

BRIEFING PAPER ON ROTORUA'S PLANNING FOR HOUSING AND GROWTH PROGRAMME

Report prepared by: Damon Mathfield, Principal Strategic Advisor – Urban Development

1. Introduction

The purpose of this report is outline to Bay of Plenty Regional Council ("BoPRC") the key initiatives associated with Rotorua Lake Council's ("RLC's or Council's") planning for housing and growth programme. RLC takes its direction from the National Policy Statement Urban Development 2020 ("NPS-UD") that came into effect on 20 August 2020 and promotes the concept of 'well-functioning urban environments.' These urban environments have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport and support a reduction in greenhouse gas emissions, amongst other matters. The NPS-UD classifies urban areas into different tiers relating to population size and projected growth rates, with Rotorua being classified as a Tier 2 urban environment.

Under the NPS UD, RLC is required to prepare a Housing and Business Development Capacity Assessment ("HBA") every three years. 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 its district in the short, medium, and long term.

Every tier 2 local authority must prepare, and make publicly available a Future Development Strategy ("FDS") for the tier 1 or 2 urban environment: every 6 years; and in time to inform, or at the same time as, preparation of the 2024 long-term plan ("LTP").

Low density urban sprawl inhibits our ability to create a 'liveable' city and urban intensification is critical if our city is to become well-functioning urban environment. A compact urban form ensures better access to services and facilities via public transport, walking and cycling, enables the efficient provision of infrastructure and assists in meeting climate change goals in the medium to long term. The theory is that an increase in supply of land zoned for intensification will also help housing availability, assist in controlling house prices and provide greater choice to meet acute housing need.

On 14 March 2022 an Order in Council ("OIC") was made to incorporate RLC in the requirements of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 ("The Amendment Act"), after RLC requested to be included, based on its acute housing need. Rotorua's inclusion means that it is now a "specified territorial authority" under the Amendment Act, which requires Council to amend the District Plan to:

- Give effect to Policy 5¹ of the NPS-UD; and

¹ Policy 5 requires district plans applying to tier 2 Councils to enable 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.

- Ensure every relevant residential zone incorporates the Medium Density Residential Zone Standards (“MDRS”)² unless a qualifying matter³ exists.

As a “specified territorial authority” RLC was required to make this change to the District Plan on or before 20 August 2022.

2. National Policy Statement Urban Development 2020 Requirements

As a tier 2 urban environment RLC needs to meet the following requirements⁴ below under the NPS-UD.

Initial implementation requirements

Requirement	Deadline
Complete the housing assessment aspect of the new HBA	31 July 2021
Remove provisions in plan relating to minimum parking rates	20 February 2022
Have a notified plan change implementing the intensification policies	20 August 2022
Amended district plans to give effect to the NPS-UD	as soon as practicable
Prepare or review a FDS and a completed HBA	in time to be considered for the 2024 long-term plan

Ongoing timeframes requirements

Requirement	Deadline
Monitor housing indicators and development uptake in medium- and high-density zones	Quarterly
Publish the results of the monitoring	At least annually
Update HBA to inform FDS, long term plan, infrastructure strategies	Every three years
Prepare a new FDS	Every six years (reviewed every three years)

In terms of meeting the requirements, RLC has completed its first HBA for both the business and housing assessment aspects rather than just meeting the minimum requirement of just addressing the housing aspect. RLC has also removed the provisions in its District Plan relating to minimum parking rates. On 20 August 2022 RLC notified its Housing for Everyone - Plan Change 9 (“Plan Change”, “Plan Change 9” or “PC 9”) implementing intensification policies as required. Building on its 2018 Spatial Plan and findings from the HBA, RLC is currently preparing its first FDS, which is on track to be completed in time to be considered for the 2024 LTP.

² These standards support the development of three homes up to three storeys on each site, without the need for resource consent.

³ This term refers to some areas of the city that have particular features or values that require management or protection. Rules in the District Plan generally manage these features or values, and in some cases, sites may be unsuitable for higher densities.

⁴ <https://www.hud.govt.nz/our-work/national-policy-statement-on-urban-development>

3. Housing and Business Development Capacity Assessment (HBA)

The HBA is an assessment of Rotorua's housing and business market and provides an evidence base for informing future decisions around land supply. Key findings from the HBA in terms of housing, are outlined below.

From 1996 to 2013, Rotorua's average population growth rate was only 0.2% per annum, but from 2013 to 2020 the growth rate had risen to 1.8% per annum and in 2020 the district population exceeded 77,300. This translates to 29,000 resident household and it is the growth in the number of households that is driving housing demand. A key trend is that older age groups will make up a larger share of the total population. The number of residents aged 60-74 is projected to grow by 24% by 2050 and the number of residents aged over 75 years is projected to grow by 160%. That's 7,500 more residents aged 75 and over, than there are today.

Couple and one person households collectively make up more than half of the all of the District households. It is projected that these households will make up three quarters of the District's total growth in the long term. It is also important to note that one person and single parent households tend to have the lower incomes and that in 2020, 37% of Rotorua's households earned less than \$50,000 per annum. By 2050, it is projected that just over half of the total household growth will be in households that earn less than \$50,000 per annum.

3.1 Housing

In terms of housing, 88% of total resident households are living in standalone dwellings and 12% are living in attached housing. This is primarily driven by what households' want, what the current operative District Plan provides for and what the housing sector (including land developers and housing construction industry) currently supplies. The more diverse the housing stock, the more opportunities you create for a healthy 'churn' in the housing market, and the better households can meet changing lifestyle needs. This is something that Rotorua is not doing well in, with housing stock dominated by standalone homes on moderate to large sections.

The HBA identifies that Rotorua has a housing shortfall of:

- 1890 dwellings in the short term (including unmet demand of 1500 dwellings)
- 1400 dwellings in the medium term (including the unmet demand of 1500 dwellings)
- 3630 dwellings in the long term

Where there is a housing shortfall Council is required to undertake a plan change and/or consider other options for increasing capacity or enabling development. To address this requirement, Council notified a housing plan change- PC 9 to enable intensification in August this year.

Council is also required to clearly state in its District Plan the amount of development capacity that is sufficient to meet expected housing demand and the appropriate competitiveness margin in the District. Housing bottom lines for the short to medium term are the amount of feasible, reasonably expected to be realised development capacity that must be enabled to meet demand, and a competitiveness margin of 20%. The housing bottom lines for the long term is the same assessment extended out from 2030 – 2050, and with a 15% competitiveness margin. The Housing Bottom Lines calculated via the HBA therefore are as follows:

- Short Term (3 years 2020-2023): additional 3,560 dwellings
- Medium Term (10 years 2020-2030): additional 6,240 dwellings
- Long Term (30 years 2020-2050): an additional 9,740 dwellings

The guidance associated with the NPS-UD outlines that the housing bottom lines are intended to function as both an accountability mechanism and a means for the District to be proactive in responding to projected demand and enabling supply. Councils are expected to meet, and potentially exceed, these bottom lines. As required, these bottom lines were included in Rotorua's District Plan and the Regional Policy Statement ("RPS") early this year.

3.2 Business

In terms of business, Rotorua is well placed geographically to attract growth. District jobs are projected to increase by 9,320 (26%) by 2050 and urban business zone jobs are estimated to make up 68% this total. It is further estimated that 18 ha of net zoned land is required in the short term, 47 ha medium term and 94 ha long term to meet demand and the competitiveness margin. A total of 36 ha is required for industrial use by 2050 and the great share of business demand for land in the short to medium, is for this use. The HBA further indicates that a total of 9.2 ha, more than half of the overall demand for business land, is required for industrial use (particularly light industrial activity), in the short term.

The HBA assessment showed that when demand is compared with capacity in urban business zones, that there is likely to be at least sufficient urban business zone capacity in the short term in Rotorua. However, it is considered likely that there will be a shortfall of land for light industrial activities in the medium term (increasing in the long term) because the vacant Heavy Industrial Zone land is included in the capacity, but is not where demand is focussed, and also because of the risk that Māori/ leasehold land may not be fully brought to market.

There may also be insufficient capacity in the medium term (increasing in the long term) if vacant Māori/ leasehold land that enables retail and commercial activities does not get developed, although redevelopment and vacant premises may help reduce those shortfalls over time. Commercial development stakeholders did however indicate that the CBD, which has the most vacancies and redevelopment potential, is facing a range of issues that are deterring businesses and investment in new developments. It is important that this is addressed so that future retail and commercial activity is attracted to city centre rather occurring in locations that will compete with the city centre. To support this, Council is working towards the development of a revitalisation plan for the Inner City, to stimulate vibrancy and attract retail and office into 'the heart' of the CBD.

3.3 Next Steps

We are about to initiate an update of the current HBA (2021) in order to meet the requirement of having a revised HBA every three years i.e. the next HBA is due in 2024. We will also be working towards the development of quarterly reports on urban development indicators (with results published annually). These reports will include the findings/ results of the required monitoring of housing indicators and development uptake, in our medium and high density zones.

4. The Future Development Strategy

Council is responding to the findings of the HBA by developing a FDS, which is required⁵ to be in place to inform the 2024 LTP. The strategy will specify where and how sufficient development capacity will be provided to meet future growth needs over the next 30 years. This will inform Council's 30 year Infrastructure strategy, setting out the how and where both development infrastructure and additional infrastructure will be delivered over the short, medium and long term. On this basis the FDS is used to inform decision-making under the Resource Management Act 1991 ("RMA"), the Local Government Act 2002 ("LGA"), and the Land Transport Management Act 2003 ("LTMA").

In terms of the spatial scope of the FDS, it broadly covers the entire Rotorua Lakes District. However, the nature of existing urban development patterns within the Rotorua District and likely growth pressures mean that a core area around Rotorua, along with key infrastructure connections to neighbouring areas will need to form the primary focus of the FDS. One of the primary purposes of an FDS under the NPS-UD is to promote long-term strategic planning by setting out how RLC intends to achieve a well-functioning urban environment in its existing and future urban area. As such, the core focus of the assessment and analysis contained within the FDS will be on the Rotorua's urban environment⁶ or 'Functional Urban Area' (See Attachment 1).

4.1 Progress to date

To date we have completed a constraints analysis focussing on development constraints and other relevant considerations informed by established or emerging policy direction (e.g. National Policy Statement on Highly Productive Land, the Bay of Plenty Regional Policy Statement, and Rotorua District Plan). For alignment purposes, FDS spatial mapping work has been structured in a similar way to the 'Urban Form and Transport Initiative' ("UFTI") constraints mapping undertaken for Tauranga City Council ("TCC"), Western Bay of Plenty District Council ("WBoPDC") and BoPRC as part of the development of their FDS.

Similar to UFTI, this spatial mapping work has identified: 1) "No go areas"- areas that should not be considered for future urban development and "Go carefully areas"- areas where additional consideration is required if urban development is contemplated (See Attachment 2). This includes areas which would likely include risk reduction and mitigation of any natural hazard susceptibility. Following this analysis, consideration of the 2018 Spatial Plan⁷ and initial engagement with stakeholders on the FDS (along with PC9), Council identified broad FDS opportunity/ investigation areas (See Attachment 3). From these investigation areas four broad growth scenarios were identified to test:

- Ngongotahā Growth Node Scenario
- Multi-nodal Intensification Scenario
- State Highway 36 Growth Corridor Scenario
- Eastside Growth Focus Scenario

⁵ Section 3.13(2) of the NPS-UD requires that all FDS' must spatially identify: (a) the broad locations in which development capacity will be provided over the long term, in both existing and future urban areas, to meet the requirements of clauses 3.2 and 3.3; and (b) the development infrastructure and additional infrastructure required to support or service that development capacity, along with the general location of the corridors and other sites required to provide it; and (c) any constraints on development.

⁶ Under the NPS-UD, this is as any area of land (regardless of size, and irrespective of local authority or statistical boundaries).

⁷<https://www.rotorualakescouncil.nz/repository/libraries/id:2e3idno3317q9sihrv36/hierarchy/our-council/council-publications/spatial-plan/rlc-spatialplan-aug-2018-final-web.pdf>

We are in the process of refining these scenarios in response to technical information, including for example, development capacity analysis.

Key drivers and outcomes were developed to provide a framework to inform how growth should be directed and managed (See Attachment 4). The outcomes further inform how we propose to evaluate the spatial scenarios. We will be undertaking a multi-criteria analysis ("MCA") of the growth scenarios, based on different combinations of growth options. The starting point for assessment is the intensification option put forward by Plan Change 9 and different combinations of greenfield⁸ growth will be added as/ or if required, to reach at least sufficient development capacity over the long term.

We are currently having targeted engagement with regional and central government departments, business, the development community, Tangata Whenua and community groups on the growth scenarios. Following these targeted engagements, we will be assessing scenarios and developing a preferred scenario. The MCA will use criteria supported by evidence to inform the evaluation. The criteria that will be nuanced differently for business and residential, will broadly consider the following:

- Cultural values and aspirations
- Contribution to meeting demand
- Accessibility
- Vehicle Kilometres Travelled (VKT) reduction (in relation to carbon emissions)
- Natural hazards
- Highly productive land
- Biodiversity
- Freshwater (Te mana o te Wai)
- Infrastructure

4.2 Next Steps

In February next year we will be workshopping the FDS work with Council and then work towards public engagement in April/ May on a draft FDS through a special consultative procedure (SCP). When engaging on an FDS, local authorities must use the SCP in section 83⁹ of the LGA and engage with key stakeholders. Hearings and deliberations will indicatively be held in July/ August 2023 and we plan to have an adopted FDS in September 2023. It is important that we work to these timeframes so the following infrastructure plans (and strategy) are informed by the FDS before the development of the 2024 LTP:

- Infrastructure Master Plan (*Capital Programme for 3 waters and transport*)
- 30 year Asset Management Plans (*3 waters and transport*)
- 30 year Infrastructure Strategy (*3 waters and transport*)

5. The Housing for Everyone Plan Change 9 (PC9)

It is important to note that implementation of the FDS direction has already begun through the notification of Plan Change 9 in August this year. On 20 December 2021 the Amendment Act was passed into law in order to 'unlock' more housing in New Zealand's growing cities and address capacity in cities with acute housing needs. This Amendment Act amends the RMA by bringing forward and strengthening the NPS-UD, which will help to increase housing supply in

⁸ land identified for future urban development that has not been previously developed

⁹ <https://www.legislation.govt.nz/act/public/2002/0084/latest/DLM172328.html>

cities where it is needed. A previously outlined OIC was made to incorporate RLC in the requirements of the Amendment Act to address its acute housing need.

5.1 Key Elements of Plan Change 9

Enabling Medium Density Residential Development

The Amendment Act requires that RLC introduce MDRS so that most of the residential areas are zoned for medium density housing. Through Plan Change 9 Medium Development Residential Standards (MDRS¹⁰) have had legal effect from the time Council notified the Plan Change on 20 August 2022. These standards that have been inserted into the District Plan essentially to introduce a package of mandatory provisions that enable landowners to build up to three houses of up to three storeys on their site as of right¹¹, on most sites, unless a resource consent is required for another reason. In Rotorua the MDRS applies to the current Residential 1 and Residential 2 zones¹², which covers most of the urban area (*Attachment 5*).

Enabling High Density Residential Development

The Amendment Act and the NPS-UD- (Policy 5) also direct that the District Plan enable higher density housing with more building height around the city centre and suburban centres across the city, and close to public transport. It has therefore been proposed within the Plan Change to primarily retain the spatial extent of the current medium density Residential 2 zone but enable high density residential development within this zone. Being close to the City Centre, the proposed Residential 2 High Density Zone is aligned to the most accessible¹³ areas within Rotorua, enabling more people to live in areas which can access amenities and employment through active and public transport modes (*Refer to Attachment 6*). It is proposed to apply a 19.5m height limit within the Residential 2 High Density zone. This will enable six storeys in this zone as opposed to the three storeys permitted through the MDRS.

The Plan Change has further considered how to enable residential development in the Commercial and City Centre Zones, due to their accessible location relative to amenity. The primary method of doing so is by enabling a greater building height through more permissive eight standards in these locations, to accommodate for a wider range of activities that are supported by a greater density- (i.e. more people living in the area). The proposed amendments to height limits within the City Centre and Commercial zones include (*Refer to Attachment 6*):

- Amending the City Centre 1 zone (Mid City)- height limit from 20m to 32m.
- Amending the City Centre 3 zone (Northern Edge/ Lake Front area)- height limit from 20m to 24m.
- Introducing¹⁴ a 24m height limit for the City Centre 2 zone (Central Mall).
- Amending the Commercial 1 and 2 zone (Suburban Centres e.g. Ngongotaha and Owata)- height limit from 12m to 20m.
- Amending the Commercial 4 zone (City Entranceway/ Fenton Street and Lake Road)- height limit from 12m to 24m.

¹⁰Mfe MDRS Guide- [Medium Density Residential Standards: A guide for territorial authorities | Ministry for the Environment](#)

¹¹no resource consent required under the RMA and with these houses proceed straight to applying for building consents under the Building Act

¹² It applies to the Residential 2 zone, until the proposed high density zone, outlined in the next section of the report, is made operative

¹³ Barker & Associates undertook an accessibility analysis to assist RLC in meeting its requirements as a Tier 2 local authority under Policy 5 of the NPS-UD. The analysis determined the 'level of accessibility' for any given area across the entire Rotorua urban area. Accessibility is simply defined as 'your ability to go places so that you can do things.' This is reflected in the Accessibility heat map in Attachment 3.

¹⁴ In the current operative District Plan there is no maximum height

- Amending the Commercial 6 zone (Southern Edge/ Trade Central)- height limit from 20m to 24m.

Guiding Residential Intensification Outcomes

To support the higher density that has now been enabled, in addition to the Plan Change, a Draft Design Guide for Residential Intensification (“the Guidelines”) has been produced to provide more guidance on delivering quality intensification. The Guidelines, although non-statutory, are intended to build on the Ministry for the Environment’s National Medium Density Design Guide¹⁵, which provides guidance on permitted levels of development under the MDRS (i.e. development of up to three residential units on a site). The focus of the Guidelines which have been developed is on more intensive development (i.e. more than four dwellings), which are proposed to be assessed through a resource consent process.

5.2 Submissions on the Plan Change

Following notification on 20 August submissions on the Plan Change closed on 14 October 2022. Unlike most Councils RLC extended the submission period from the mandatory one month to a two-month period, providing more time for submitters to develop their submissions. Council received a total of 96 submissions on the Plan Change.

5.3 The Planning Process and Next Steps

Following the notification of the Plan Change on 20 August 2022, the MDRS has had immediate¹⁶ legal effect unless a qualifying matter applies. Key steps and dates associated with Plan Change 9, are outlined below:

Description of Step	Timeframes
Plan Change approved by Council	4 August 2022 (<i>completed</i>)
Notification of Plan Change	20 August 2022 (<i>completed</i>)
Public submissions ¹⁷	22 August to 14 October 22 (<i>completed</i>)
Summary of Submissions	12 November 22
Further submissions	12 October to 25 November 22
Summary of submissions and further submissions	Mid December 22*
Preparation and circulation of hearing material (Process and timeframes to be set by Hearings Panel)	January – July 23*
Hearings ¹⁸	14 -25 August 23*
Hearings Panel Recommendations	25 August – 25 October 23* (<i>Two Months</i>)
Council Decision on Recommendations	6 December 2023*
Referral of rejected recommendations to the Minister ¹⁹	15 January – 15 March 24* (<i>Two Months</i>)
Plan Change is made Operative	By 31 March 24 (deadline)

*dates are indicative

¹⁵ <https://environment.govt.nz/assets/publications/national-medium-density-design-guide-31May2022.pdf>

¹⁶ As outlined in Section 3.2 rules will only have immediate legal effect if they permit a residential unit in a relevant residential zone in accordance with the density standards, and no qualifying matter applies to the site

¹⁷ We have doubled of the statutory timeframes to allow for more time for submissions

¹⁸ Hearing timeframes will be confirmed on appointment of commissioners

¹⁹ We have allowed two months for decisions which are external to Council (Commissioners and Minister)

It should be noted that Hearings are scheduled for August 2023 and that Council has appointed three experienced independent commissioners for the Plan Change: David Hill (Chair), Steven Wilson and Rob Van Voorthuysen.

6. Community Engagement

RLC undertook a significant amount of pre-consultation and engagement while developing Plan Change 9. Council engaged on the FDS in parallel in order to understand development constraints and opportunities/ aspirations in order to inform the development of spatial/ growth scenarios- to be tested.

Between February and July 2022 RLC undertook more than 30 sessions with groups including Tangata Whenua, community groups, government agencies, schools, consultants, developers, technical advisory groups, neighbouring councils and other stakeholders. These sessions helped develop an understanding and knowledge of the direction being proposed.

RLC regularly engaged and continues to engage key government departments and agencies through a Technical Advisory Group (“TAG”) and Project Steering Group (“PSG”). Members of these groups- that are still in operation, are as follows: Bay of Plenty Regional Council (“BoPRC”), Ministry and Urban Development (“MHUD”), Ministry of Education (“MoE), Kāinga Ora (“KO”) and Waka Kotahi. RLC has also recently initiated a regular (2 weekly) technical bilateral engagement with BoPRC to ensure alignment and that FDS technical outputs can be timeously reviewed by the BoPRC team.

RLC sought to engage with iwi and hapū on the development of Plan Change 9 and FDS through a series of hui. In particular, the following iwi authorities have been engaged and are currently being engaged- (in terms of the FDS):

Te Maru o Ngāti Rangiwewehi and Te Tāhūhū o Tawakeheimoa Trust	Ngāti Tahu-Ngāti Whāoa Rūnunga Trust
Ngāti Pikiao Iwi Trust	Raukawa Settlement Trust
Ngāti Rangiteaorere Koromatua Council	Te Mana o Ngāti Rangitahi
Ngāti Ūenukukopako Iwi Trust	Ngāti Mākinu Iwi Authority
Ngāti Roro o Te Rangi Hapū Trust	Ngāti Rongomai Iwi Trust
Tūhourangi Tribal Authority	Ngāti Tarawhai Iwi Trust
Pukeroa Ōruawhata Trust	Ngāti Whakaue Environmental Group
Te Komiti Nui o Ngāti Whakaue	Te Tatau o Te Arawa
Ngāti Tura Ngāti Te Ngakau Hapū Trust	Te Arawa Lakes Trust
Ngāti Ngārarānui Iwi Trust	Te Arawa River Iwi Trust
Te Rūnunga o Ngāti Kea-Ngāti Tuara	Te Pūmāutanga o Te Arawa Trust

In addition, to ensure broad mana whenua involvement Council also engaged with:

Tiki Te Kohu Ruamano Ahu Whenua Trust	Te Papaouru Marae (Ōhinemutu)
Part Owhatiura South 5 Incorporated	Tunohopu Marae (Ōhinemutu)
Ōwhatiura 1B2C Ahu Whenua Trust	Te Kuirau Marae (Ōhinemutu)
Owhata 2b Ahu Whenua Trust	Hinemihī Marae (Ngāpuna)
Ōwhata 7 Ahu Whenua Trust	Hurungaterangi Marae (Ngāpuna)
Ngāti Whakaue Tribal Lands Incorporation	Tumahaurangi Marae (Te Koutu)
Tauhara North No 2 Trust	Ōwhata Marae (Hinemoa Point)

Rotomā Incorporation	Tumahaurangi Marae
Rotoiti 15 Trust	Waikuta Marae (Fairy Springs)
Te Manatōpū Hau Kāinga o Ōhinemutu	Residents of Ngāpuna village
Residents of Ōhinemutu village	Residents of Whakarewarewa village

Council has also sought to formally engage with Te Arawa River Iwi Trust (“TARIT”) and Raukawa, in accordance with the Joint Management Agreement.

Following formal notification of the plan change and during the submission period, Council held a series of Information series with Mana Whenua, Consultants, Community Groups, Real Estate Agents/Valuers and internal workshops with Rotorua Lakes Council staff. Council took the opportunity at these sessions to take attendees through the key changes proposed and also to detail the submission process.

7. Attachments

Attachment 1: Rotorua District (‘Functional Urban’ Area defined in yellow)

Attachment 2: District Development Constraints Map

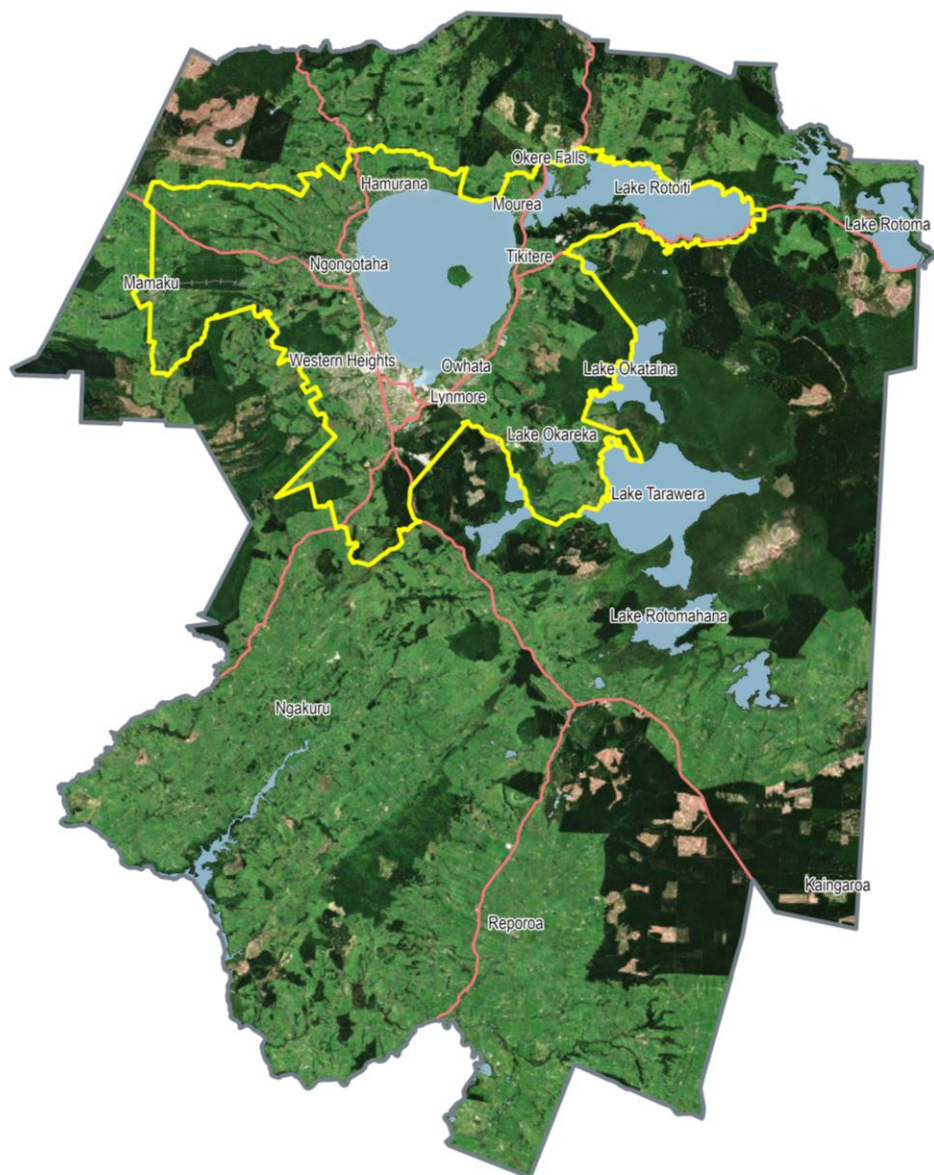
Attachment 3: Broad FDS Investigation/ Opportunity Areas

Attachment 4: Draft FDS Drivers & Outcomes

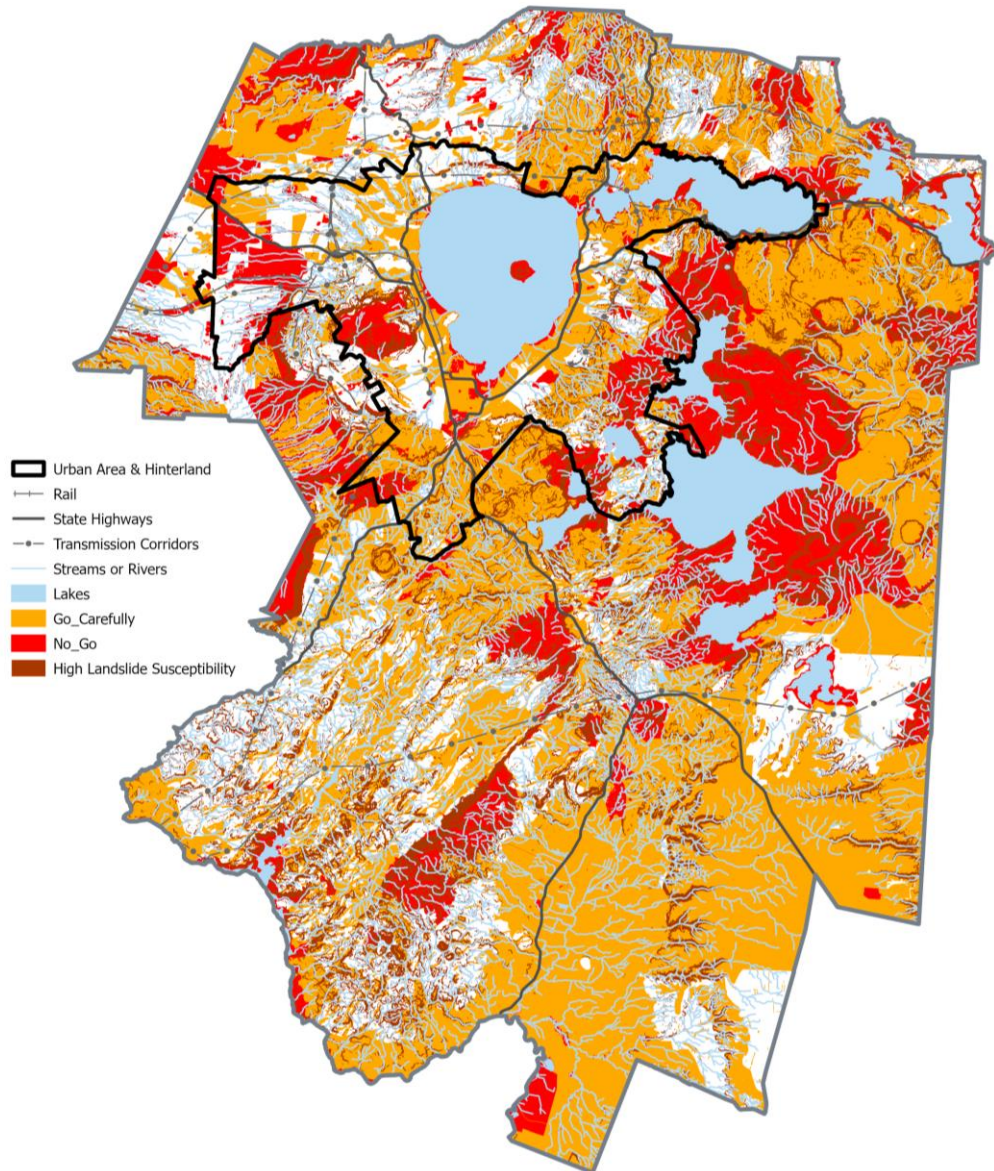
Attachment 5: Extensive Residential 1 Zone Shown in Yellow (across the Urban Area)

Attachment 6: Proposed PC9 High Density and Mixed-use Zoning

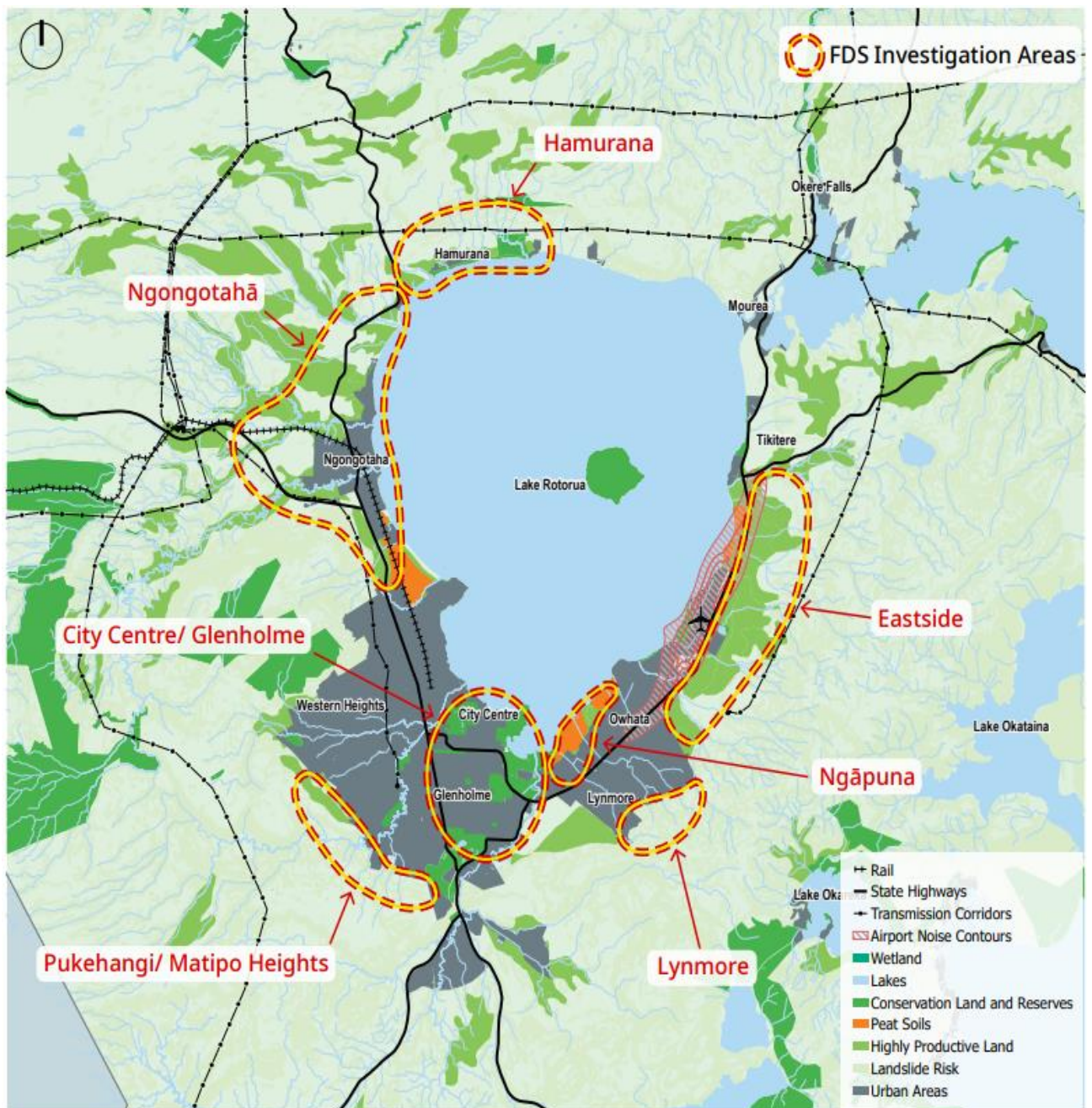
Attachment 1: Rotorua District ('Functional Urban' Area defined in yellow)



Attachment 2: District Development Constraints Map



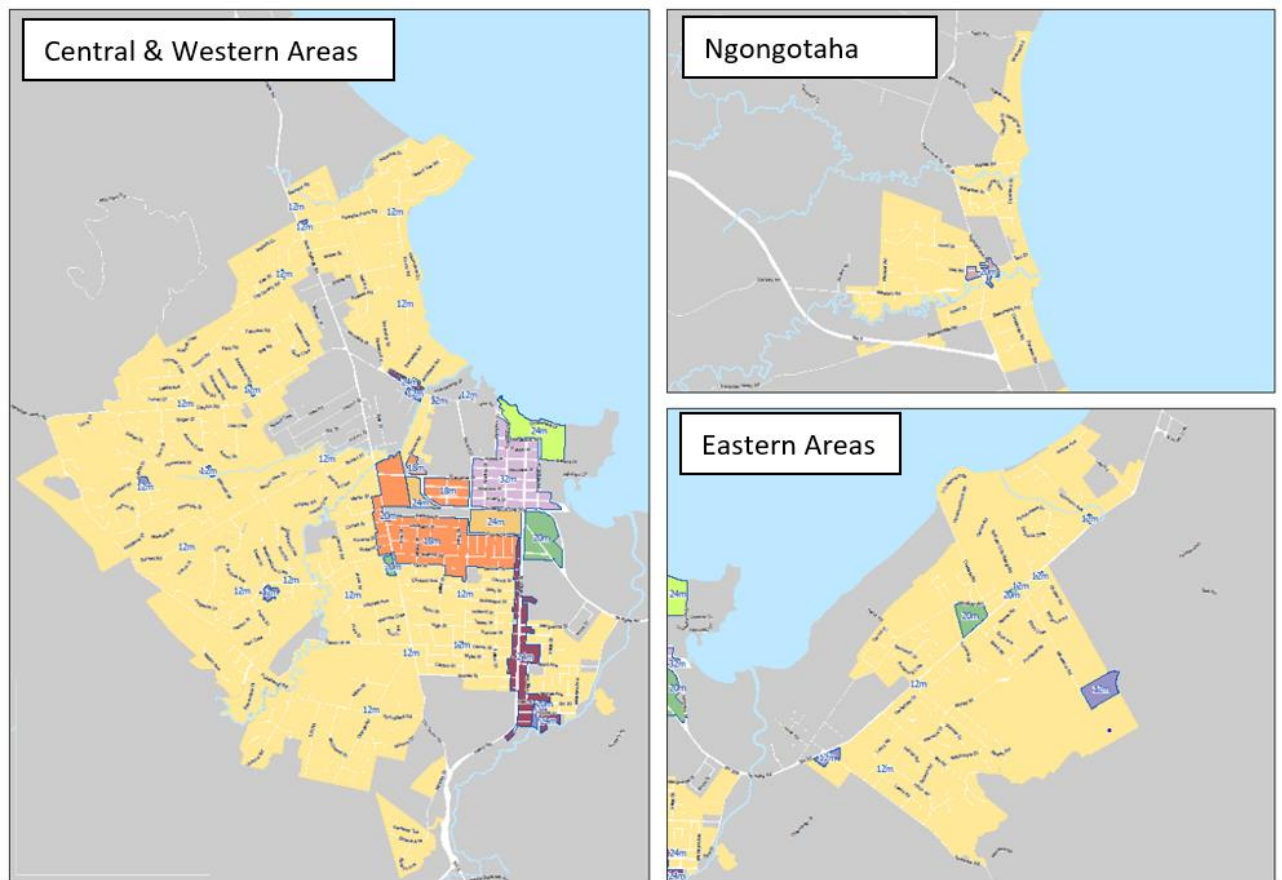
Attachment 3: Broad FDS Investigation/ Opportunity Areas



Attachment 4: Draft FDS Drivers & Outcomes

Embed iwi and hapū development aspirations <i>The principles of Te Tiriti o Waitangi inform all aspects of the FDS</i>					
Key Driver 1: Responding to climate change <i>Statutory links: NPSUD Policy 1(e), Policy 1(f), RMA s7(i), s6(h), Emissions Reduction Plan, National Adaptation Plan</i>	Key Driver 2: Social well-being <i>Statutory links: RMA s5(2), s7(b) (c) and (f), (f)NPSUD Policy 1</i>	Key Driver 3: Economic well-being and productivity <i>Statutory links: RMA s5(2), s7(b), NPSUD Policy 1</i>	Key Driver 4: Protecting our natural environment <i>Statutory links: RMA s5 (2) (a)-(b), s6 (a)-(d), s7 (aa), (d) and (g).</i>		
Outcome 1: A compact and liveable city Our people live in a compact city where they can easily walk and cycle to jobs, shops, services and quality open spaces. <i>Informs: growth pattern, densities, infrastructure</i>	Outcome 2: Homes that match needs We have a range of housing choices to meet the needs of our existing and future community. <i>Informs: locations for residential growth, densities, staging of land supply, papakāinga / iwi and hapū development aspirations, infrastructure</i>	Outcome 3: Vibrant city heart and connected centres Our thriving inner city is our social and economic heart – supported by local centres that meet local needs. <i>Informs: growth and location of centres, centre enhancements, infrastructure</i>	Outcome 4: A productive economy We support a range of businesses to grow in the right locations that meet their needs. <i>Informs: locations for business growth, staging of land supply, infrastructure, commercial development on Māori land</i>	Outcome 5: Resilient and thriving communities Our people are protected from significant natural hazards. <i>Informs: growth pattern, planning for existing communities with significant natural hazards</i>	Outcome 6: Our taiao is healthy and flourishing We protect indigenous biodiversity, streams, wetlands and productive land and support enhancements to water quality. <i>Informs: locations for growth, infrastructure</i>

Attachment 5: Extensive Residential 1 Zone Shown in Yellow (across the Urban Area)



Attachment 6: Proposed PC9 High Density and Mixed-use Zoning

