



PLANNING OUR WAY FORWARD TECHNICAL ADVISORY GROUP

12TH APRIL 2022

Agenda

- **Progress with FDS**
 - Evidence base
 - Opportunities and constraints
 - Key next steps
- **Progress with Housing Plan Change**
 - Changes to zoning extents
 - Thinking on draft provisions
 - Key next steps
- **Central Priority Area**

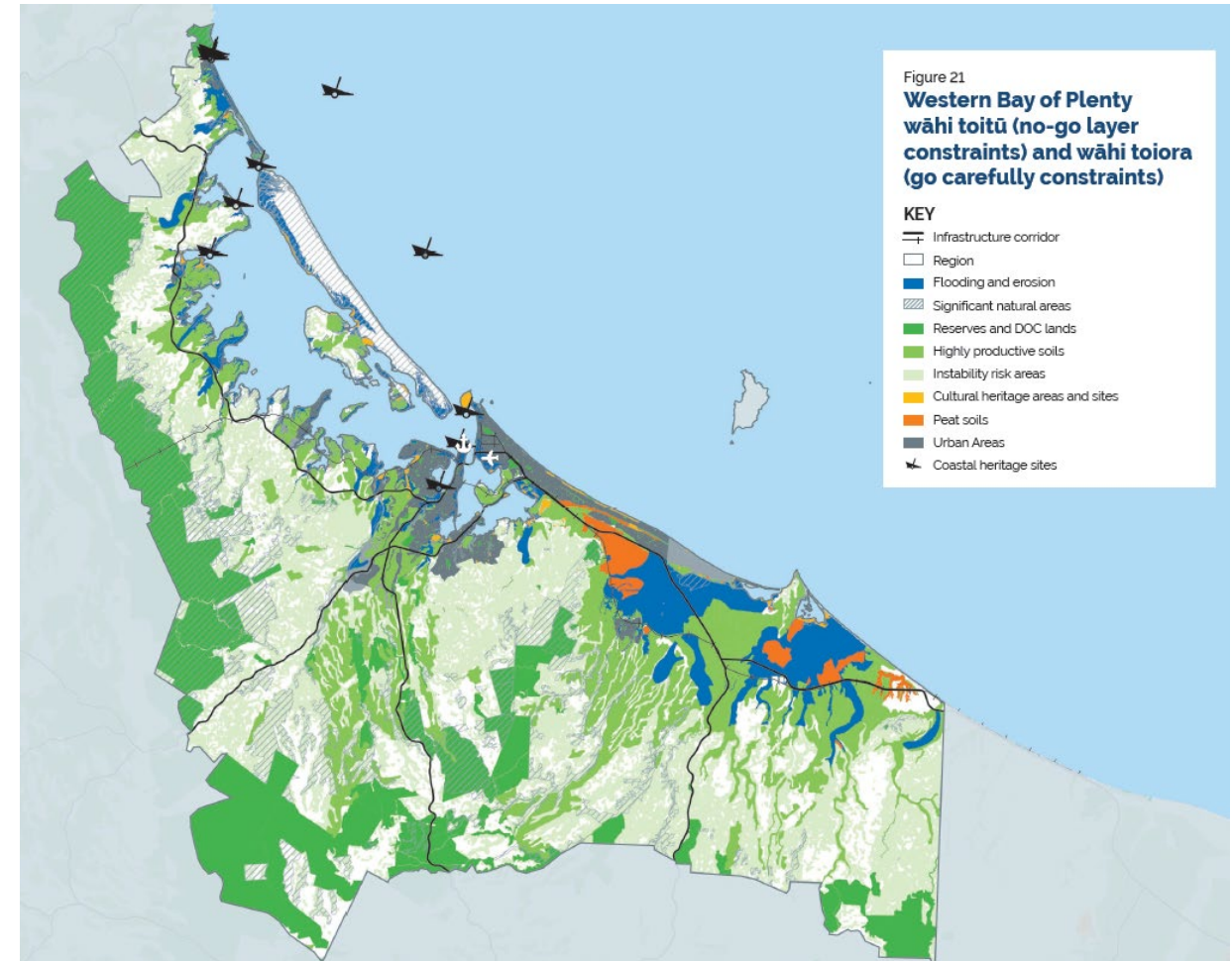
Future Development Strategy

Progress so far

- Focussed on opportunities and constraints analysis.
- Looking to apply a regionally consistent approach.
- Drawing from existing information sources.
- Draft set of guiding outcomes/principles developed.
- Discussions with neighbouring Councils, iwi, and key landowners progressing.
- Will be used to inform development of spatial scenarios as a next step.

Smart Growth / UFTI

- Seeking to align constraints work with Smart Growth work undertaken.
- Understand Whakatane/ Kawerau will be adopting the same approach.
- No-Go Constraints – new development should avoid these areas (e.g. subject to significant natural hazard risk)
- Go Carefully Constraints – constraints may impact on feasibility, yield, or timing (e.g. increased engineering costs).
- There remains a need to identify Rotorua specific contextual information (e.g. geothermal fields)



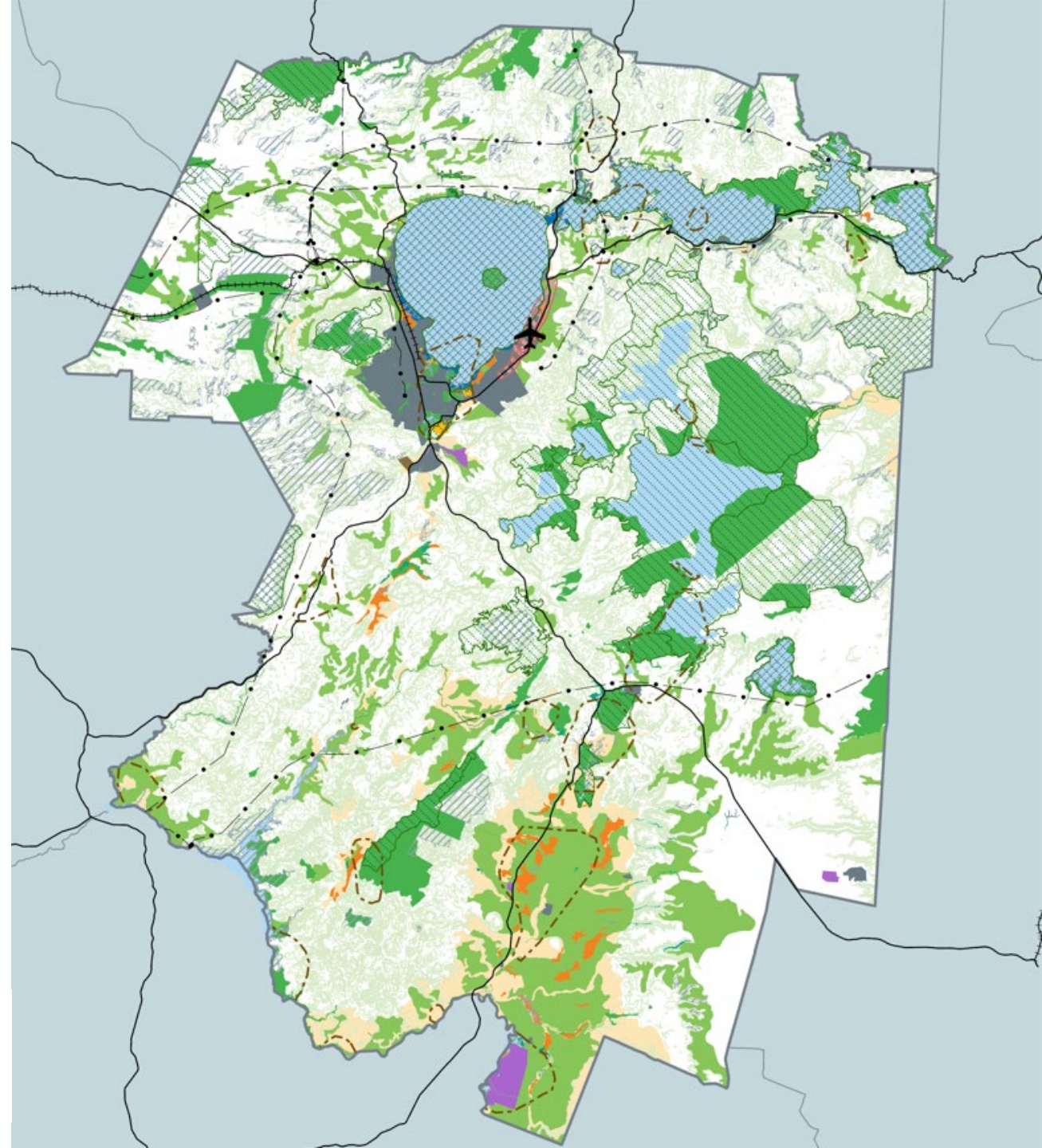
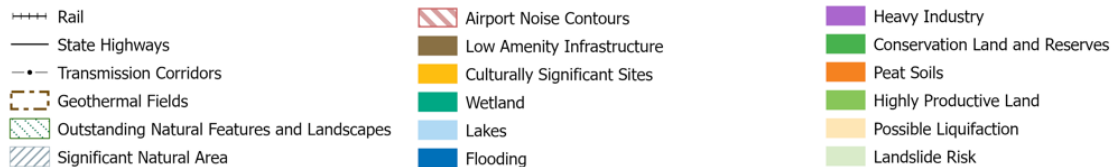
District Constraints

- **Key additions:**

- Outstanding Natural Features & Landscapes
- Wetlands
- Geothermal Fields
- Airport Noise Contours
- Heavy Industry (e.g. Timber Mills)
- Transmission corridors
- “Low Amenity” Infrastructure (e.g. WWTP, landfill, sub-stations)
- Possible Liquification
- Fault Avoidance Zones (not shown)

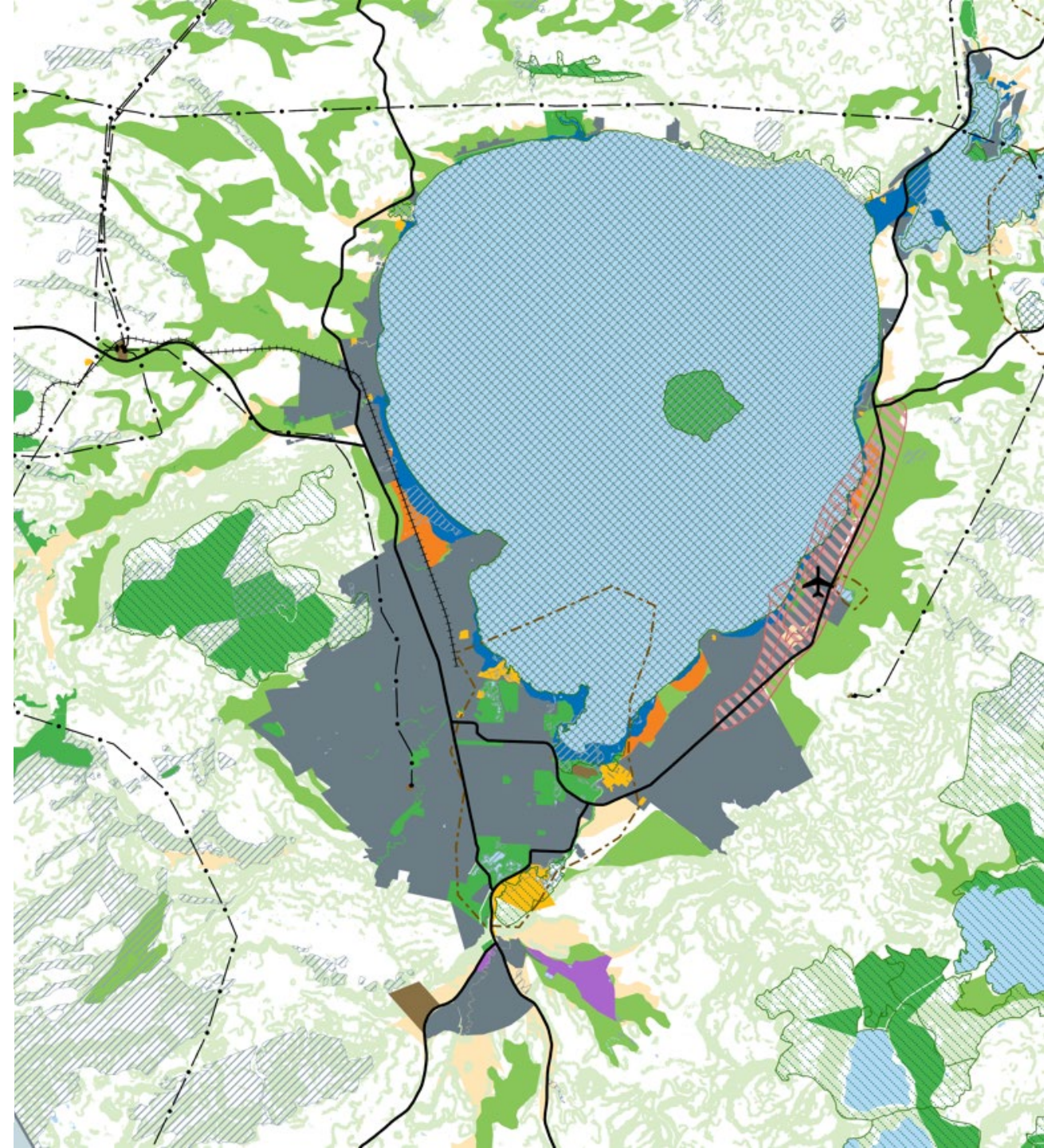
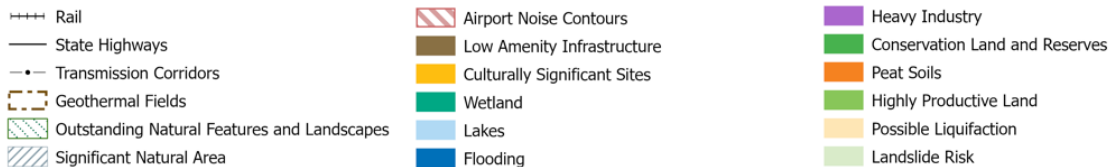
- **Information gaps**

- Urban Rotorua/ Ngongotaha flooding & any rural flooding.
- Culturally significant landscapes (working assumption includes Marae/ Marae Height Areas, Res 3).



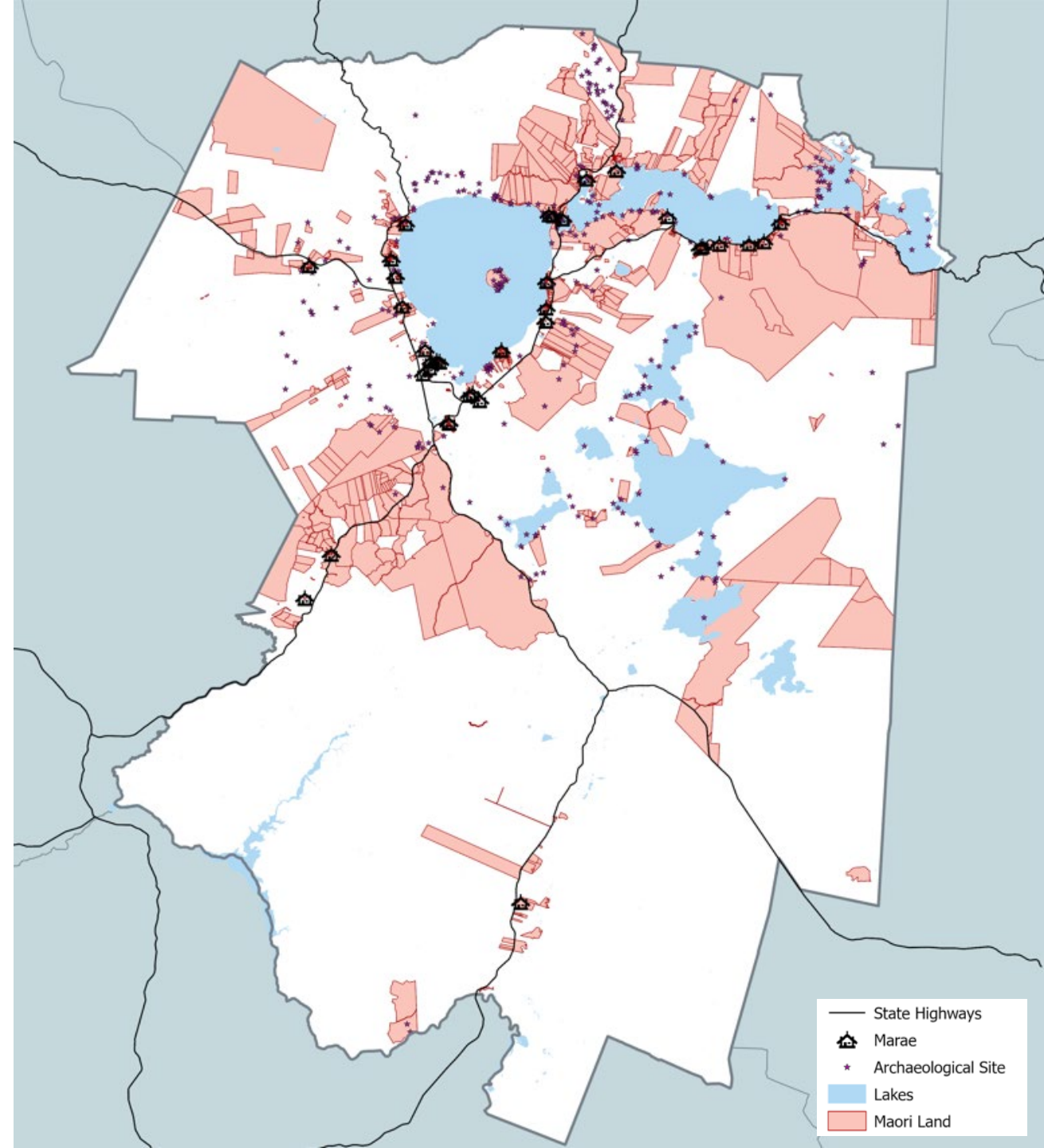
Rotorua Constraints

- North-west corridor (SH36) linking with Tauranga shaping up as key focus for residential growth based on spatial analysis.
 - Aligned with demand identified in HBA (Central, Western and Ngongotaha areas accommodate ca. 75% of growth).
- Secondary corridor (SH33/ SH30) between Paengaroa shaping up as key business opportunity.
 - Paengaroa Industrial Area signaled by Smart Growth
 - Business opportunities north of Owhata (e.g. airport)
 - Key freight routes associated with forestry.



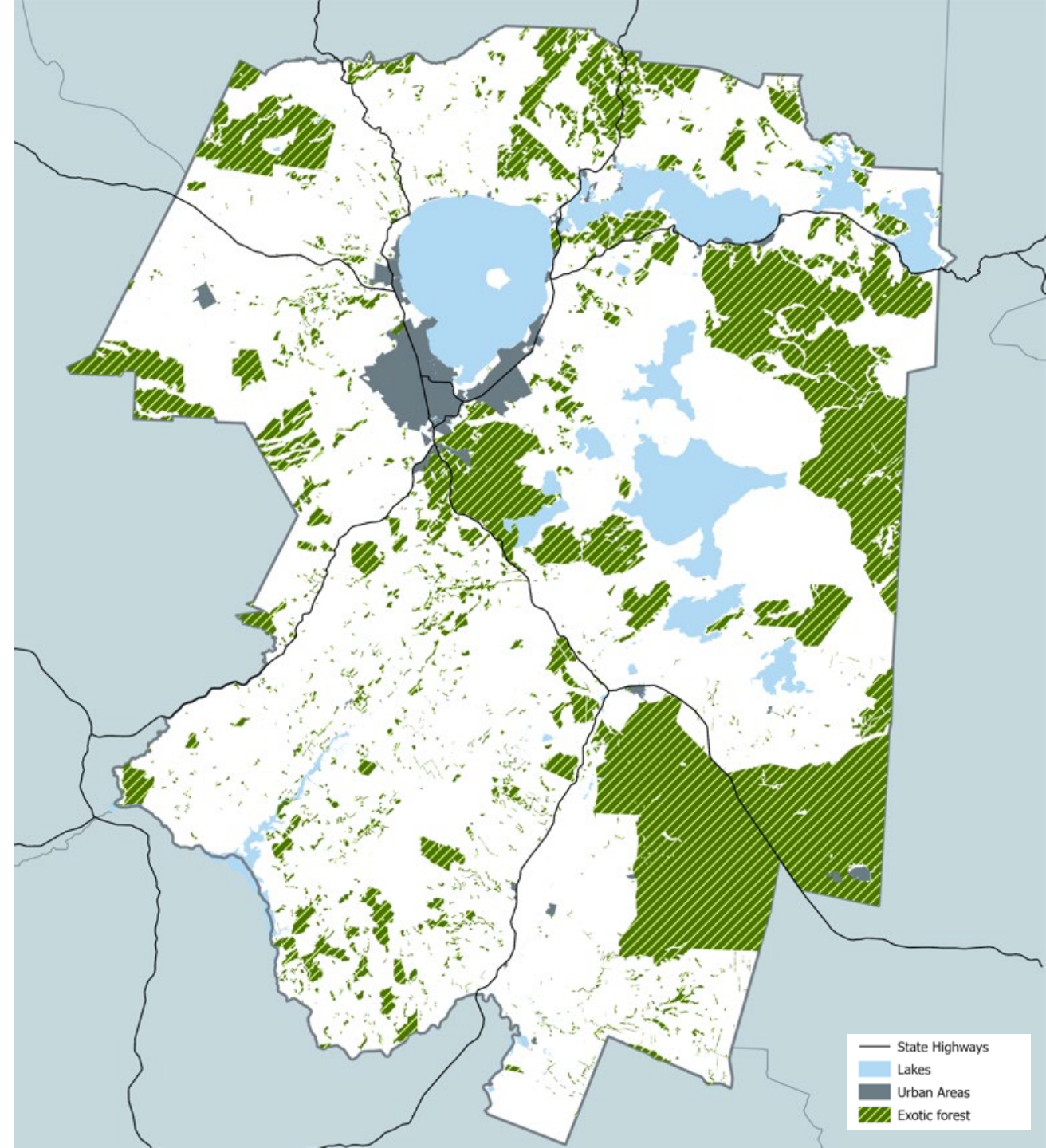
Māori Spatial Base

- Māori land concentrated south and north-east of Rotorua.
- Māori land to be identified as a “go carefully” constraint due to difficulties in short-term redevelopment.
- Beginning work with iwi and hapū to understand development aspirations.
- **Information gaps**
 - Culturally significant landscapes (working assumption includes Marae/Marae Height Areas, Res 3).



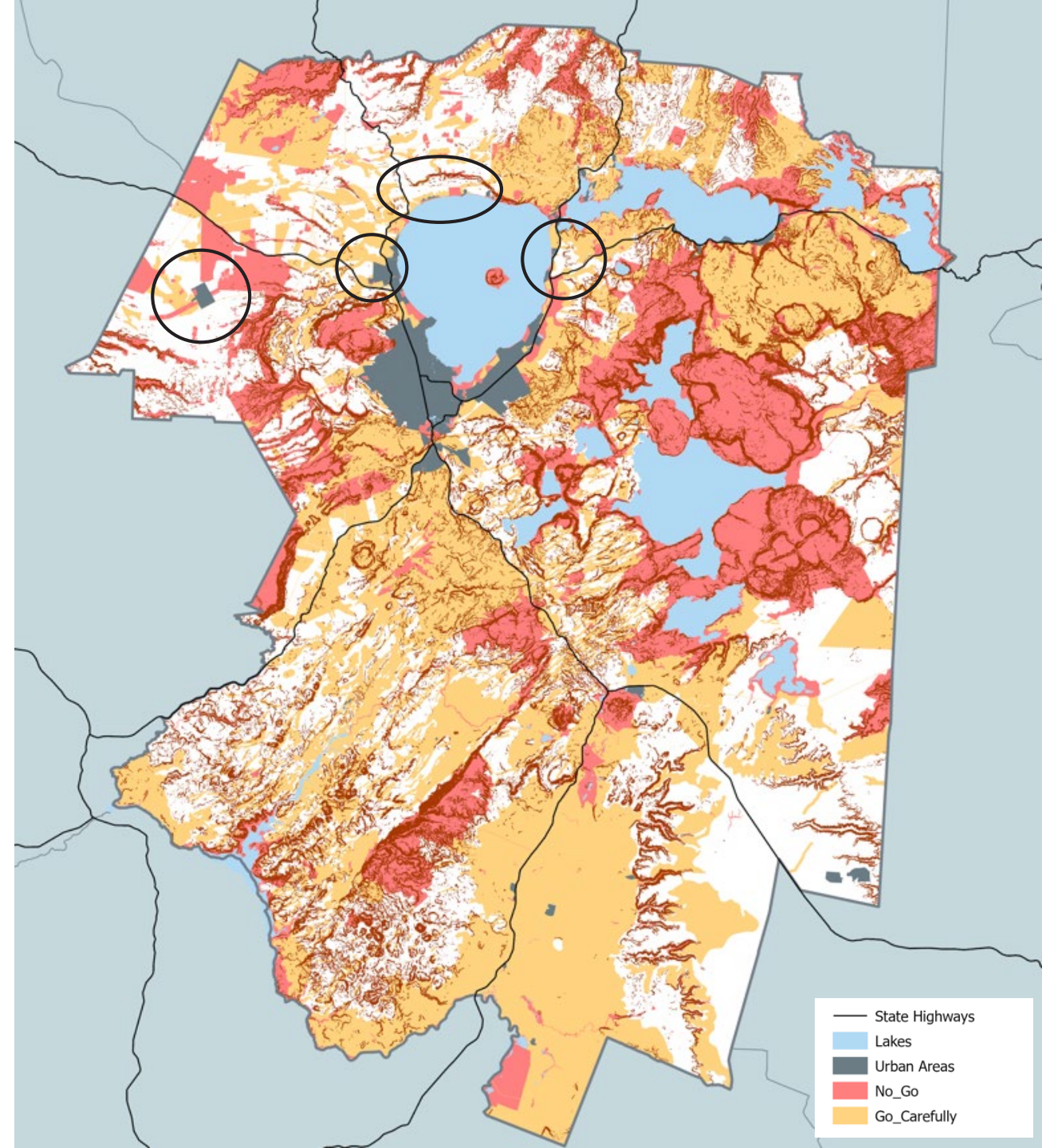
Forestry

- Key economic consideration.
- Many of the areas subject to the least development constraints in use as plantation forestry.
- Potential to consider as a “go carefully” constraint – heavy traffic issues, reverse sensitivity?



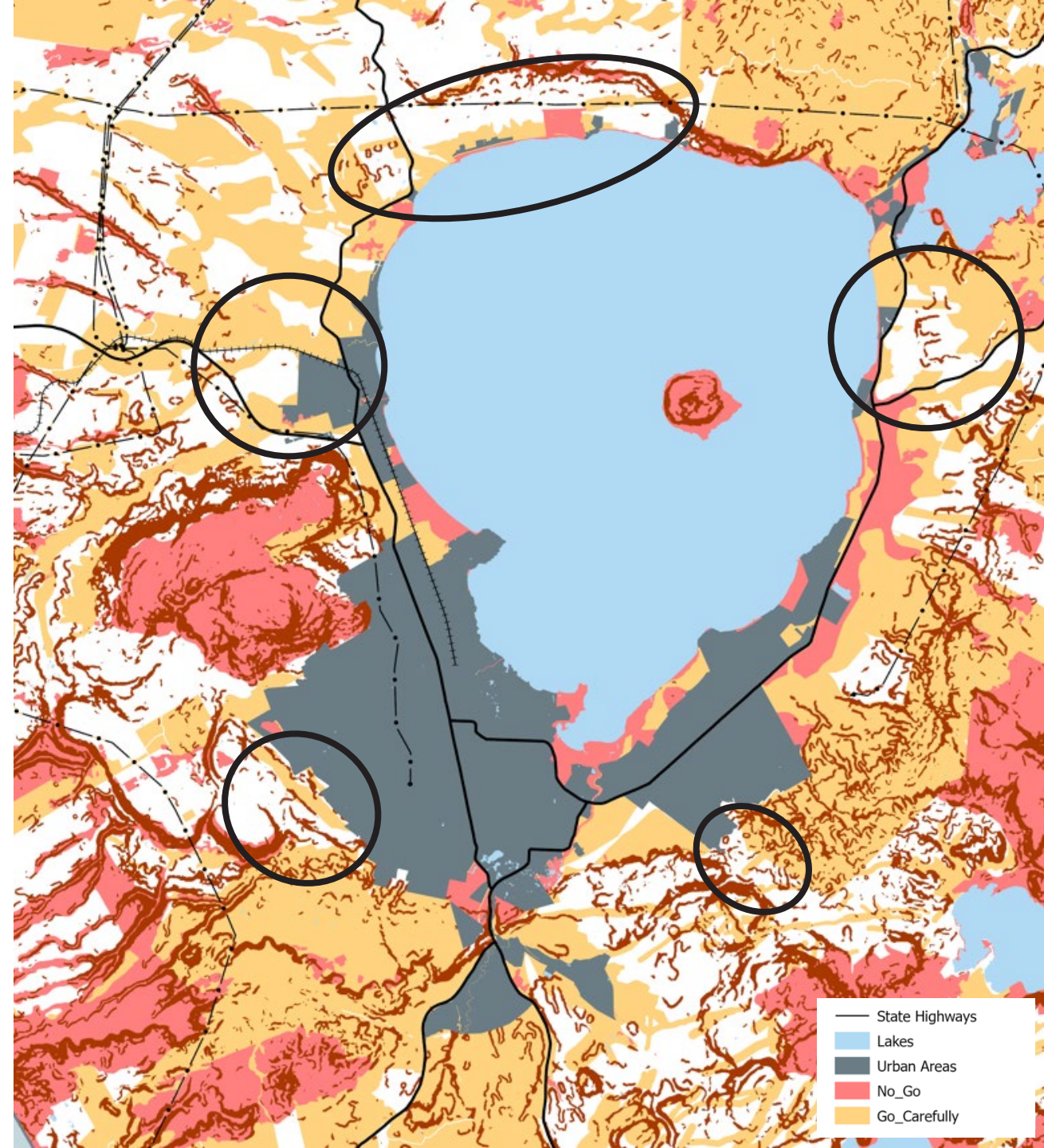
No Go/ Go Carefully

- No Go includes:
 - ONFL, SNAs, LUC 2 land, QEII Covenants, Reserves, Flooding, Heavy Industry
- Go Carefully includes:
 - LUC 3, Peat Soils, Airport Noise, Low Amenity Infra, Transmission Corridors, Liquifaction, Fault Avoidance Zones, Culturally Significant Sites*
- High/ Very High Risk of landslide shown as darker red.
- Anticipate some culturally significant sites will be considered “no go” – will require engagement and don’t want to foreclose on any opportunities/ aspirations iwi may have.
- ‘Sensitive Rural Landscape’ not considered a development constraint for the purposes of the FDS.



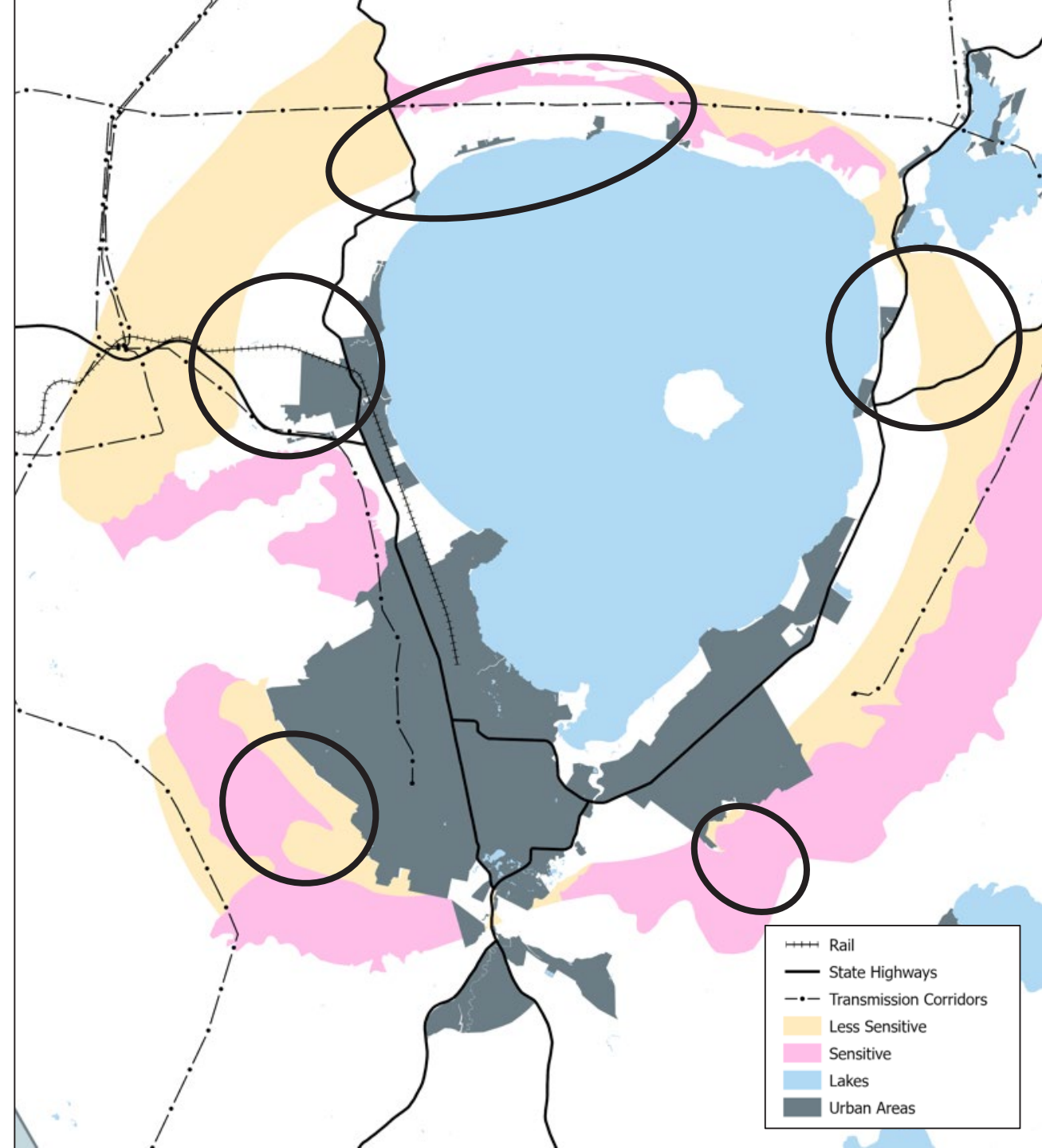
Rotorua No Go/ Go Carefully

- Existing Rural Lifestyle areas identified as relatively unconstrained – opportunity for intensification of existing uses or new residential development?
 - Fryer/ Hamurana Rds
 - Brunswick Drive
 - Ngongotaha & surrounds
 - Pukehangi
 - Tarawera Road
- South of Rotorua
 - Extensive Maori Land holdings
 - Possible Liquifaction
 - Heavy Industry
 - Landfill
 - Landform
- LUC 2 land identified around Wharenuī – may make further development challenging.



Rural Landscape

- Opportunities shown in relation to Sensitive Rural Landscape area.
- Greater interrogation of Boffa Miskell study required if advancing these potential opportunities.



Rotorua - HPL

- Alignment with NPS- HPL will be required.
- No LUC 1 land identified across district.
- LUC 2 land identified along SH30 near Owkata/ Wharenui.
- Balance of LUC 3 land concentrated along valleys, around Ngongotaha.
- Large portions of LUC 3 land around Ngongotaha already zoned for development (rural lifestyle – see red boundaries right).
- LUC 3 land in proximity to urban area also generally subject to other development constraints such as flooding, peat soil.



Key opportunities for Spatial Scenarios

- **Intensification (largely addressed via Housing Plan Change).**
 - Future intensification (e.g. Ngongotaha) to be covered within FDS (subject to Plan Change scope).
- **Greenfield Growth**
 - Eastward residential expansion from Lynmore (Tarawera Road).
 - Ngongotaha (800 dwellings required by 2050).
- **Business Land (ca. 36Ha of industrial land required by 2050)**
 - Moving industrial land from central locations in Ngapuna & Ngongotaha (frees up potential residential land) in line with 2018 Spatial Plan.
 - Vacant land around Airport (already zoned).
 - SH5/ SH30 area around Ngongotaha
- **Rural Rotorua (1,320 dwellings required by 2050)**
 - Greenfield growth around Mamauku.
 - Humurana – more intensive rural lifestyle or new formal township?
 - No major opportunities in Lakes A area – need to clarify key issues or constraints here.
 - Provide some more limited opportunities for smaller rural townships.

FDS Outcomes – working version

Rotorua has:

1. **A consolidated and intensified urban core**, around the city centre, supported by a network of smaller centres.
2. New housing in **areas where people have good access** to jobs, community services and amenities by public and active transport
3. Urban form **supports a reduction in greenhouse gas emissions**.
4. **Enough land for housing and business** to meet local needs.
5. **Diverse and growing economy**.
6. **Existing infrastructure that is used efficiently**, and new infrastructure is planned to integrate with growth.
7. **Natural environments that are enhanced** and opportunities for restoration are realised.
8. **Resilience to the current and future effects of climate change**.
9. **Resilience to risks from natural hazards**.
10. *Iwi and hapū values to be developed with Mana Whenua.*

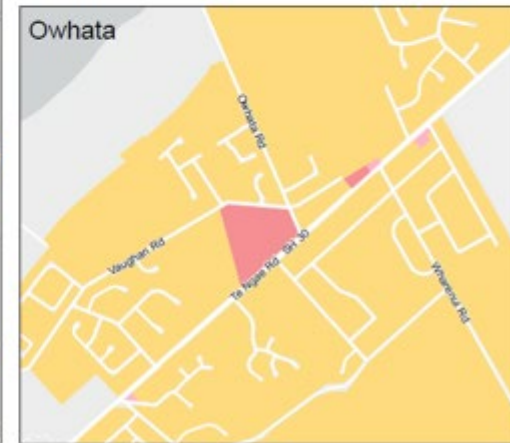
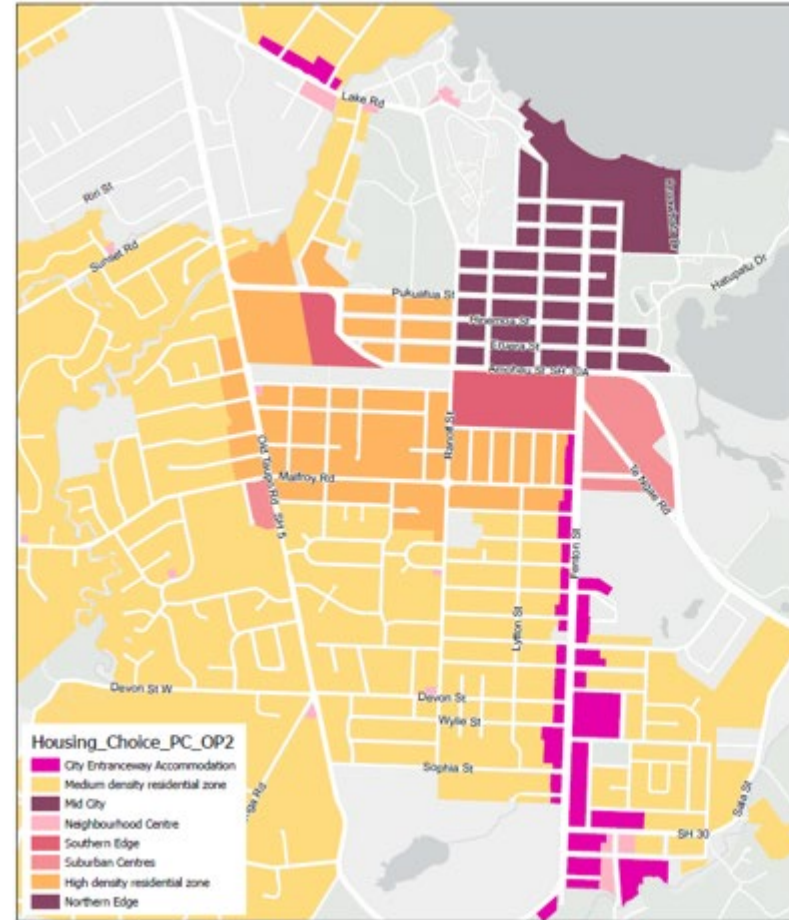
Housing Plan Change

- Single Plan Change for Residential, City Centre and Commercial zones.
- Papakāinga in urban and rural zones.



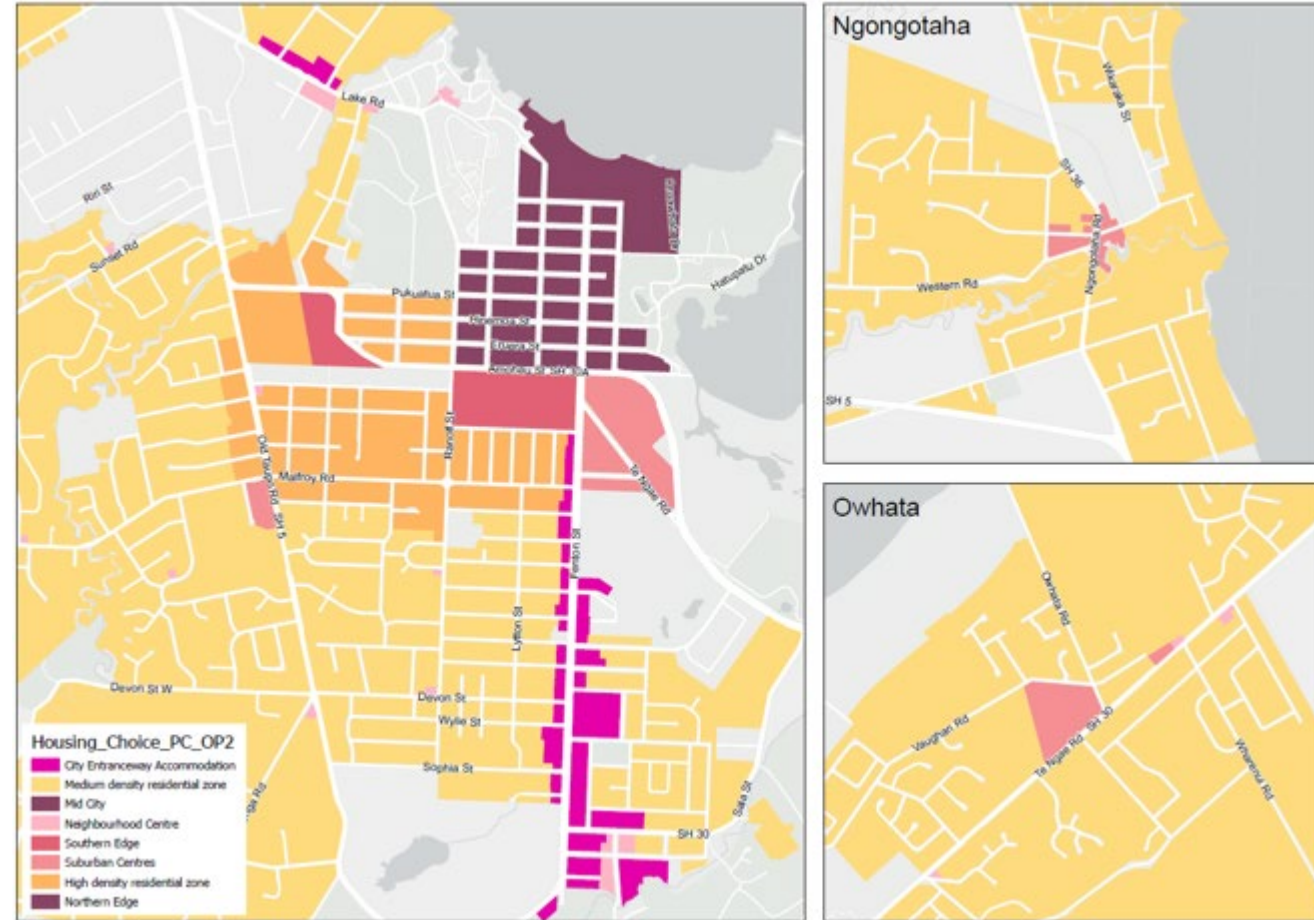
Residential zone extents

- Medium Density zone applied broadly.
- Maintain commercial zone as current.
- High density zone proposed around City Centre.



High Density Residential zone extent

- Aligns with the most accessible residential areas
- Extends approximately 800m from City Centre.
- Not looking at high density residential zone around other centres (e.g. Ngongotaha).
- Low demand for high density over 30 years – prepare pathway.
- Concentrating highest density supports Central City Priority Area (Arawa Park in future).



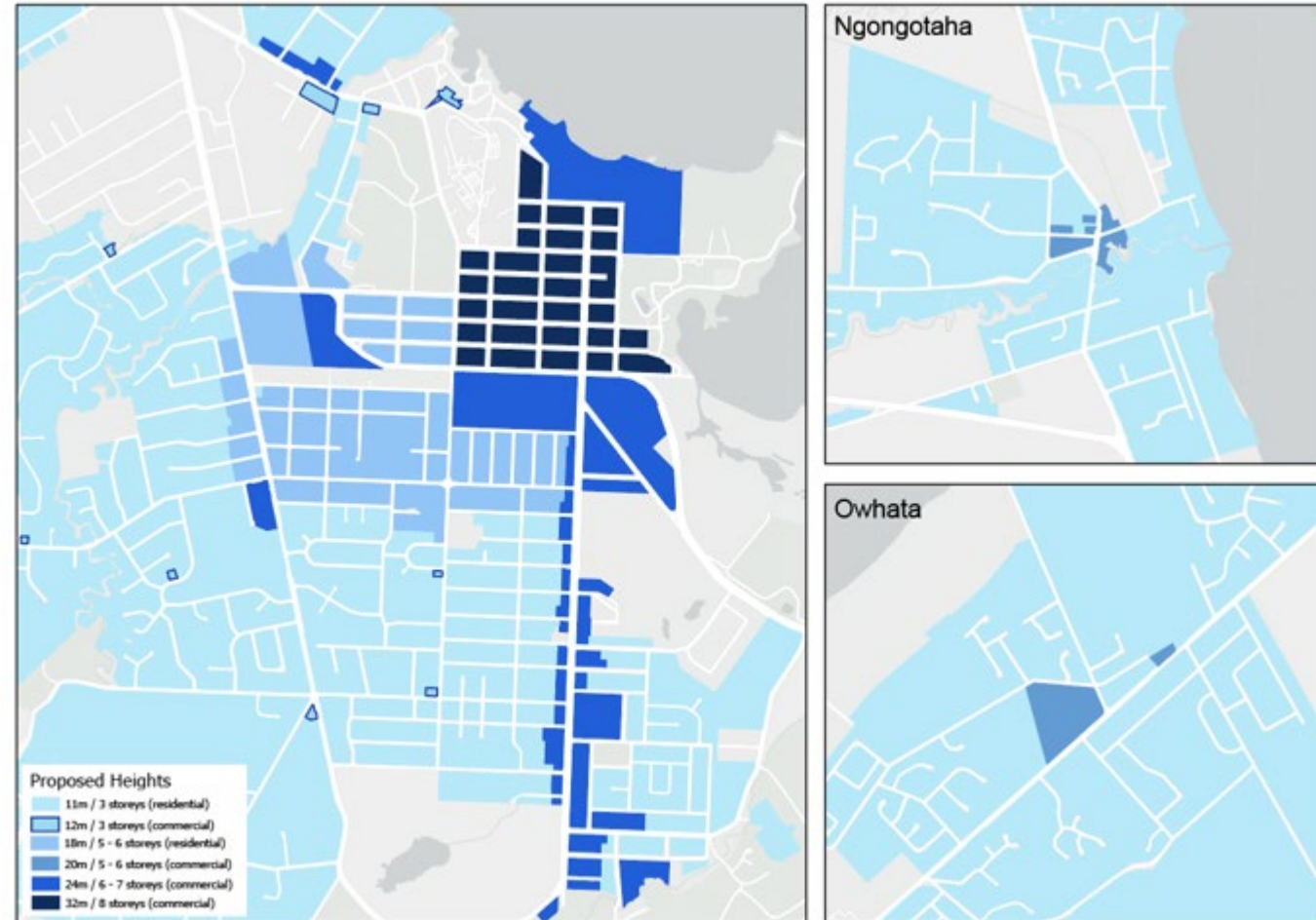
Mixed Use in the Central Area

- Enabling housing within existing commercial:
- City Centre 2 – Rotorua Central.
- Commercial 6 – Mitre 10/Kmart.
- Commercial 2 – Recycling Centre
- Commercial 4 – Fenton Street
- City Centre 3 – Northern Edge



Building Heights Proposed

- 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/ O
whata centres



Summary of Provisions

Standard	MDRZ	HDRZ	Business Zones
Dwellings per site	Up to 3 permitted 4+ restricted discretionary	Up to 3 permitted 4+ restricted discretionary	No limit above ground floor New buildings - restricted discretionary
Height	11m (+1m for roof)	18m	12 – 32m
HiRB	4m + 60°	<u>8m + 60°</u>	8m + 60° when adjoining residential zone
Building Coverage	50%	50%	100%
Impervious Surfaces	70%	<u>80%</u>	100%
Landscaping	20%	20%	n/a
Outlook Space	4 X 4m/ 1 X 1m	4 X 4m/ 1 X 1m	4 X 4m/ 1 X 1m
Outdoor Living Space	3m - 20m ² @ GF / 1.8m - 8m ²	3m - 20m ² @ GF / <u>1.5m - 6m²</u>	1.5m - 6m ² (substitutable with increased floor area)
Windows to the Street	20% glazing	20% glazing	n/a
Maximum building length	<u>22m</u>	22m	n/a
Yards	1.5m front, 1m all others	1.5m front, 1m all others	3m when adjoining residential zone
Minimum dwelling size	<u>35m² Studio/ 45m² 1-bed+</u>	35m ² Studio/ 45m ² 1-bed+	35m ² Studio/ 45m ² 1-bed+

Papakāinga

- Targeted workshop 31st March
- Agreement to address:
 - Address barriers through Plan Change
 - Longer term aspirations in FDS
 - Papakāinga toolkit



Cultural Villages

- Survey of owners and people who live there.
- *Do you want medium density housing or are there cultural values that the District Plan should protect?*
- Will know more mid-April.



Natural Hazards

Management of Flood Risk

- Changes in Plan Change to clarify and strengthen flooding provisions.
- Flood Risk Plan Change will go further.
- Progress flood hazard mapping - river corridors and overland flow paths.

Management of Geothermal Risk

- Undertaking a gap assessment to identify if any controls needed.



Financial Contributions

- Extension of requirement for contribution to permitted housing development.
- Considering potential reduction in level of Reserve Contributions for some types of housing (rural, infill).
- Broadening the provision of spending.

Central Priority Area

- Initial focus on housing and neighbourhoods (density and mixed use)
- Factor in housing plan change zoning considerations
- Testing initiatives in draft action plan with internal staff
- Engagement with Mana whenua
- Draft to 'think-tank' and TAG in May
- Draft Plan with key initiatives to monitor in June
- Further plan changes to enable housing later e.g. Arawa Park zoning
- Commercial considerations later following FDS (e.g. implications for centres hierarchy)



Next Steps

- Work up the draft spatial scenarios for the FDS.
- Circulate summary of Plan Change provisions to you.
- Feedback welcome on Plan Change provisions to 26th April.
- Further iwi, stakeholder, consultant, targeted community feedback planned for early May.
- Report back to TAG at next meeting in May.