facilities:
 - Primary & secondary schools
 - Large Supermarkets
 - Health services (primary healthcare)
 - City centre / major employment areas
 - Multi-functional open spaces (e.g. playground + sports)
- Second order destinations/ facilities:
 - Commercial centres (e.g. Ngongotaha, Westend)
 - Smaller supermarkets (e.g. Four Square)
 - Early childhood education/ Tertiary Education
 - Major community facilities (e.g. Marae, library)
 - Higher frequency bus stops
 - Segregated cycling network
- Third order destinations/ facilities:
 - Neighbourhood centres (e.g. corner diary, takeaway, bakery)
 - Early childhood education
 - Hospital/ pharmacies
 - General public open space (e.g. small reserve)
 - Religious facility
 - Bus stops



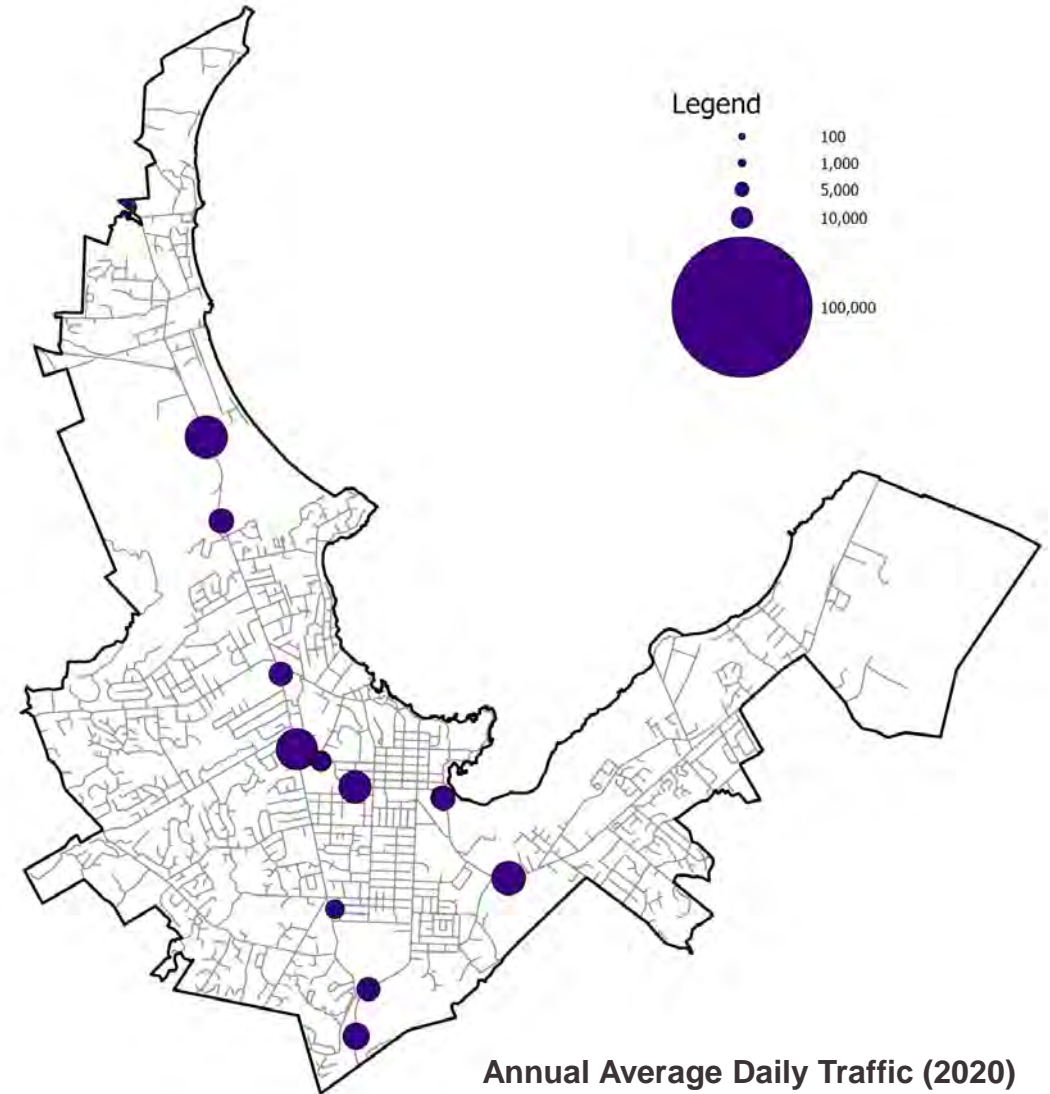
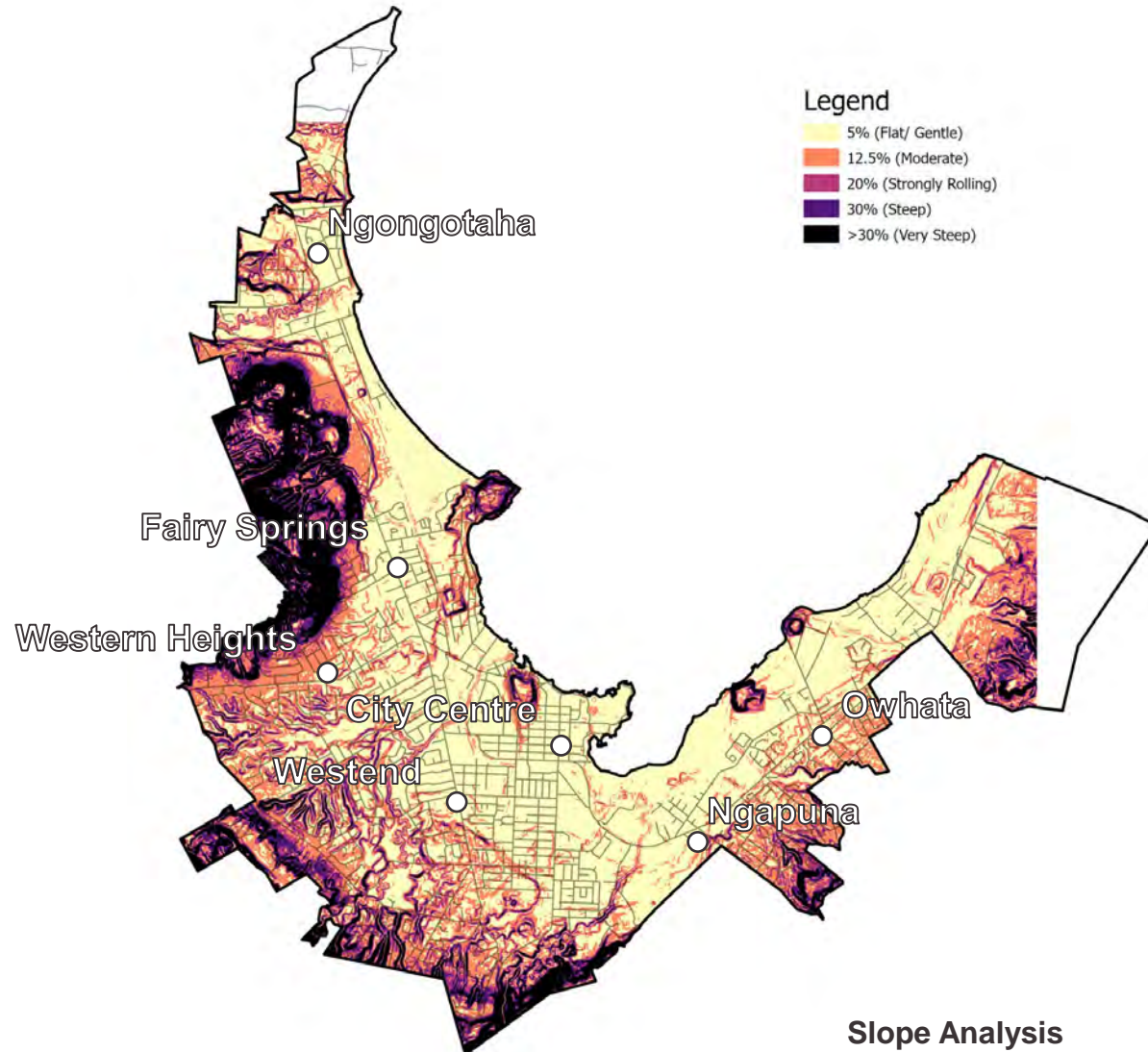
Assessment

Study Area

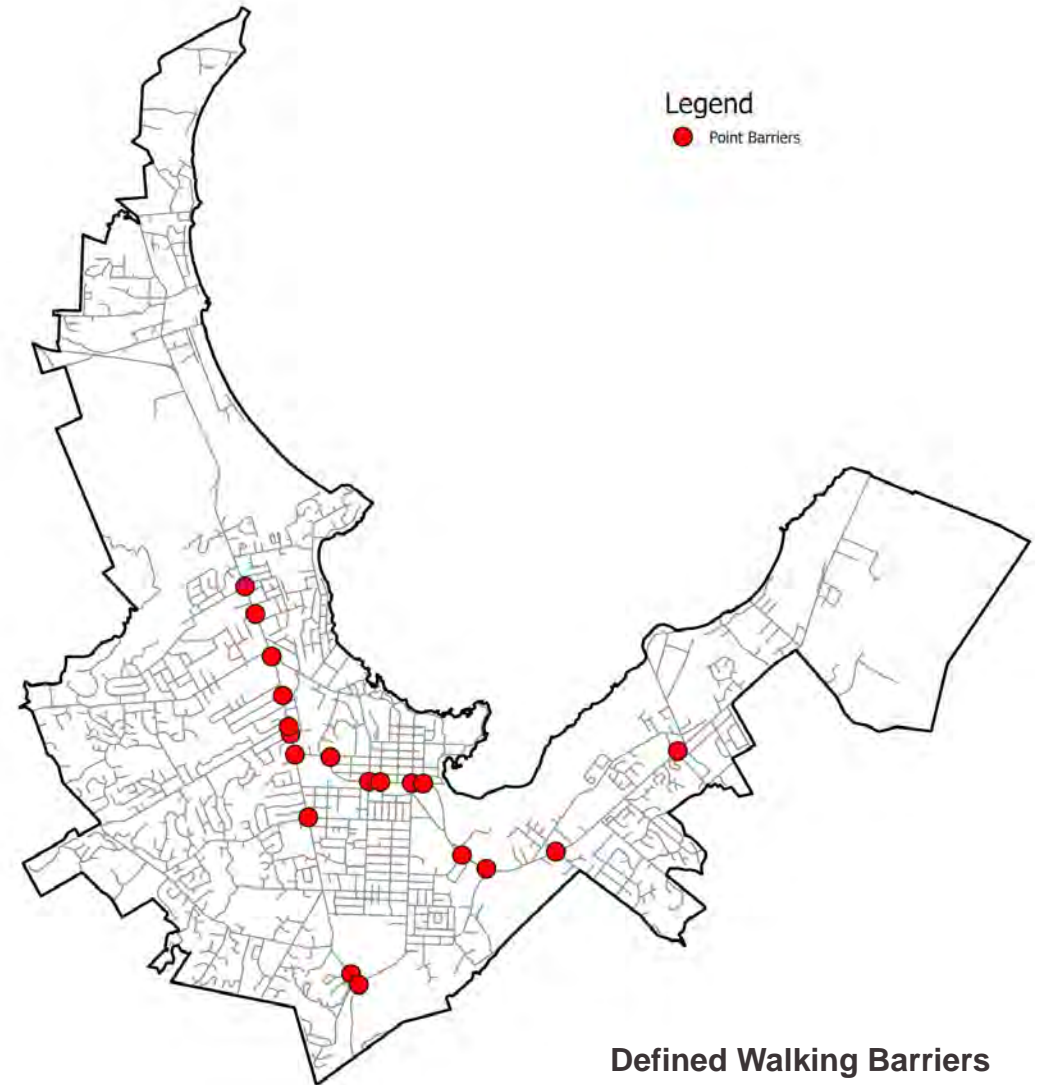
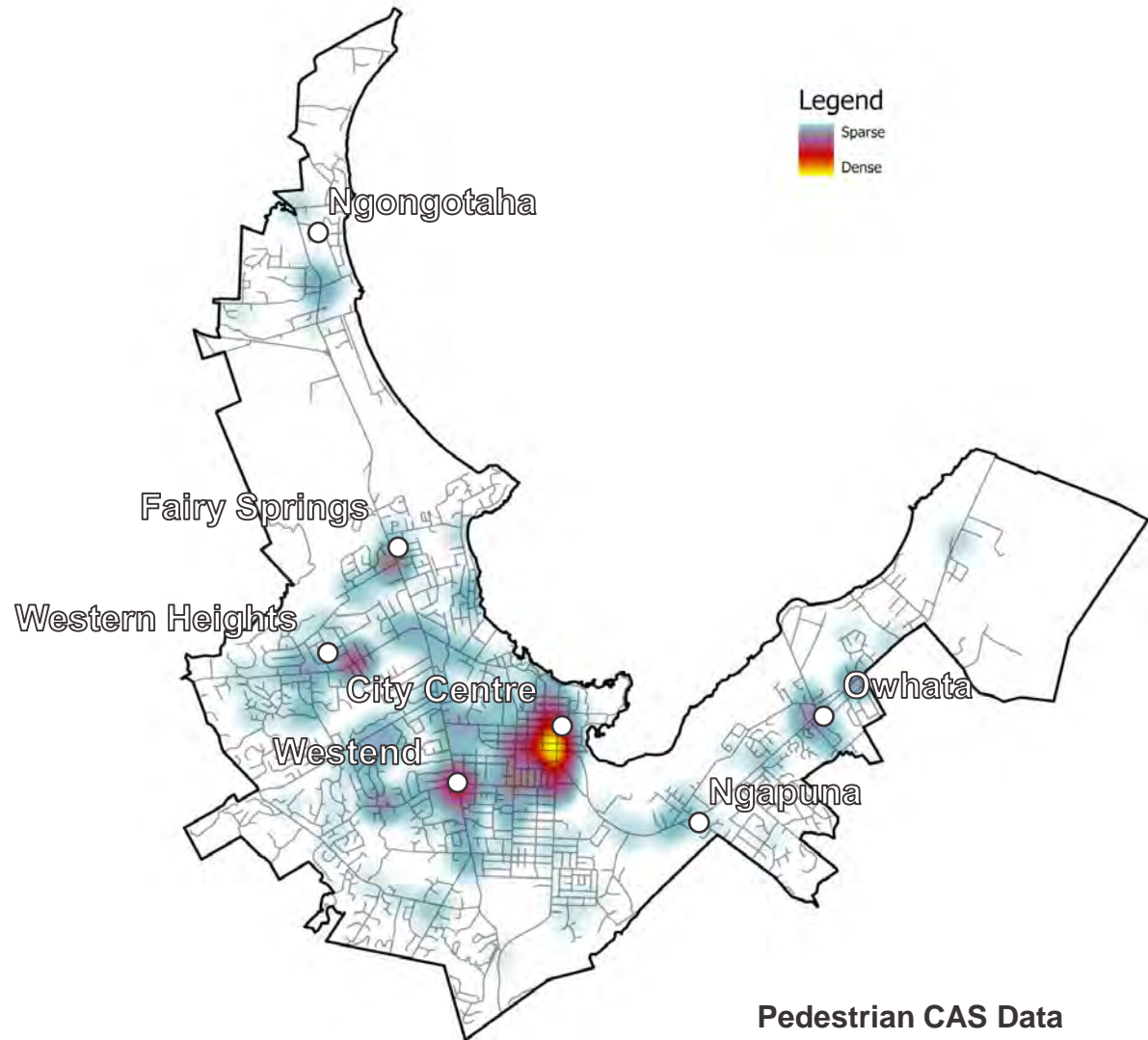
- Study area boundary aligned with Statistical Area data and existing urban environment.



Barriers to walking

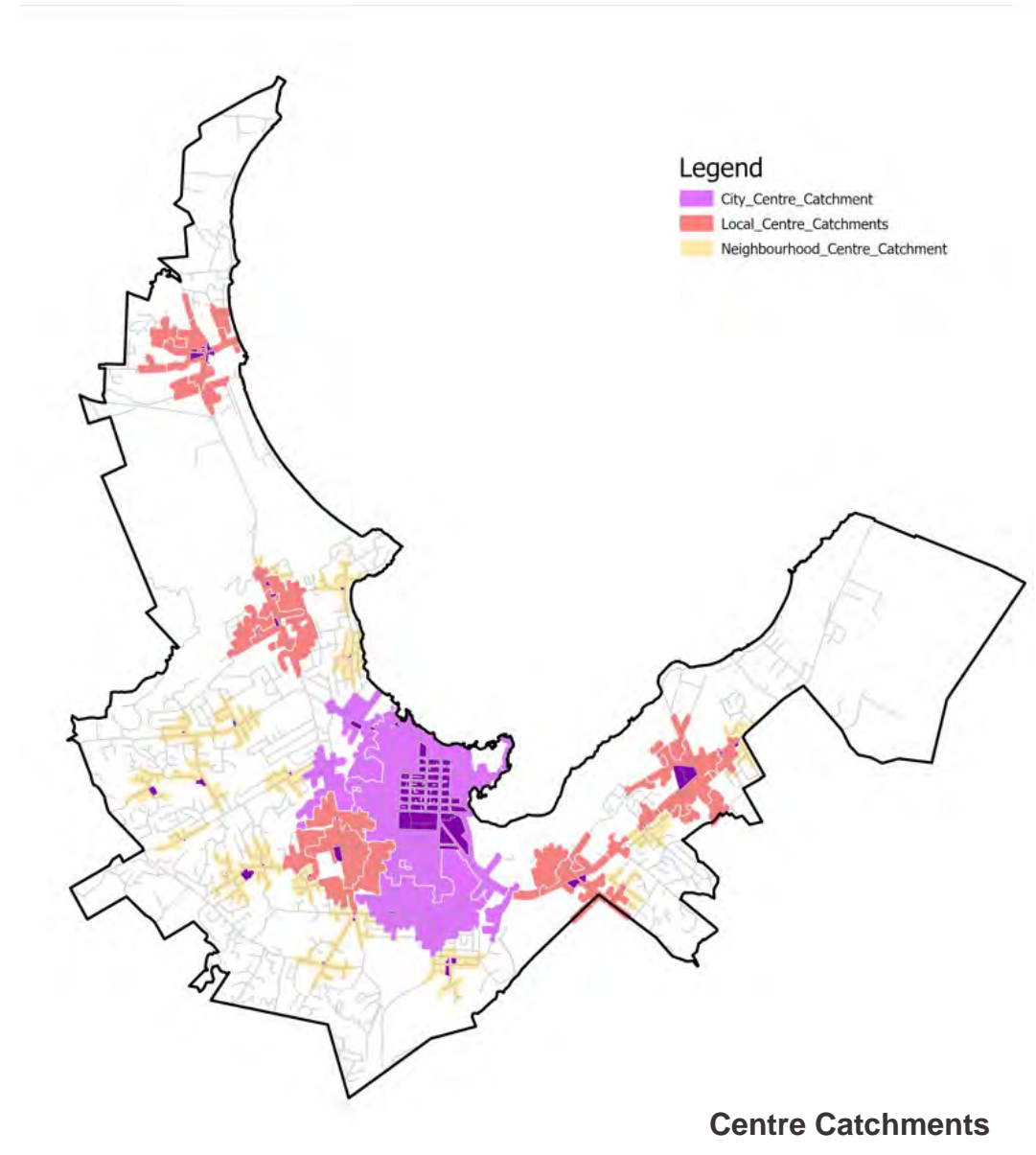


Barriers to walking (cont.)

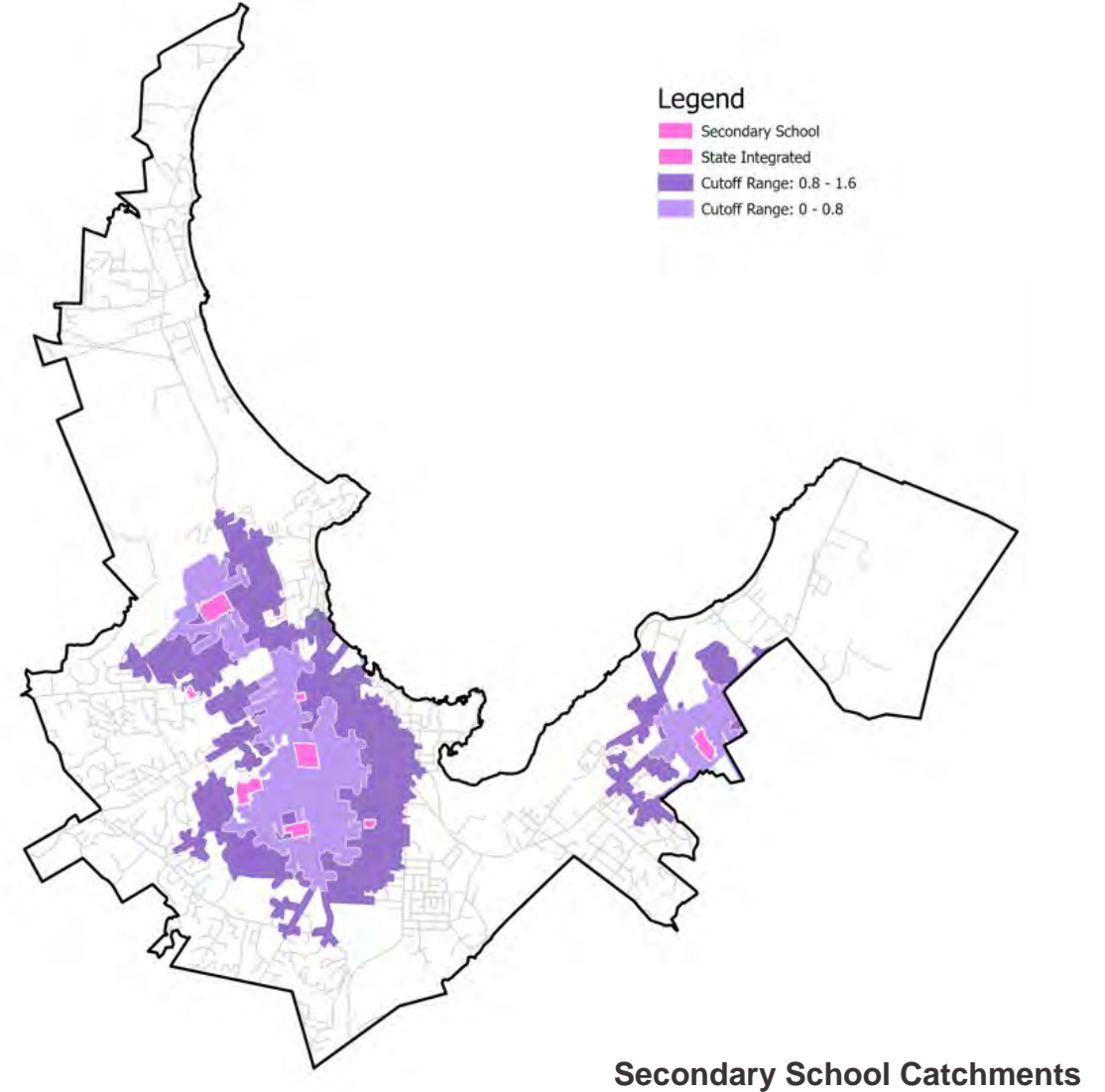
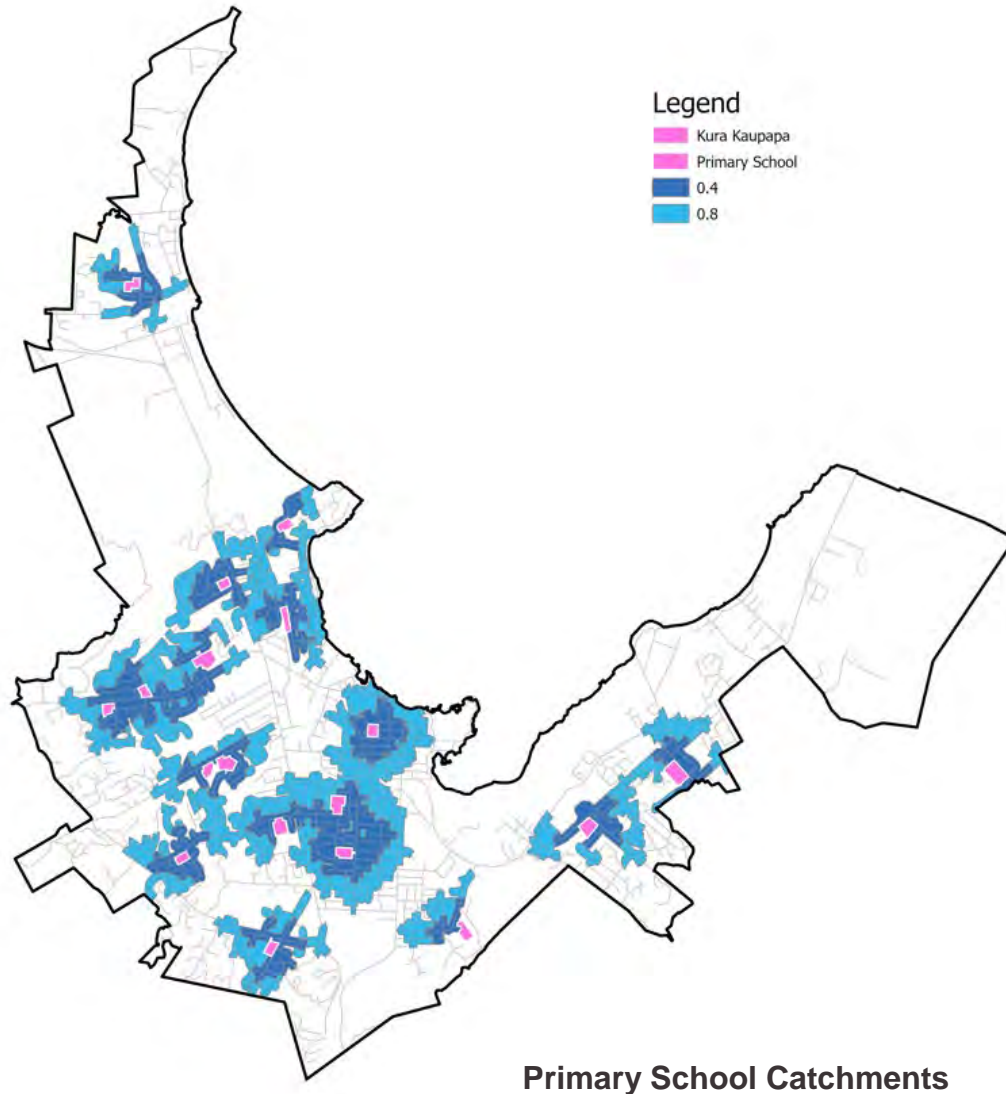


Commercial Centres

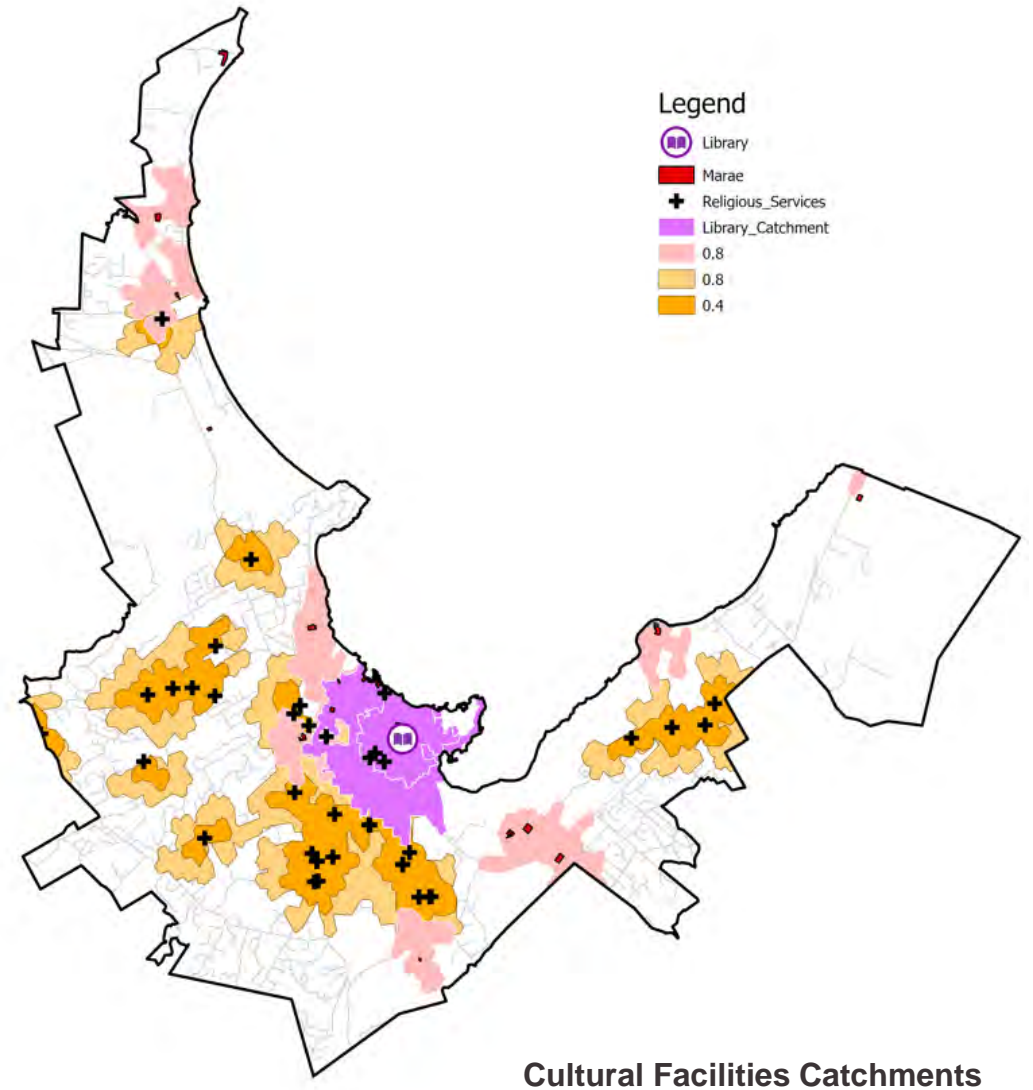
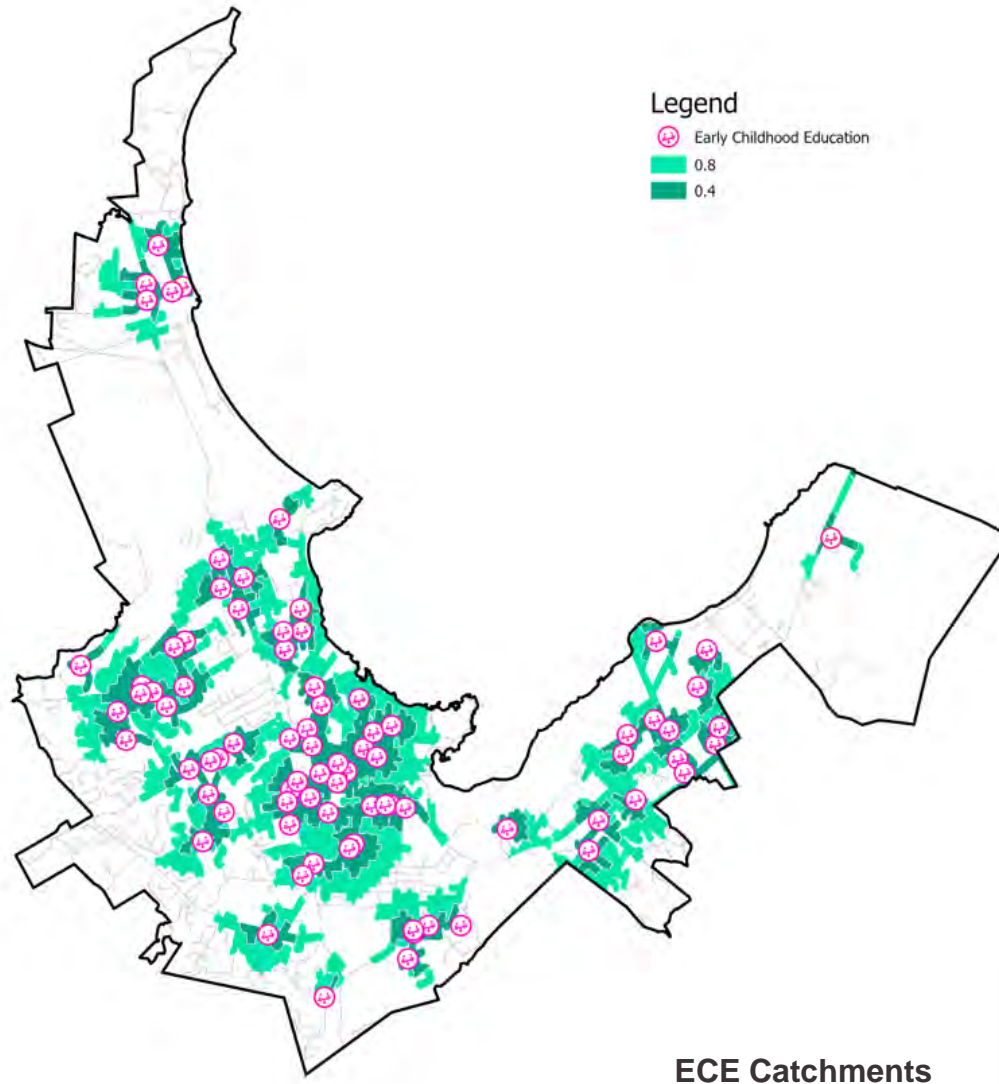
Centre ID	Centre Name	Centre Hierarchy	Catchments
C-001	City Centre Blocks 1-27, 30-31	1. CBD Function	800m/1600m
C-002	City Centre Block 28	1. CBD Function	
C-003	City Centre Block 32	1. CBD Function	
C-004	City Centre Blocks 33 and 34	1. CBD Function	
C-005	Ngongotaha Central	2. Outside Primary centre	400m/800m
C-006	Fairy Springs (100 Fairy Springs Road)	3. Local Centre	
C-007	Redwood Centre-Tarawera Road	3. Local Centre	
C-008	Te Ngae Shopping Centre	3. Local Centre	
C-009	Westend Shopping Centre	3. Local Centre	400m
C-010	Fairy Springs, North	4. Neighbourhood centre	
C-011	Fordlands (Ford-Malfroy)	4. Neighbourhood centre	
C-012	Glenholme (Ranolf-Devon)	4. Neighbourhood centre	
C-013	Glenholme (Ranolf-Wallace)	4. Neighbourhood centre	
C-014	Hillcrest (Jervis Street)	4. Neighbourhood centre	
C-015	Kawaha Point (Kawaha Point-Koutu)	4. Neighbourhood centre	
C-016	Koutu (Koutu Road)	4. Neighbourhood centre	
C-017	Koutu-Ohinemutu (Lake-Karaka-Geddes)	4. Neighbourhood centre	
C-018	Kuirau Park (Tarewa-Lake)	4. Neighbourhood centre	
C-019	Lynmore (Lynmore-Lynbert)	4. Neighbourhood centre	
C-020	Mangakakahi (Mount View-Sunset)	4. Neighbourhood centre	
C-021	Ngapuna (Vaughan-Te Ngae Rd)	4. Neighbourhood centre	
C-022	Ohinemutu (Lake-Houkotuku)	4. Neighbourhood centre	
C-023	Owhata (542-556 Te Ngae Road)	4. Neighbourhood centre	
C-024	Owhata (Basley-Melrose-Te Ngae)	4. Neighbourhood centre	
C-025	Owhata (Te Ngae-Coulter)	4. Neighbourhood centre	
C-026	Pleasant Heights (Clayton-Thomas)	4. Neighbourhood centre	
C-027	Pukehangi (Edmund Road)	4. Neighbourhood centre	
C-028	Pukehangi (Goldie Street)	4. Neighbourhood centre	
C-029	Selwyn Heights (Kokado-Old Quarry)	4. Neighbourhood centre	
C-030	Springfield (Otonga-Old Taupo)	4. Neighbourhood centre	
C-031	Springfield (Otonga-Springfield)	4. Neighbourhood centre	
C-032	Sunnybrook (330 Sunset Road)	4. Neighbourhood centre	
C-033	Sunnybrook (Pandora Ave)	4. Neighbourhood centre	
C-034	Utuhina (Old Taupo-Pereika)	4. Neighbourhood centre	
C-035	Victoria (Ranolf- Pererika)	4. Neighbourhood centre	
C-036	Western Heights (Brookland-Clayton)	4. Neighbourhood centre	
C-037	Whakarewarewa-Fenton Park	4. Neighbourhood centre	



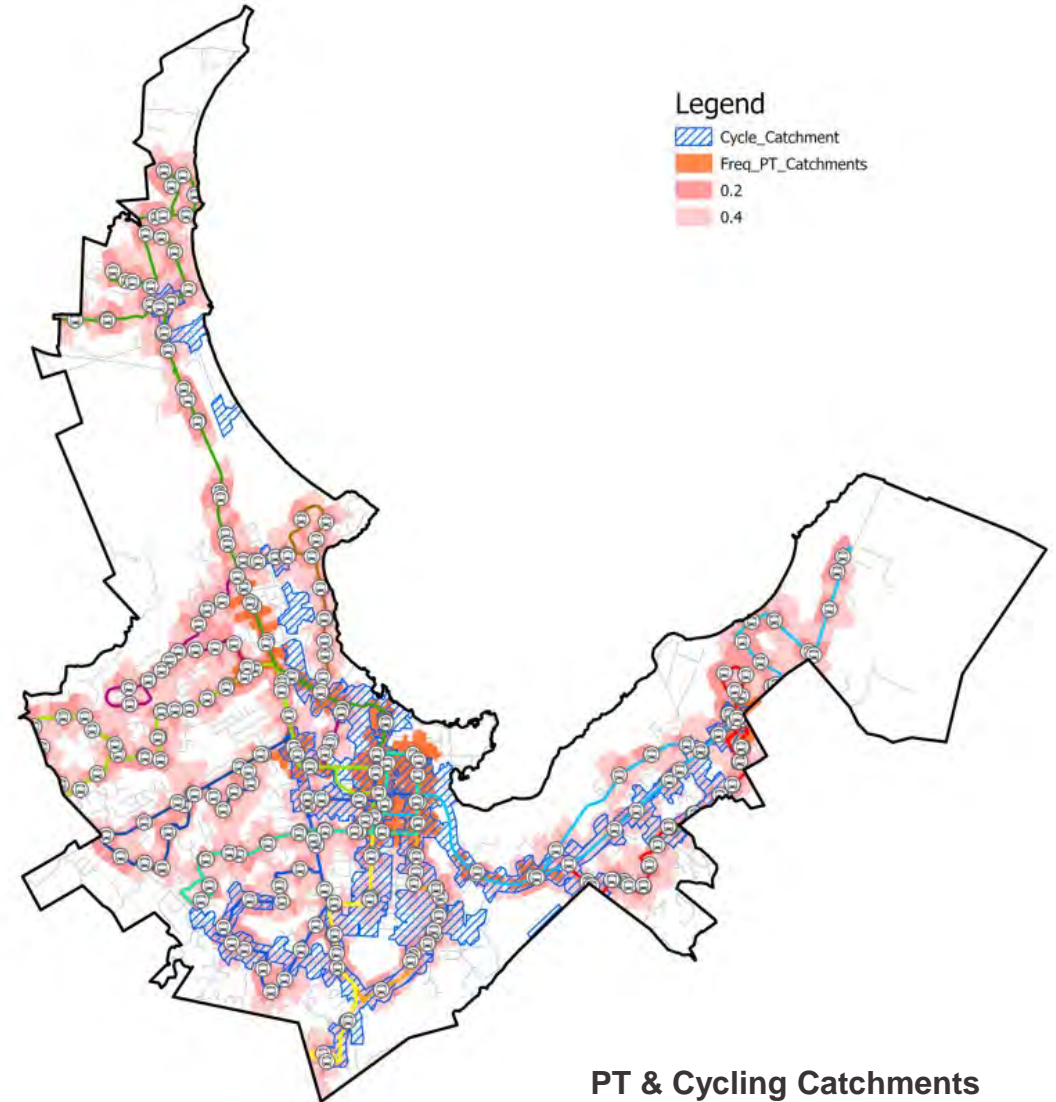
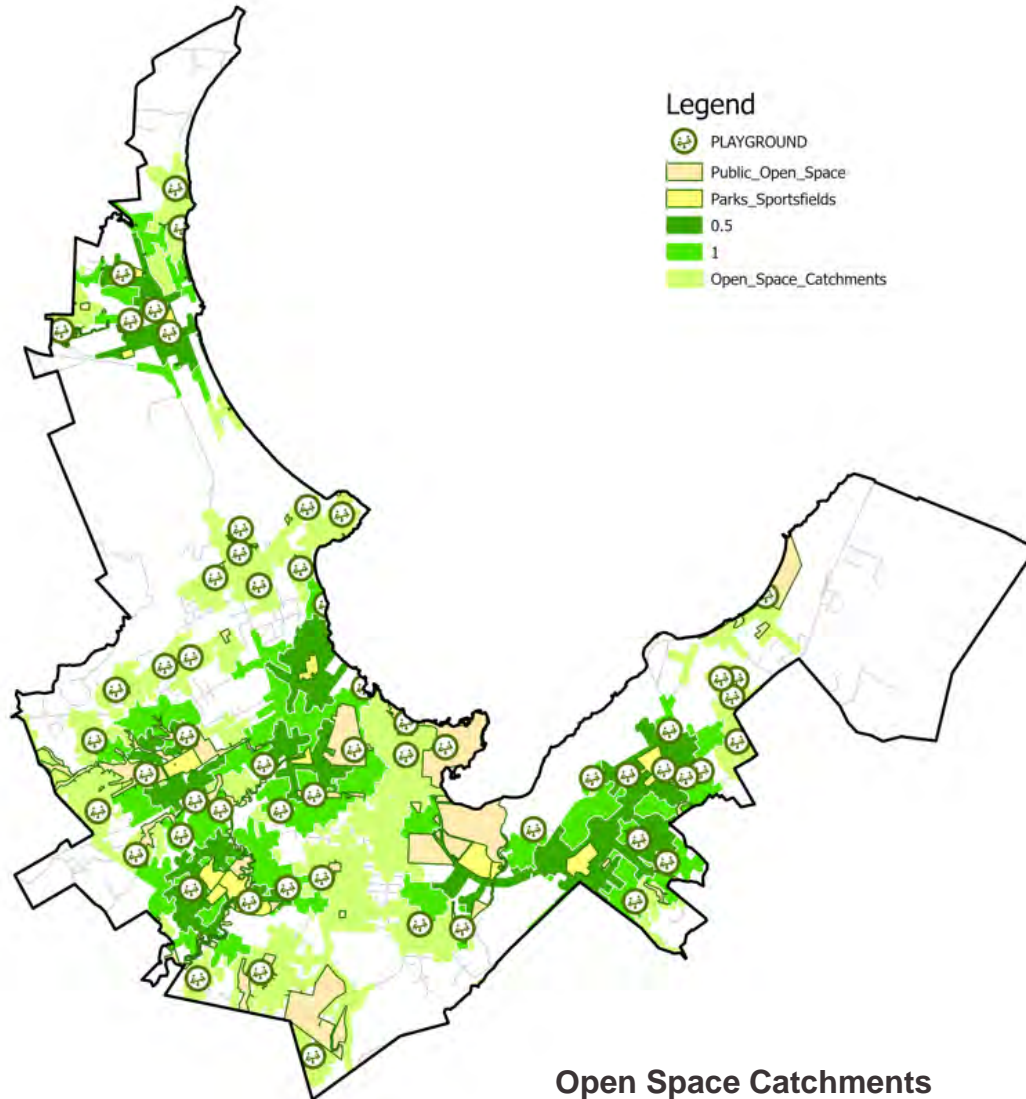
Education Opportunities



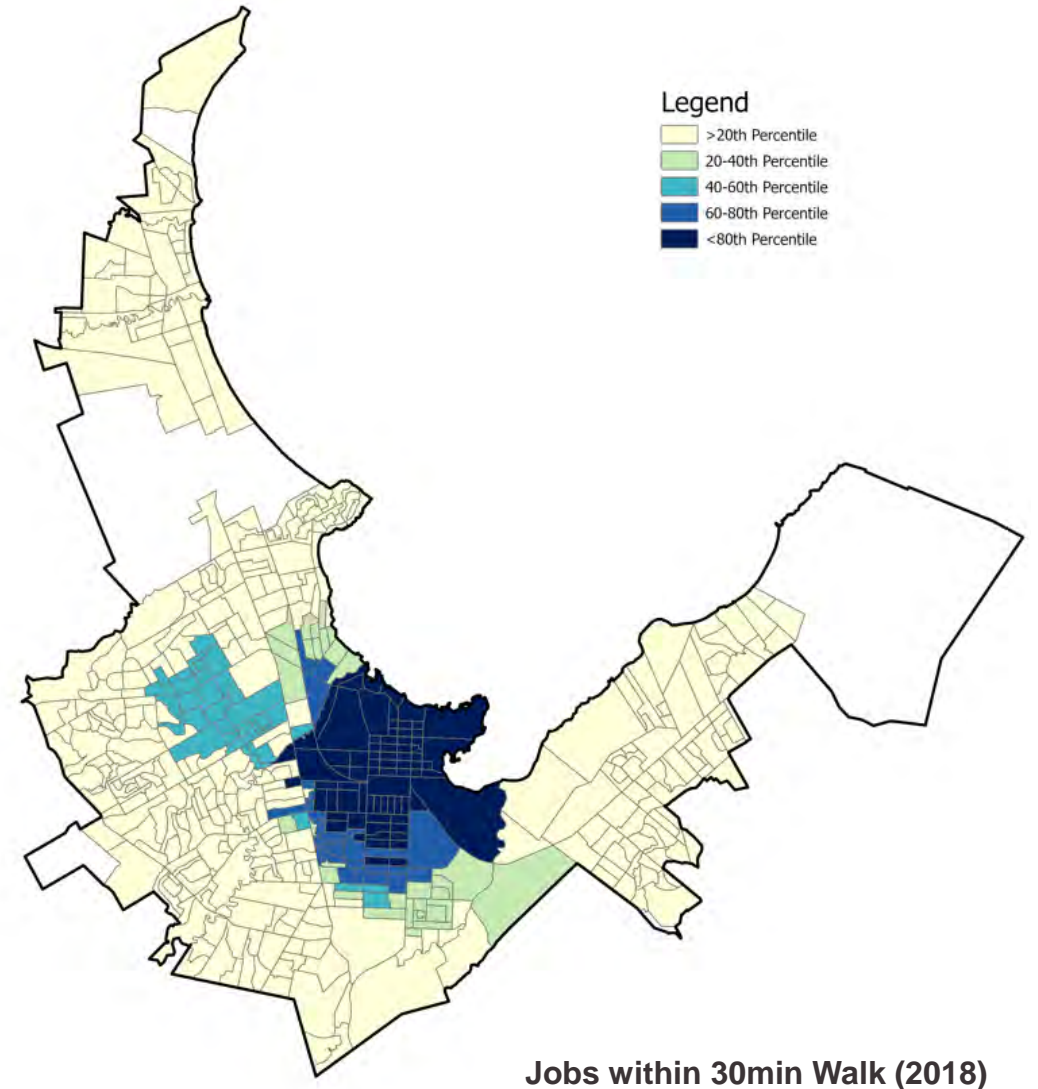
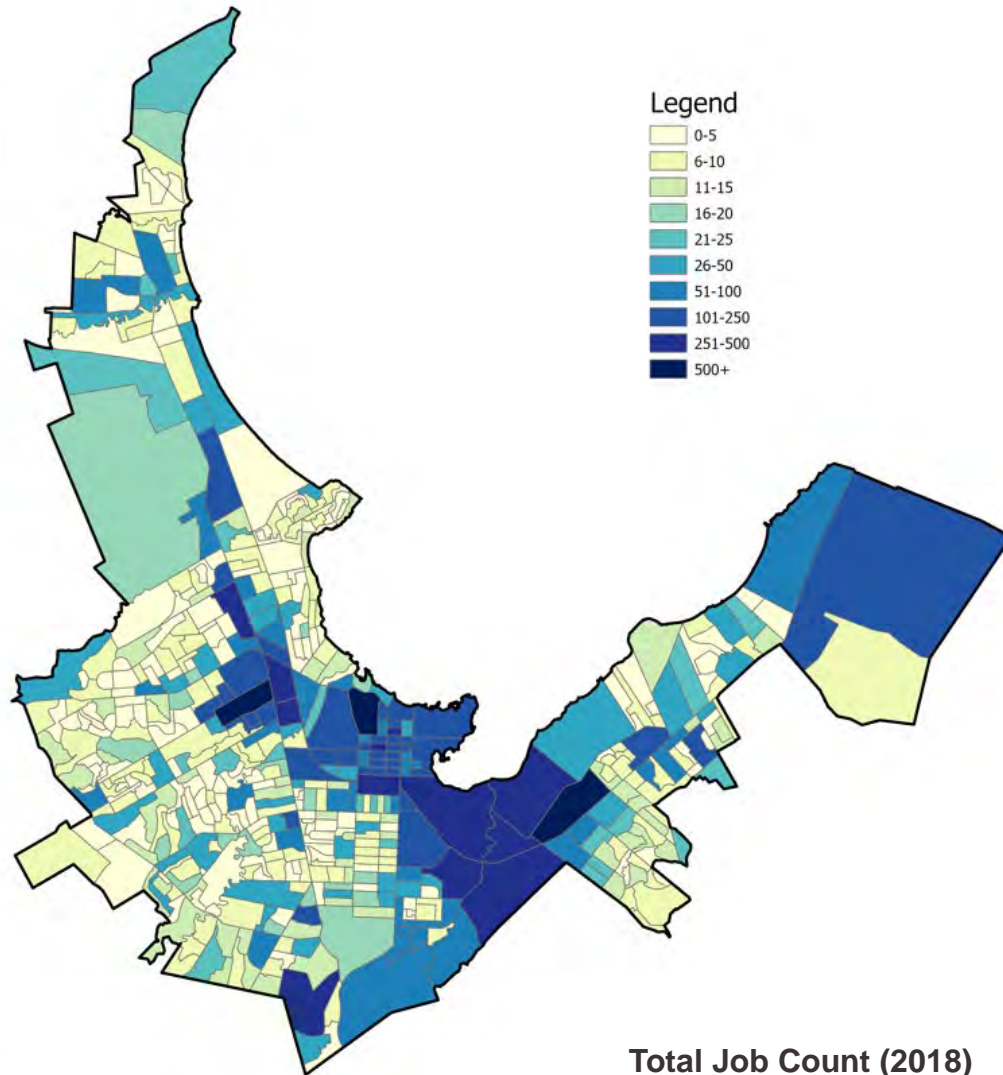
Early Childhood & Cultural Opportunities



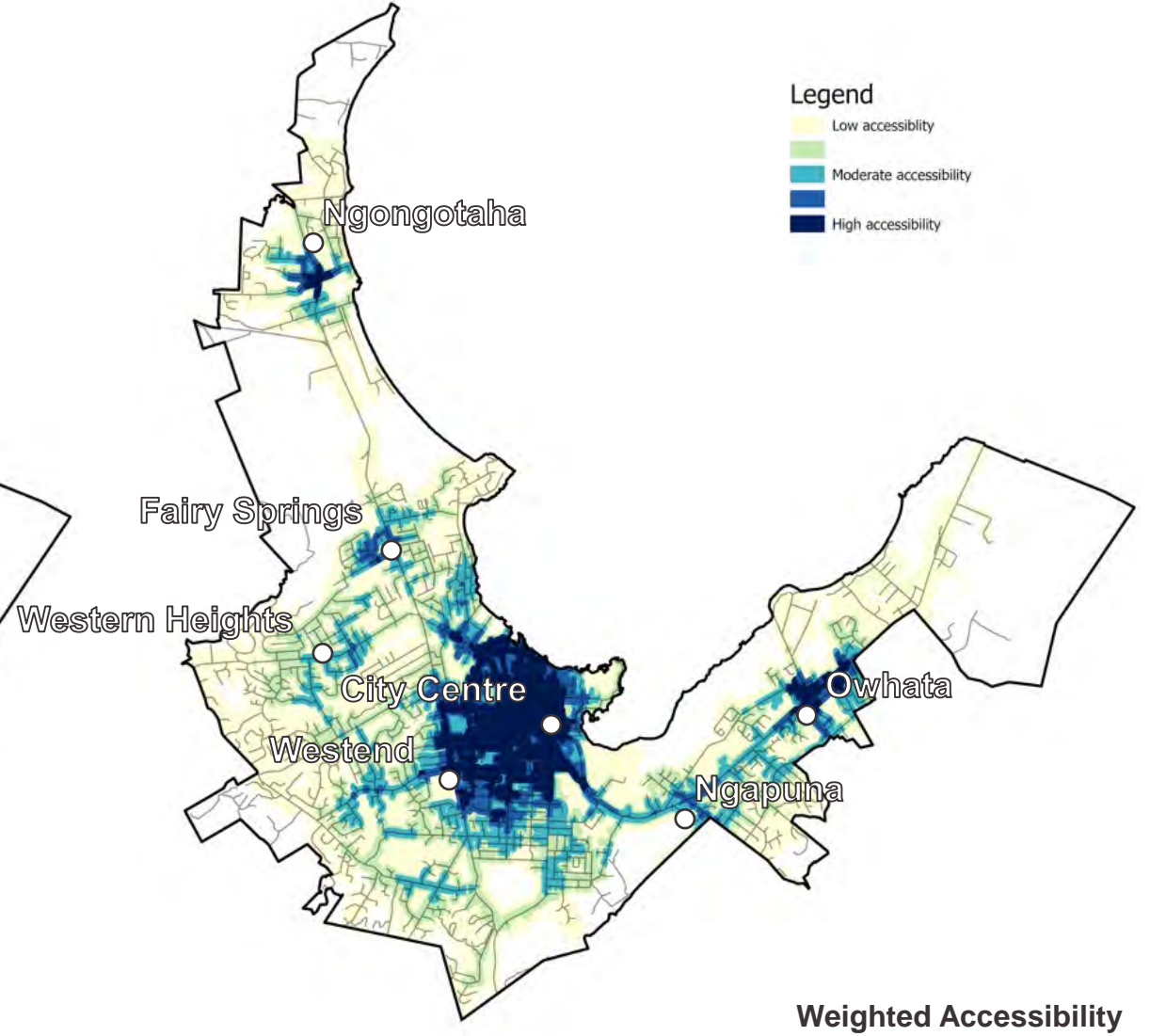
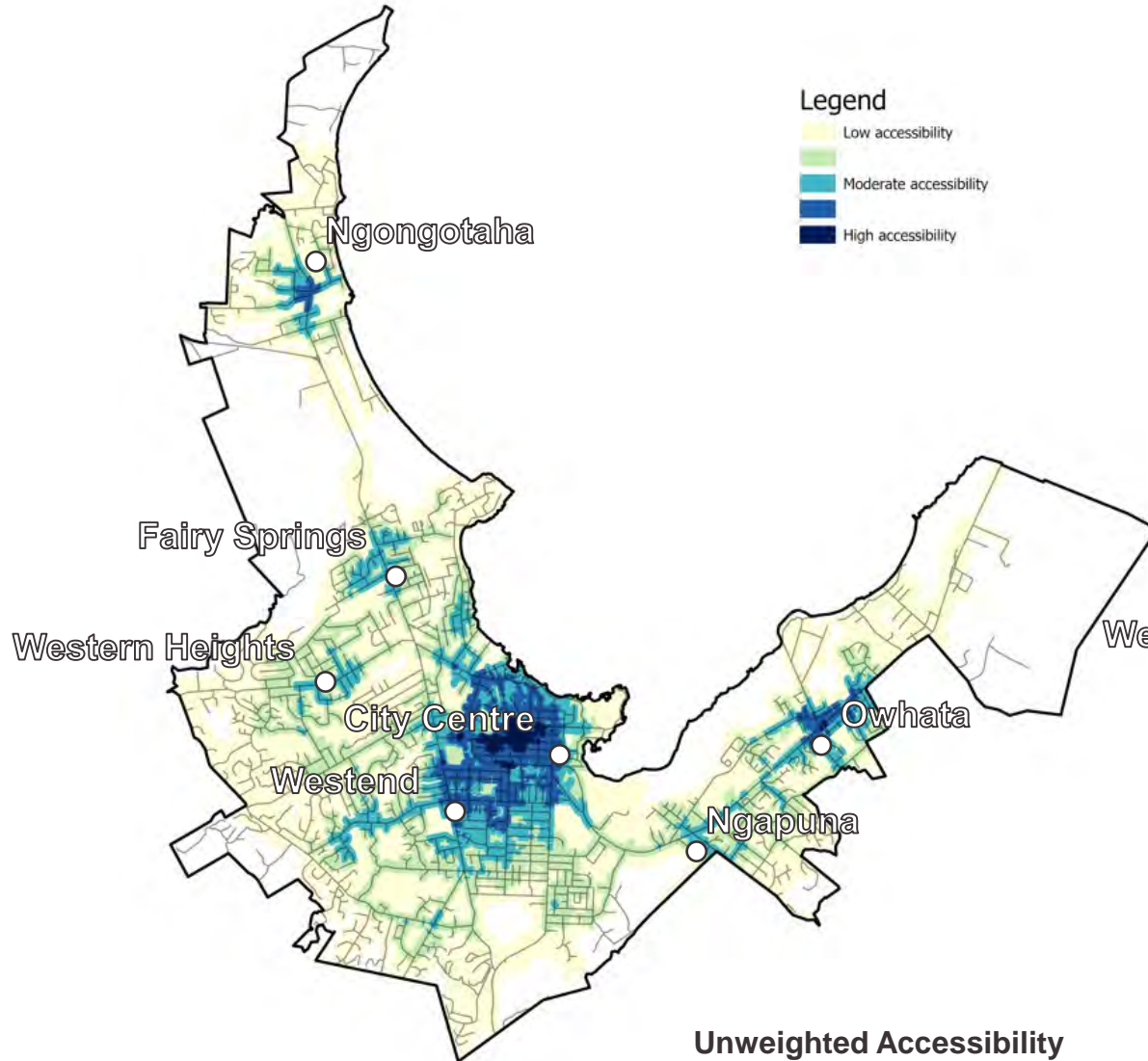
Open Space & Transport



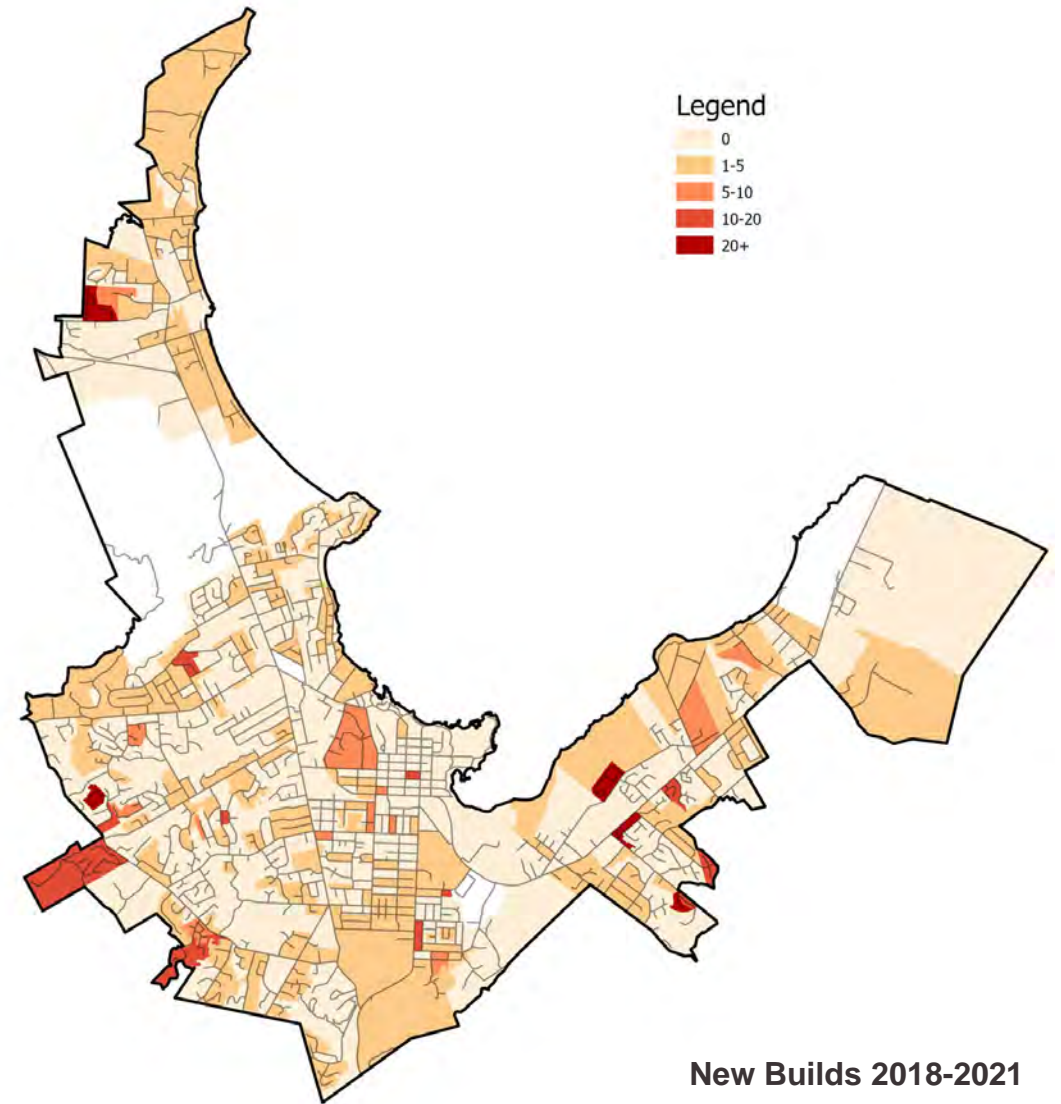
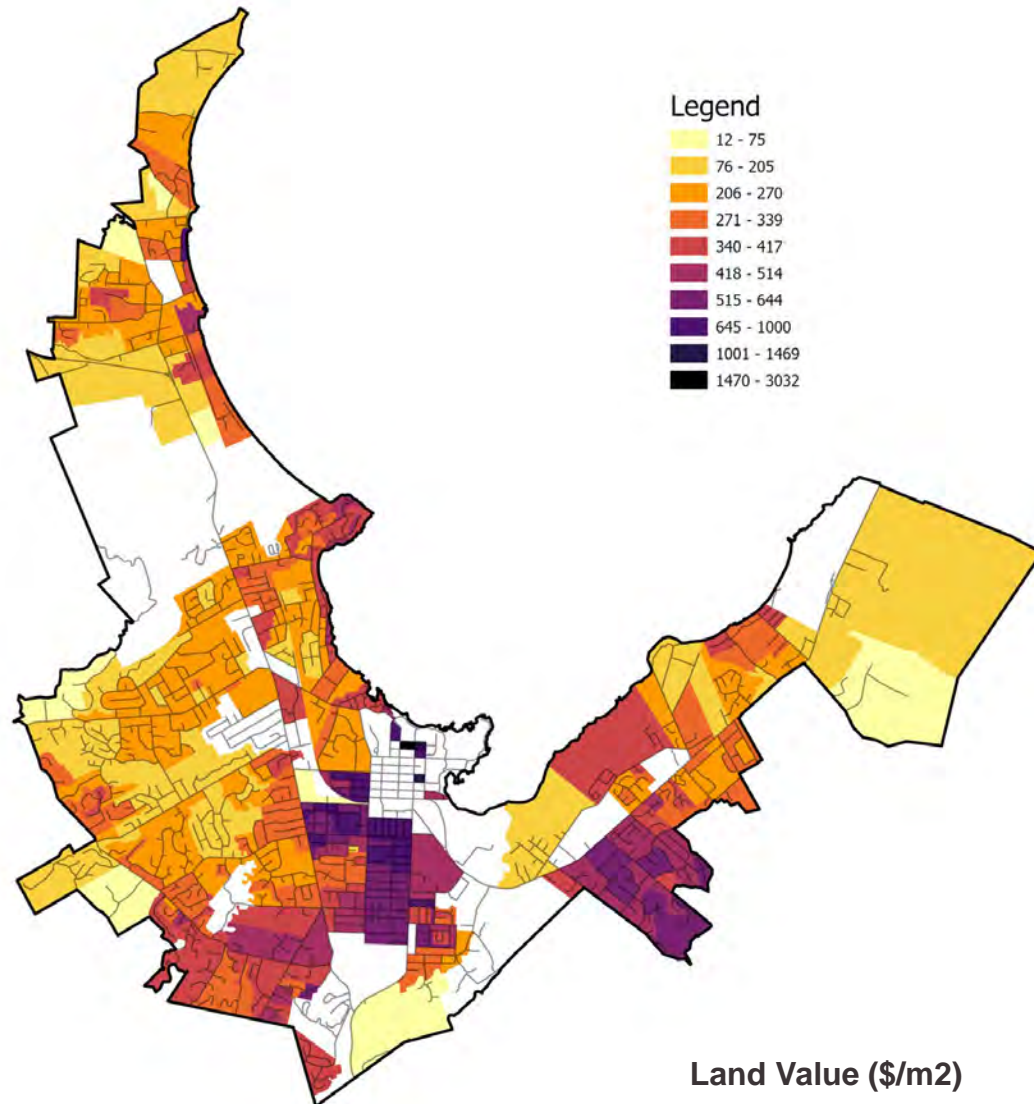
Employment Opportunities



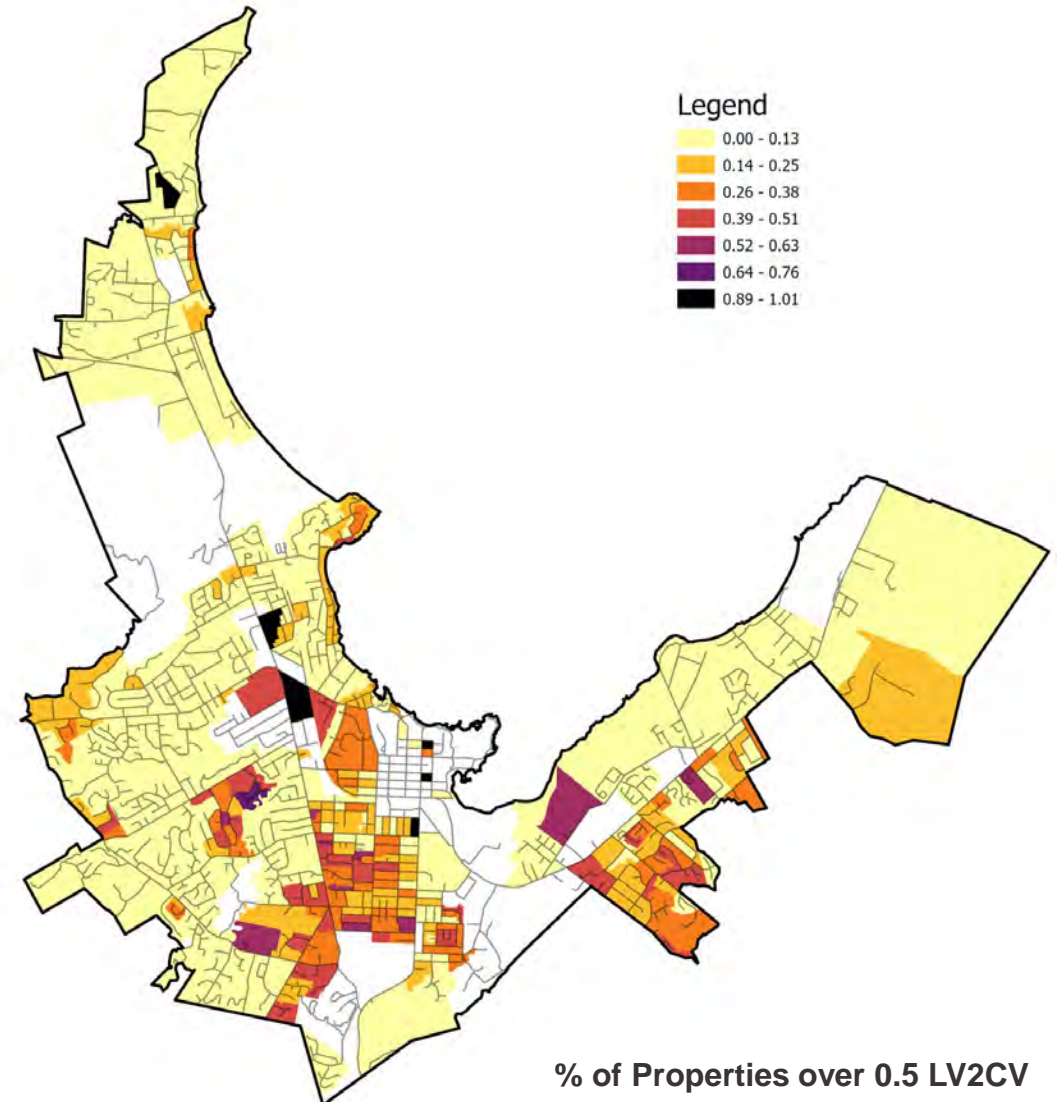
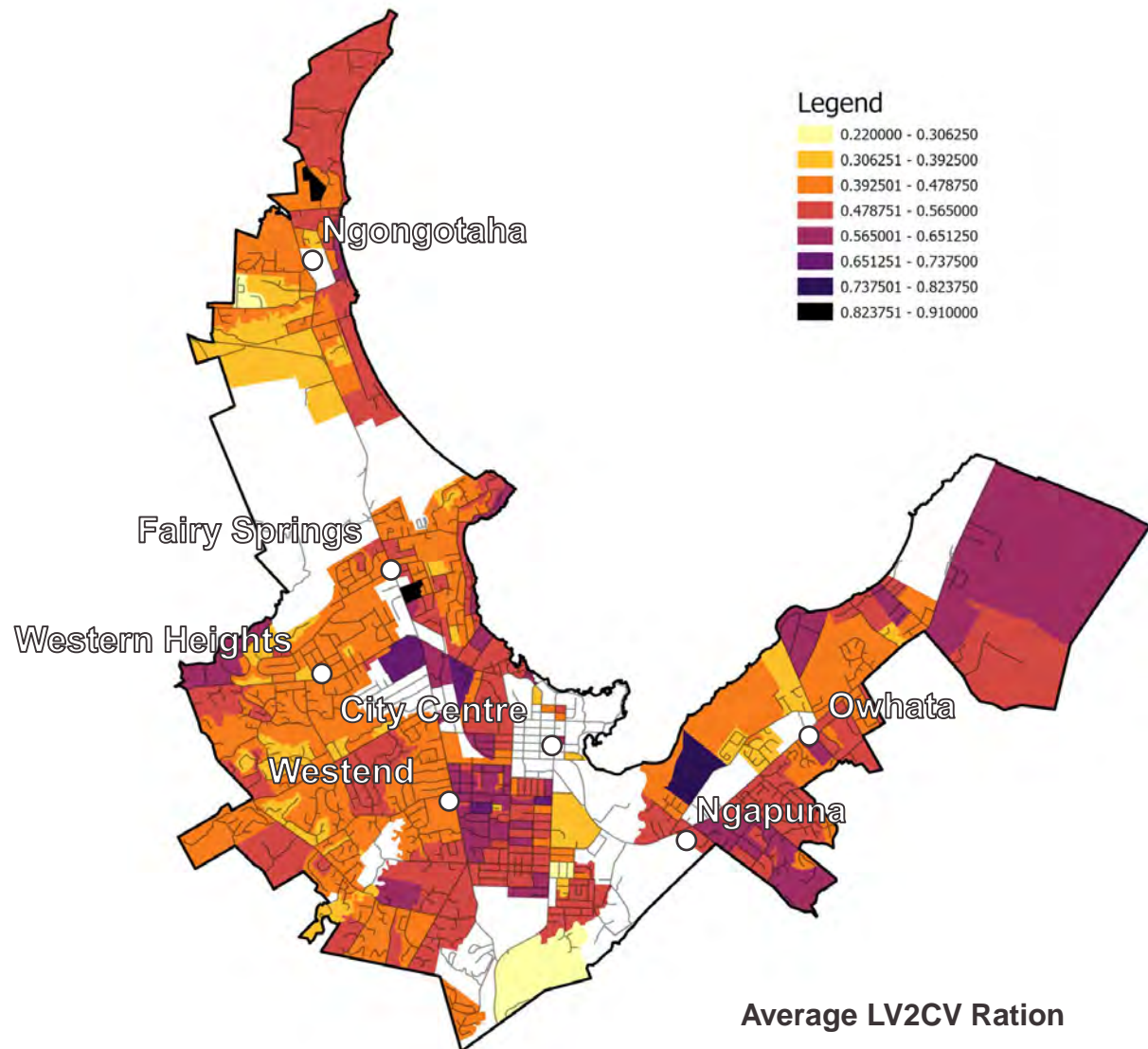
Overall Accessibility



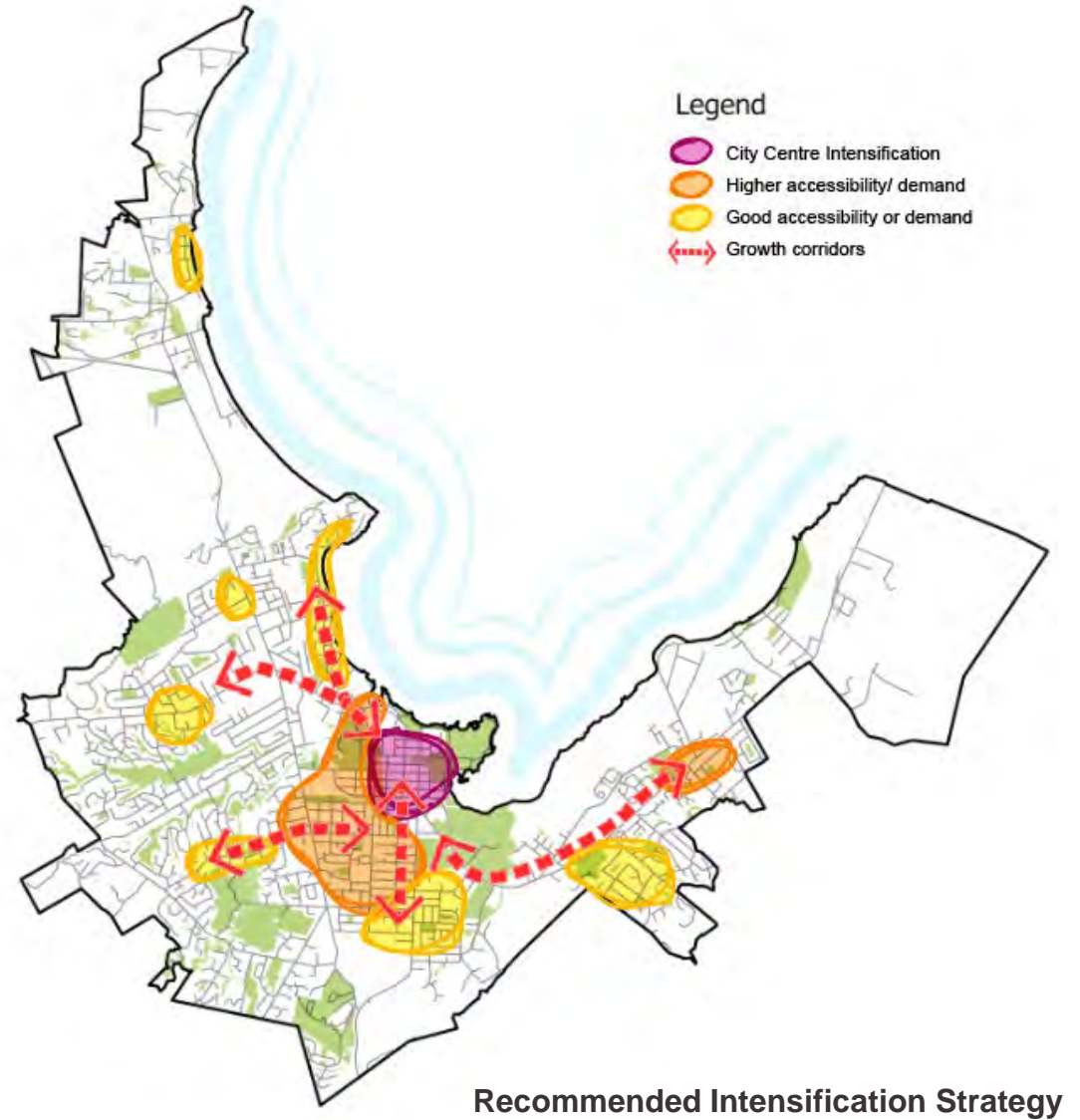
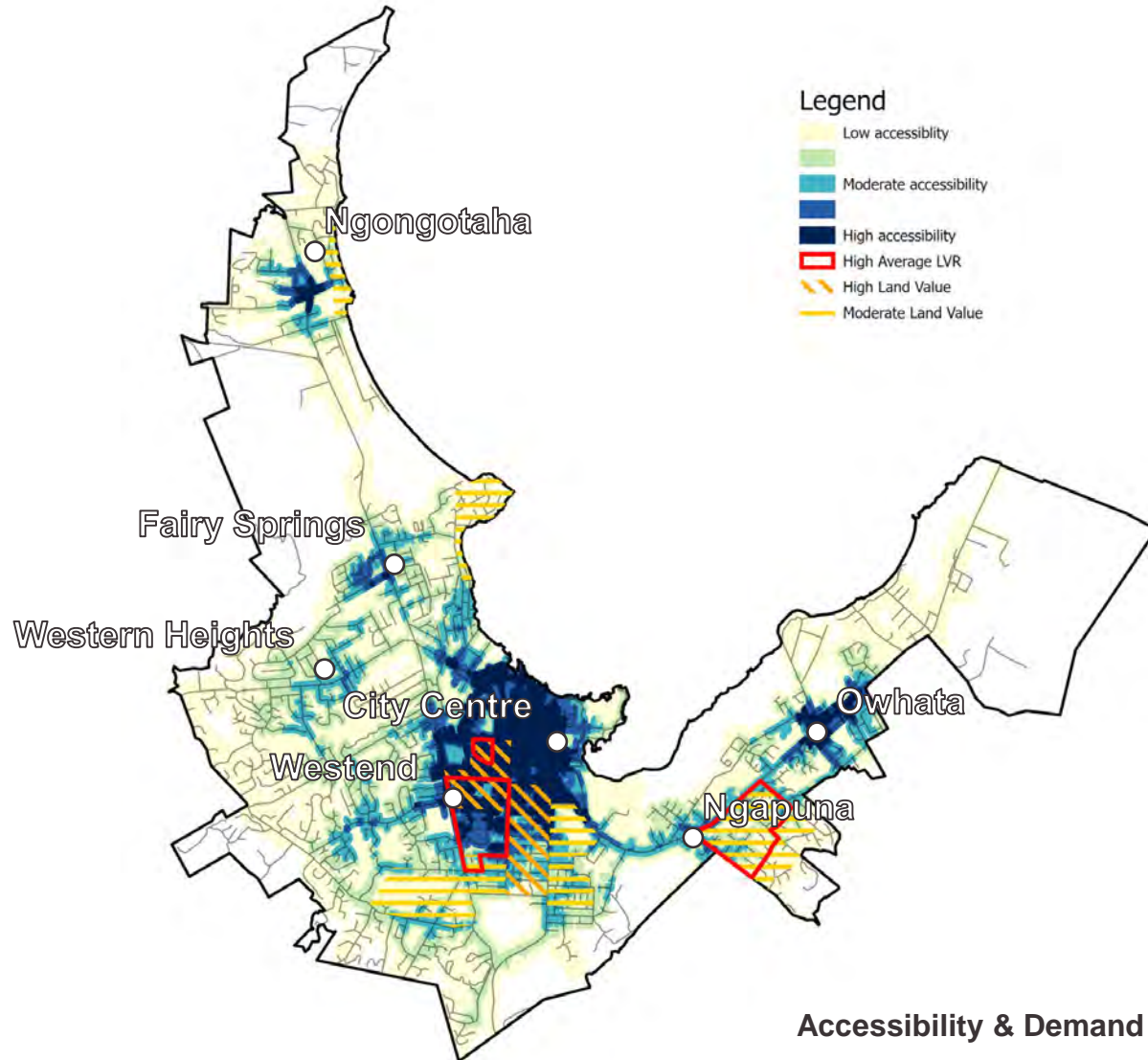
Demand



Demand



Summary of Analysis



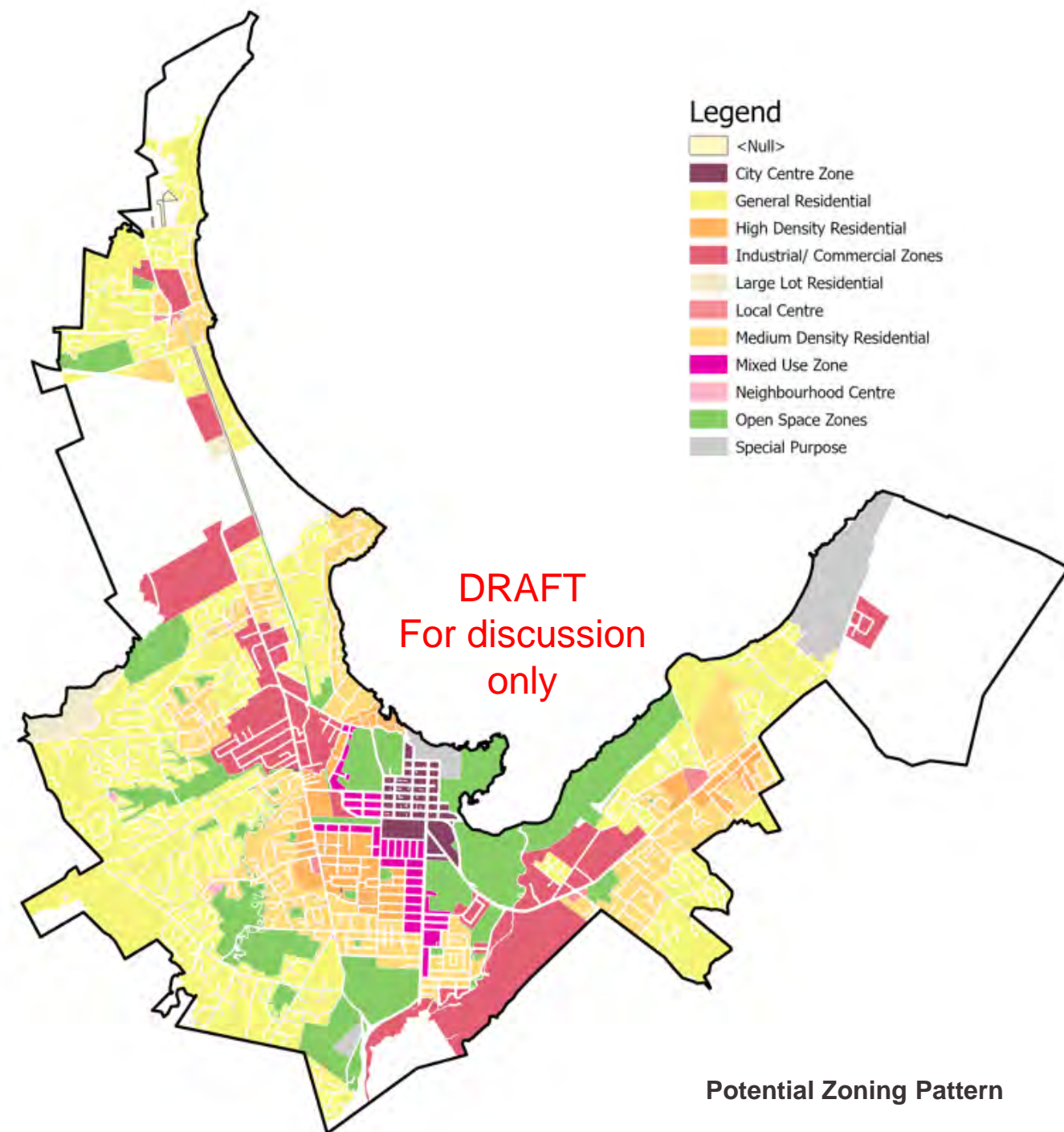
Intensification Options

- Need to consider alignment with national planning standards.
- Options include:
 - Zoning – both Residential & Commercial
 - Combination of zoning and overlays
 - Use of ‘precincts’ or ‘development areas’ for larger scale brownfield or greenfield opportunities
- MDRS

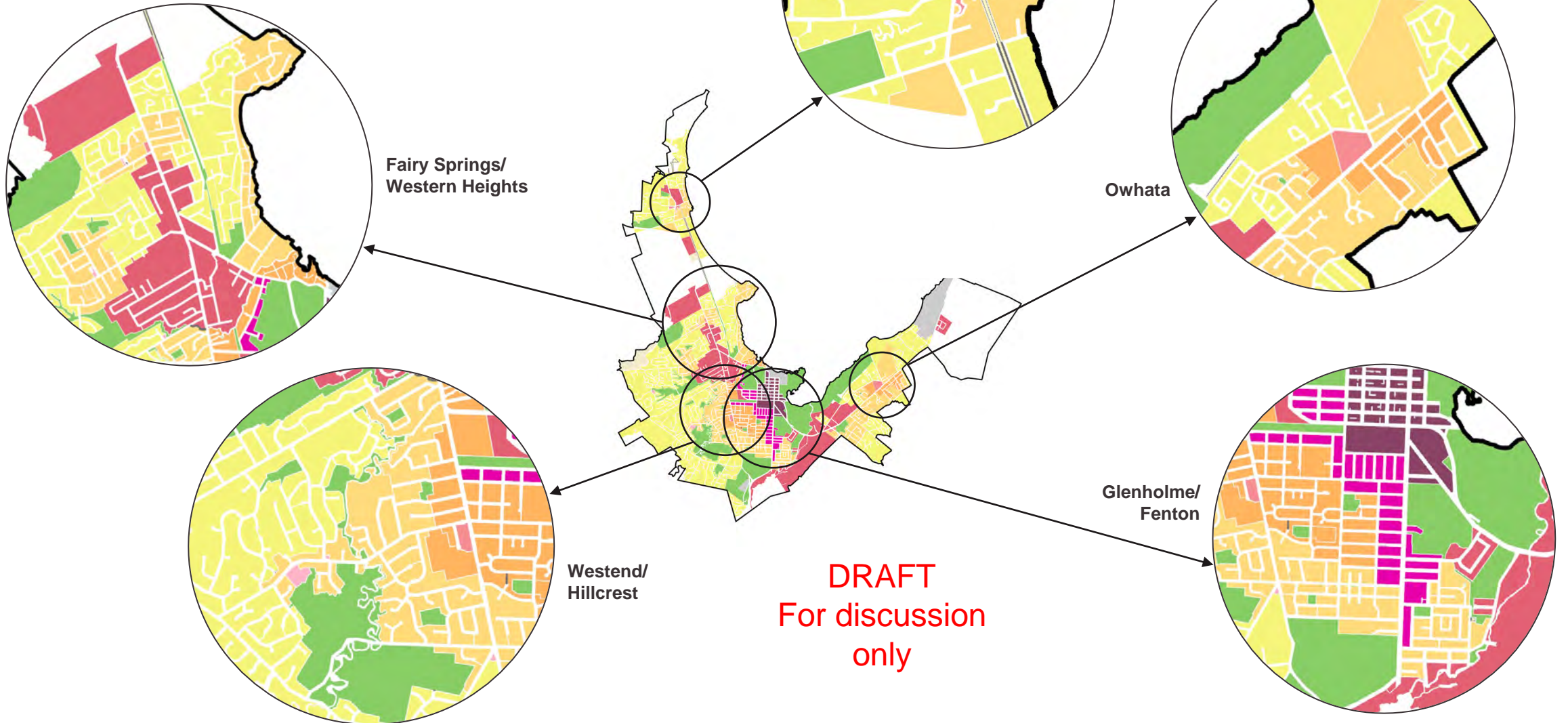
Zone	Description
Medium Density Residential Zone	Areas used predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities.
High Density Residential Zone	Areas used predominantly for residential activities with high concentration and bulk of buildings, such as apartments, and other compatible activities.
Mixed Use Zone	Areas used predominantly for a compatible mixture of residential, commercial, light industrial, recreational and/or community activities.
City Centre Zone	Areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is the main centre for the district or region.
Town Centre Zone	Areas used predominantly for: in smaller urban areas, a range of commercial, community, recreational and residential activities.

Zoning

- Indicative zoning plan based on analysis/ national planning standards for discussion.
- Consultants recommendation. No input from Council officers to date.
- Does not consider potential constraints (e.g. natural hazards) which may make intensification inappropriate. This will be the next stage of work.
- Key features:
 - Mixed-use (75Ha)/ High Density Res (170Ha) located around City Centre and Owata
 - Medium density corridors/ nodes (600Ha) around lake front, Malfroy Road, SH30/ Lynmore, Fenton Park, Western Heights & Hillcrest.
 - Utuhina Steam forms natural boundary for westward intensification.



Zoning



Intensification – Look & Feel



Medium Density Residential (e.g. Lynmore)

2-3 storey attached typologies
(e.g. duplex, terraced house)

Density in the range of 30-40 dwellings per hectare.

Slightly lower intensity/ density than MDRS allows for.



Low-rise Residential Intensification (e.g. Owata, Glenholme)

3-4 storey attached typologies
(e.g. Terraced house, apartments)

Density in the range of 50-70 dwellings per hectare



Mid-rise Residential Intensification (e.g. Glenholme)

3-6 storey attached typologies
(e.g. apartment)

Density in the range of 100 dwellings per hectare



High Density Residential/ Mixed-use (e.g. City Centre, Fenton Street))

6+ storey attached typologies
(e.g. Apartment with ground floor retail)

Density in the range of 120+ dwellings per hectare



Thank You

Questions?

B&A

Urban & Environmental