



DEVELOPING ROTORUA WORKSHOP

Future Development Strategy & Housing Plan Change

S,P&F Forum

9 March 2022

Agenda

- Rotorua Growth Context
- Overview of Planning our Way Forward Programme
- Rotorua Future Development Strategy
- Rotorua Housing Plan Change:
 - Key drivers
 - Residential Zone Changes
 - Commercial Zone Changes
 - Qualifying Matters
 - Process
- Consultation and Engagement
- Next Steps

Growth Context

HBA Findings



+ 3,560

Additional
dwellings
required
by 2023



+ 6,240

Additional
dwellings
required
by 2030



+ 9,740

Additional
dwellings
required
by 2050

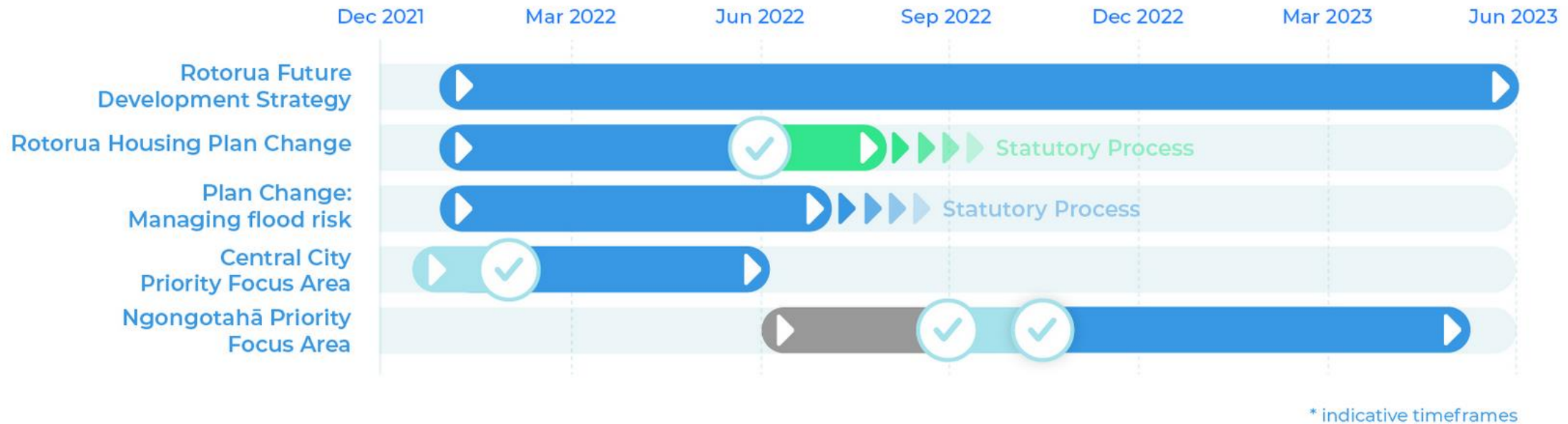
Current Issues with Plan

The district plan provides for limited housing choice:

- The current rules enable single detached houses on generous sites.
- Households are getting smaller and there is a need for more 1 – 2 bedroom homes on smaller sections in addition to larger whanau homes.
- Papakāinga rules are complex and not enabling.

Uncoordinated growth puts more pressure on infrastructure capacity.

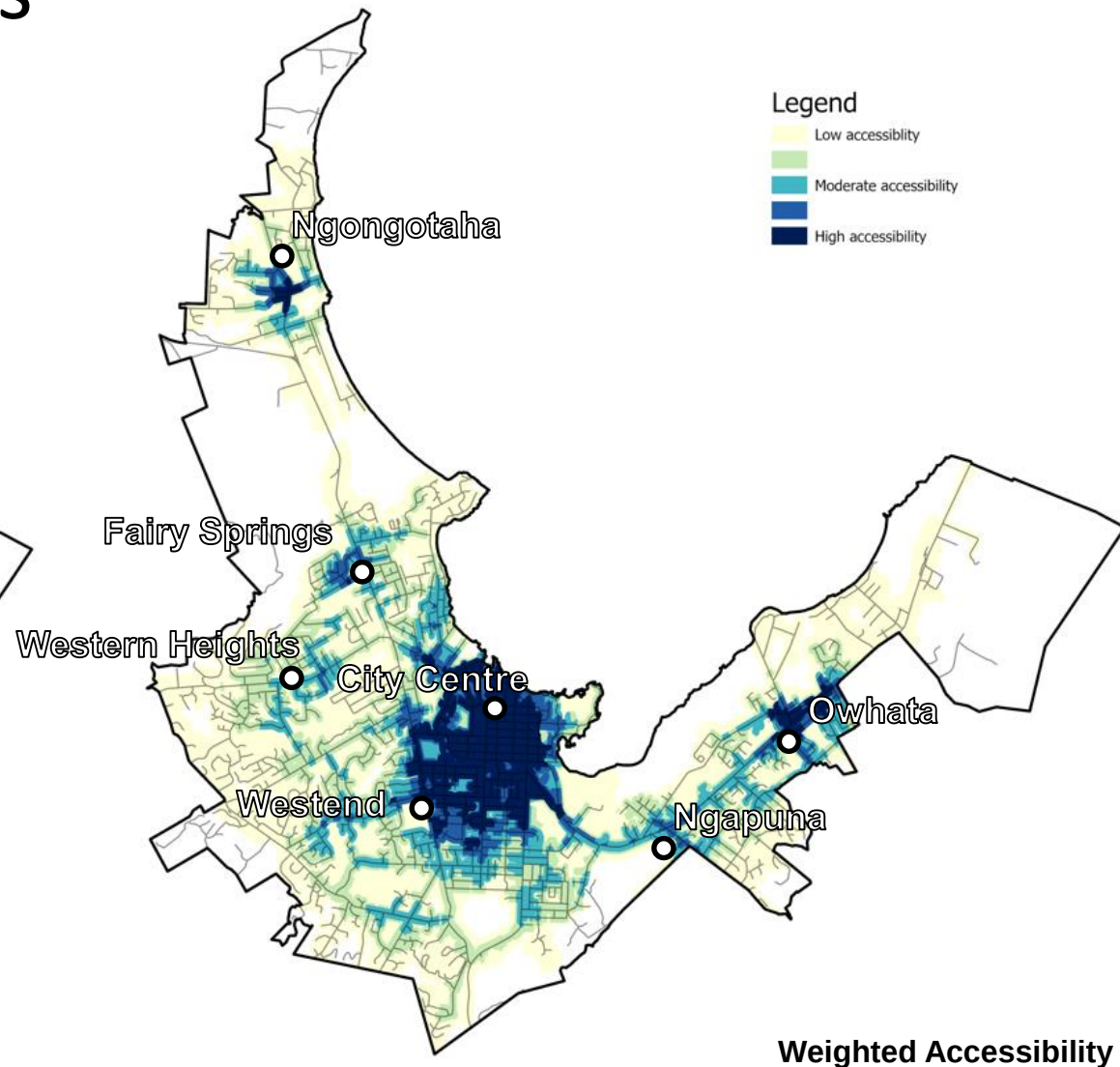
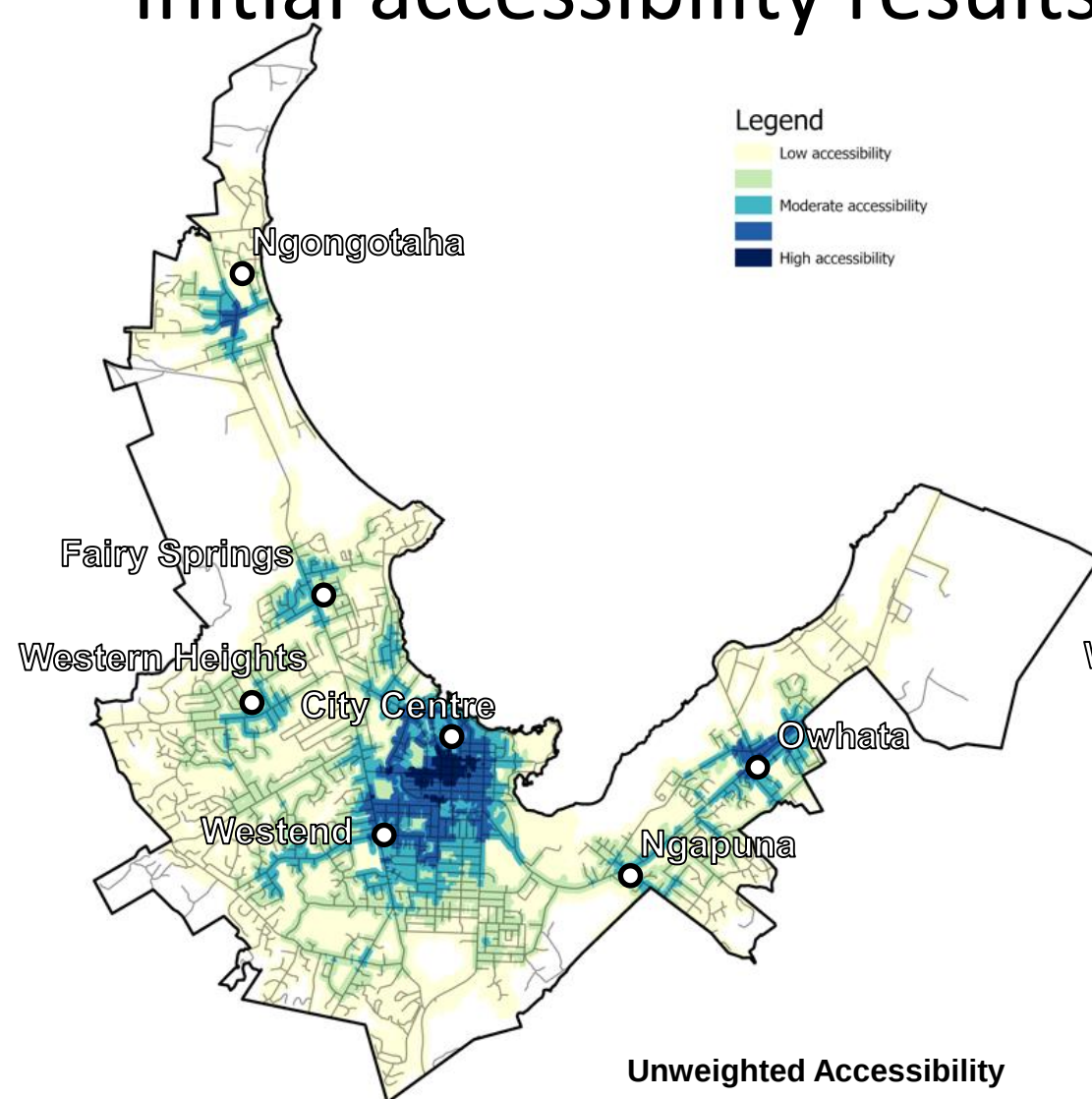
Planning Our Way Forward – Key Projects



Key: milestone notified plan change preliminary work frameworking plan development

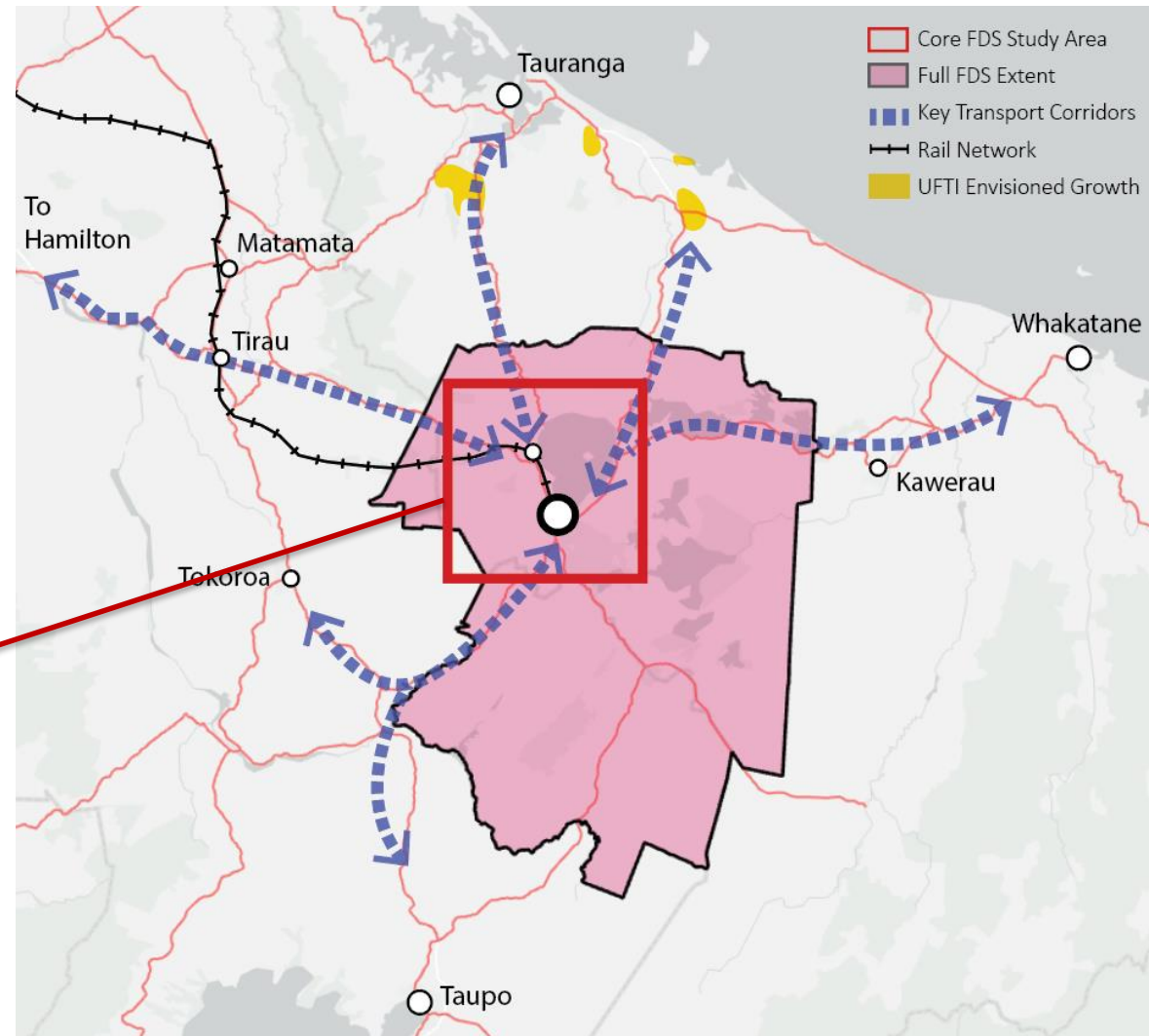
Future Development Strategy

Initial accessibility results



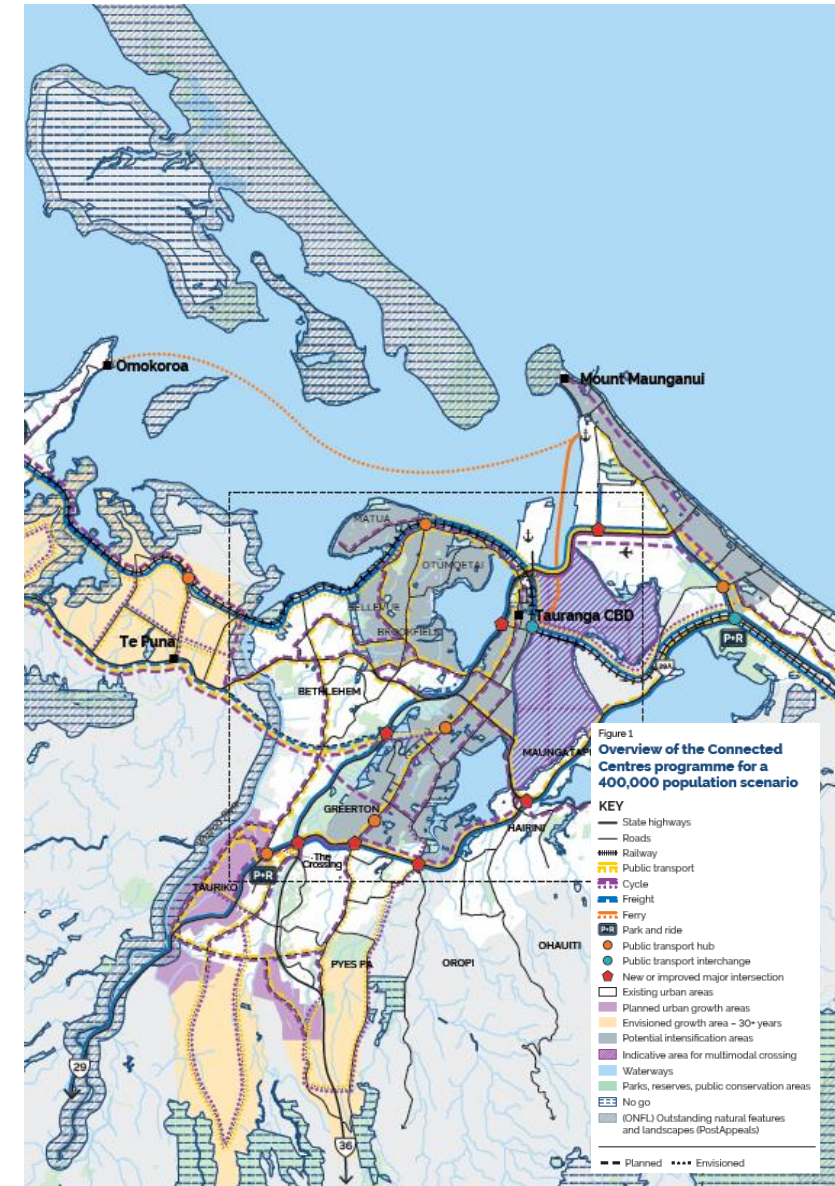
Area to be covered

- Focus will be on urban area around Rotorua (aligned within NPS-UD requirements).



FDS Content

- Baseline Review – identify development constraints (e.g. hazards, HPL)
- Develop ‘spatial scenarios’ of different ways Rotorua could grow.
- Assessment of advantages/ disadvantages of spatial scenarios.
- Iwi and hapū aspirations.
- Consideration of major sub-regional links and proposed growth areas in WBOP.
- Consideration of key growth issues around ‘Lakes A’ area.
- Implementation Plan.



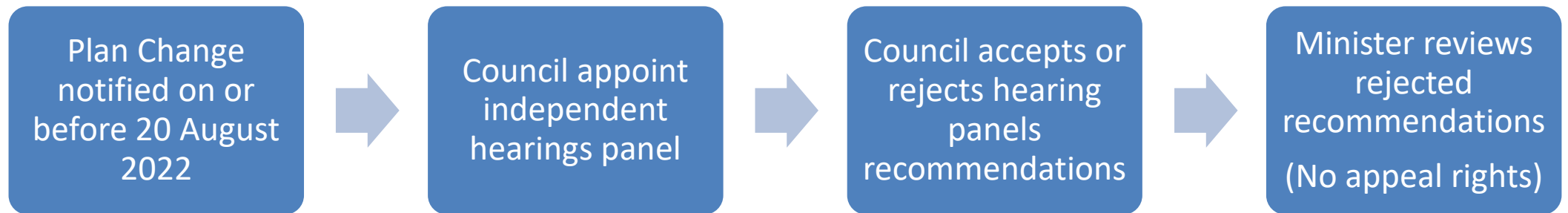
Rotorua Housing Plan Change

- 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.



Plan Change – Process

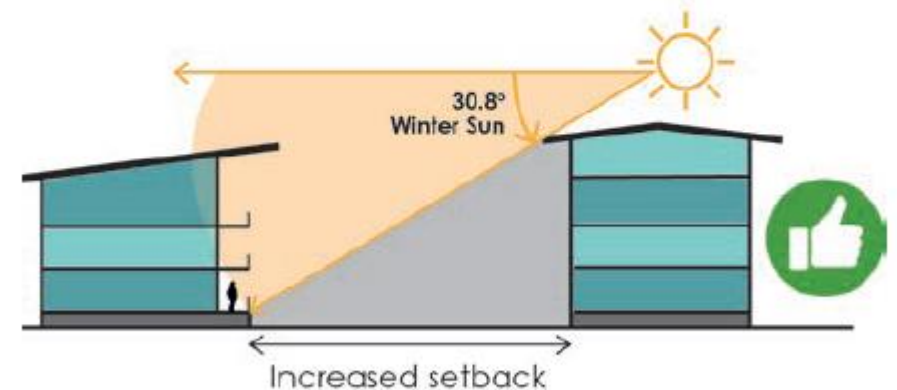
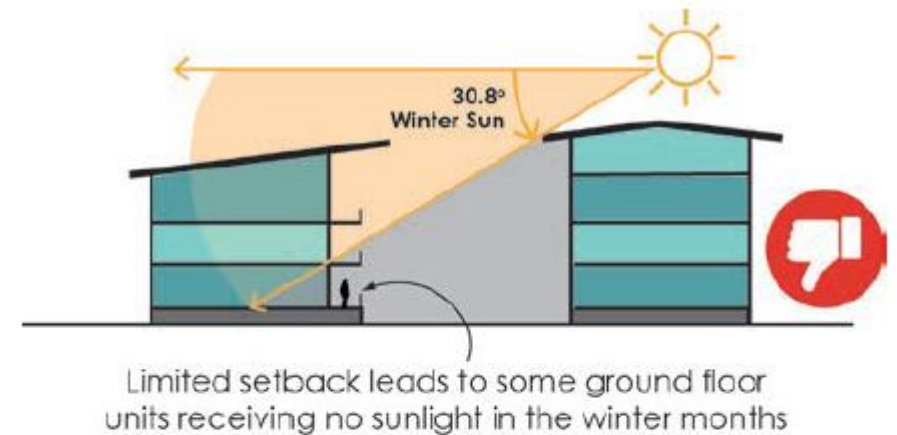
Intensification Streamlined Planning Process



- MDRS has **immediate legal effect** from notification.
- No appeal rights mean that the Plan Change can be operative mid-2023.
- Process set by legislation and no ability to change.
- Standard Plan Change process could be 18 months – two years.

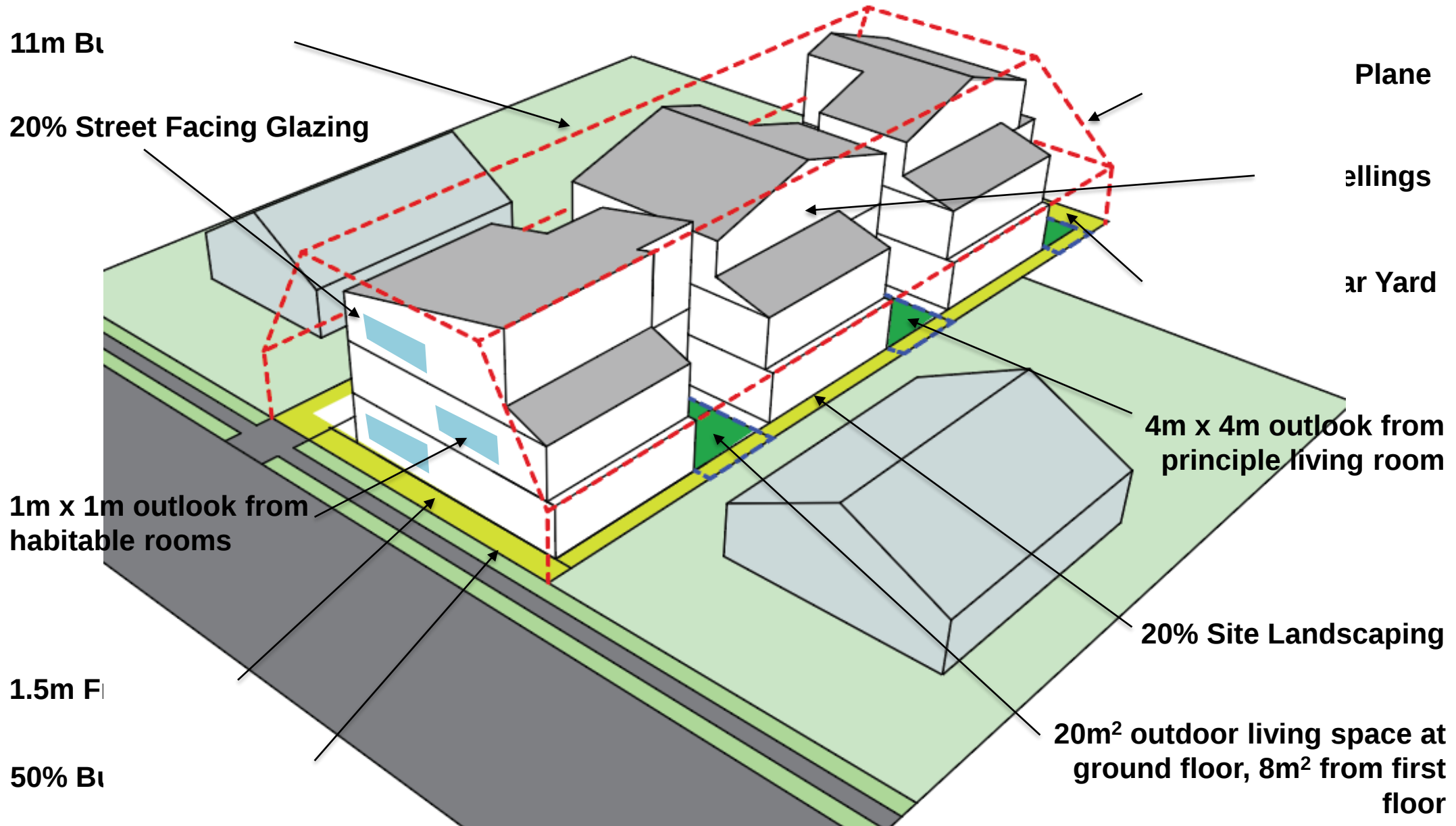
Achieving high quality design

- Permitted standards for up to 3 dwellings.
- Mfe design guidance being prepared for permitted development. Encourages good practice.
- Urban design assessment for 4+ dwellings.
- Supporting design guidelines being developed focussed on multi-unit development.
- Key issues include:
 - On-site amenity;
 - Streetscape interface;
 - Privacy;
 - Site layout/ building position;
 - Design quality.



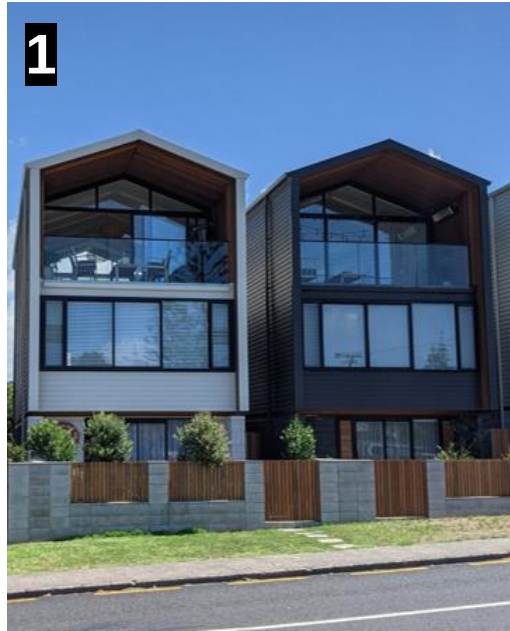
Guideline 11 Appropriate building separation at setback can help lead to not impinging on neighbour's access to sunlight.

Medium Density Residential Standards



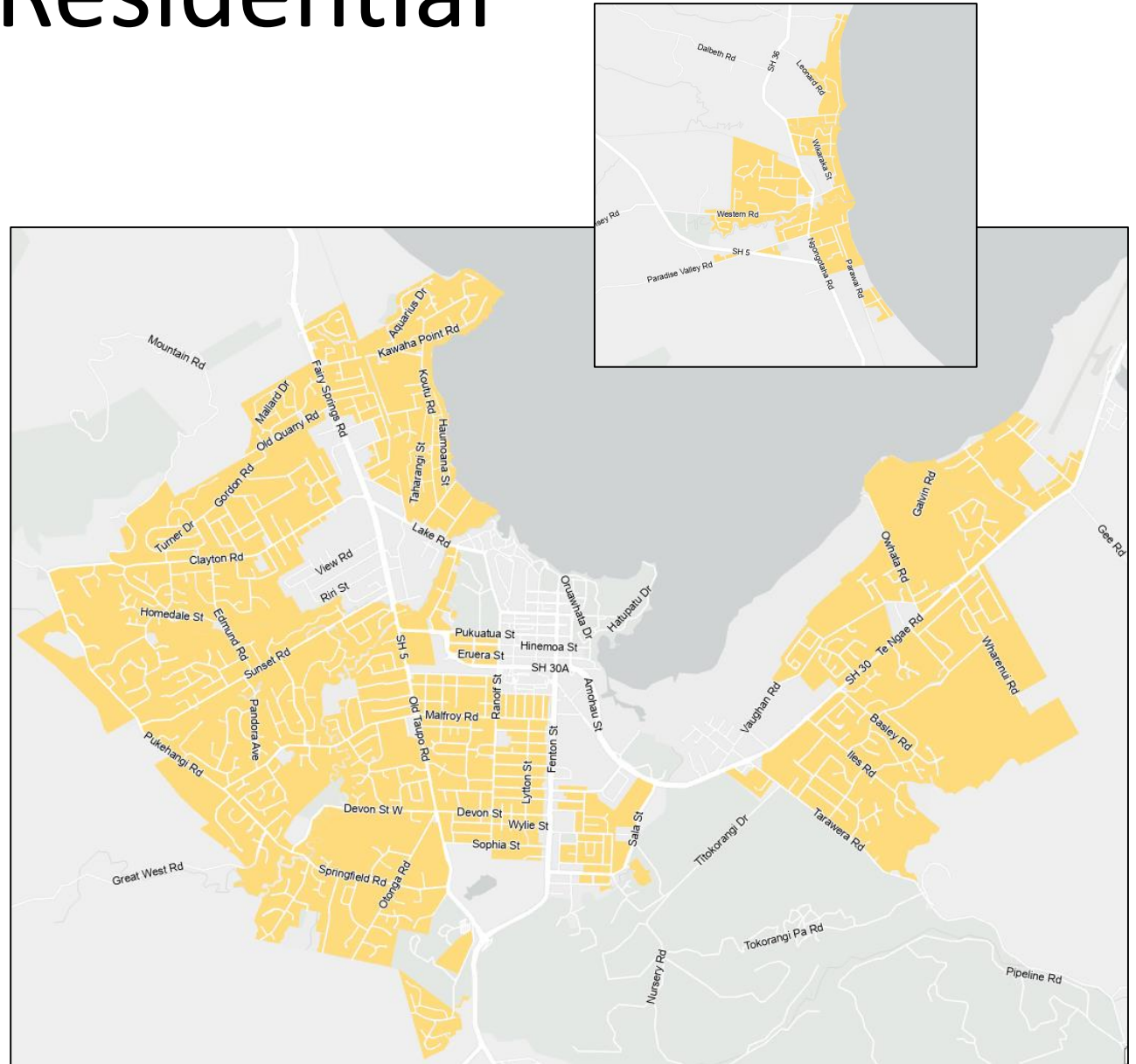
Housing types enabled

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

- Residential 1 & 2 zones rezoned to Medium Density Residential Zone as minimum.
- Potential to introduce a High Density Residential zone.
- Discussions with Iwi regarding Residential 3 zone and approach to managing cultural values in these areas.



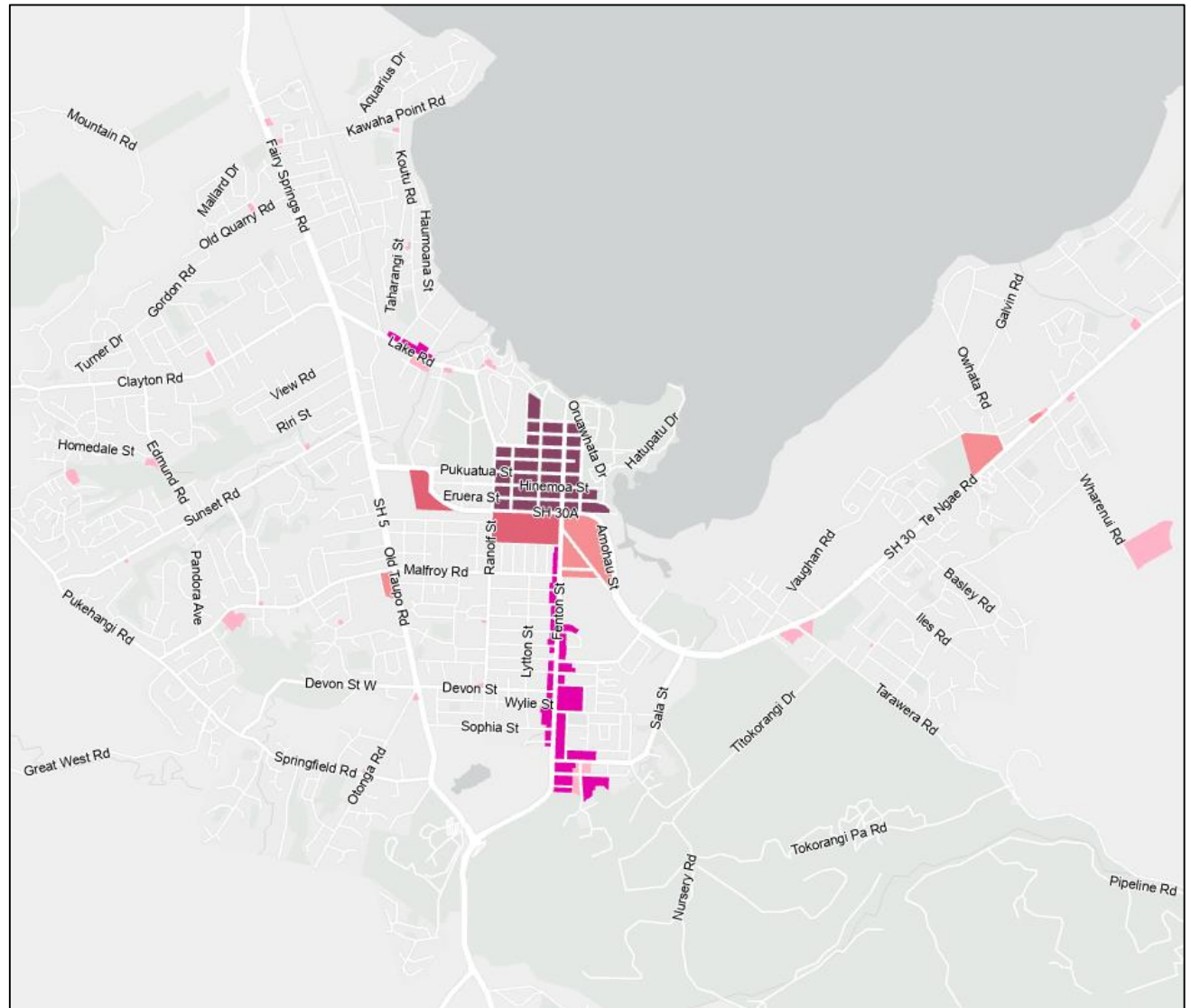
Plan Change – High Density Zone

- Extent of a High Density Residential zone informed by accessibility and market demand analysis.
- Design testing can inform the standards to be applied e.g. height and height in relation to boundary.
- Standards must be the same as, or more enabling than the MDRS.



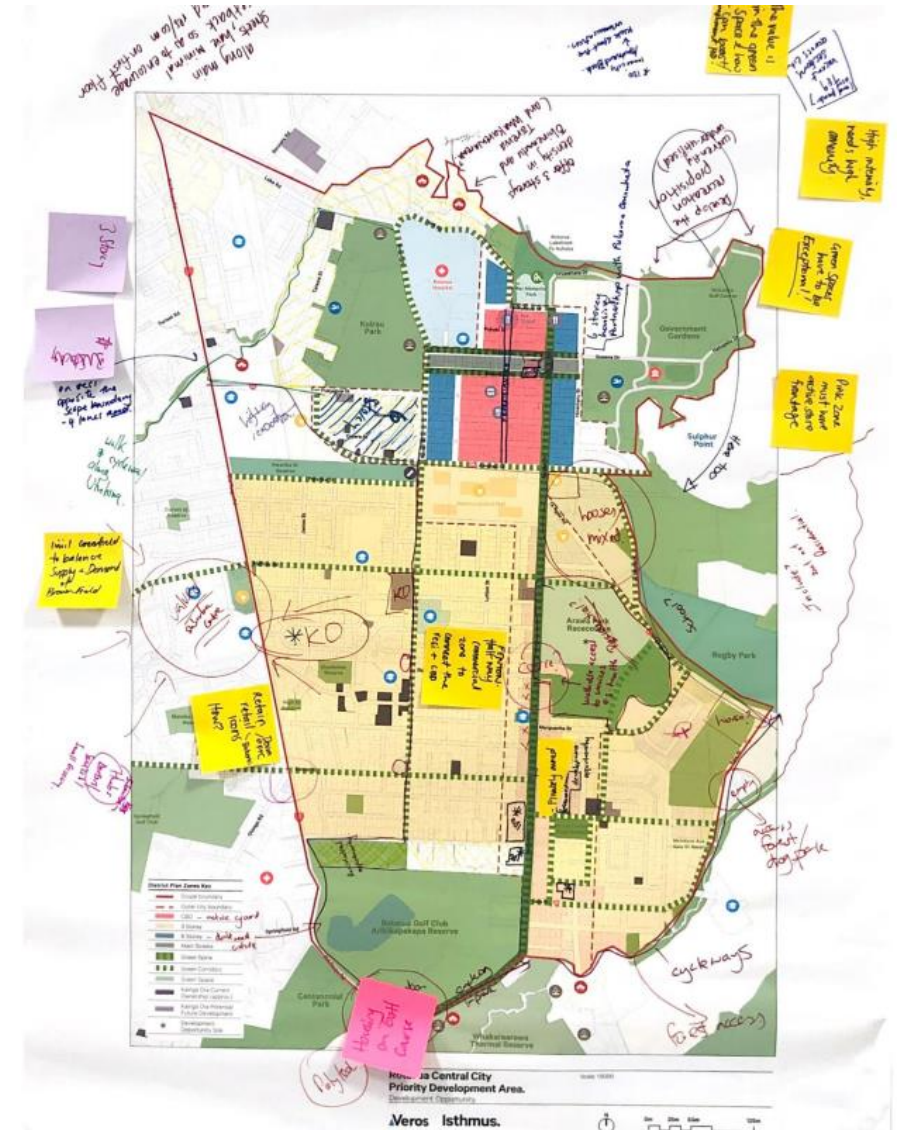
Plan Change – Commercial Zones

- Housing focus.
- Retain existing zone boundaries:
 - City Centre 1
 - City Centre 2 & Commercial 6
 - Commercial 1-4
- Heights and densities enabled will be key.
- Review supporting design standards e.g. minimum apartment size.



Priority Areas - Central

- A shared vision for growth for Central Area.
- A clear monitoring framework to ensure delivery against commitments.
- Key initial focus in parallel to plan change will be on housing and creating great neighbourhoods (higher density and mixed use).
- Aligned to the work around the FDS the next focus will be on commercial elements within the priority area.



Plan Change – Out of Scope

- Matters to be addressed through subsequent plan changes/ District Plan review:
 - Centres Hierarchy/ commercial activities
 - Industrial zones
 - Open Space zones
 - Rural zones
 - Lakes A Zone
 - Residential 4 and 5 zones



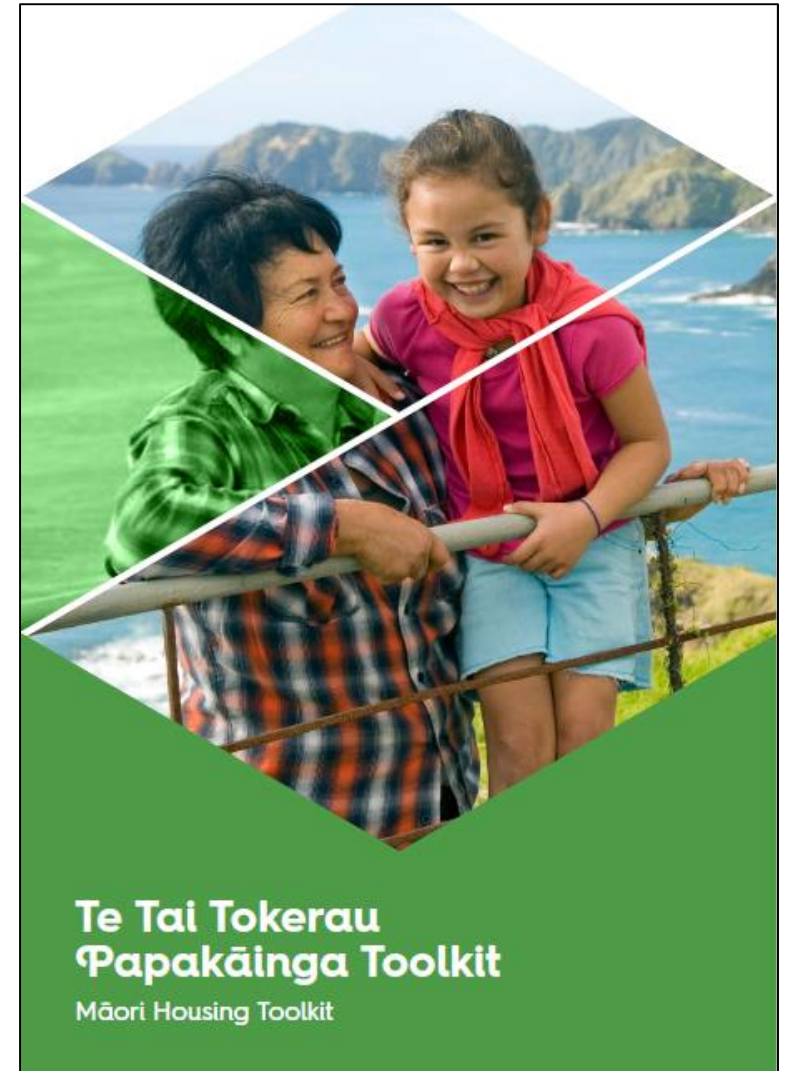
Plan Change – Qualifying Matters

- Height and density can be restricted where there is protected values or known development constraints - “*Qualifying Matters*”
- Existing qualifying matters include: E.g. Natural Hazards, Historic and Cultural Values, Significant Natural Areas
- Proposed to “roll over” the current rules and strengthen where appropriate to limit development rather than including these sites in a lower density zone.



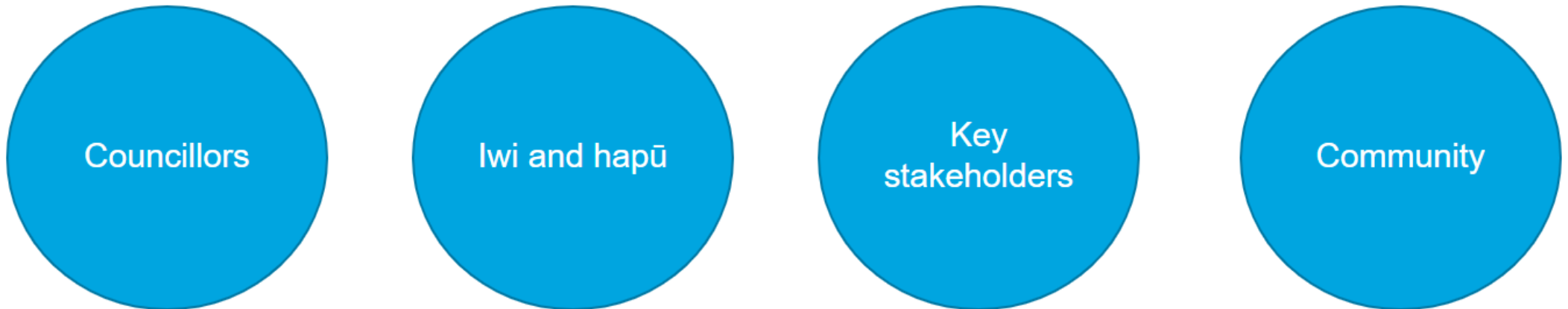
Plan Change – Papakāinga

- Papakāinga (including kaumātua flats) are provided for in the district plan.
- Concerns raised at the Mana Whenua workshop. Further discussion needed to identify specific issues.
- Potential development of “how to guide” in parallel to assist with understanding process in parallel with wider plan review.
- Staged approach may be necessary given the time constraints.



Consultation and Engagement

- Four phases of engagement and consultation:



Key Messages

- Rotorua is dealing with a housing crisis.
- Our community now has the opportunity to plan for a future that enables our city to grow in a way that protects and enhances the things we love.
- Council's role is to enable and encourage growth and to build partnerships with those who can deliver what we need to help our community thrive.
- Council's role is to also enable greater housing access and choice for our growing and changing community.
- Everyone needs to work together to help Rotorua reach its potential as a great place to live, work, play and invest.
- Importance of partnering with mana whenua.

Next Steps

- Stakeholder and mana whenua engagement
- FDS - Finalising mapping and contextual analysis
- Plan Change - Finalising mapping and height options
- **Next workshop: 6 April 2022**
 - FDS key outcomes, opportunities & constraints
 - Plan Change approaches
 - Consultation and engagement for end-April