



HOUSING FOR EVERYONE PLAN CHANGE 9

TECHNICAL ADVISORY GROUP UPDATE | AUGUST 2022



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AGENDA

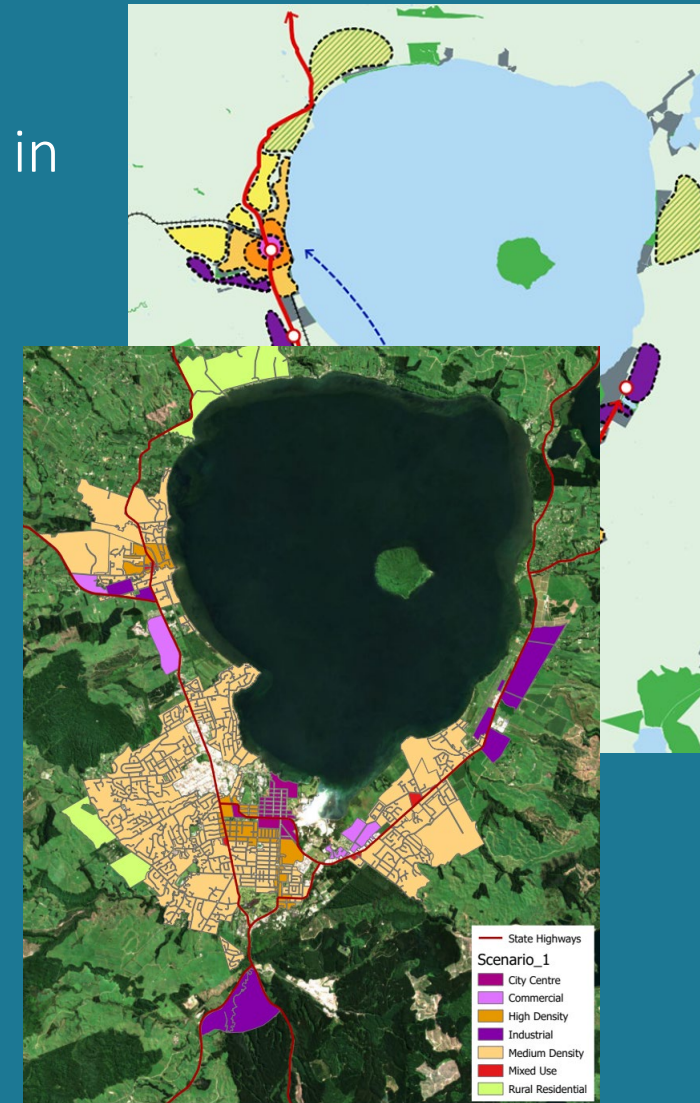
- **Future Development Strategy**
 - Progress to date
 - Key next steps
 - November engagement
- **Plan Change 9**
 - Proposed changes
 - Questions and feedback
 - Submission process



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FDS UPDATE

- Baseline analysis continuing:
 - City wide flood modelling progressing - aiming for early outputs in November;
 - Important to inform discussions on potential growth in Ngongotaha;
 - BERL economic analysis – BoPRC to share industrial demand analysis?
- Initial spatial scenarios being tested:
 - Initial stakeholder & councillor feedback in June 22;
 - Capacity testing underway;
 - Need to progress carbon emissions analysis as a priority;
 - Discussions with infrastructure team progressing;
 - Waka Kotahi information to share on feasibility of transport projects?
- Refining guiding outcomes & developing evaluation framework



FDS NEXT STEPS

- Sept 22 - Finalise guiding outcomes and evaluation framework
- Oct 22 - Finalise technical analysis of spatial scenarios
- Sept/Oct 22 - Mana whenua engagement on spatial scenarios
- Nov 22 - Targeted community engagement on spatial scenarios
- Nov 22 - Work on implementation plan
- Dec 22 – Councillor workshops
- Apr 23 - Draft FDS notified
- Jun – Aug 23 – Hearings and deliberations
- Sep 22 - Council adopts FDS



NOVEMBER ENGAGEMENT

- Targeted approach to minimise consultation fatigue
- Working through approach to Mana Whenua engagement – need to progress to the detail:
 - Evaluation framework
 - Mana whenua's own aspirations for development
 - How to apply aspirations spatially
- Targeted community engagement to workshop spatial scenarios and draw out feedback
- Wider stakeholder engagement e.g. Airport, key employment sector leaders



PLAN CHANGE 9 - UPDATE

- 20th August 2022 – Plan Change notified
- 14th October 2022 – Submissions close
- Targeting completion of submissions and further submissions by end of the year
- Commissioners have been approved (meeting to appoint this week)
- Several changes since last TAG meeting



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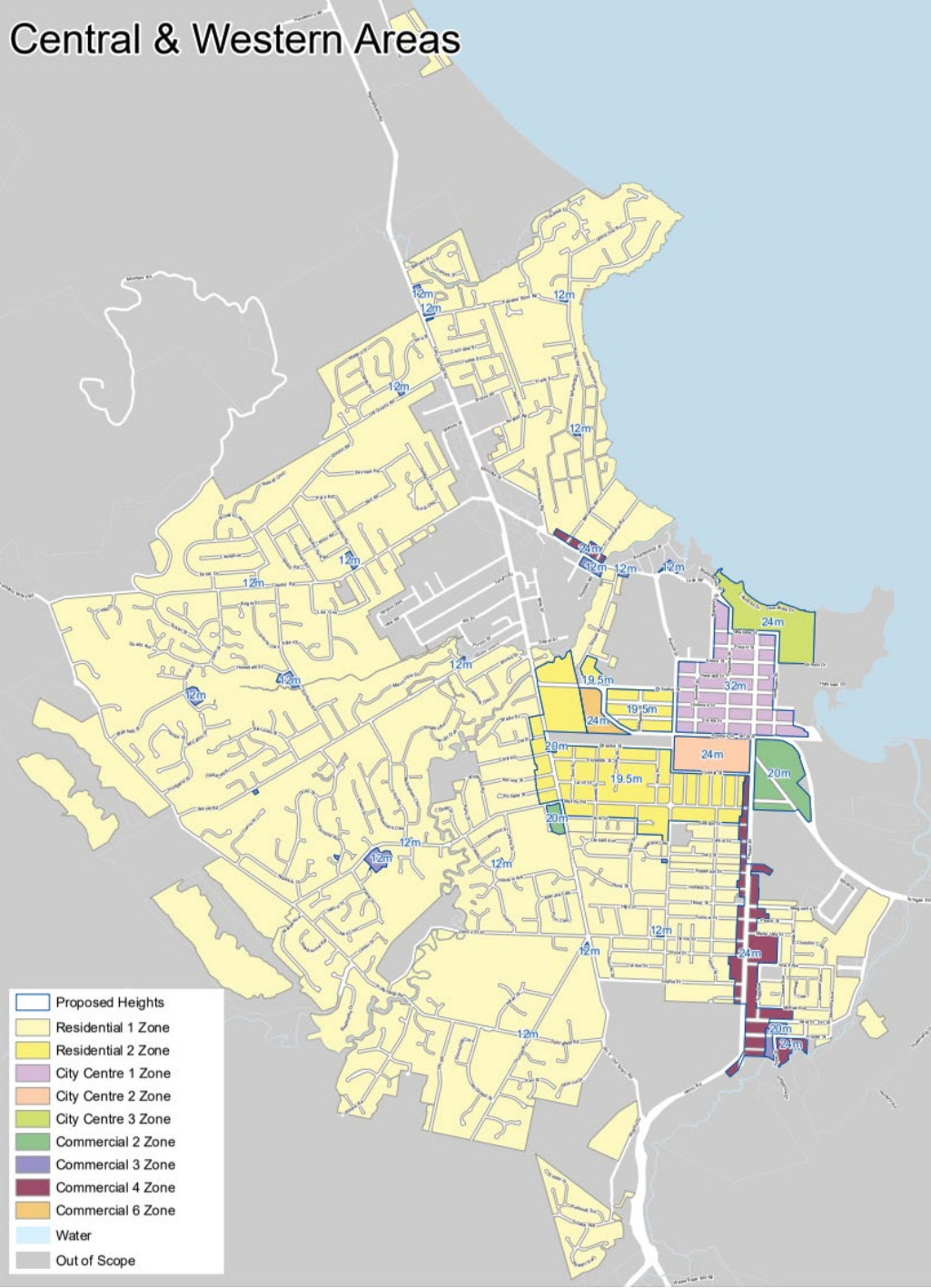
PC9 – KEY CHANGES

What is changing	Scopes of changes
Strategic direction objectives & policies	Alignment with NPSUD & MDRS
Residential 1 zone provisions	MDRS & design related changes
Residential 2 zone zoning and provisions	MDRS & design related changes (<i>MDRS standards expressly apply in the interim</i>)
Wharenui & Pukehangi development areas	Pukehangi: MDRS & adjust heights Wharenui: MDRS & remove redundant standards
Subdivision	MDRS and changes to min lot size, shape factor
City Centre 1, 2 and 3 provisions	Increased height & design related changes
Commercial 1, 2 and 6 provision	Increased height & design related changes
Commercial 4 zone	Increased height & design related changes <i>Strengthened policy framework</i>
Hazard provisions	Changes to flooding rules & <i>geothermal rules</i>
Financial contributions provisions	Apply to permitted activities and reduce rates
Heritage provisions	<i>Require consent for development adjoining heritage item</i>
Transport provisions	<i>Transport assessment for 20+ residential units</i> <i>Amended access standards</i>
Papakainga	Changes to provisions to better enable development within both the residential and rural zone.

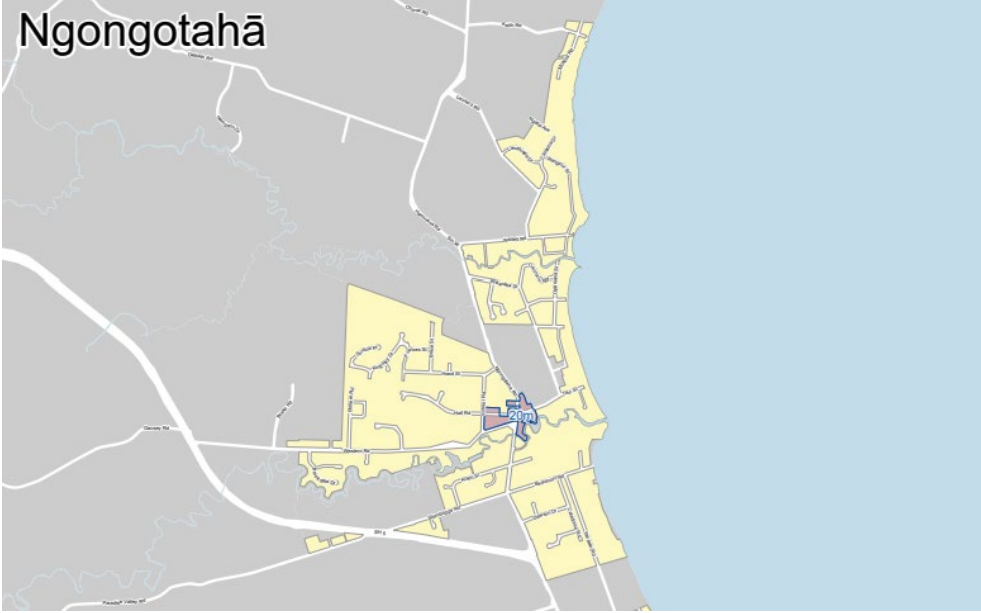
MEDIUM DENSITY RESIDENTIAL ZONE



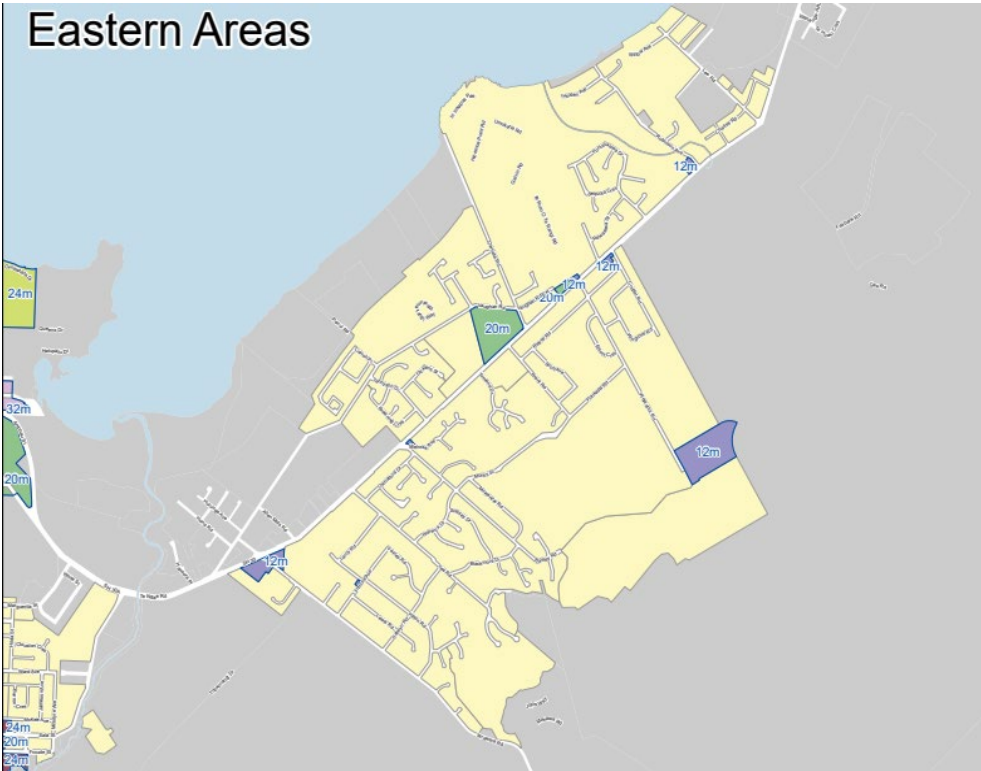
Central & Western Areas



Ngongotahā



Eastern Areas



ZONE EXTENTS

- Proposed Heights
- Residential 1 Zone
- Residential 2 Zone
- City Centre 1 Zone
- City Centre 2 Zone
- City Centre 3 Zone
- Commercial 2 Zone
- Commercial 3 Zone
- Commercial 4 Zone
- Commercial 6 Zone
- Water
- Out of Scope

HIGH DENSITY RESIDENTIAL ZONE

Enable/ encourage
high density
housing up to six
storeys



Attractive and safe
streets



Quality living
environments



Manage effects on
neighbours
(*privacy, daylight
access*)



- 19.5m height
- Enabling HiRB
adjacent to street
+
Consider
infrastructure
capacity

Extra rules
Low fencing

4+ Assessment:
Attractive frontages
Quality landscaping
Architectural detail

Extra rules
- Open space
- Minimum unit size
- Design of access

4+ Assessment:
Cycle parking
Storage & waste
Landscaping

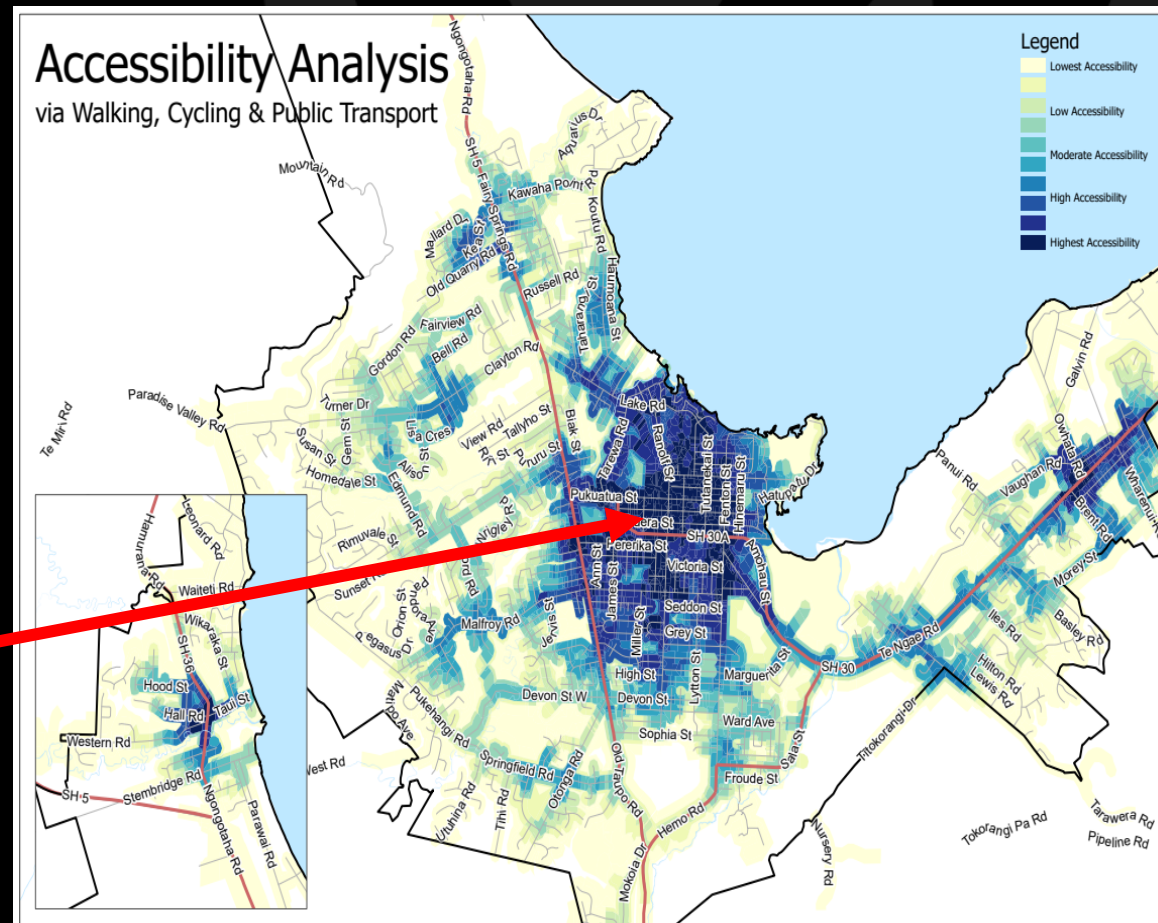
Extra rules
- Limit HiRB at rear
- Building length

4+ Assessment:
Architectural detail &
landscaping
Consider daylight
access



ENABLING HIGH DENSITY

Residential 2 Zone

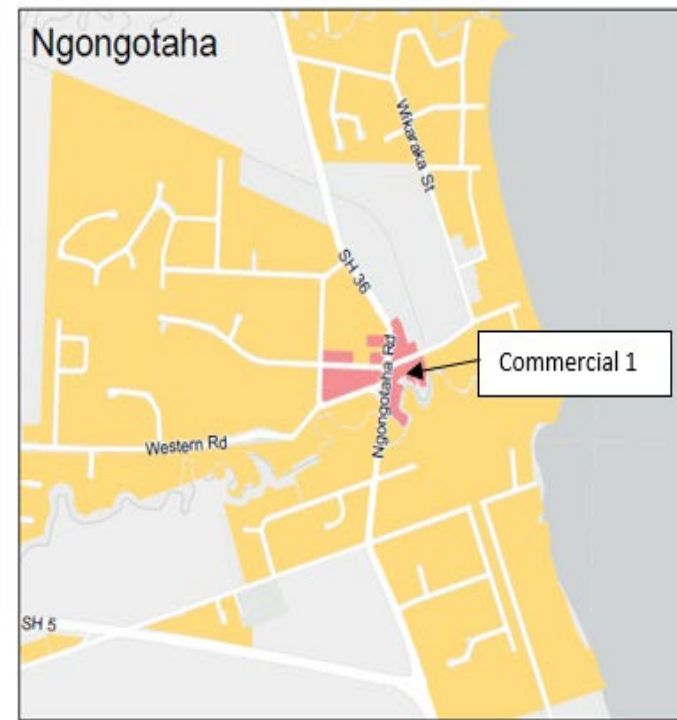
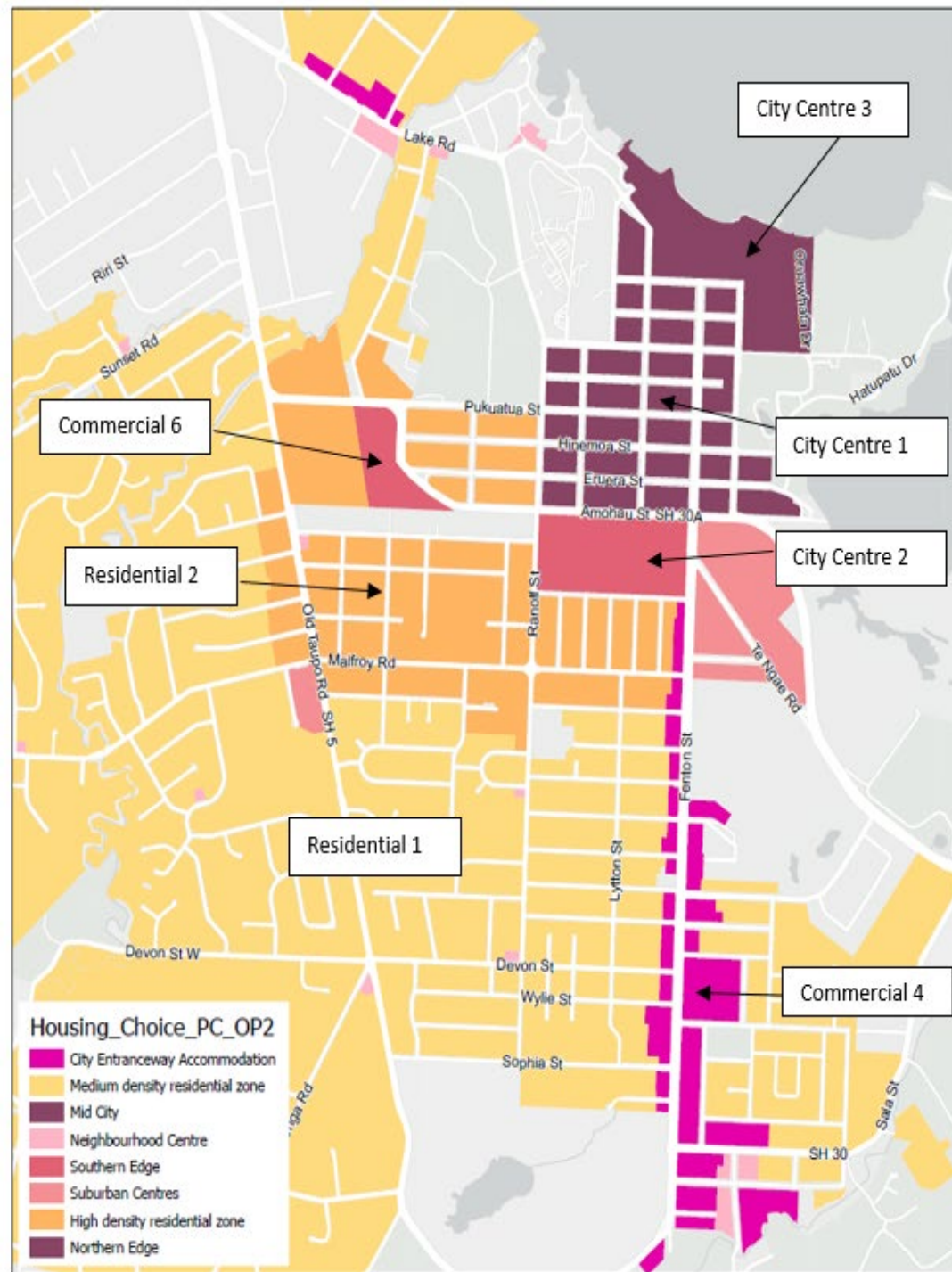


Standard	Residential 1 Medium Density	Residential 2 High Density
Dwellings per site	Up to 3 permitted 4+ restricted discretionary	Up to 3 permitted 4+ restricted discretionary
Height	11m (+1m for roof)	11m (+1m for roof)/ 19.5m
HiRB	4m + 60°	4m + 60° / 12m & 60° within 23.5m of road
Building Coverage	50%	50%
Impervious Surfaces	70%	80%
Landscaping	20% of a developed site 50% of front yard	20% of a developed site 50% of front yard
Outlook Space	4 X 4m/ 1 X 1m	4 X 4m/ 1 X 1m
Outdoor Living Space	3m - 20m² @ GF / 1.8m -8m² Offset for south facing open space	3m - 20m²@ GF / 1.8m -8m² (1.5m - 6m²) Offset for south facing open space
Windows to the Street	20% glazing Exclusions for front doors/garages/roofspace	20% glazing Exclusions for front doors/garages/roofspace
Maximum building length	22m (perpendicular to street, excl. Corner sites)	22m (perpendicular to street, excl. Corner sites)
Yards	1.5m front, 1m all others	1.5m front, 1m all others
Minimum dwelling size	35m2 Studio/ 45m2 1-bed+	35m2 Studio/ 45m2 1-bed+
Fences	1.2m high / 1,8m if 50% permeable	1.2m high / 1,8m if 50% permeable

*Rules in bold apply from the 20th August 2022

ENABLING HIGHER DENSITY & MIXED USE

Zoning Framework



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ENABLING MIXED USE

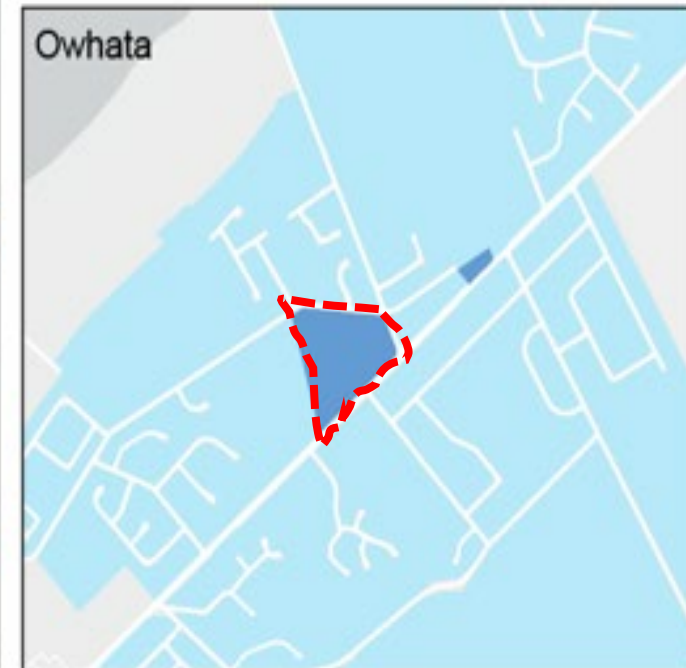
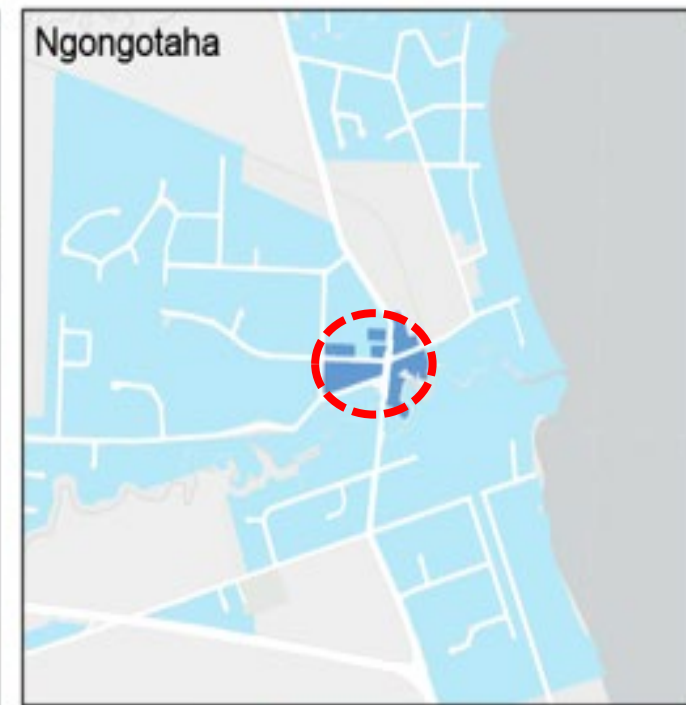
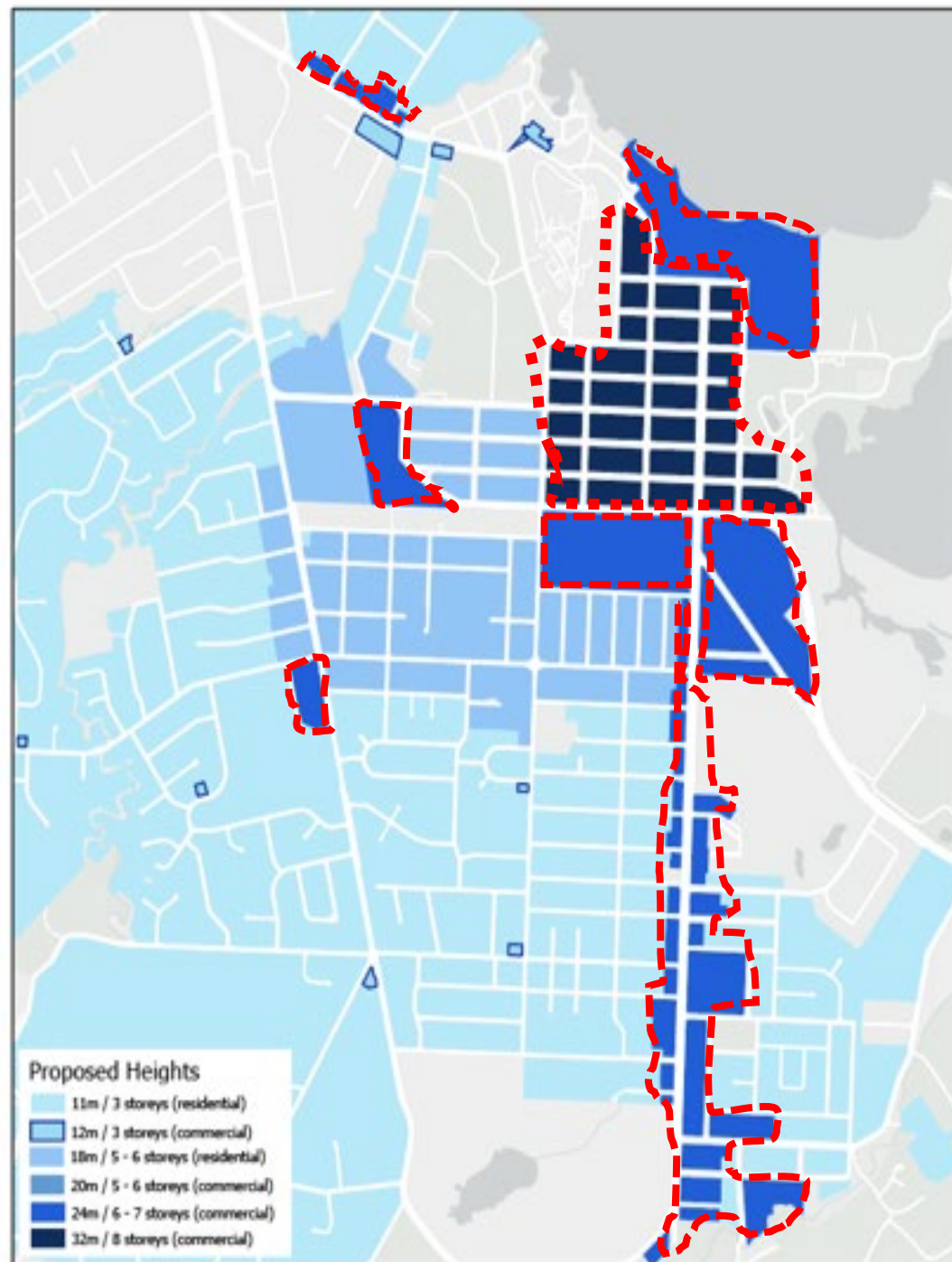
Better enabling housing within existing business zones:

- **City Centre Zones** – Inner City (CBD), Central Mall, Lakefront
- **Commercial Centres** – Ngongotaha, Suburban & Neighbourhood Centres, Fenton Street & Lake Road, Trade Central



HEIGHT LIMITS

- Amend the City Centre 1 zone- 20m to 32m.
- Amend the City Centre 3 zone- 20m to 24m.
- Introducing a 24m height limit for the City Centre 2 zone
- Amended Commercial 1 & 2 Zone- 12m to 20m
- Amended Commercial 4 Zone- 12m to 24m
- Amended Commercial 6 Zone- 20m to 24m



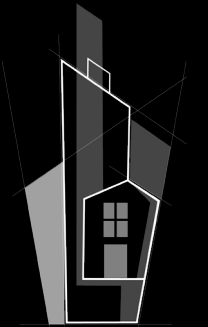
COMMERCIAL 4 ZONE- FENTON STREET & LAKE ROAD

- Additional objectives and policies proposed to address design quality:
 - Residential development provides **healthy, safe and quality living environments for residents** (COMZ-O3A)
 - Enable mix of high density residential uses, accommodation activities, including visitor accommodation and supporting commercial activities (COMZ-P5)
 - Require design of buildings to **positively contribute to the safety and attractiveness of the street**... buildings to orientate to front the street, locate active uses to street edge, including building entrances, lobbies and commercial activities, where proposed (COMZ-P12)
 - Require **design of residential buildings to**... provide open space that is functional & accessible; a reasonable level of visual privacy & outlook; safe & convenient pedestrian access to residential units from the street; outside of commercial centres, opportunities to on-site landscaping... (COMZ-P13)



EXISTING QUALIFYING MATTERS

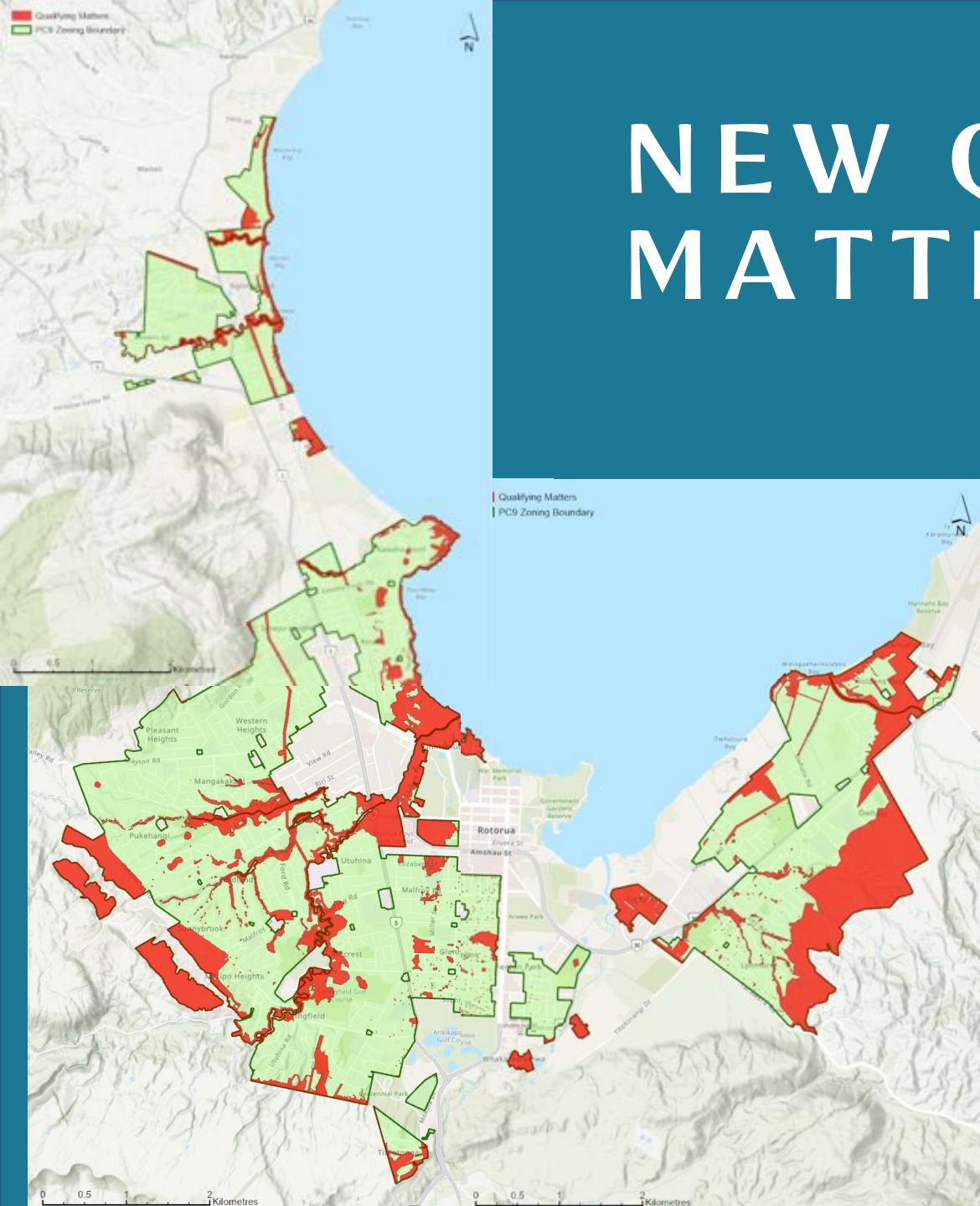
- National Grid;
- Natural Hazards;
- Historic and Cultural Values;
- Significant Natural Areas;
- Outstanding Natural Character;
- Outstanding Natural Features and Landscapes;
- Public Access.



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NEW QUALIFYING MATTERS

- **Flooding** – Amendments to DP to better manage flood risk (apply to Res 1 & 2 zone properties where flood depths > 300 mm)
- **Cultural Villages** – No changes to DP retain values & characteristics
- **Historic Heritage** - Amendments to respond to > building height & bulk enabled through the PC
- All qualifying matters reflected on map





ADDITIONAL SUPPORTING CHANGES

Papakāinga Housing

- Workshops with iwi and hapū reps
- Existing provisions creating barriers to papakāinga developments
- Will address quick wins e.g. deleting the requirement to be adjacent to Marae
- Greater density allowance in rural zones
- More enabling for non-residential activities





FINANCIAL CONTRIBUTIONS

Proposed Changes:

- Requirement for permitted housing development (MDRS)
- Upgrade of exiting reserves to support intensification
- Reduction in level of reserve contributions:
 - Most urban zones: 5% to 3.5%
(encourage efficient land use)
 - Rural Zone to 2.5%
(recognising less demand for reserve network);
 - Minor residential units: 1%
(encourage 'smaller' housing types)

GEOHERMAL

Proposed Changes:

- New performance standard addressing gas ingress structures

TRANSPORT PROVISIONS



- Potential to impact & further exacerbate effects on transport network
- Amendments to ensure effects of the increase in residential development enabled, are well managed
- New planning provisions to manage the increased number of households accessed from one shared access way and
- requiring a simple transport assessment for more than 20 residential units



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HIGH LEVEL TIMEFRAMES

Council
Notifies PC by
20 Aug 2022
*(no later than
this date)*

Submissions
**Aug – Oct
2022**

Summary of
Submissions
& Further
Submissions
**Oct - Dec
2022**

Prep. for
Hearings &
Circulation of
Material
Jan – Jul 2023

Hearings
**Aug – Oct
2023**

Panel
Recommends
& Council
Decision on
Recommend-
ations
**Sept – Dec
2023**

Refer to
Minister
rejected
Recommend-
ations
**Jan – Mar
2024**

Plan Change
made
Operative
Mar 2024
(deadline)



MDRS has immediate Legal
Effect- *(if no qualifying
matter applies to site)*



Submitters have no
Appeal Rights



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INFORMATION

- Key information source website:
<http://letstalk.rotorualakescouncil.nz>
- Information sessions with stakeholders
- Information on submission process & timeframes:
-Website, Council & Library
- Policy Planners:
policy.planning@rotorualc.nz
- Friend of the Submitter Belinda Messenger
- Submissions close **14 October**

Date	Time	Stakeholder Group
24 Aug	9 – 11am	Technical Advisory Group
29 Aug	9:30 – 11:30 am	Consultants
30 Aug	9 -11 am	Mana Whenua
30 Aug	1 – 2:30 pm	Architects & Designers
1 Sept	9 – 10:30 am	Developers
1 Sept	1 – 2:30 pm	Real Estate Agents & Valuers
2 Sept	10:30 am – 12:00	Community Groups

SUBMISSIONS

- Looking to code and notify the SDR quickly.
- Please attach to your submission and send through in an editable version.

Chapter / Sub-part Please identify what part of the plan your submission point relates to – this could be a subpart or chapter heading within the plan. e.g. Residential zone (RESZ)	Specific provision / matter Please identify the specific provision or matter your submission point relates to – this could be a specific objective, policy, rule, standard, or a more general matter that relates to a whole chapter, topic or zone. e.g. RESZ-R3	Position Please indicate whether you support, oppose, or seek to amend the specific provision / matter. e.g. Support	Reason for submission Please provide reasoning to support your position. This could be a detailed explanation, technical information, or simply stating you support the intent of the provision. e.g. Support the direction of RESZ-R3.	Relief sought Please indicate whether you are seeking to retain the provision as notified in PC9, delete the provision, or are seeking amendment. If you are seeking to amend a provision, please set this out using strikethrough to indicate deletion and <u>underline</u> to indicate additional text. e.g. Retain RESZ-R3 as notified.

- Link:

[Housing for Everyone - Plan Change 9](#) | [Let's talk](#) | [Kōrero mai \(rotorualakescouncil.nz\)](#)



QUESTIONS?



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