



ROTORUA
FOR TOMORROW

TATAU POUNAMU **HUI**

Planning Our Way Forward



AGENDA

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



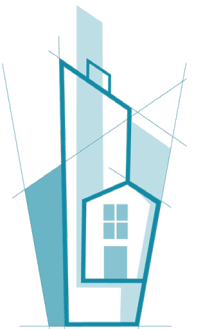
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An aerial photograph of Rotorua, New Zealand, showing a dense residential area in the foreground, a large lake (Lake Taupo) in the middle ground, and rolling hills in the background under a cloudy sky. The image is partially obscured by a white curved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

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Taking action to create homes and thriving communities

- RLC and Te Arawa recognise we need:
 - To 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'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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FUTURE DEVELOPMENT STRATEGY

WHAT IS AN FDS?



- Strategic planning document guiding future growth in Rotorua over 30 years
- Clear requirements set by Government policy
- Must have a statement of iwi and hapū aspirations for urban development
- Embed in all aspects of the FDS



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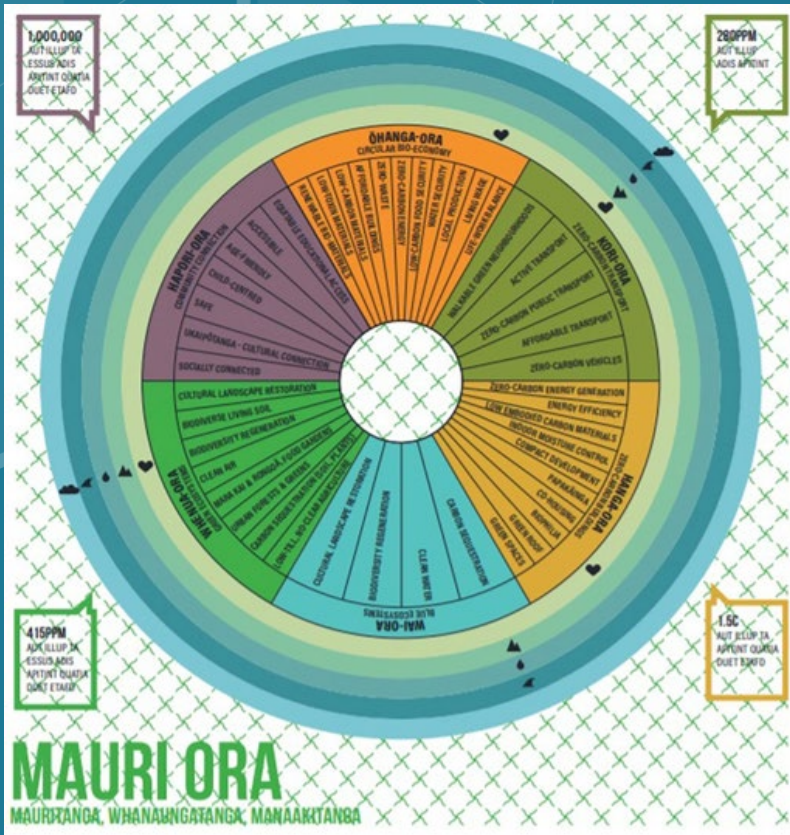
PROGRESS TO DATE

- **Early days**
- Mapping Rotorua's opportunities and constraints to growth
- Understanding what neighbouring councils are doing
- Developing initial outcomes to guide our thinking.
- Use this to work up potential locations for future growth.
- **We need to work together to develop this further.**



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FDS OUTCOMES



- Outcomes for the FDS outline what we want to achieve
- Build on what we already have:
- 2018 Spatial Plan
- Te Arawa 2050 Vision
- Wellbeing Compass
- Homes and Thriving Communities Strategic Framework
- Eastside Wellness Plan
- Weave in other requirements



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DRAFT FDS OUTCOMES



He taiao māoriori – Our taiao is healthy and flourishing



He whenua haumako e matomato ai te tupu ohanga – Land and infrastructure to enable enterprise and economy



Waahi Pumanawa – Vibrant city heart



Papa whakatipu – Outstanding places to play



He hāpori pumanawa – A resilient community



Kainga noho, kainga haumarū – Homes that match needs



He tūwatawata i te huringa āhuarangi – Resilience and climate change



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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.



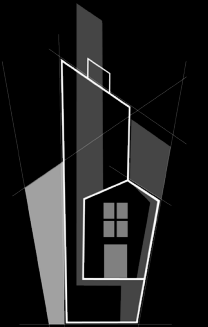
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HOUSING PLAN CHANGE

Overview and Purpose

- Purpose is to enable more housing
- Single Plan Change for Residential, City Centre and Commercial Zones
- We are talking to you to find out what you think, and a draft plan will be out for public discussion in August.



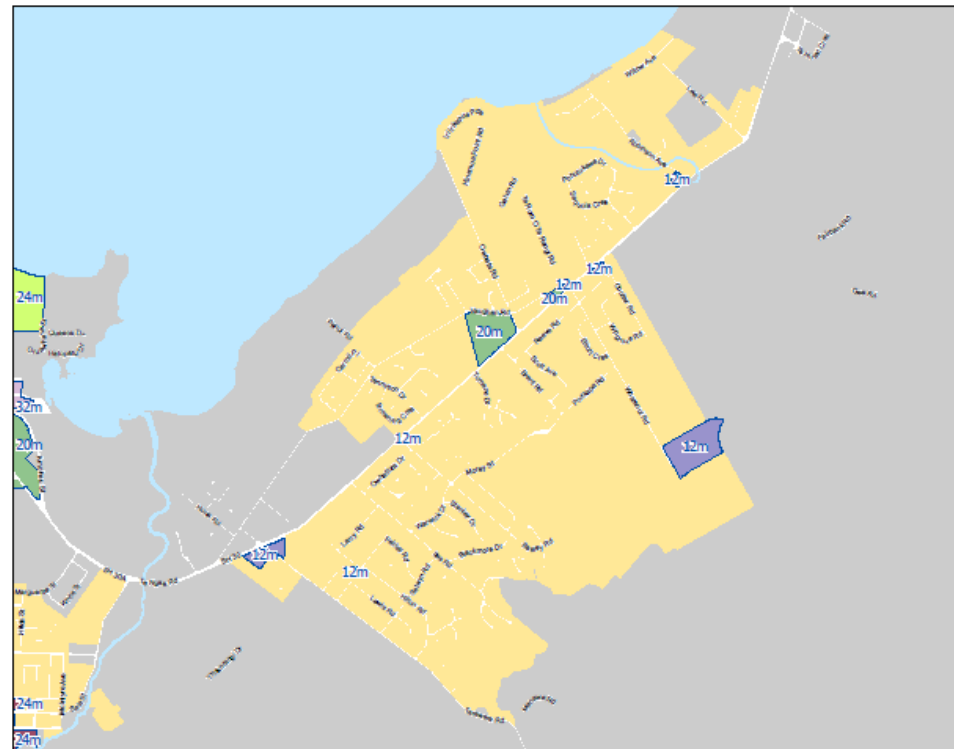
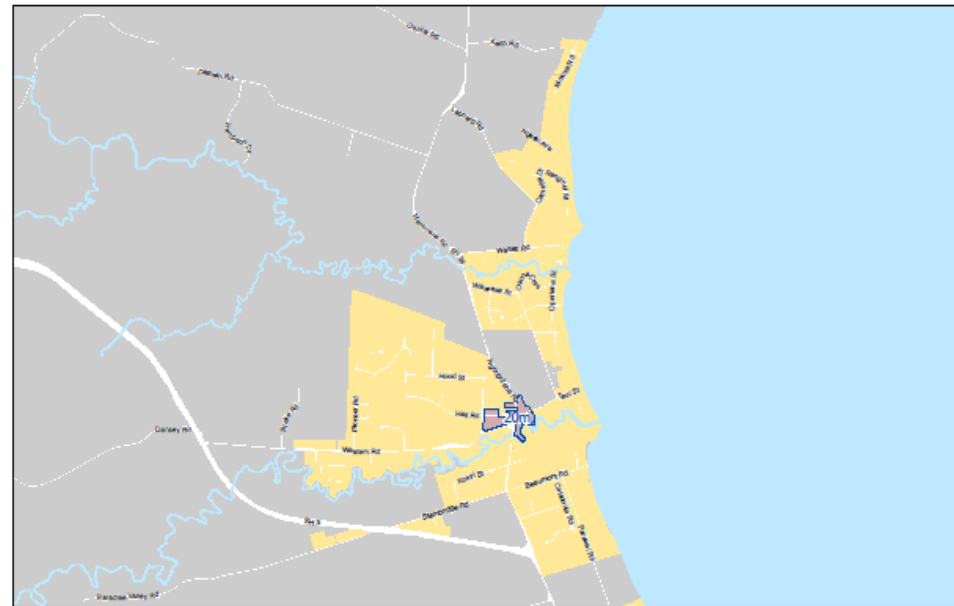
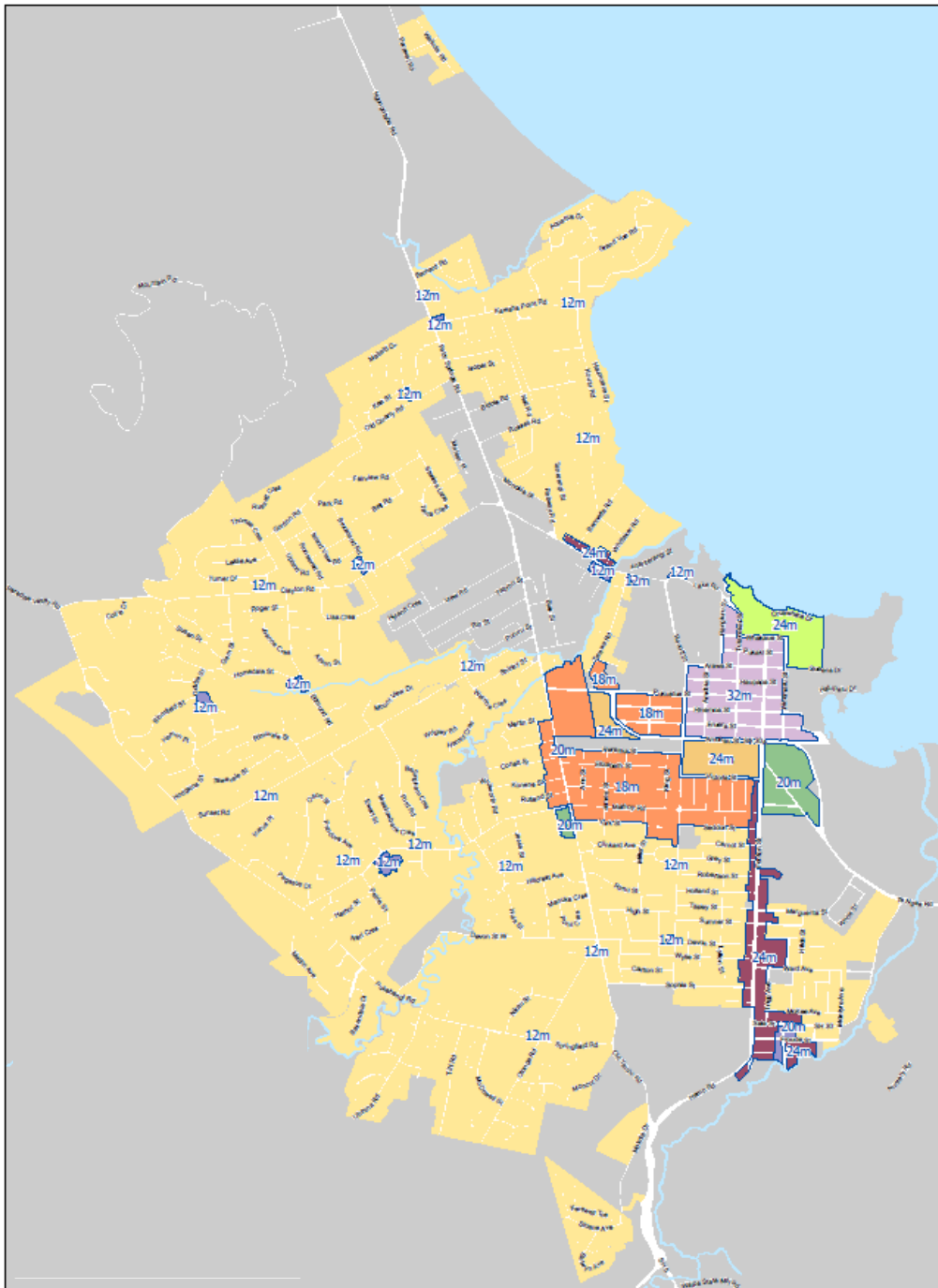
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PROPOSED ZONE EXTENTS

-  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

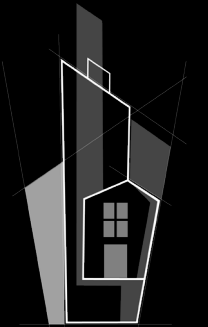


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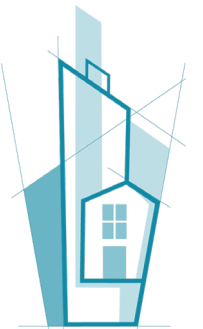
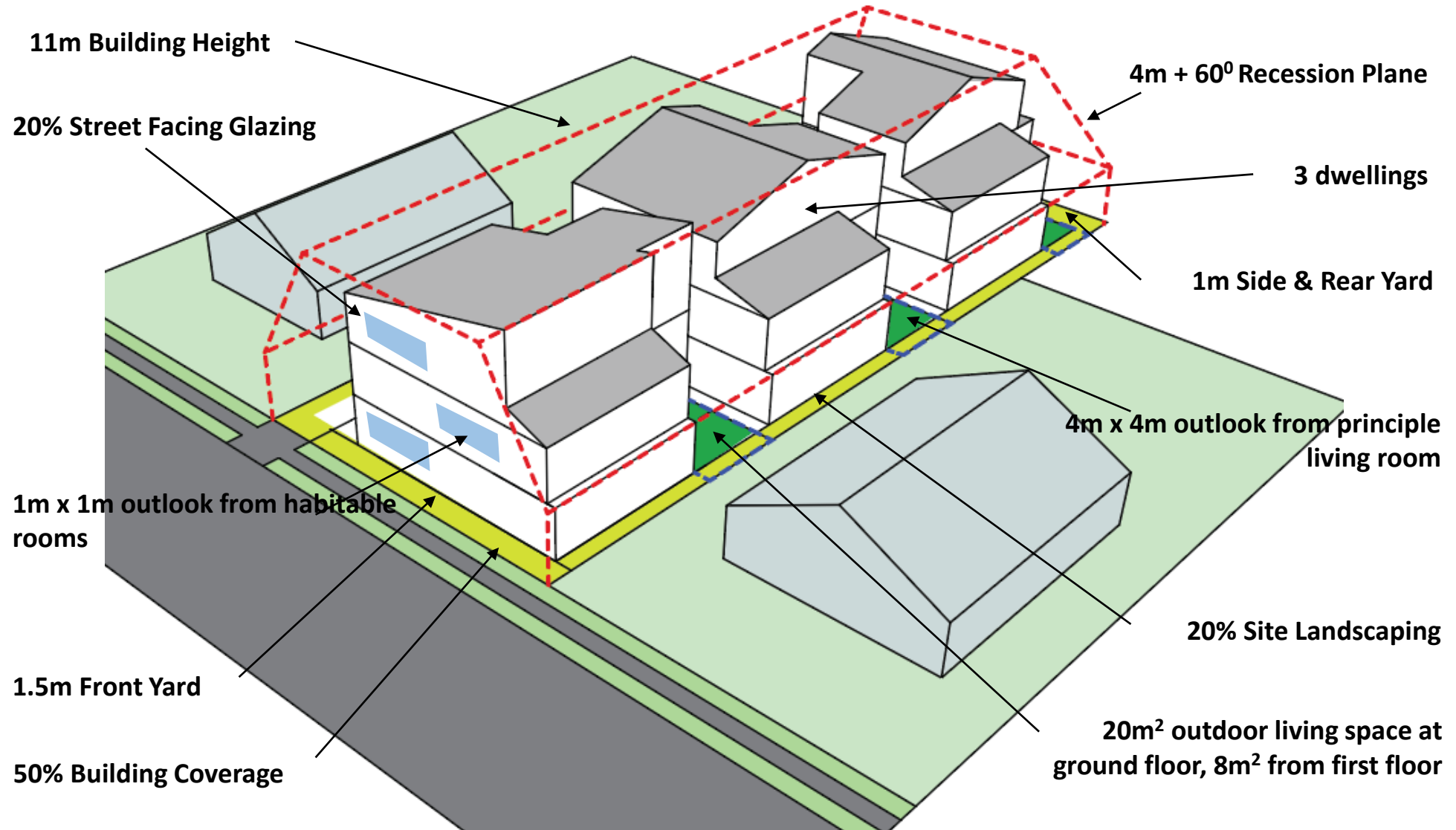


MEDIUM DENSITY RESIDENTIAL

- 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



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

- *He taiao, maoriori* – our taiao is healthy and flourishing
- *He whenua haumako e matomato ai te tupu ohanga* – Land and infrastructure to enable enterprise and economy
- *Waahi Pumanawa* – Vibrant city heart
- *Papa whakatipu* – Outstanding places to play
- *Kia totika ai te tupu haere* - Growing in the right way
- *He haponi pumanawa* – Liveable communities
- *Kainga noho, kainga haumaru* – Homes that match needs
- *He tūwatawata i te huringa āhuarangi* – Resilience
- *Te huringa o te ahuarangi* - Climate change



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NEXT STEPS

Plan Change and Future Development Strategy

- Continue engagement
- June: 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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