



DEVELOPING ROTORUA

S,P&F Forum

February 2022

Dualistic Approach



**ENABLING GENERAL HOUSING DEVELOPMENT
(INTENSIFICATION PLAN CHANGE – AUGUST
NOTIFICATION)**



**DEVELOPMENT OF AN FUTURE DEVELOPMENT
STRATEGY AND TWO PRIORITY DEVELOPMENT
AREAS**



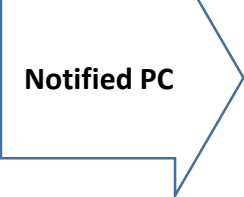
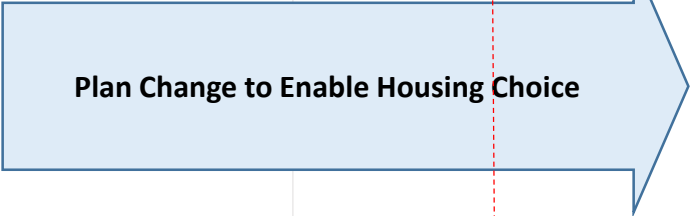
Public housing commitment (from 190 to 'up to' 650) +!!!

Infrastructure investment e.g. IAF & Development contributions

Enabling Growth & Housing Projects



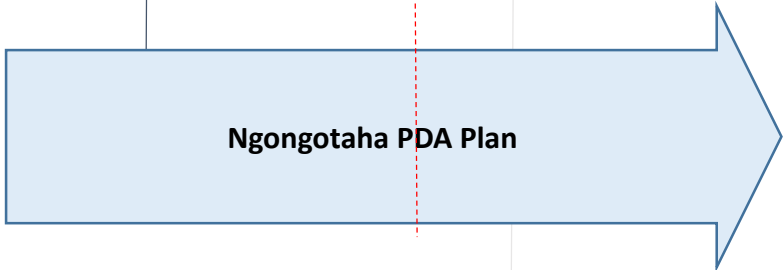
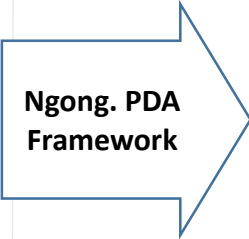
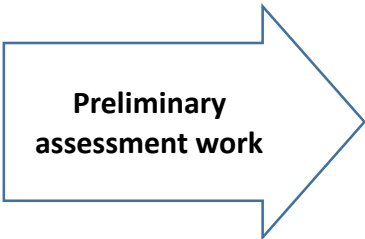
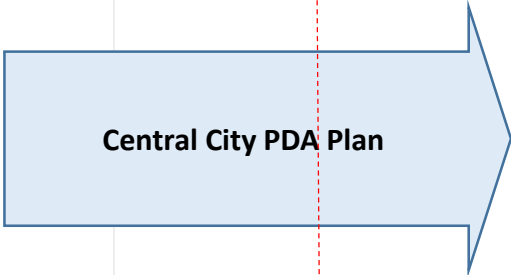
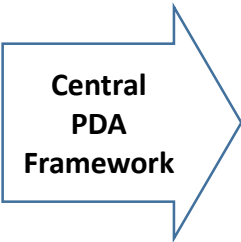
→ Scope Refinement of Plan Change



Use ISPP



Priority/timetable for everything else



HBA Recommendations

- Housing Bottom lines recommended on 10 February
- Supports the need for intensification plan change:
 - Rezone Fenton Street to a more intensive mixed use zoning
 - Provide more infrastructure-served, feasible greenfield land
 - Ensuring that the CBD is an attractive place to invest, do business & live
 - Continue to seek funding that will help alleviate storm water constraints
 - Consider zoning more land for light industrial use.

Housing Demand - Housing Bottom Lines

Sufficient **zoned, infrastructure-served, feasible** development capacity is required to meet demand:

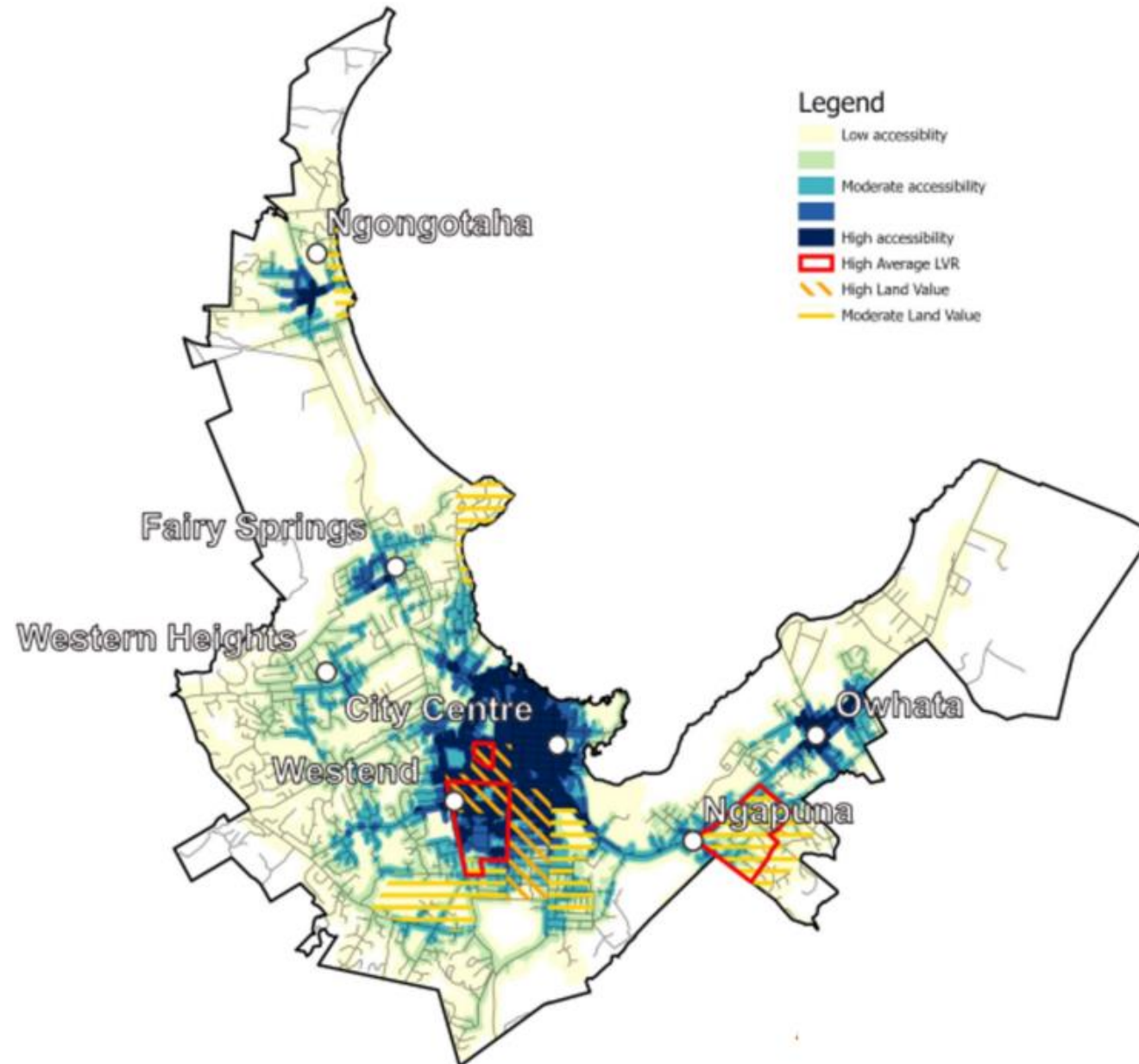
Short Term (*3 years 2020-2023*): additional 3,560 dwellings

Medium Term (*10 years 2020-2030*): additional 6,240 dwellings

Long Term (*30 years 2020-2050*): an additional 9,740 dwellings

These need to be included in District Plan and Regional Policy Statement as **Housing Bottom Lines**.

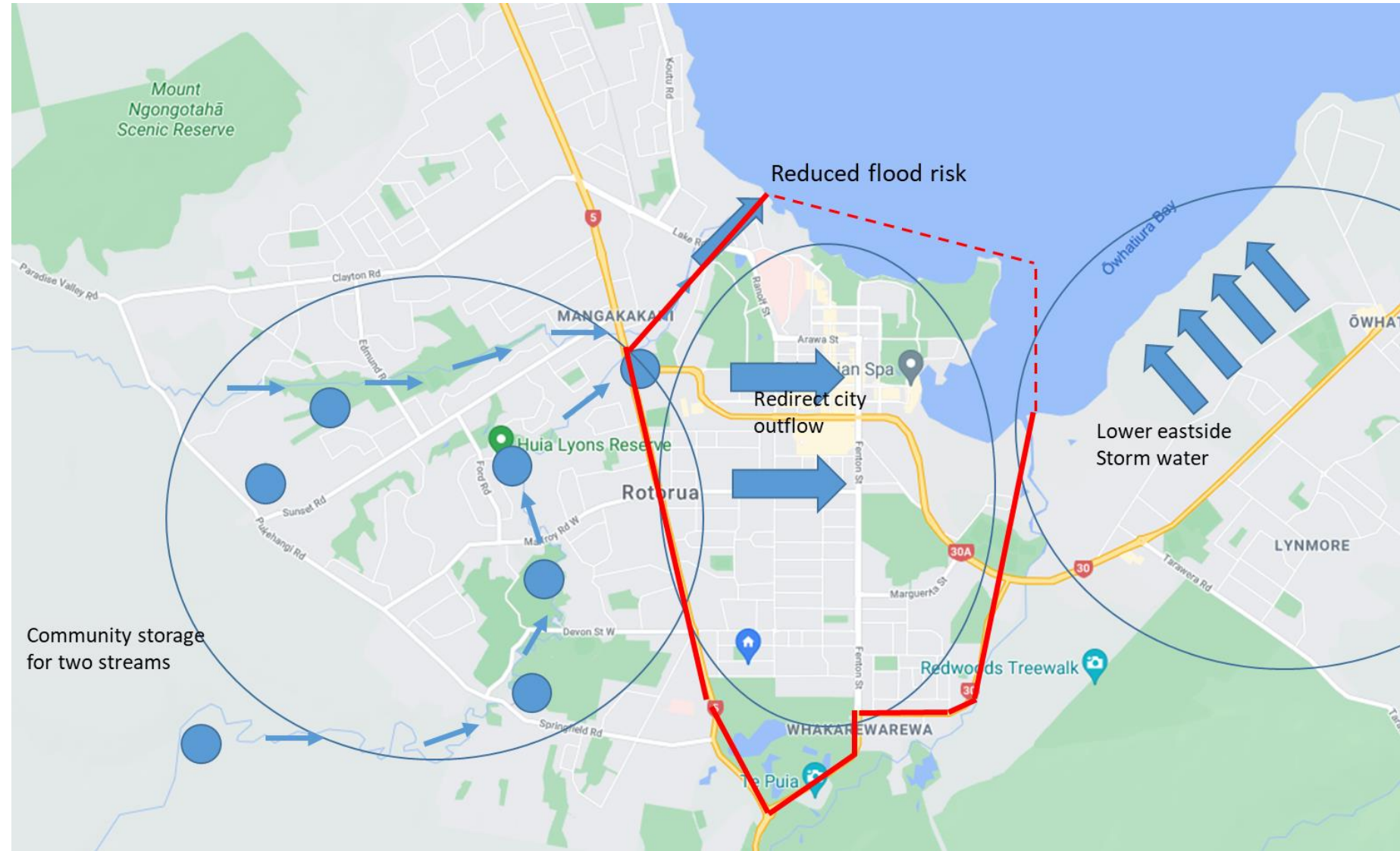
Accessibility Mapping



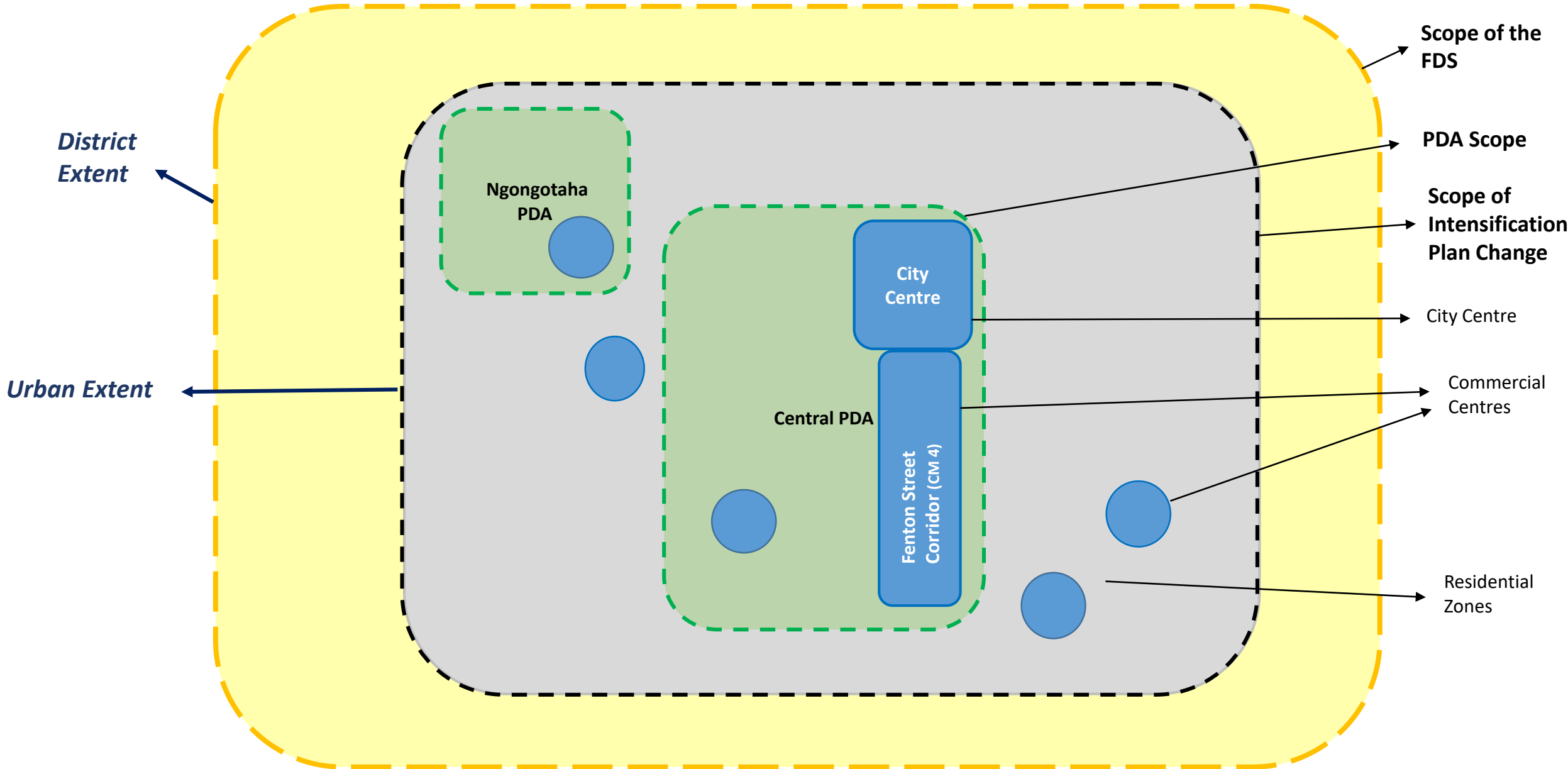
Infrastructure Acceleration Fund (IAF)

Storm water
catchment issues
affecting
development

Infrastructure
Acceleration Fund (IAF)
- \$100m



Visualising the Key Planning Projects

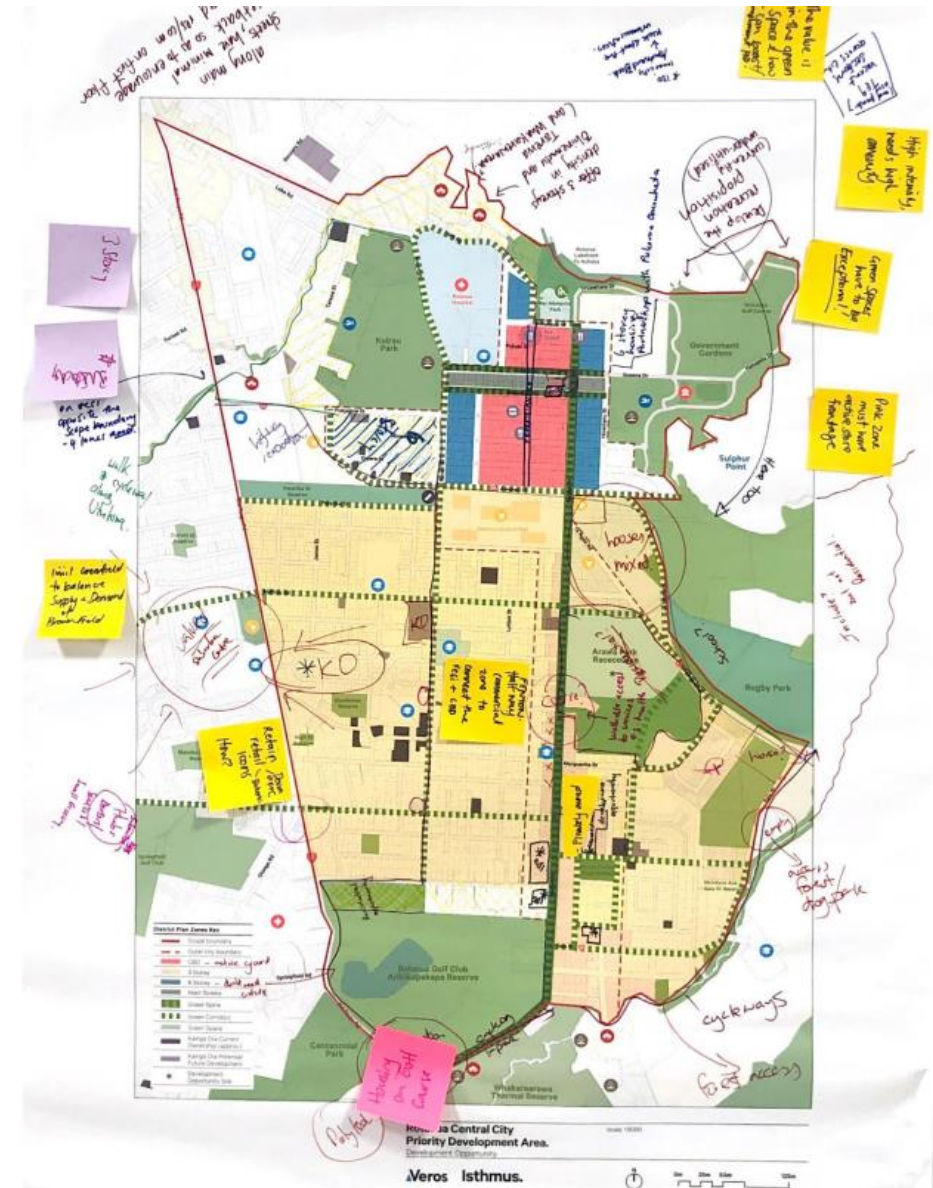


Future Development Strategy

- Key strategic document guiding land use and infrastructure decisions (response to the HBA)
- Identifies where long term growth should happen, considering other inputs like constraints on development
- Complete mid-2023 – Inform our Infrastructure Strategy & can inform the BoP Regional Spatial Strategy (RMA Reform- SPA)
- Address key aspect urban development/ growth issues:
 - Centres hierarchy and function
 - Industrial land supply
 - Direct the location of greenfield growth
 - Recommend refinements to the intensification approach
- Decisions on greenfield areas benefit from the strategic lens of the FDS (more time for research e.g. natural hazards)
- Supported by a detailed implementation plan updated annually
- Plan Changes for priority development areas can be progressed quickly e.g. using an SPP

Priority Development Area Plan

- A shared vision for growth
- An agreed Framework for investment
- A clear plan of action with clearly allocated roles in relation to workstreams
- A shared commitment to delivery with specific partnerships outlined
- A clear monitoring framework to ensure delivery against commitments

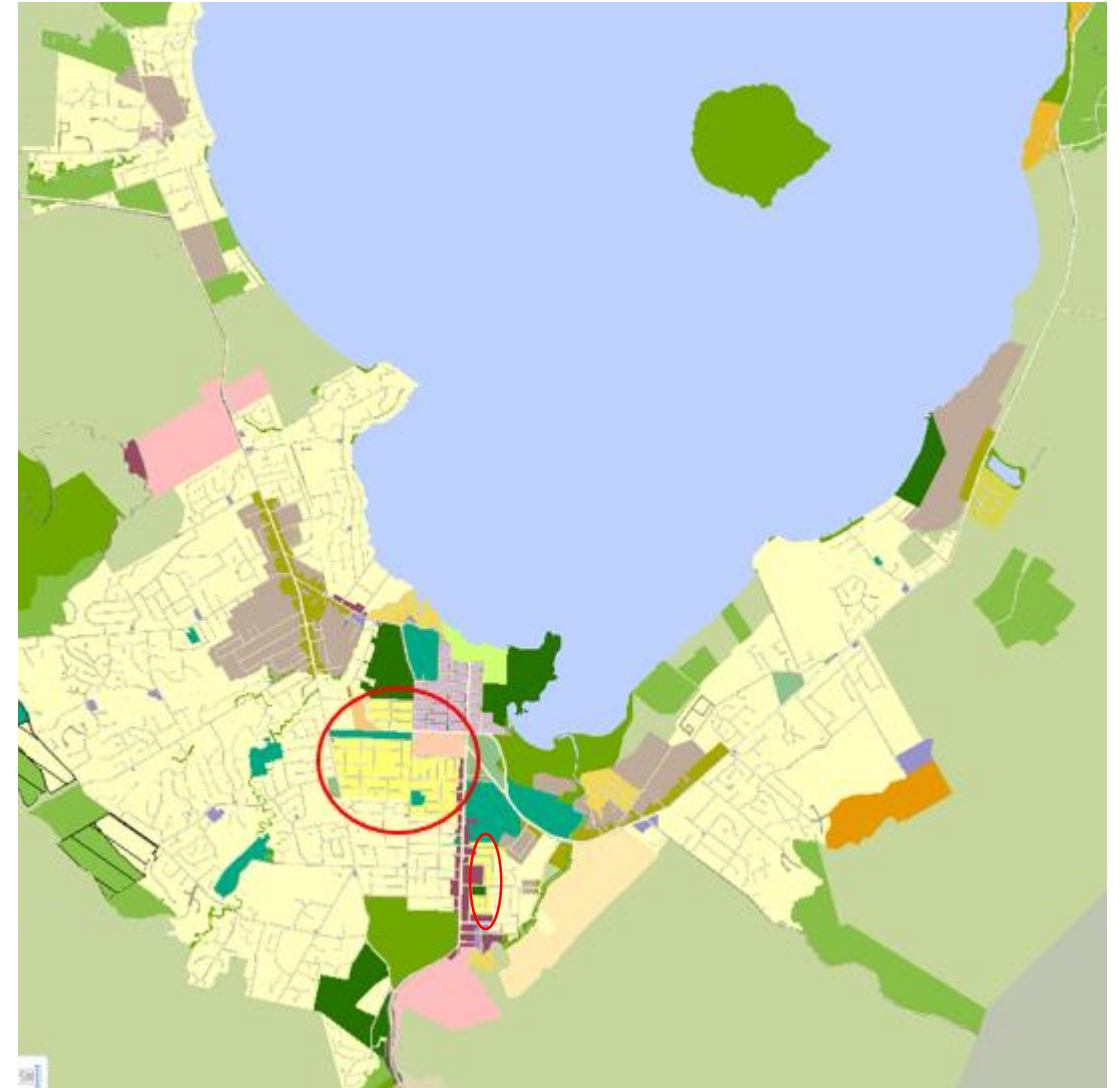


Intensification Plan Change

- Focus is on enabling housing supply consistent with the Amendment Bill (decision for us to be included is expected soon)
- Focus on achieving a well functioning urban environment- NPS-UD
- Narrow scope needed to deliver within timeframes- Housing
- Single Plan Change for residential, city centre and commercial zones
- Focussed on heights, densities and design related provisions
- Implemented in parallel to FDS – Address housing need in the context of District Growth

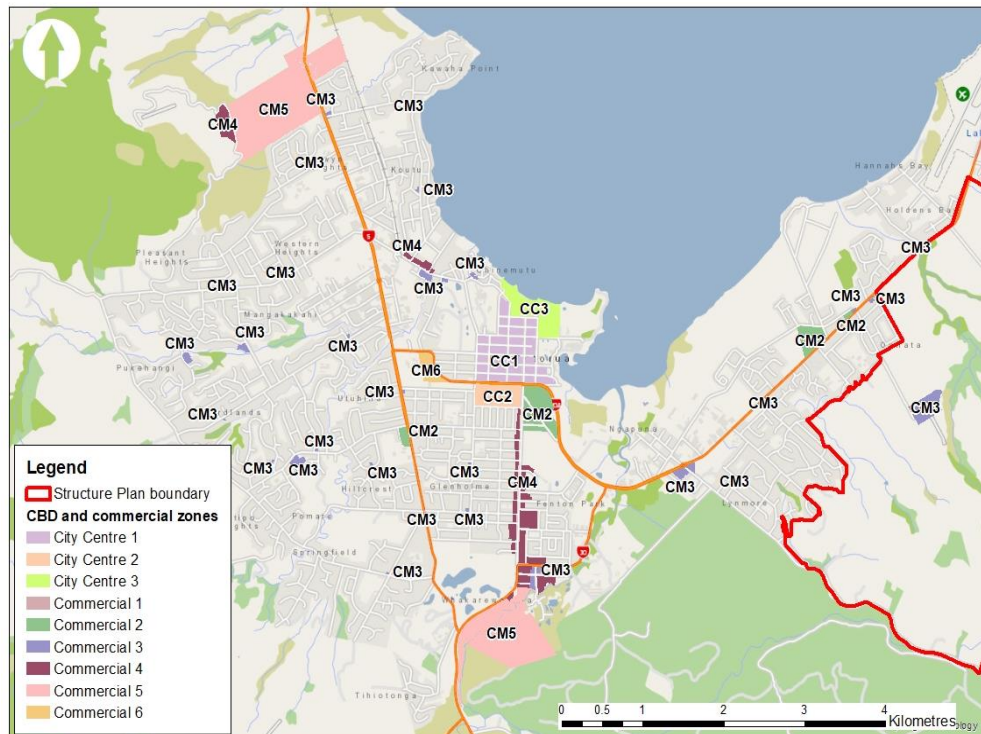
Intensification Plan Change Considerations- Residential

- Primarily focused on Residential 1 & 2
- Applying the Medium Density Residential Standards- allowing 3 dwellings on a site of up to 3 storeys as a permitted activity
- Need to consider appropriate higher density locations
- Still considering extent of qualifying matters limit height and density e.g. natural hazards, natural & cultural values etc.

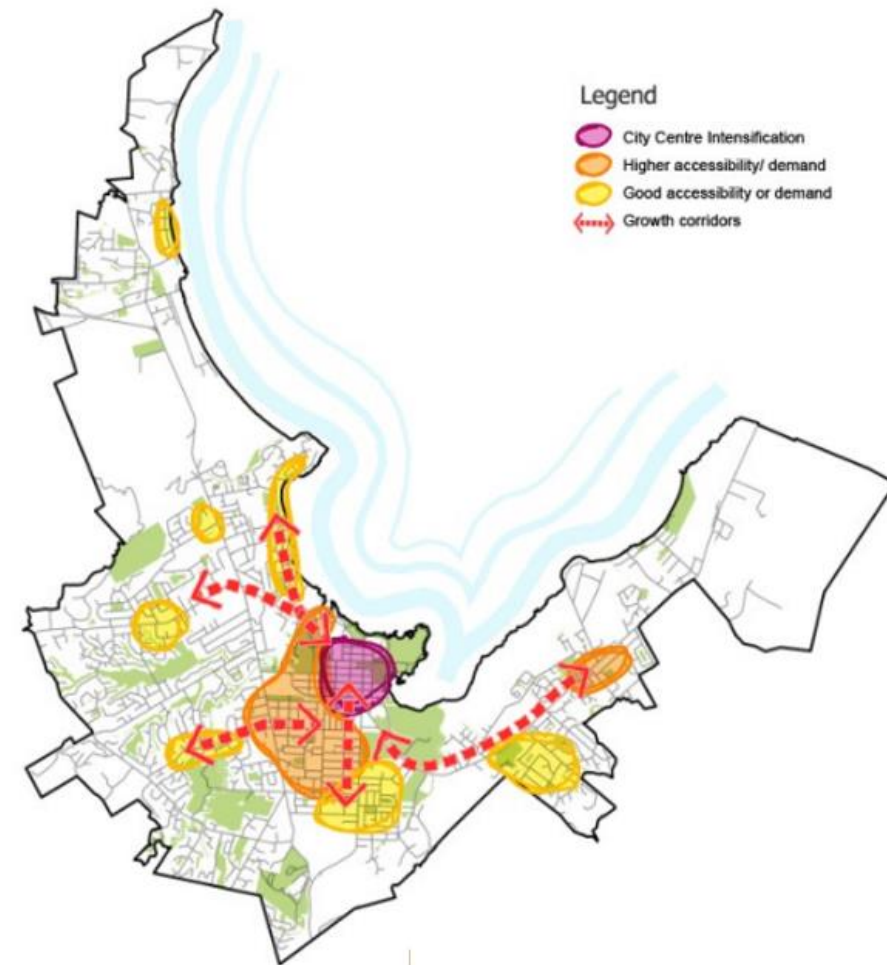


Intensification Plan Change Considerations- Commercial

- Consider City Centre Zones and Commercial Zones (associated with key commercial centres)
- Housing Focus
- Retain existing spatial zoning extents
- Changes to activity status in some locations to enable residential and address design issues where relevant
- Review heights and design provisions



Housing lens



Greenfield Areas and the Plan Change

- To be included need all technical reporting/ assessments (e.g. Natural Hazards, Infrastructure, Stormwater Economic, Transport, Heritage, Cultural Values) early March at the latest.
- The FDS however provides the opportunity to evaluate the appropriateness of greenfield development in a wider context

Urban Design Guidelines

- Non-statutory - focussed on housing.
- Not a repeat of Mfe guidance – a Rotorua focus
- Clear link with the provisions in the Plan Change



Implementation Time Frames

Future Development Strategy

- **Stage 1:** Project Set-up: Dec 21-Jan **Stage 2:** Baseline Analysis & Initial FDS Development: Jan-April
- **Stage 3:** Community & Stakeholder Engagement: April-May
- **Stage 4:** Developing Spatial Scenarios and Drafting FDS: Jun-Dec 22
- **Stage 5:** Public Consultation and Hearing: Jan-Apr
- **Stage 6:** Update and Finalise: May-Jun 23

Intensification Plan Change and Urban Design Guidelines

- **Stage 1:** Project Set-Up: Dec 21-Jan
- **Stage 2 & 3:** Baseline analysis & review and Scoping of Plan Change Jan-April
- **Stage 4:** Drafting of Plan Change Provisions & Design Guidelines March
- **Stage 5:** Community and stakeholder engagement: April-May
- **Stage 6:** Update and finalise: May-Jun 22
-Notification Aug 2022- Most rules will have legal effect i.e. MDRS
-Public PC process Aug 2022 - 2023

Central PDA Plan

Stage 1: Project Set-up: Nov 21

Stage 2: Baseline Analysis & Think tank
Workshops: Dec 21

Stage 3: Iwi Engagement: 14 Feb

Stage 4: PDA Framework Plan Feb-March

Stage 5: Community & Stakeholder
Engagement: April-May

Stage 6: Final PDA Plan & Monitoring
Framework June

Councillor Workshop Programme to June

- **February** (today) Outline Work Programme
- **Early (9) March** – One Workshop
 - FDS Introduction & Implementation Programme
 - Central PDA Framework Plan
 - Direction on Plan Change scope (what's in and out)
 - Communication Strategy incl. approach to public consultation
- **Early (6) April** – Two Councillor workshops
 - Workshop 1: FDS- key issues, opportunities and outcomes
 - Workshop 2: PC- direction on key aspects of the Plan Change e.g. zoning/ height options & design guidelines
 - Public consultation approach (refined) – incl. key messages
 - Housing symposium 28th April

Councillor Workshop Programme cont...

- **Early (6) June** – Two Councillor workshops
 - Workshop 1: Outcome of Engagement, FDS Spatial Scenarios & Final Central PDA
 - Workshop 2: PC- Final Draft Plan Change and Design Guidelines