



ROTORUA
FOR TOMORROW

WHARENUI
Planning Our Way Forward



AGENDA

- Context
- Overview of MDRS (Residential 1 Zone)
- Implications Wharenui
- Next steps, timeframes for input



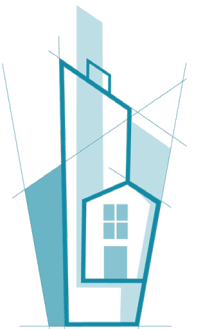
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An aerial photograph of Rotorua, New Zealand, showing a dense residential area in the foreground, a large lake (Lake Taupo) in the middle ground, and rolling hills in the background under a cloudy sky. The image is partially obscured by a white curved shape on the right side.

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Taking action to create homes and thriving communities

- RLC and Te Arawa recognise we need:
 - To plan for and build more homes and thriving communities
 - Our plan needs to be affordable, environmentally sustainable, and good for communities
 - Our plan needs to ensure we have a well-connected and well-function city and district



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WORK PROGRAMMES

- District Plan Change
- Future Development Strategy
- Infrastructure Investment
- Working with Govt Agencies



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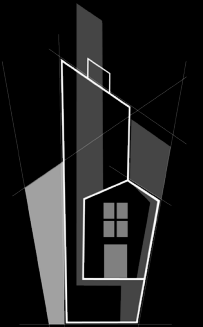
ROTORUA HOUSING PLAN CHANGE

A photograph of a modern, two-story house with white horizontal siding and a dark roof. The house features large windows and a dark garage door. The interior lights are on, and the sky is a soft twilight blue. The house is set on a concrete driveway with a small garden area in front.

HOUSING PLAN CHANGE

Overview and Purpose

- Applies to 'relevant' residential zones, not large lot residential
- Also considers heights and densities in city centre and commercial zones

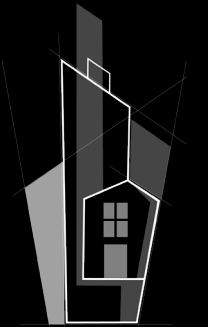


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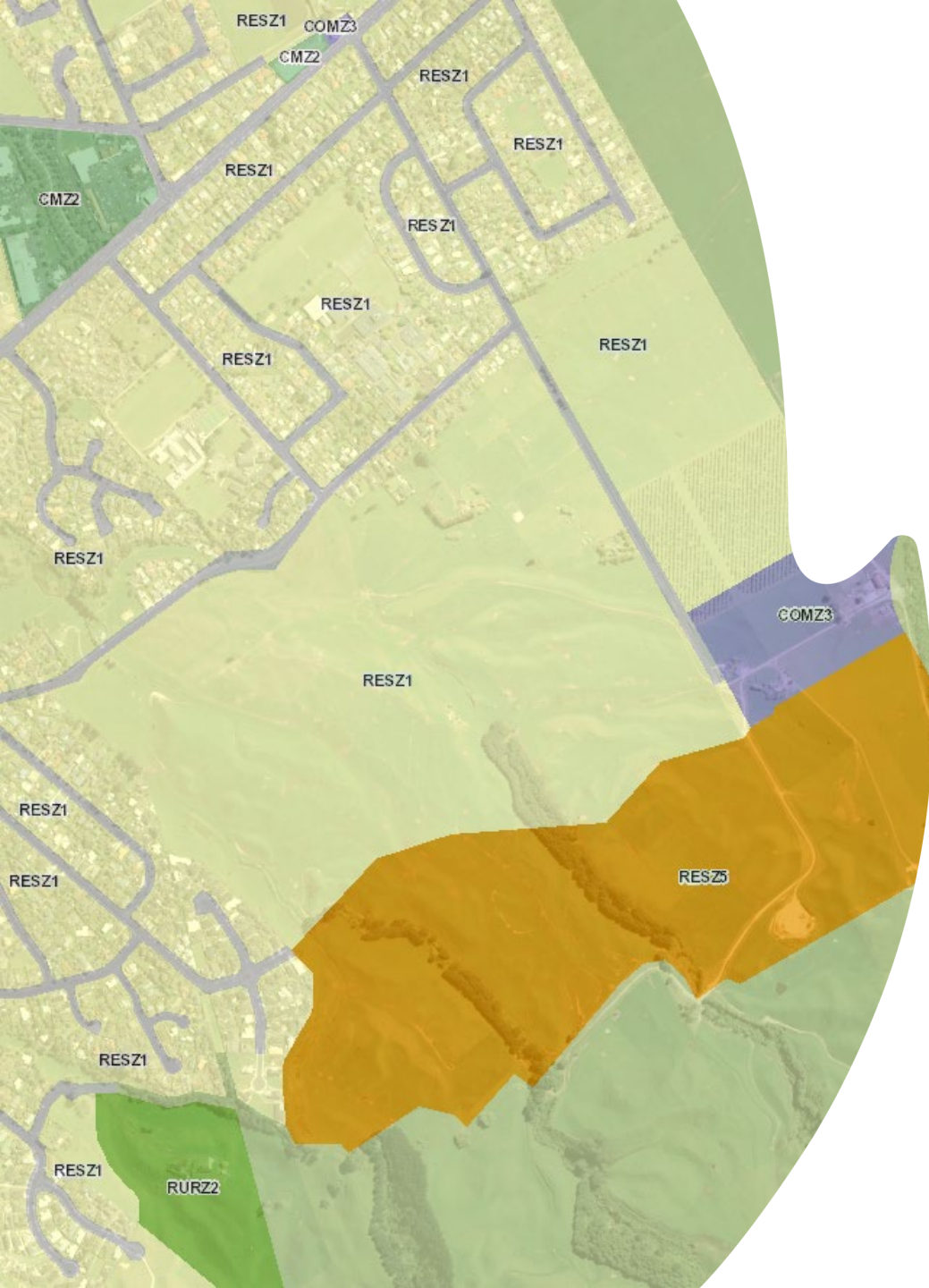


MEDIUM DENSITY RESIDENTIAL

- Purpose is to be more enabling of housing choice
- Property owners would be able to build up to 3 housing units on their sections up to 3 stories high unless 'Qualifying Matter'
- This is what could be built (not what must be built)
- Section sizes can be reduced
- Houses can be closer to the boundary

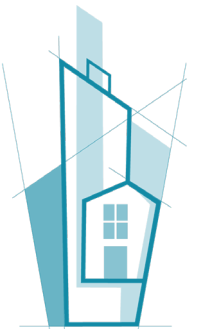


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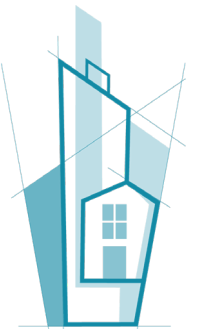
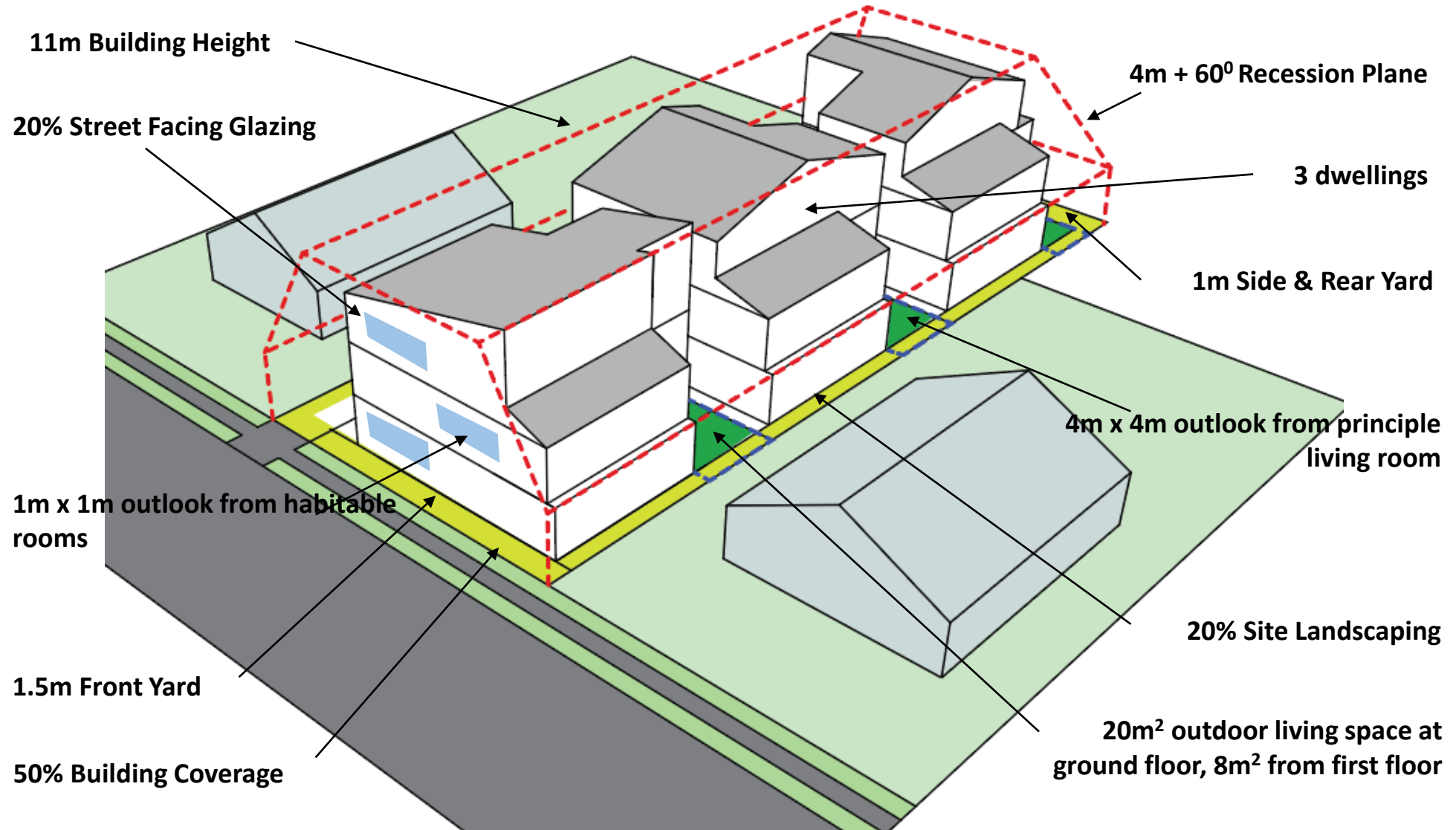
WHARENUI

- Wharenui Development Area
- Underlying Zones: Residential 1
Residential 5, Commercial 3
- Urban design outcome focus
- MDRS affects Residential 1 Zone
rules
- Other parts of housing plan
change affect Commercial 3
Zone



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MEDIUM DENSITY STANDARDS



EXISTING

	Current District Plan Standards – Wharenui Residential 1 Zone	MDRS standards and additional standards proposed for RESZ 1
Height	7.5m (2 storeys)	11m with an allowance for the peak of the roof to extend an additional 1 m (3 storeys)
Density	1 house per site (permitted); Otherwise controlled comprehensive residential development 1 unit/450m ² or controlled medium residential development 1 unit/250m ² on large parent sites	3 houses per site, 4+ dwellings and those that don't comply with other standards are RD (Council is developing its own matters of discretion).
Front yard	3m	1.5m
Side and Rear	2.5m	1m
Height envelope	3m +45 degrees, only on outer boundary	4m + 60 degrees
Building site coverage	40%	50%
Other amenity controls	No controls - reliance instead on comprehensive development with subdivision and matters of control	MDRS: Outlook space, outdoor living space, glazing on front elevation,

DISCRETION

- Amendment Act silent as to MoD for residential units that exceed standards including 4+ units on a site
- RLC developing:
 - a set of special MoD for 4+ residential units on a site; and
 - a set of MOD for non-compliance with other standards like height, yards, outdoor living space,
 - design guidelines to encourage good design and assist with assessment of 4+ residential units

SUBDIVISION IN RESZ 1 - UNDER MDRS V EXISTING

CURRENT APPROACH	UNDER MDRS
Subdivision is a controlled activity with a large number of Wharenui-specific matters of control and is intended to be assessed alongside a comprehensive development application for housing (the matters of control are the same). Practice is achievement of matters of control is supported by design guideline with consent notice	Subdivision rules must be consistent with the level of development permitted by the MDRS and provide for subdivision as a controlled activity (unless QM apply) - confirming implications for breadth of matters of control. No minimum lot size for subdivision around existing buildings that do not increase degree of non-compliance with MDRS standards Legal advice – minimum lot sizes for vacant lots should be consistent with MDRS. Proposing 300m2



SUMMARY OF IMPLICATIONS OF MDRS FOR RESIDENTIAL 1 ZONE

SUBDIVISION

- Minimum lot size for vacant lot subdivision to reduce to approx 300m²
- Potentially a reduced potential to apply existing matters of control targeted to Wharenui and reference to design guide with consent conditions
- Much of design guideline unlikely to be accepted as suitable for consent notice because conflicts with new residential standards (that have to apply to Wharenui)

LANDUSE

- Amended permitted baseline
- Existing consent notice conditions that reference design guideline potentially open to challenge
- Reduced notification – e.g. papakainga-type development proposal



PC APPROACH TO WHARENUI RESZ

1

- Apply the Resz 1 rules for landuse and subdivision without any special distinction for Wharenuī except with respect to:
 - staging
 - infrastructure upgrades (to discuss – potential amend?)
 - stormwater management
 - MOD of gully planting – potentially a QM
- But – open to consideration of additional performance standards specific to Wharenuī that don't conflict with density standards e.g.
 - fencing along gully system
 - front doors

OTHER WAYS TO ACHIEVE OUTCOMES SOUGHT

- Use private land covenants to achieve additional outcomes e.g. parking spaces, reduced height, 1 dwelling per lot....



COMMERCIAL 3 ZONE

- 12m height limit (instead of height limit defined by neighbouring zone)
- Changes to residential unit standards
- New buildings proposed to trigger consent in all commercial zones



TRAFFIC MITIGATIONS

Trigger Level (new lots created)	Mitigation Required
51	Brent Road Traffic Calming
151	Left In/Left Out turning restrictions at Coulter Road and Brent Road
301	Traffic signals at Wharenui Road, Basley Road and Iles Road Wharenui Road Traffic Calming

Are these works still required? _x



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TIMEFRAMES

Plan Change

- 25 May – working draft of Wharenui amendments
- 1 June – feedback received
- 1-20 writing s32 report and finalising track changes
- 20 June – provisions to legal for review
- Early August – Council presented plan change for notification
- 20 August – submission period starts



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