



Planning Our Way Forward

Community workshop

5th May 2022

Agenda

- Progress with the FDS.
- Progress with Housing Plan Change.
- Breakout discussion and feedback.



What We Heard From You in April

- Recognise the need for more housing and housing choice in Rotorua.
- Make sure we plan for and deliver supporting infrastructure:
 - Quality open spaces and streets
 - Community facilities
 - Schools and other services
 - Transport and water
- Ensure new development is well designed.
- Development is holistic and considers wellbeing.

Our Work Programme

What we need to do (Planning)

- Big picture – Future Development Strategy
- Local – Priority Area Plans



Making it happen (Funding and infrastructure delivery)

- Infrastructure Strategy and Long Term Plan
- Infrastructure Acceleration Fund



Partnerships (Supporting others to deliver infrastructure)

Working with Government agencies – Waka Kotahi, MoE, MoH, MSD



Ensuring quality outcomes (Regulation)

- Housing Plan Change
- Design guidelines



An aerial photograph of a coastal town, likely in New Zealand, showing a mix of residential housing, green spaces, and a large body of water in the background. The town is densely packed with houses and some commercial buildings. A large lake or bay is visible in the distance, with hills on the far shore. The sky is overcast.

Future Development Strategy

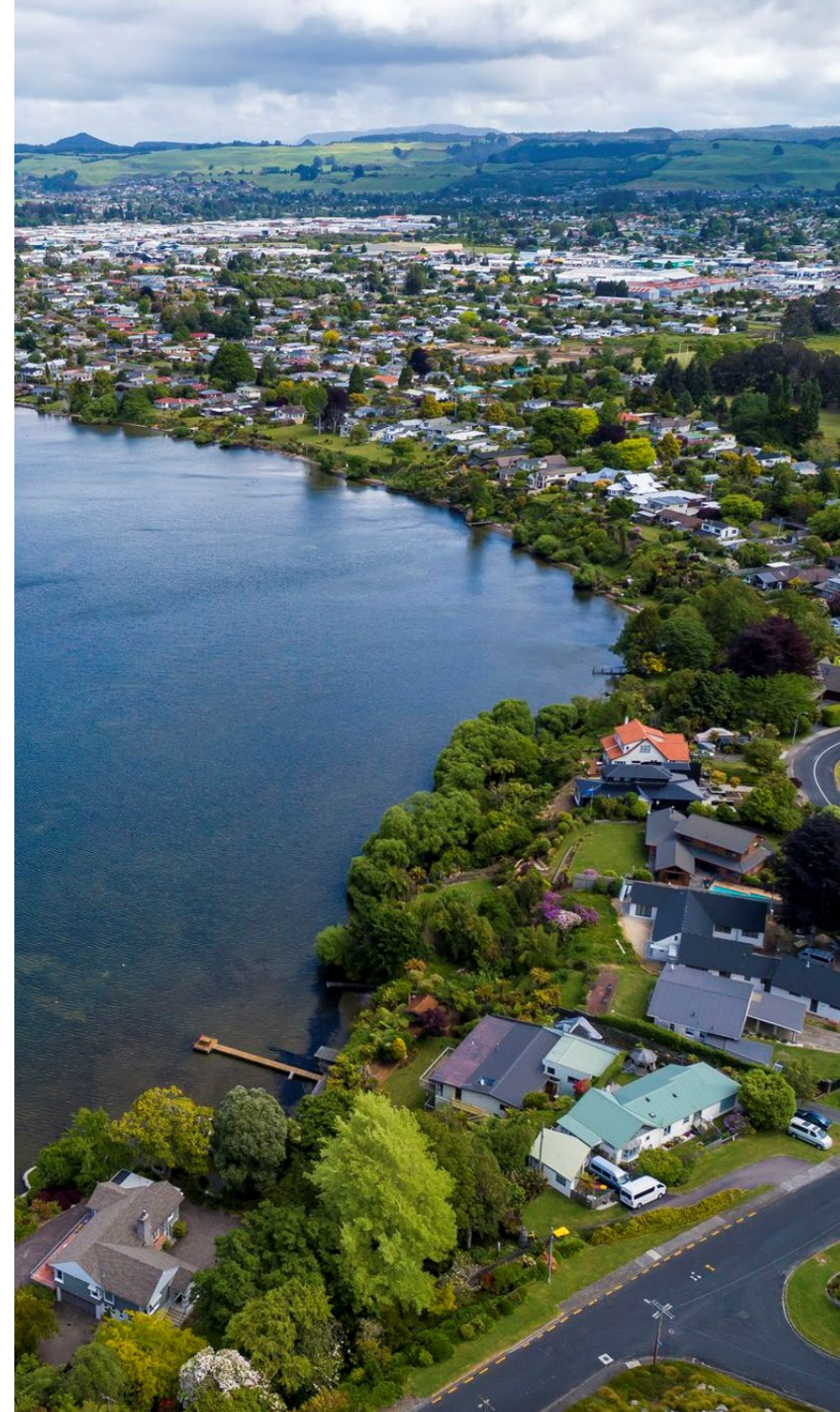
Progress to Date

- Rotorua's opportunities and constraints to growth.
- Working with neighbouring councils.
- Developing draft outcomes to guide our thinking.
- Use this to work up potential locations for future growth.

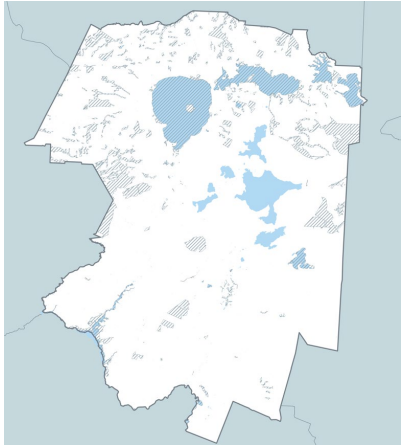


Outcomes

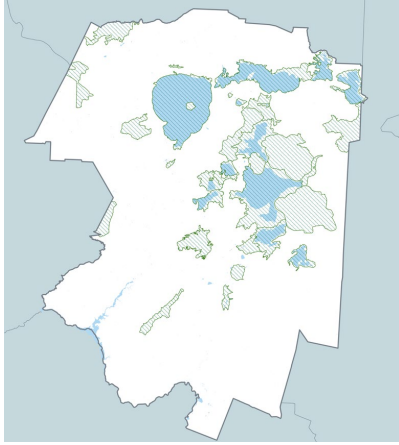
- Compact urban area.
- Housing in accessible areas.
- Housing where people want to live.
- Reduction in greenhouse gas emissions.
- Enough land for housing and business to meet demand.
- Diverse and growing economy.
- Use infrastructure efficiently.
- Enhanced natural environments.
- Resilience to climate change and natural hazards.
- **What do you think?**



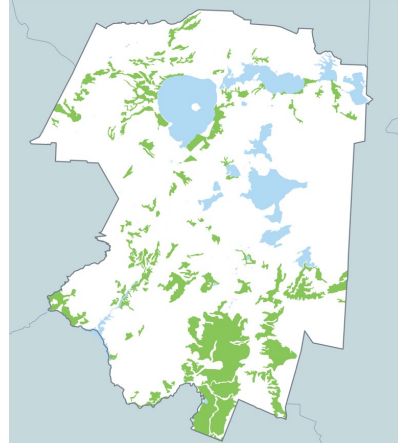
Work in Progress



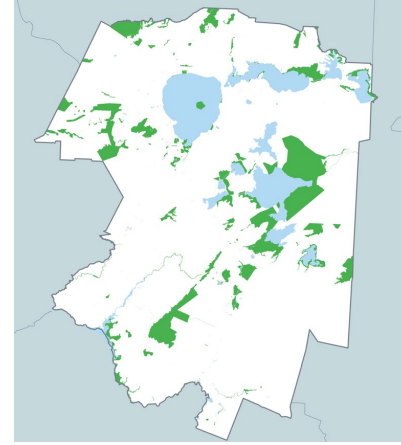
Significant Natural Areas



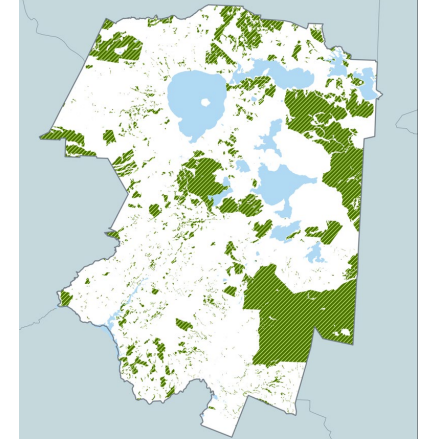
Outstanding Natural Landscapes & Features



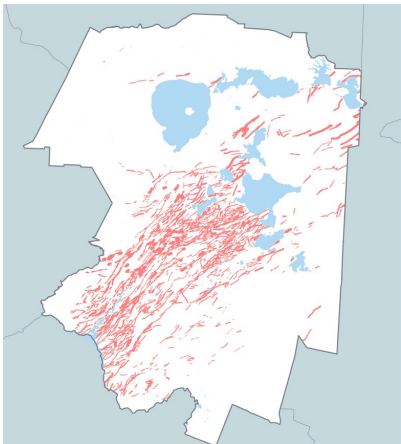
Highly Productive Land



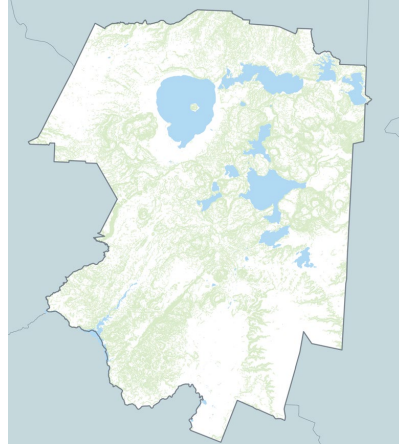
Reserves & Conservation Land



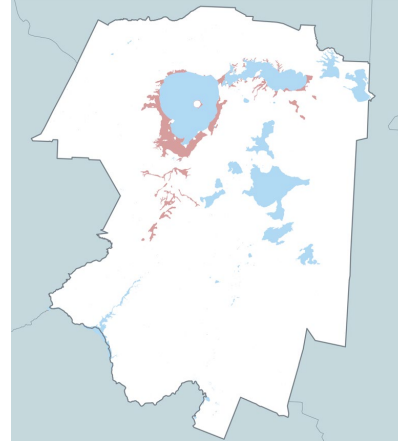
Plantation Forestry Land



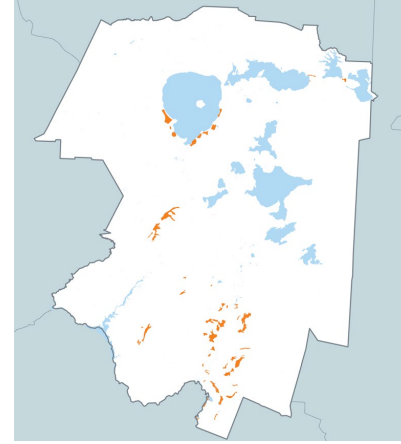
Fault Avoidance Zone



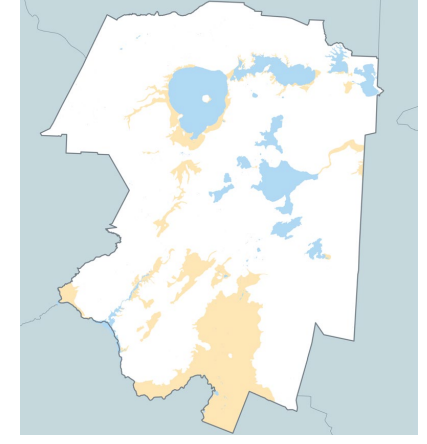
Landslide Risk



Soft Ground



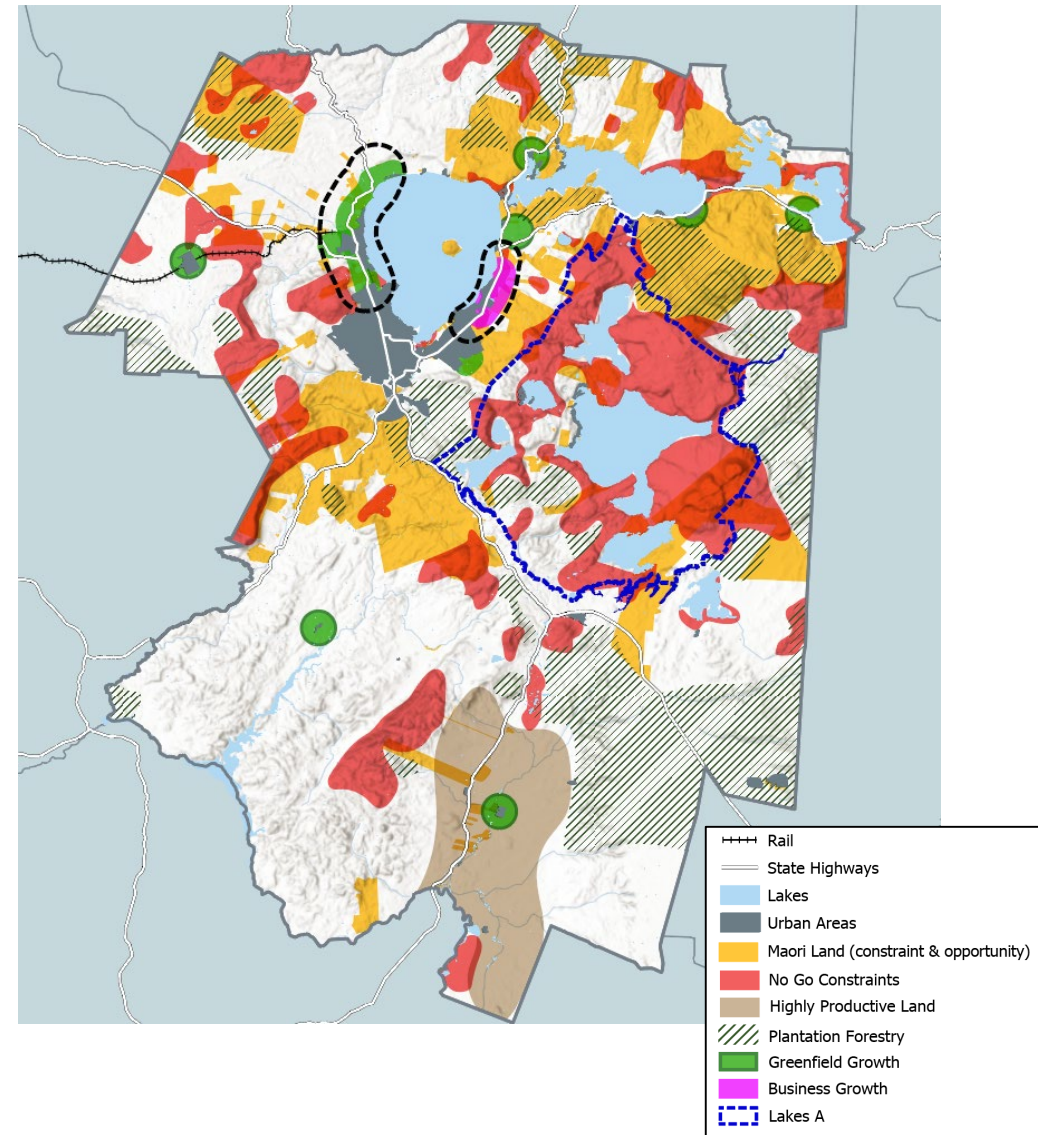
Peat Soils



Possible Liquifaction

Early Thoughts on Opportunities

- Encouraging most growth in our urban area.
- Potential new growth areas in the east and west.
- Opportunities in rural areas.
- Relocating business land in Ngāpuna and Ngongatahā.
- New business opportunities in the east.
- **What do you think?**



An aerial photograph of Rotorua, New Zealand, showing a dense residential area in the foreground, Lake Taupo in the middle ground, and rolling green hills and mountains in the background under a cloudy sky. The text 'Rotorua Housing Plan Change' is overlaid in large white letters.

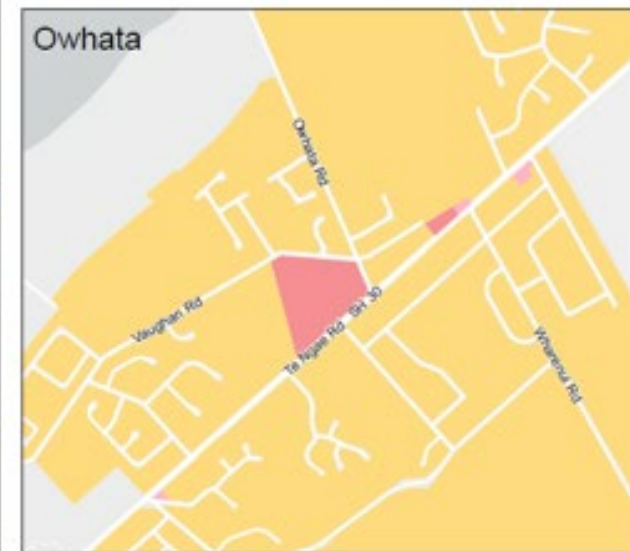
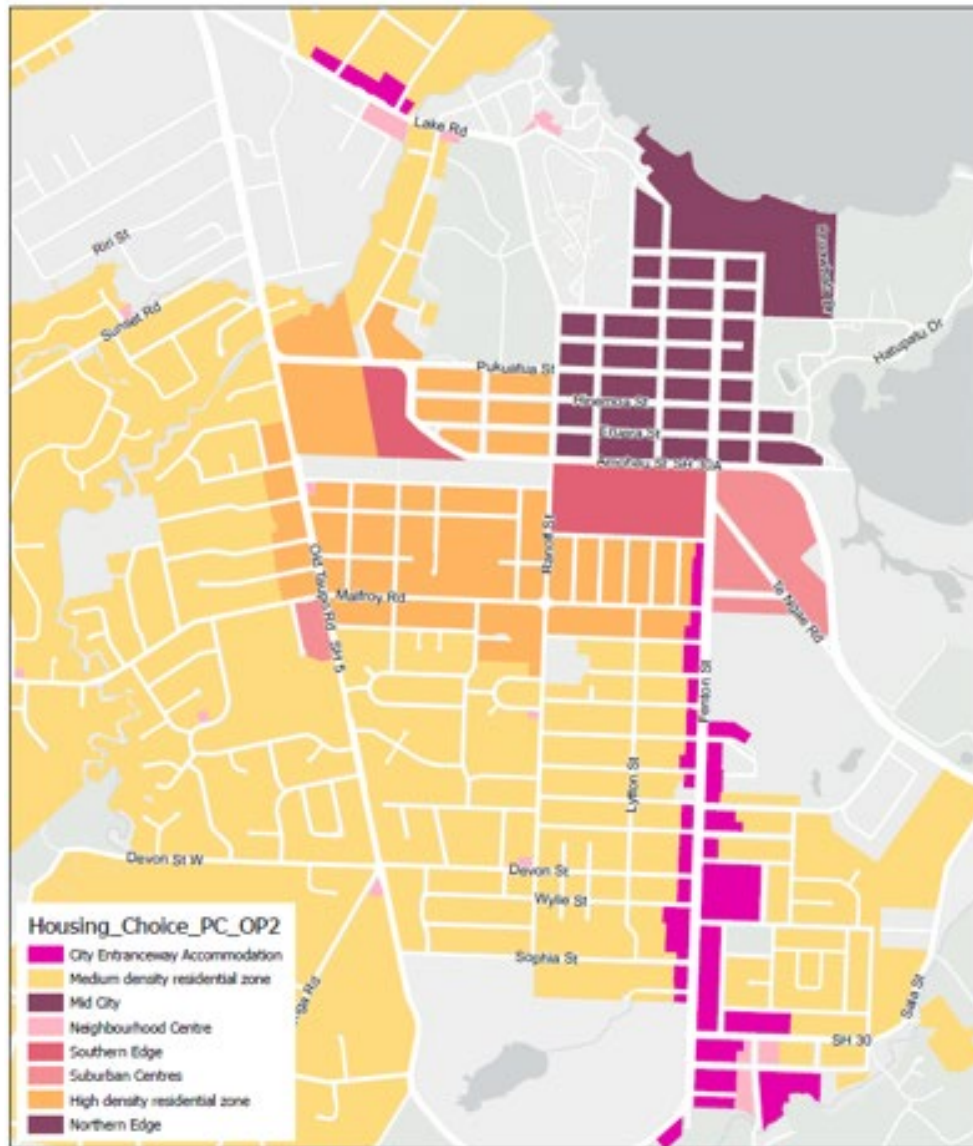
Rotorua Housing Plan Change

Recap

- Purpose is to enable more housing.
- The 'rule book' for developers.
- Single Plan Change for Residential, City Centre and Commercial zones.

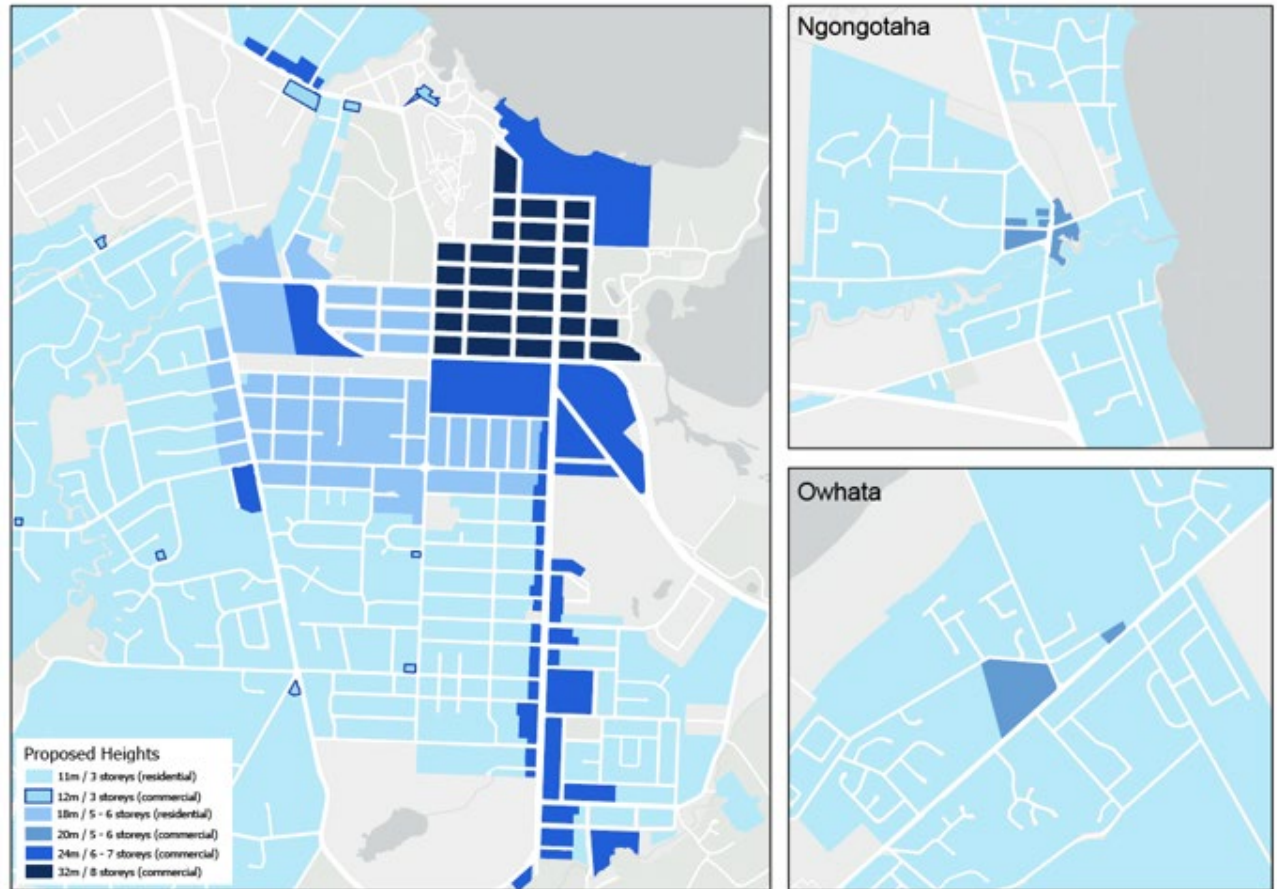


Residential Zone Extents



Building Heights

- 32m/ 8 storeys in City Centre
- 24m/ 6 storeys in periphery/ Fenton Street
- 18m/ 5 storeys for high density residential
- 20m/ 5 storeys in
- Ngongotaha/ Owhata centres



Medium Density Residential Rules

- Most standards are set by the RMA.
- Additional rules aimed at promoting good design:
 - Limiting the length of buildings along side boundaries;
 - Limiting south facing outdoor living space;
 - Minimum unit sizes.



High Density Residential Rules

- Similar to Medium Density Residential zone.
- Key differences:
 - Greater height (18m);
 - Greater height allowed to boundaries;
 - Smaller balcony sizes.



Housing in Business Areas

- A range of heights proposed.
- Key standards:
 - Outlook spaces from living rooms and bedrooms;
 - Minimum unit sizes;
 - Setbacks from residential zones;
 - Residential above ground floor;
 - Balcony requirements.



- National Guidance available soon.
- Rotorua guidelines will provide local flavour.
- Focussed on best practice and “rules of thumb”.



Papakāinga

- Working group established
- Targeted changes through the Plan Change.
- Focussed on how we can better enable papakāinga, particularly in rural areas.



Cultural Villages

- Working with iwi and hapū to determine the way forward.
- Likely to retain the current rules.



Natural Hazards

- Critical to consider natural hazards.
- Plan Change will include targeted changes to strengthen the current rules.
- Aimed at ensuring people are protected from significant risks.
- Further work underway on geothermal hazards.



Questions and discussion

Future Development Strategy

- How can the outcomes reflect your values and what is most important to you?
- What do you think about our initial ideas for growth opportunities?

Plan Change

- What are your views on the High Density zone and the heights in centres?
- Thinking about the planning rules, what aspects of development do you think will be most important for our future communities?



Next Steps

- Further developer, stakeholder and iwi engagement happening now.
- Lecture Series and Open Day happening in June on the Plan Change and FDS.
- Plan Change notification in August.
- FDS consultation early 2023.

