



ROTORUA
FOR TOMORROW

NGĀPUNA HUI

Planning Our Way Forward



AGENDA

- Overview
- What we have heard
- Housing Plan Change
- Future Development Strategy
- Discussion



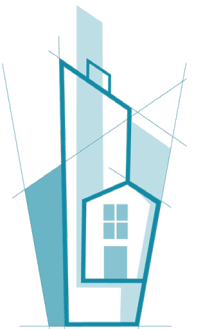
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An aerial photograph of Rotorua, New Zealand, showing a dense residential area in the foreground, a large lake (Lake Taupo) in the middle ground, and rolling hills in the background under a cloudy sky. The image is partially obscured by a white curved shape on the right side.

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Taking action to create homes and thriving communities

- RLC and Te Arawa recognise we need:
 - Plan for and build more homes and thriving communities
 - Our plan needs to be affordable, environmentally sustainable, and good for communities,
 - Our plan needs to ensure we have a well-connected and well-function city and district



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BACKGROUND

Progress to Date

- Workshops – Hui
 - Invites sent to iwi entities, marae and land trusts
 - 14th February 2022 – Overview of Housing Issues
 - 14th March 2022 – Housing Plan Change and Future Development Strategy
 - 4th May 2022 – Future Development Strategy
- Papakāinga Workshops
 - 14th March 2022
 - 31st March 2022
 - 26th April 2022



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WHAT WE HAVE BEEN TOLD BY NGĀPUNA

- Protect as a special village of significance for Ngāpuna hapū
- Longstanding opposition to neighbouring industrial activities
- Significant concern about wastewater infrastructure



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WHAT WE'VE HEARD SO FAR

- Te Arawa Values should be central
- Removing barriers to papakāinga
- Māori whenua development
- Support housing for whānau
- Opportunities for future growth



WORK PROGRAMMES

- District Plan Change
- Future Development Strategy
- Infrastructure Investment
- Working with Govt Agencies



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ROTORUA HOUSING PLAN CHANGE

CURRENT ISSUES WITH THE DISTRICT PLAN

The District Plan is the 'rule book' for house builders. Currently it provides for:

- Enables single detached houses on generous sites
- However, there is a growing need for more 1-2 bedroom homes on smaller sections in addition to larger whānau homes.

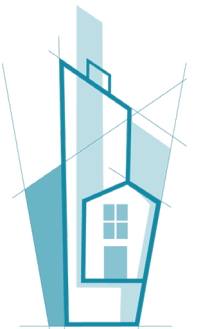


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RESIDENTIAL 3 ZONE

- Currently the District Plan provides special rules for Ngāpuna called "Residential 3 Zone"
- Purpose of Residential 3 Zone
 - Recognise the special cultural and historic importance of these villages
 - Protect their qualities and characteristics.



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CURRENT PROVISIONS

	Current District Plan Standards
Maximum Building Height	5m
Density	1 house per 250m ²
Minimum distance from house to front yard	3m
Minimum distance from house to side and Rear	2.5m
Height envelope	3m +45 degrees
Maximum amount of site that can be covered by buildings	50%
Glazing, landscaping, outlook space	No controls





PROTECTING MARAE

- Marae Protection Overlay:
 - Applies to sites adjoining the marae
 - Buildings and structures cannot be taller than the marae
 - Rules are to remain, and will not be changed.



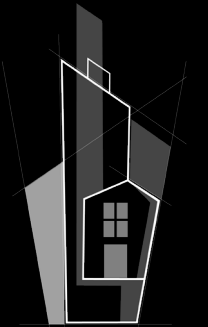
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HOUSING PLAN CHANGE

Overview and Purpose

- Purpose is to enable more housing
- Single Plan Change for Residential, City Centre and Commercial Zones
- The plan has not yet been written.
- We are talking to you to find out what you think, and a draft plan will be out for public discussion in August.



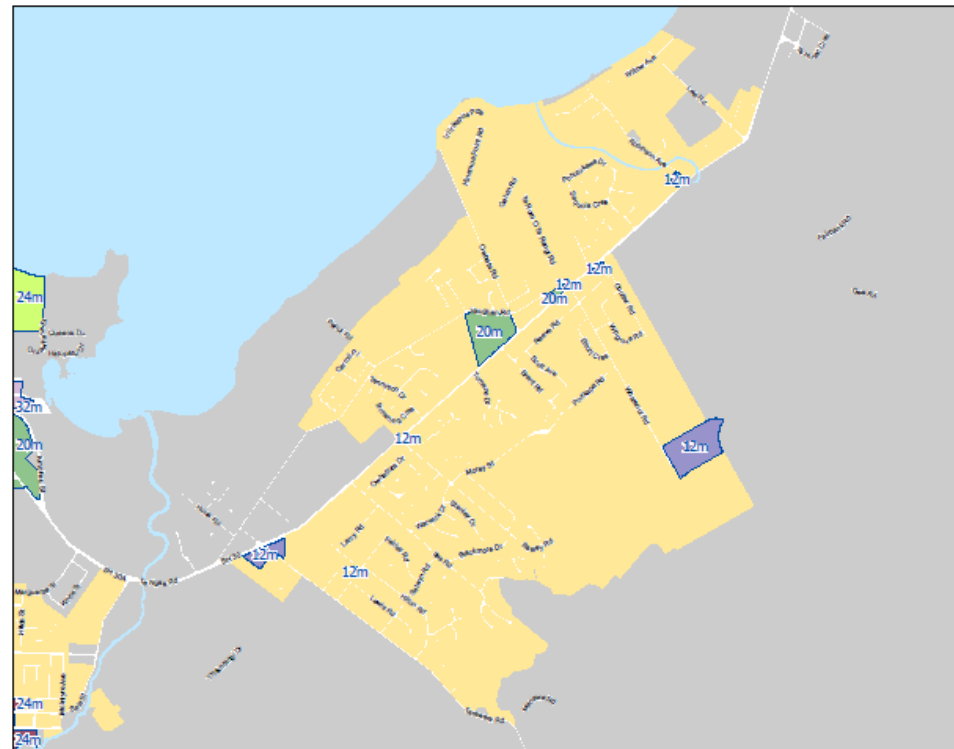
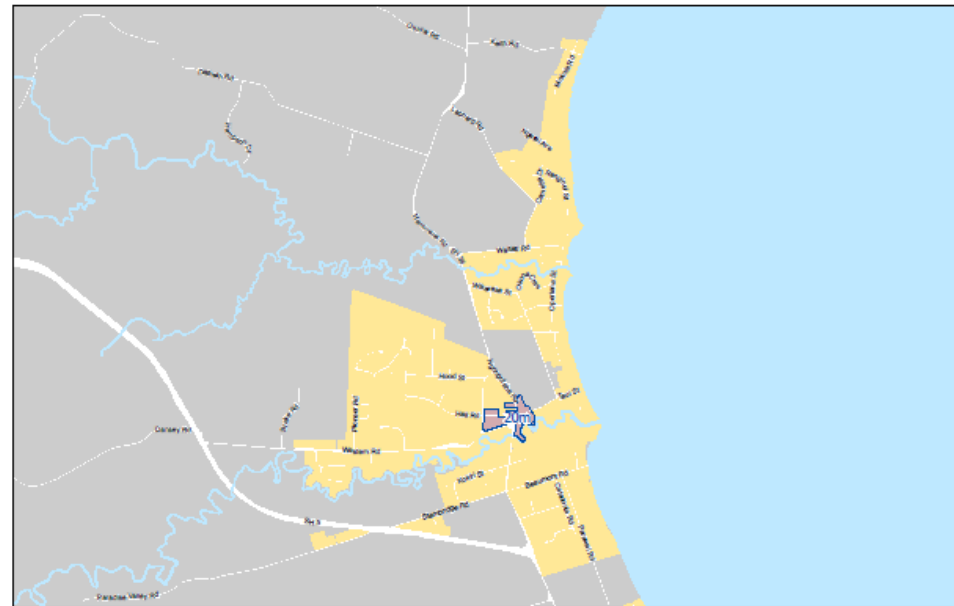
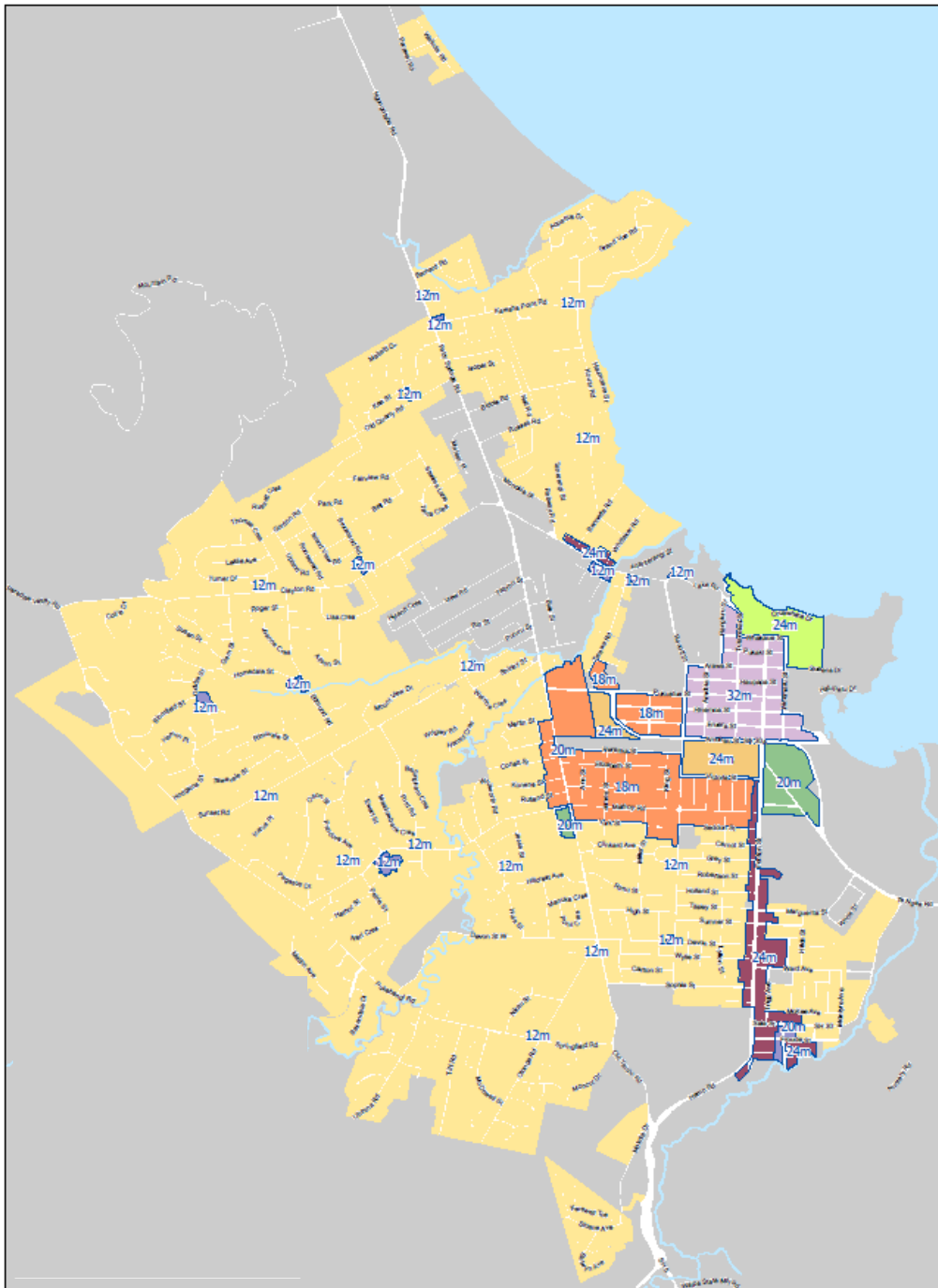
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PROPOSED ZONE EXTENTS

-  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

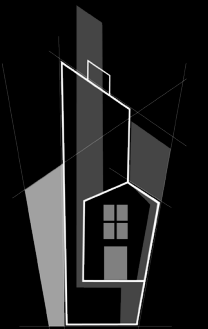


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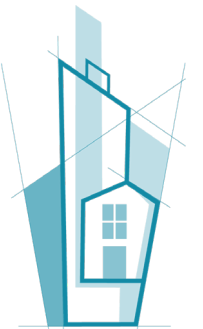
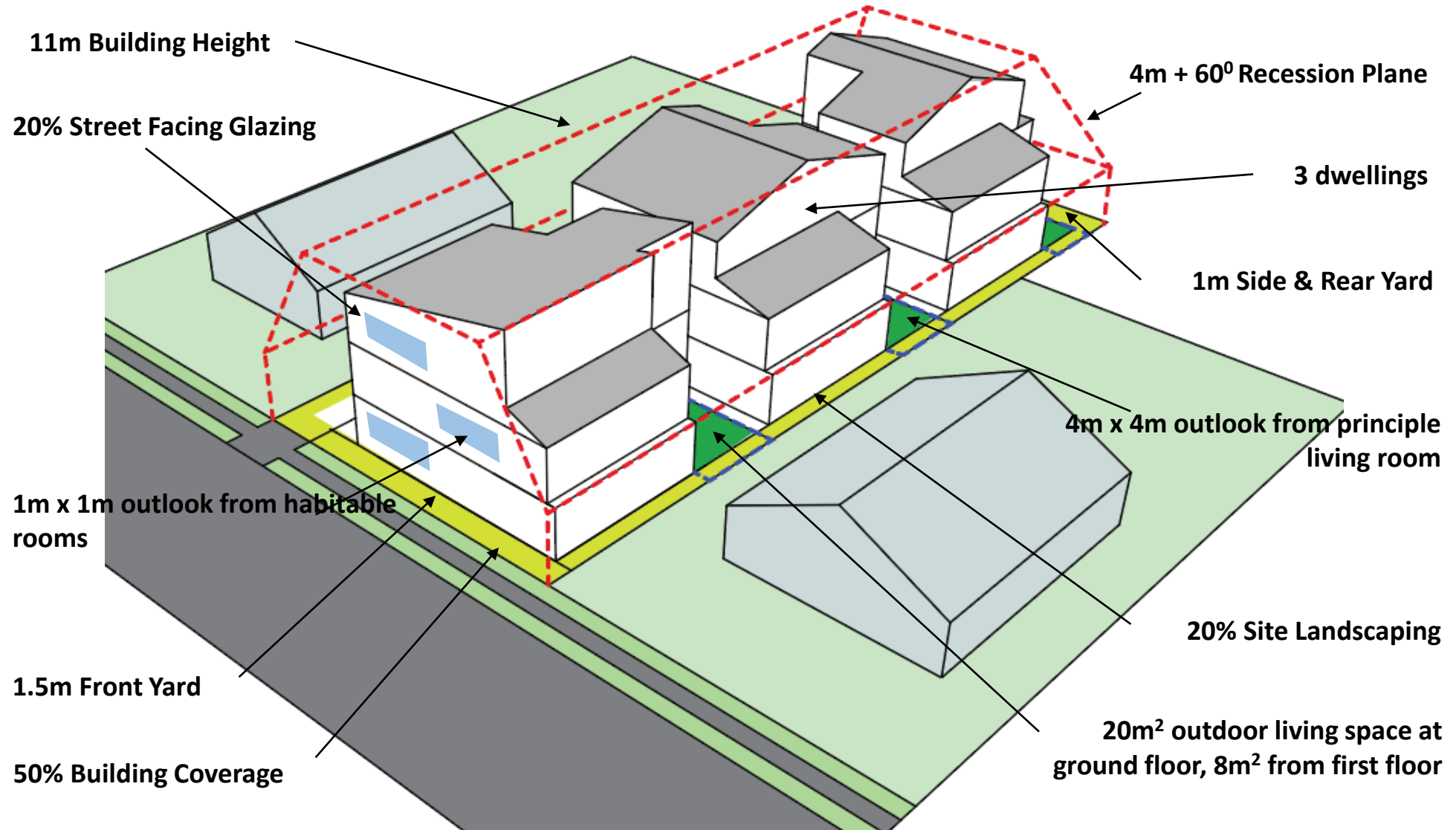


MEDIUM DENSITY RESIDENTIAL

- Purpose is to be more enabling of housing choice
- Property owners would be able to build up to 3 housing units on their sections up to 3 stories high
- This is what could be built (not what must be built)
- Section sizes can be reduced
- Houses can be closer to the boundary



MEDIUM DENSITY STANDARDS



MEDIUM DENSITY RESIDENTIAL STANDARDS

	Current District Plan Standards	Medium Density Standards
Maximum Building Height	5m	11m with an allowance for the peak of the roof to extend an additional 1 m
Density	1 house per 250m ²	3 houses per site
Minimum distance from house to front yard	3m	1.5m
Minimum distance from house to side and Rear	2.5m	1m
Height envelope	3m +45 degrees	4m + 60 degrees
Maximum amount of site that can be covered by buildings	50%	50%
Glazing, landscaping, outlook space	No controls	Controls



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NGĀPUNA

Whakawhiti Kōrero

Are the current rules in Ngāpuna ok?
Or should the medium density rules be
applied to Ngāpuna too?



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PAPAKĀINGA

Proposed Rule Changes

- Current rules are seen as restrictive
- Working group established
- Proposed targeted changes in Plan Change
- Purpose is to enable papakāinga:
 - Removing requirement for papakāinga to be adjacent to Marae
 - Papakāinga to have the easiest status ('permitted activity') in the rural zone



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FUTURE DEVELOPMENT STRATEGY

WHAT IS A FUTURE DEVELOPMENT STRATEGY

- A Council Plan that:
 - Describes where future growth will occur
 - Identifies where and when Council infrastructure will be provided to support that growth
- Includes a statement of iwi and hapū aspirations for urban development.



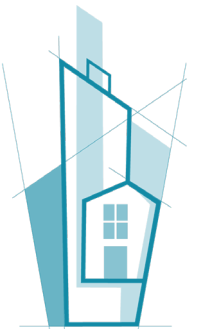
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OUTCOMES

Initial thinking on outcomes

- Wai and whenua are restored and healthy
- Compact urban centre
- Housing is in accessible areas
- Housing is where people want to live
- Greenhouse gas reductions
- Sufficient land for housing and business to meet demand
- The economy is diverse and growing
- Efficient Infrastructure
- Climate change and natural hazard resilience



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INDUSTRIAL ACTIVITIES

- The FDS can address Ngāpuna hapū concerns about industrial activity by:
 - Signal alternative appropriate locations
 - Make it difficult for industry to expand
 - Limitations around existing use rights.





NEXT STEPS

Plan Change and Future Development Strategy

- Continue engagement
- May: Early draft for Housing Plan Change
- August: Draft Plan Change will be notified for public consultation
- Early 2023: Formal consultation begins on the Future Development Strategy



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