



Planning Our Way Forward

Workshop on Housing & Growth

Agenda

- Introduction – Growth Context
- What is being done to Support Housing & Growth
- Rotorua Future Development Strategy
- Rotorua Housing Plan Change
- Next steps

Introduction- Growth Context



- 1890
Housing
shortfall
(2023)



+ 6,240
Additional
capacity
required in
District Plan
by 2030



+ 9,740
Additional
capacity
required in
District Plan
by 2050

**Greater proportion of new homes need to be 1 or 2
bedroom**

15 MARCH 2022

New measure to boost housing supply in Rotorua Lakes District



HON DR MEGAN WOODS



HON DAVID PARKER

Environment

Housing

Rotorua Lakes Council is to join the Tier 1 major urban centres covered by the medium density residential standards (MDRS) in a move that will significantly increase housing supply in the Rotorua Lakes District.

Housing Minister Dr Megan Woods and Environment Minister David Parker announced the move today following a request from Rotorua Lakes Council and its partners Te Arawa Lakes Trust and Te Tatau o Te Arawa.

Rotorua has recently experienced strong population increases, but housing supply has not kept pace – meaning many residents have been locked out of affordable home ownership and rental properties.

“The MDRS means up to three homes of up to three storeys each will be able to be built on most residential sites without requiring a resource consent,” David Parker said.

“This allows for a greater variety of housing close to jobs, transport and community facilities – the places people want to be.”

Rotorua for Tomorrow

*Taking action to create homes
and thriving communities*

Everybody in Rotorua deserves access to housing that suits:

- their lifestyle and life stage,
- in a community that is safe to live
- supported with reliable infrastructure

We know that, along with our partners and the community, we can make a difference and we are committed to facilitating change

He Papakāinga, He Hāpori Taurikura



National Direction

National framework we must deliver against:

**National Policy Statement on
Urban Development (NPS-UD)**

Places should be:

- accessible
- connected
- well designed and resilient

**Resource Management
(Enabling Housing Supply and
Other Matters)**

More homes that should be:

- Stable, affordable and accessible
- healthy/ quality
- sustainable and efficient.

Community Expectations

- More choice to suit different lifestyles and household make-ups
- Healthy homes and safe neighbourhoods
- Realisation of iwi aspirations
- Environmentally sustainable and efficient growth
- Economic growth and employment opportunities.



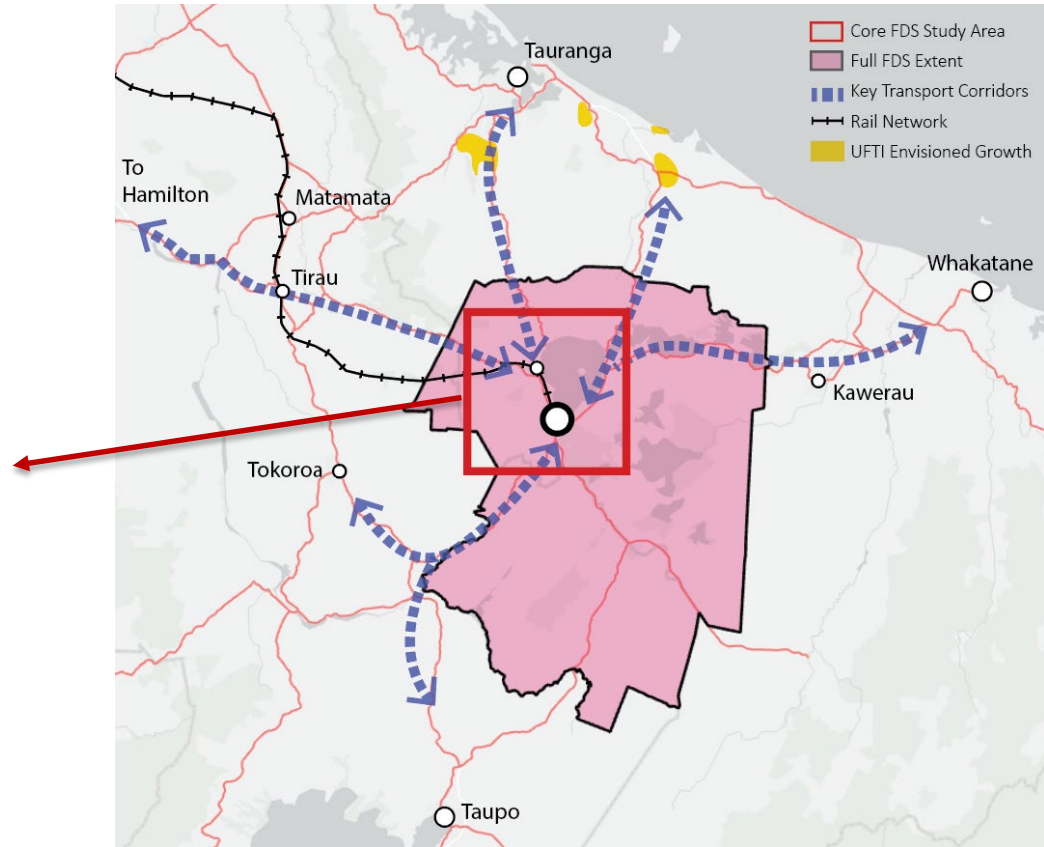
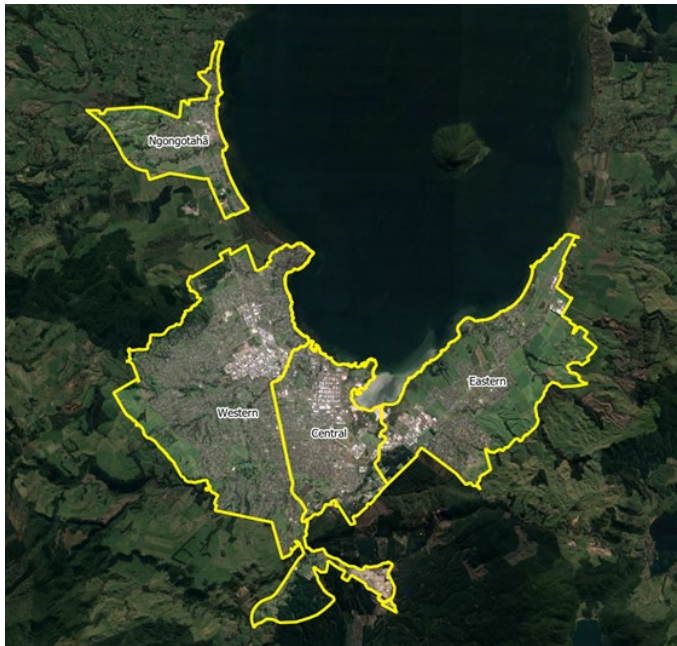
Future Development Strategy

Spatial Plan v2

- Strategic document (now called Future Development Strategy)
- Takes a long-term focus
- Sets direction for land use and infrastructure development
- Address key aspect urban development/ growth issues:
 - How suburban centres develop and function
 - Industrial land supply
 - Direct the location of greenfield growth
- **To be complete mid-2023.**

Future Development Strategy

Area to be covered

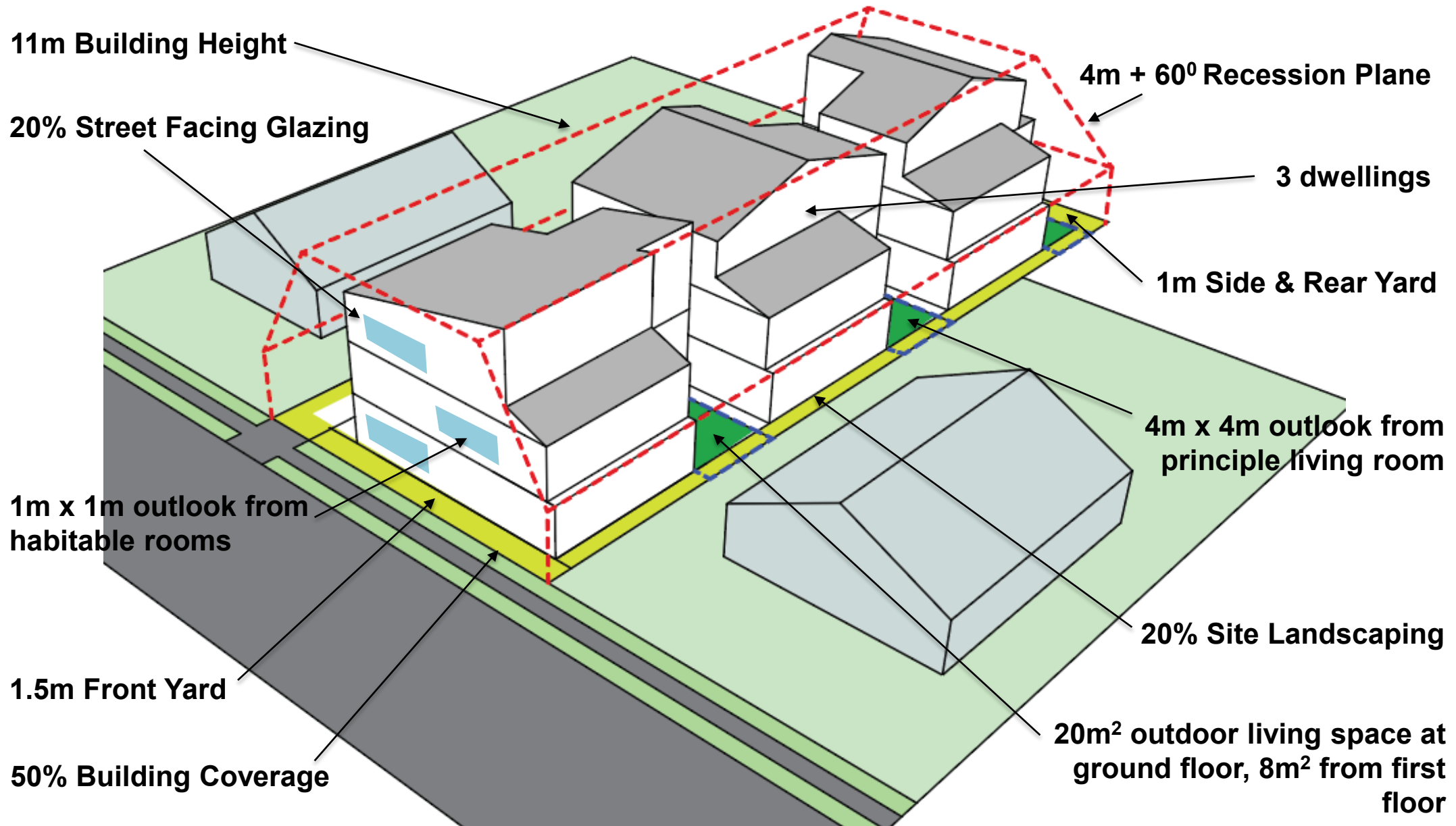


Rotorua Housing Plan Change

- Enable more housing in Rotorua:
 - Heights and densities;
 - Supporting design provisions.
- Align with NPSUD and Housing Supply Amendment Bill
- Existing urban area only
- Narrow scope needed to deliver within timeframes
- Single Plan Change for residential, city centre and commercial zones

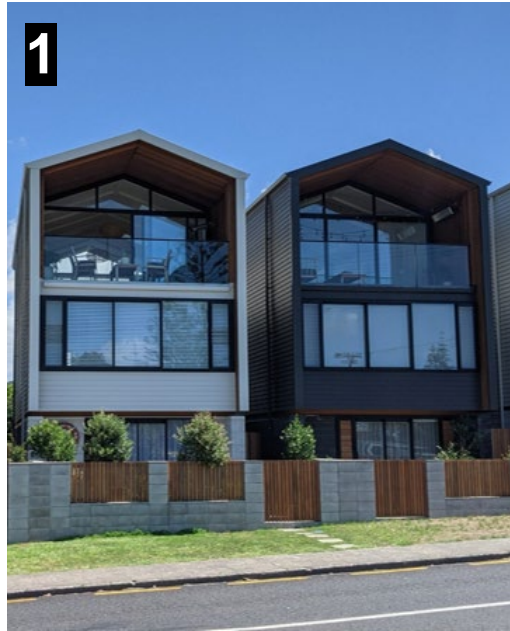


Medium Density Residential Standards



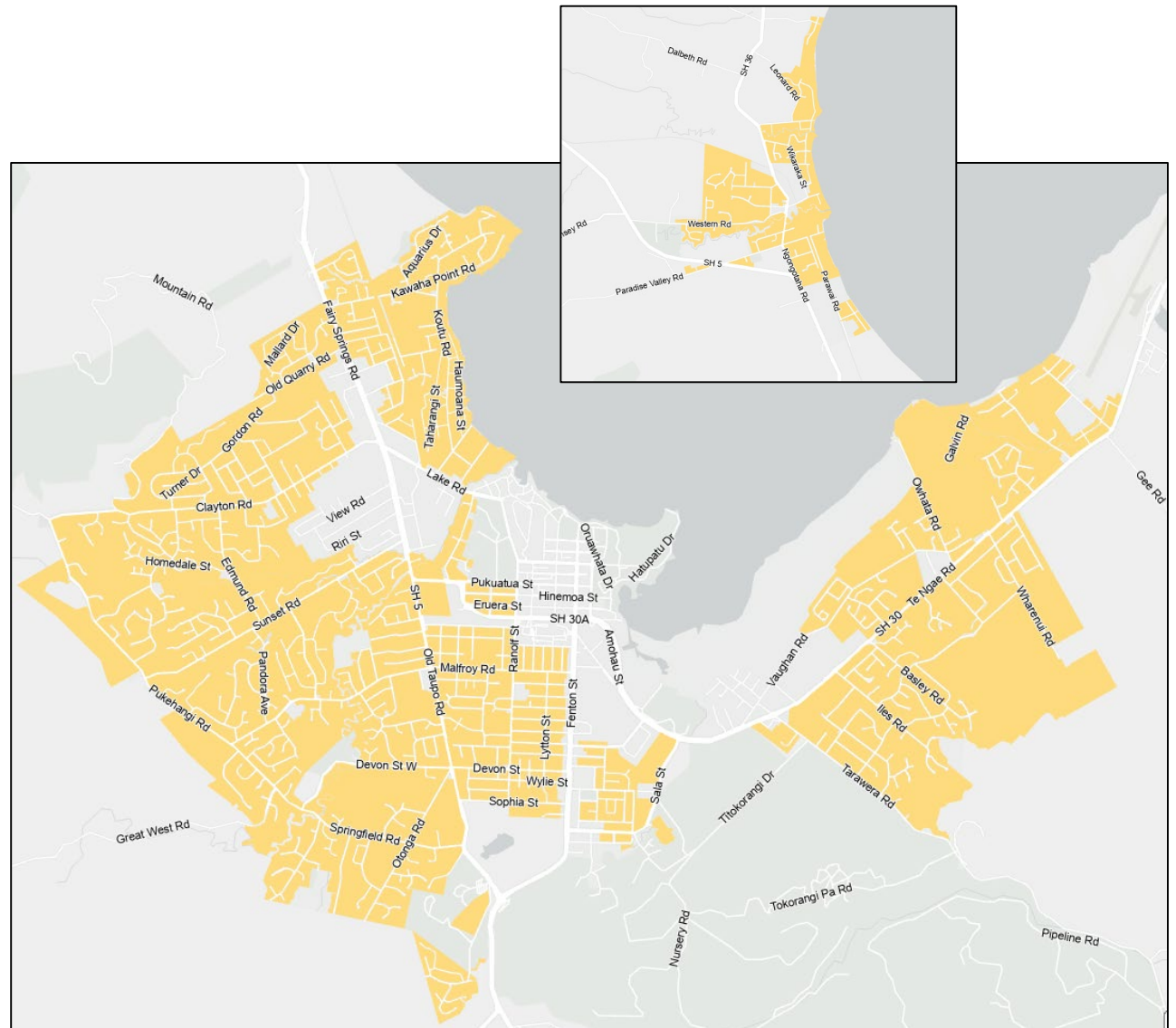
Housing types enabled

1. Detached townhouses, Waihi Beach.
2. Two-storey walk-up apartments, Palmerston North.
3. Two-storey terraces, Dunedin.
4. Single-level duplexes, Rangiora.
5. Three-storey walk-up apartments, Hamilton.



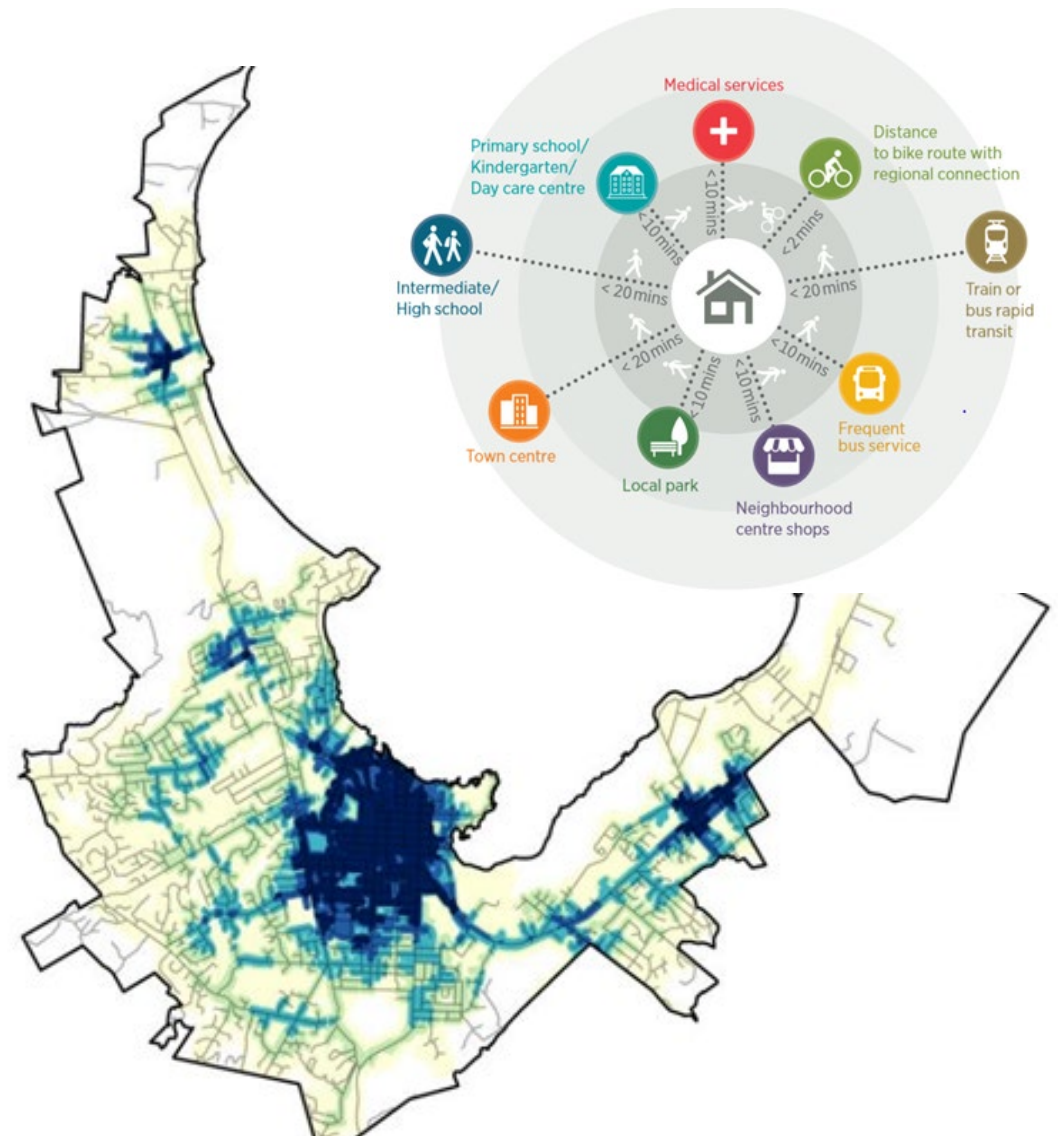
Plan Change - Residential

- All residential 1 & 2 will have Medium Density Residential Zone applied (yellow)
- Potential to introduce a High Density Residential zone in some areas?
- Discussions with Iwi on village inclusion.



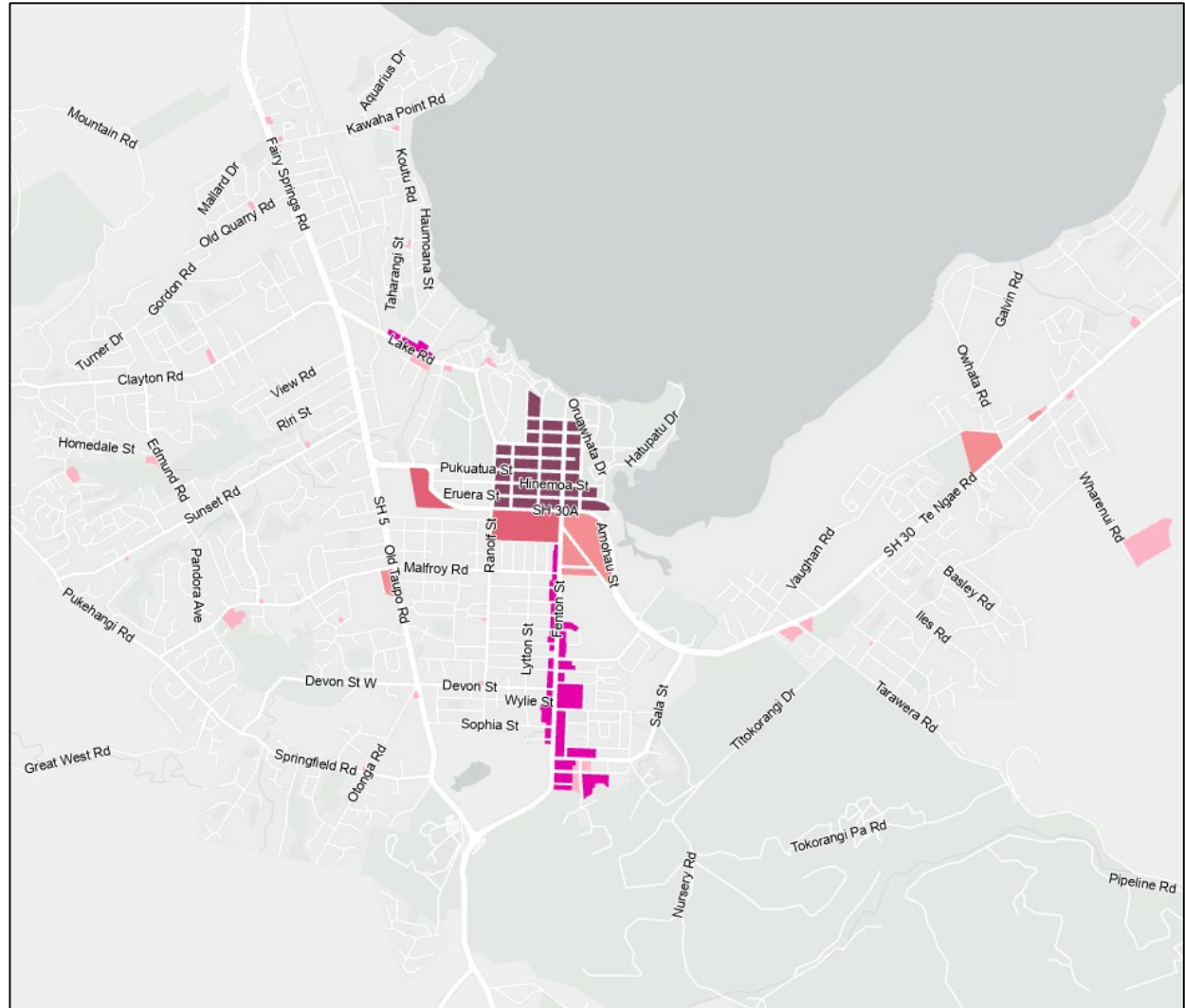
Consideration of High Density Zone

- To be determined in areas outside of CBD
- Can go higher & denser than new medium density
- Looking at other council provisions / good practice e.g. height and apartment sizes
- Need to have good accessibility / living outcomes



Housing Plan Change – Commercial Zones

- Zones focus/purpose remains the same
- BUT housing enabled as well – create choice
- Apply to:
 - City Centre 1 & 3
 - City Centre 2 & Commercial 6
 - Commercial 1-4
- Review supporting design standards e.g. heights & minimum apartment size.



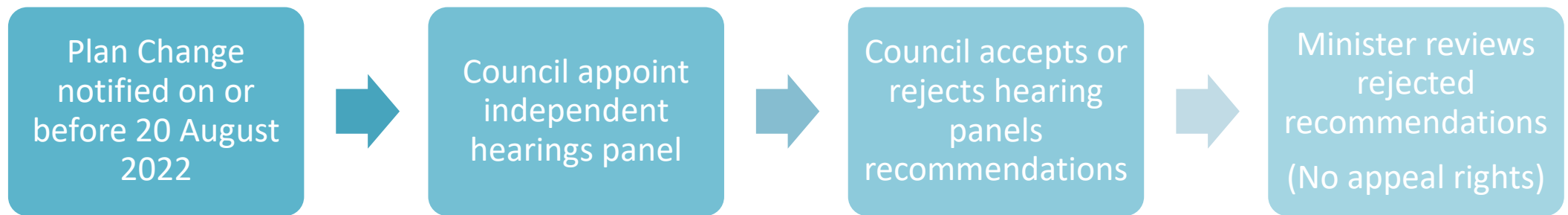
Plan Change – Qualifying Matters

- ‘DIS’ – qualifying matters
- Changes where development constraints – *“Qualifying Matters”*
- Existing qualifying matters include: Natural Hazards, Historic and Cultural Values, Significant Natural Areas



Plan Change – Process

Intensification Streamlined Planning Process



- MDRS has **immediate legal effect** from notification.
- Process set by legislation and no ability to change.

Next Steps

- Please provide feedback via 'Lets Talk' platform over next two weeks.
 - Link will be emailed out.
- Thank you all so much for your time.