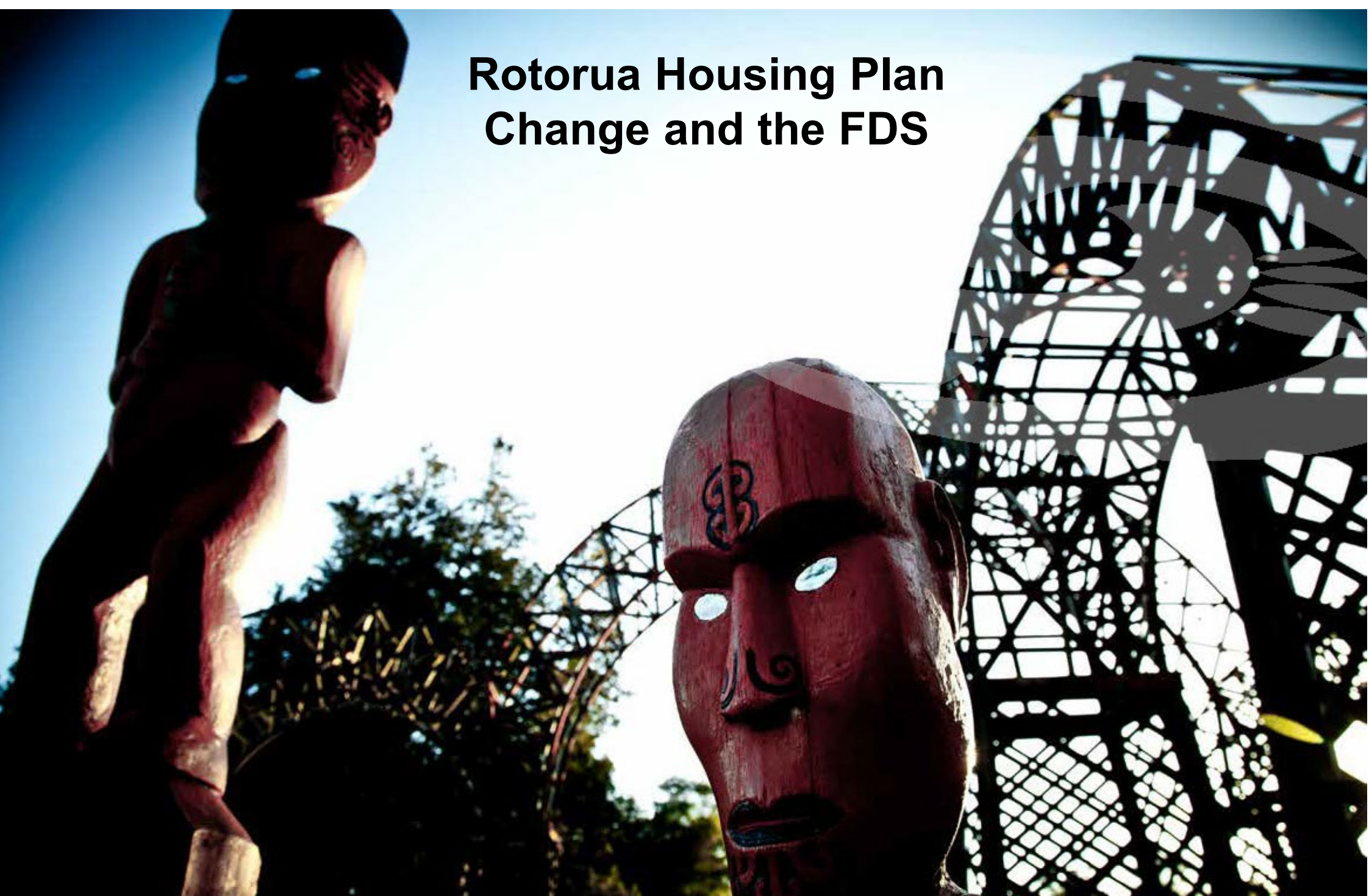


Rotorua Housing Plan Change and the FDS



Agenda

- Recap of HBA report and findings and NPSUD
- What are the current works streams underway
- Accessibility mapping assessment and findings
- What is the Future Development Strategy (FDS)??
- Rotorua Housing Plan Change:
 - Scope of plan change
 - Residential Zone and Commercial Zone Changes
 - Natural Hazards
 - Qualifying Matters
 - Issues with current district plan that are being addressed
 - Process
- Consultation and Engagement
- Next Steps

HBA Findings



+ 3,560

Additional
dwellings
required
by 2023



+ 6,240

Additional
dwellings
required
by 2030



+ 9,740

Additional
dwellings
required
by 2050

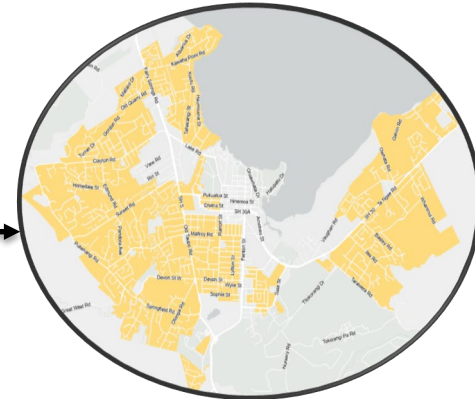
Over Arching Approach- PC & FDS

DISTRICT PLAN

Housing Plan Change:
MDRS

August

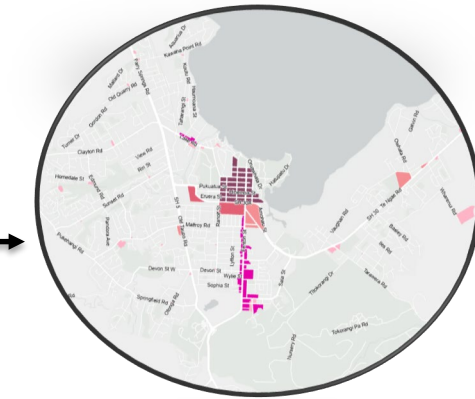
1. Addresses supply issues quickly
2. Provides for a range of typologies
3. Limited ability to influence design



Housing Plan Change:
NPS Urban Development

2023

1. Potential for High Density
2. Apartments

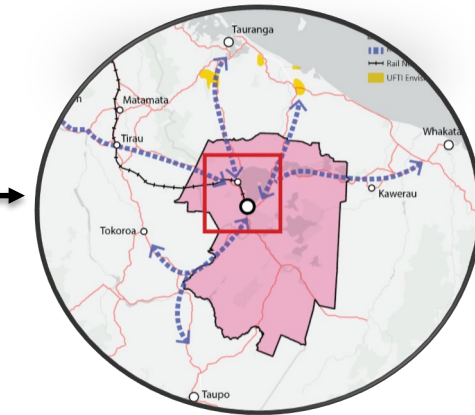


STRATEGY

Future Development Strategy
(leading to plan changes)

Longer term

1. Centres hierarchy and function
2. Industrial Land Supply
3. Greenfield Growth
4. Refine Intensification



Current Issues with District Plan

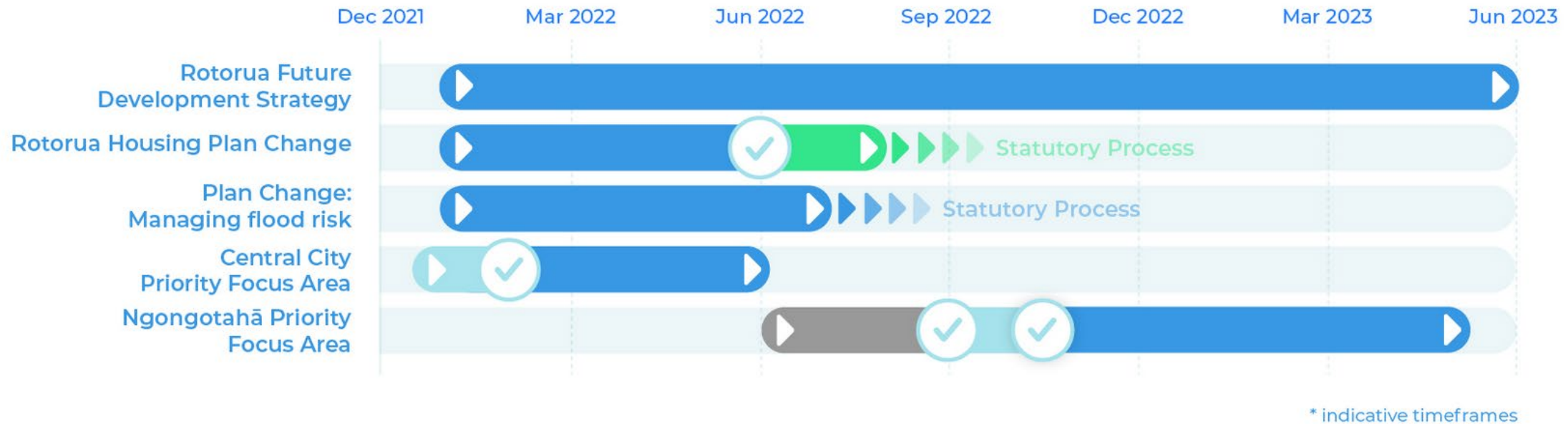
The district plan provides for limited housing choice:

- 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.
- Iwi perceive that the Papakāinga rules are complex and not enabling.

Planning Our Way Forward – Key Projects

- Housing and Business Development Capacity Assessment *(Complete)*
- Accessibility Analysis *(Complete)*
- Rotorua Future Development Strategy
- Priority Focus Areas
- Rotorua Housing Plan Change
- Urban Design Guidelines

Planning Our Way Forward – Key Projects



Key: milestone notified plan change preliminary work frameworking plan development

Accessibility Mapping

- NPS-UD has directive requirements for setting heights and densities based on the level of accessibility (or demand).
- Key issues arising from this:
 - What is ***accessibility***?
 - How do you define the ***“level of accessibility”***?



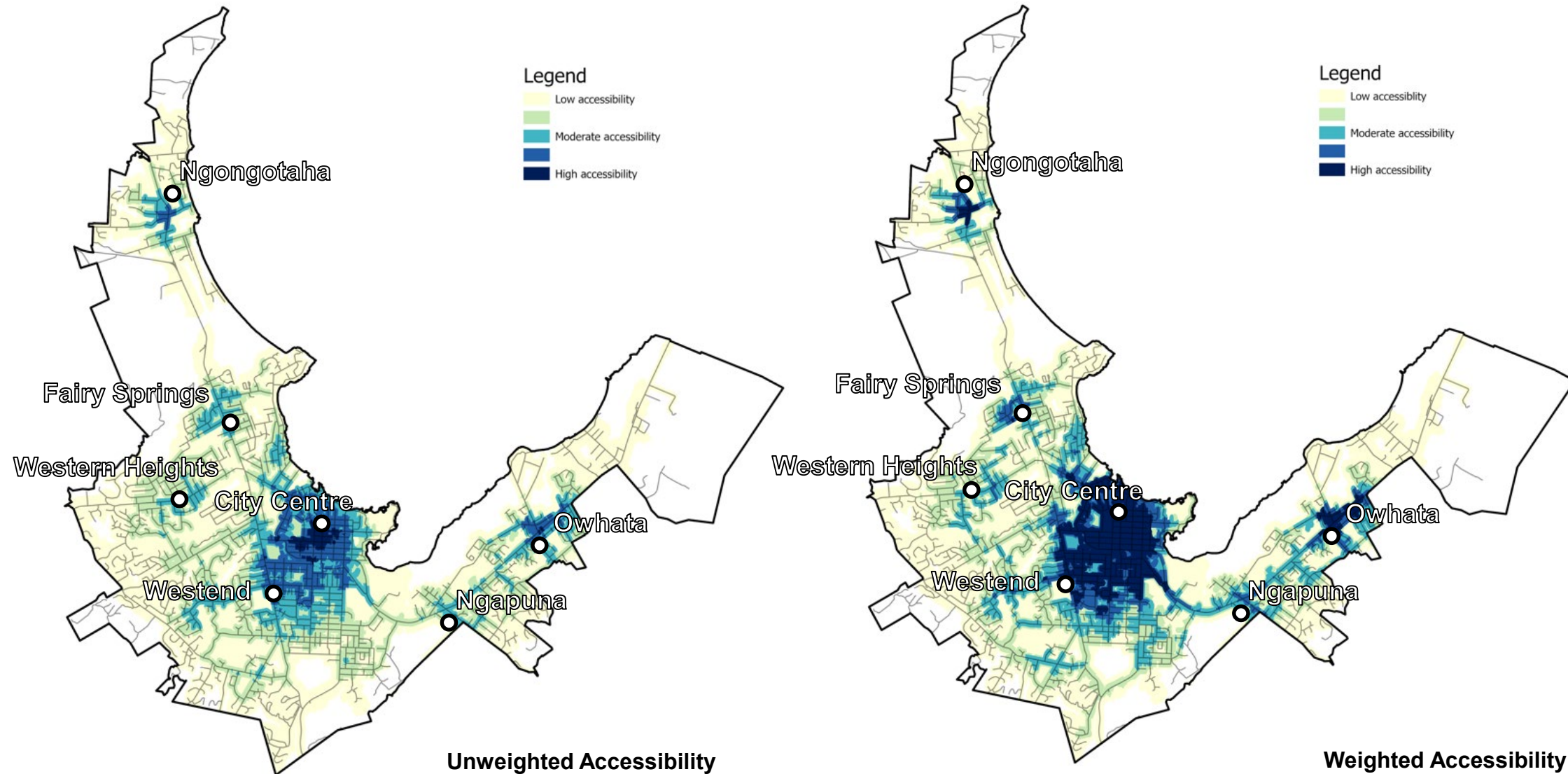
Walking Catchments

- Proposed methodology identifies a range of different catchments for destinations/ facilities that are considered critical for providing amenity to support more intensive forms of residential living.
- 400m-800m walk catchments will be most relevant to most destination types.
- Variations by destination type.
- Many critical destinations (e.g. schools) that support amenity are not typically found in centre environments.



Auckland Transport's definition of acceptable travel times

Initial accessibility results

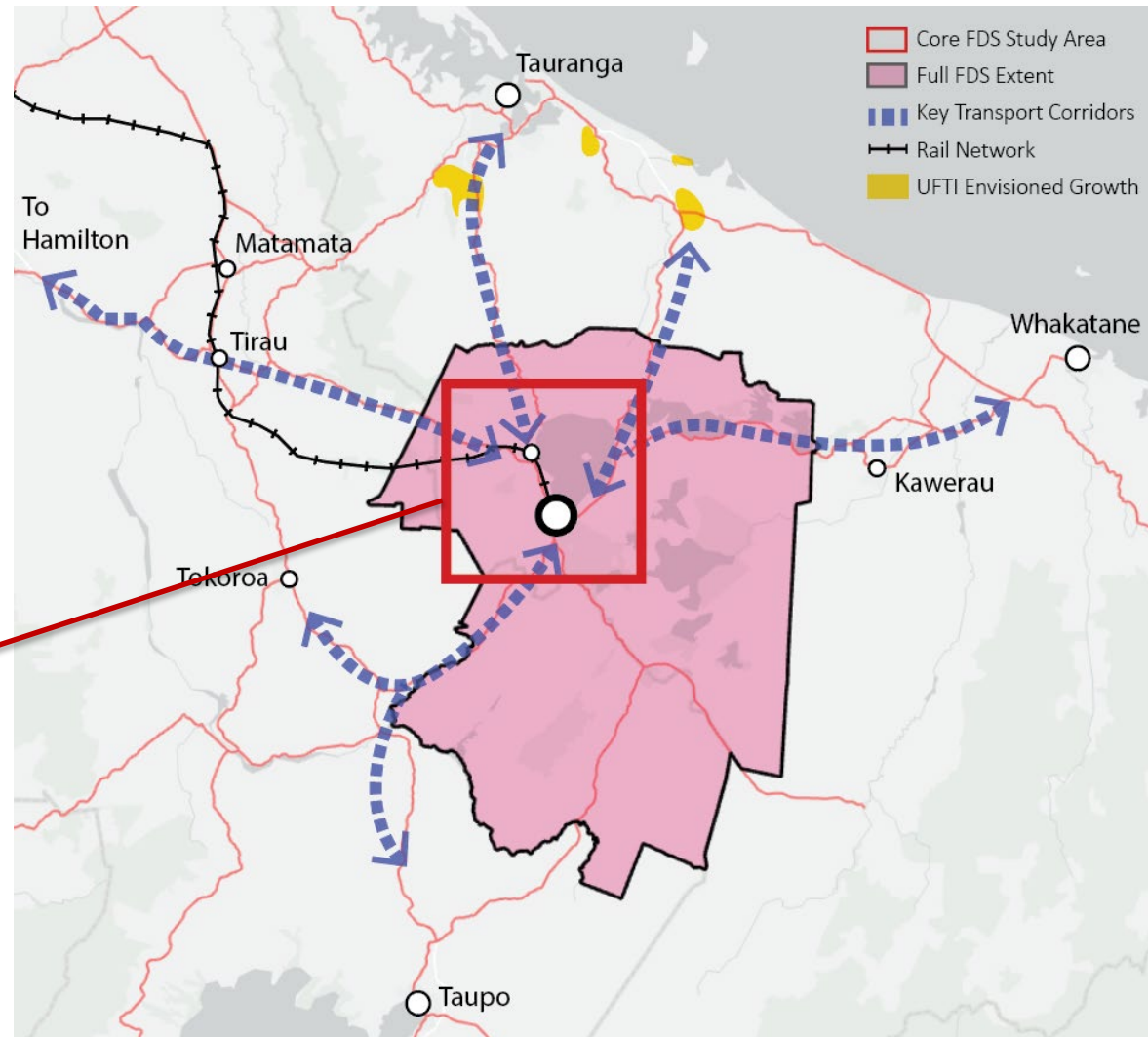


Future Development Strategy

- Key strategic document guiding land use and infrastructure decisions.
- Inform Infrastructure Strategy & and a future Regional Spatial Strategy.
- Address key aspect urban development/ growth issues:
 - Centres hierarchy and function
 - Industrial land supply
 - Direct the location of greenfield growth
 - Recommend refinements to the intensification approach
- Plan Changes for priority development areas can be progressed quickly.

Area to be covered

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



Rotorua Housing Plan Change

Rotorua Housing Plan Change

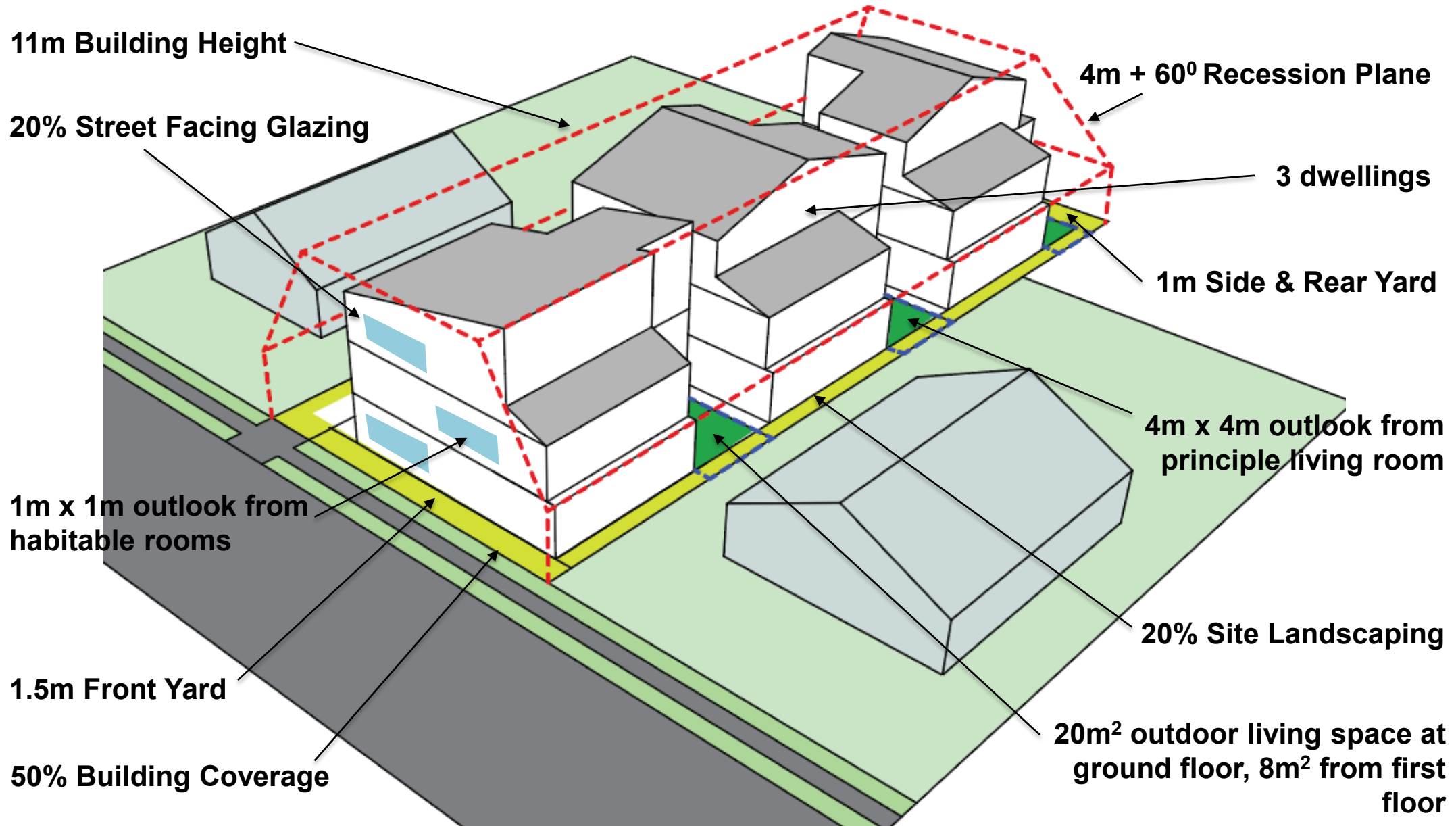
- Enable more housing choice in Rotorua:
 - Heights and densities;
 - Supporting design provisions.
- Align with NPSUD and Housing Supply Amendment Act.
- Narrow scope needed to deliver within timeframes.
- Single Plan Change for Residential, City Centre and Commercial zones.



Enabling Housing Supply Amendment Act

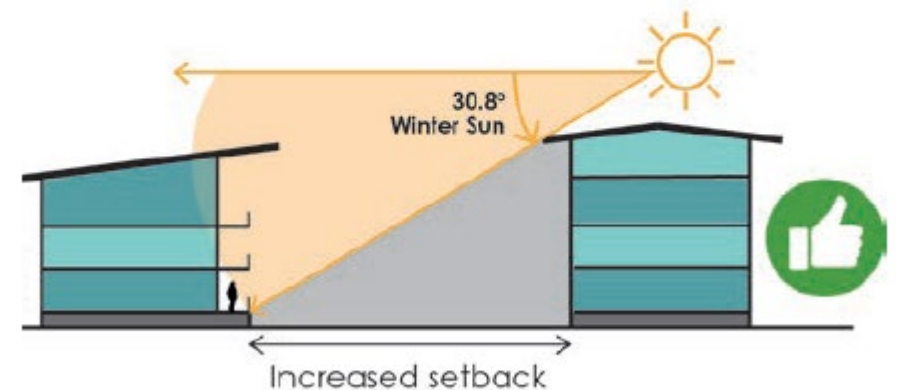
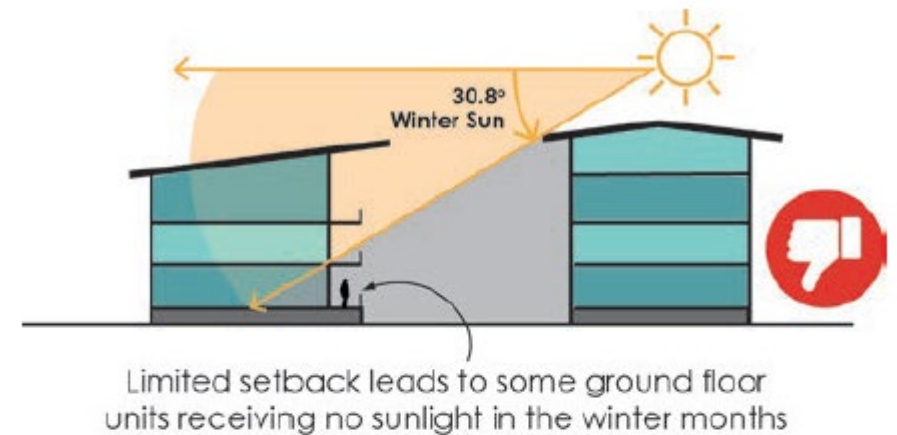
- Applying the MDRS in all 'relevant' residential zones
- Heights and densities can be restricted if there is a qualifying matter
- Decision to include RLC as a specified territorial authority expected this month.
- The MDRS also includes mandatory objectives, policies and methods that need to be incorporated into our plan.
- Ltd Notification and Notification provisions.
- ? Consents lodged?

Medium Density Residential Standards



Achieving high quality design

- Urban design assessment for 4+ dwellings (RD Activity).
- Supporting design guidelines being developed.
- **Key issues include:**
 - On-site amenity
 - Streetscape interface
 - Privacy
 - Site layout/ building position
 - Design quality
- MfE currently preparing design guidelines development up to 3-dwellings. Due May
- Rotorua design guidelines to build on this.



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

MDRS Examples

Permitted Development

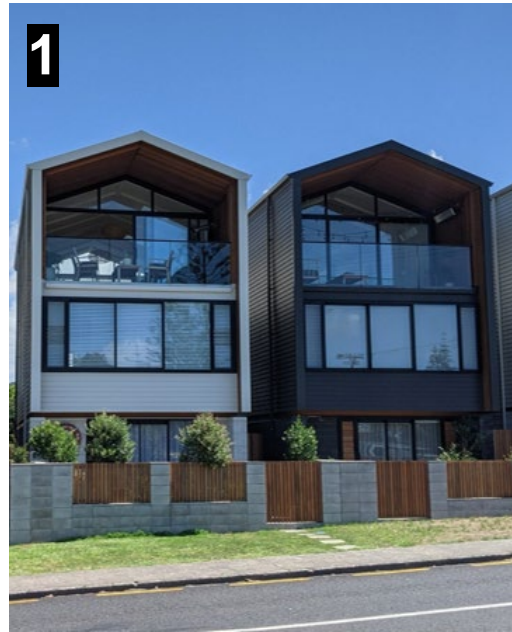


**Comprehensive Development
(RDA)**



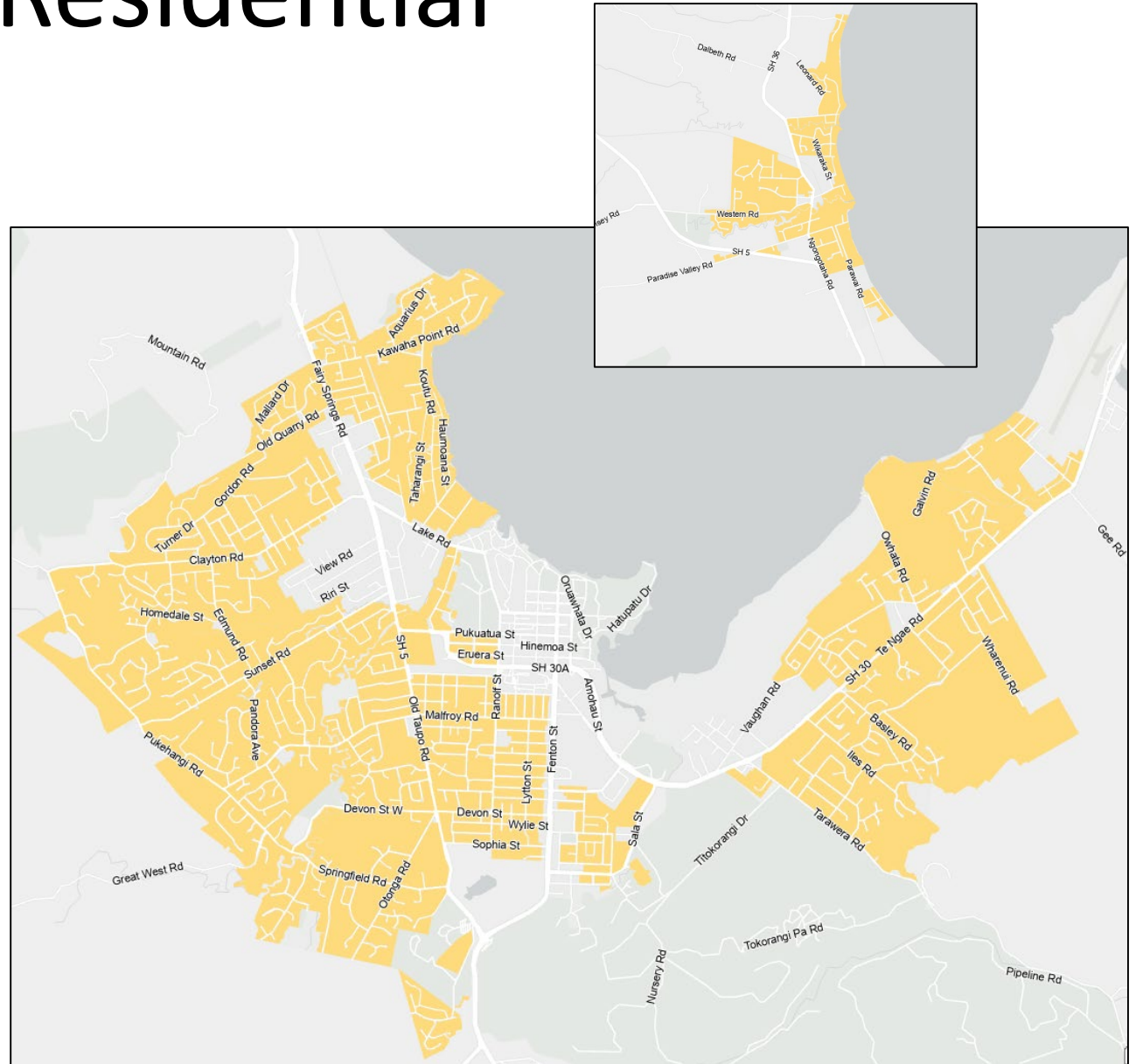
Housing types enabled

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.
- Residential 4 and Residential 5 zone excluded from rezoning requirement.



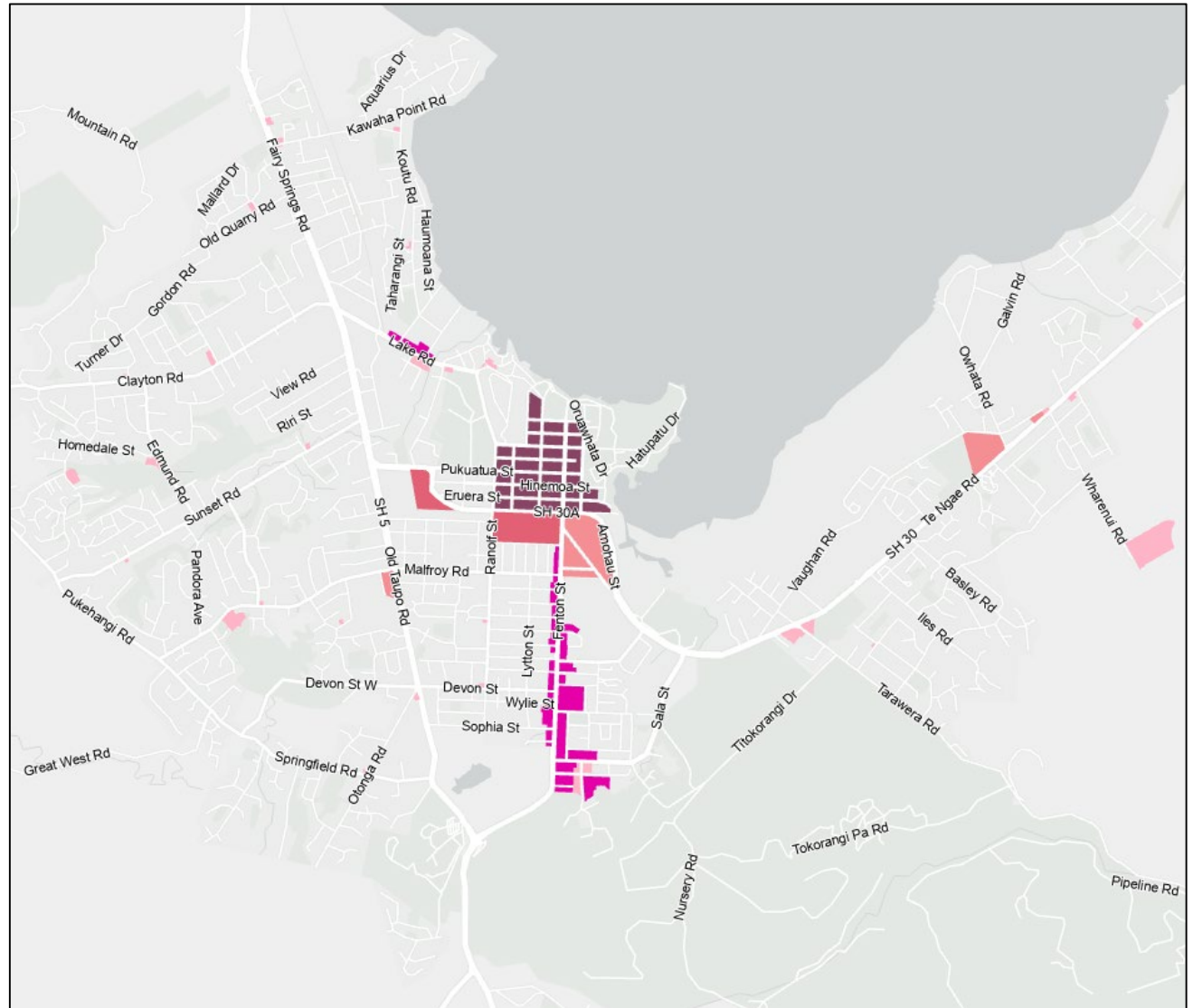
Plan Change – High Density Zone

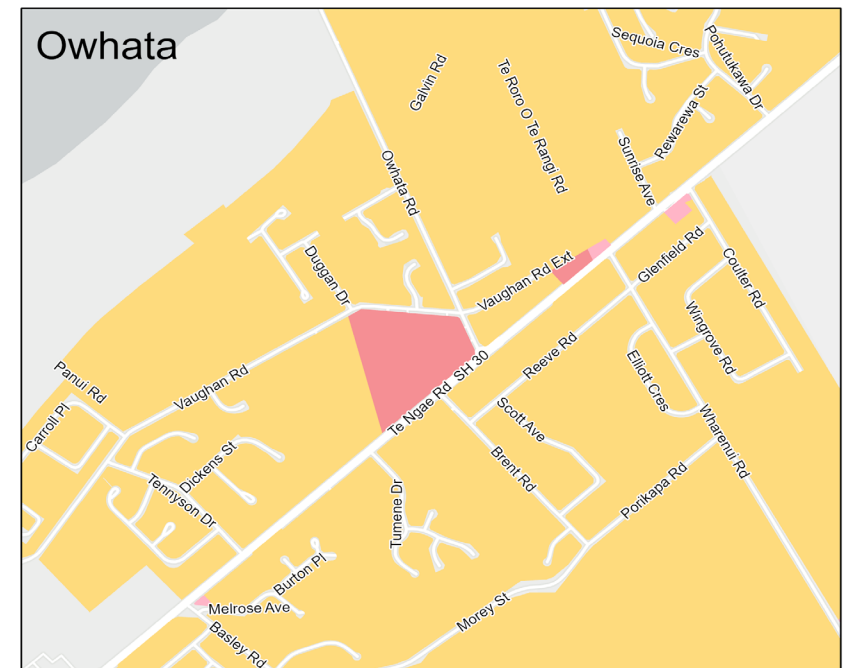
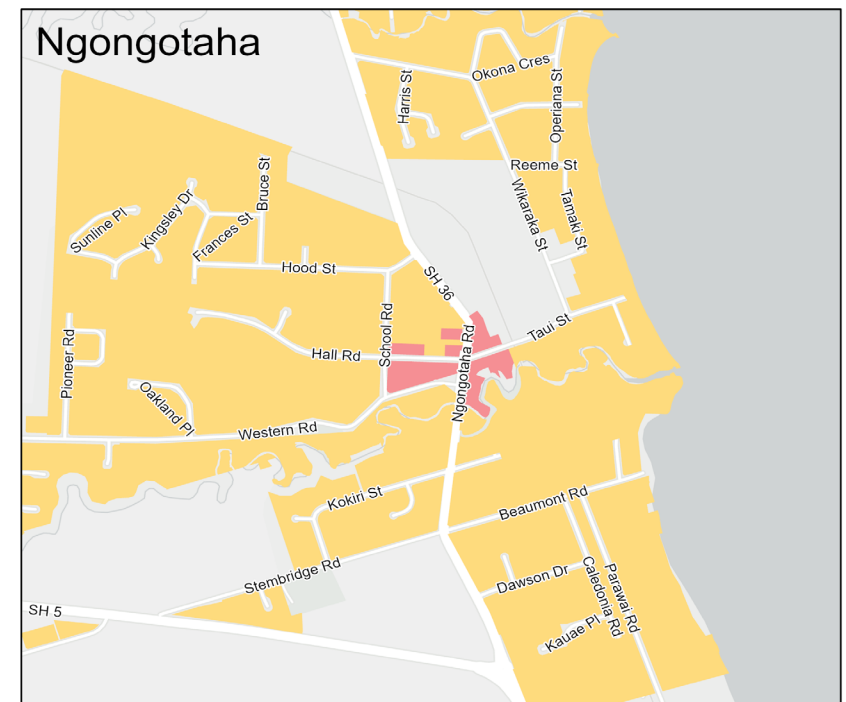
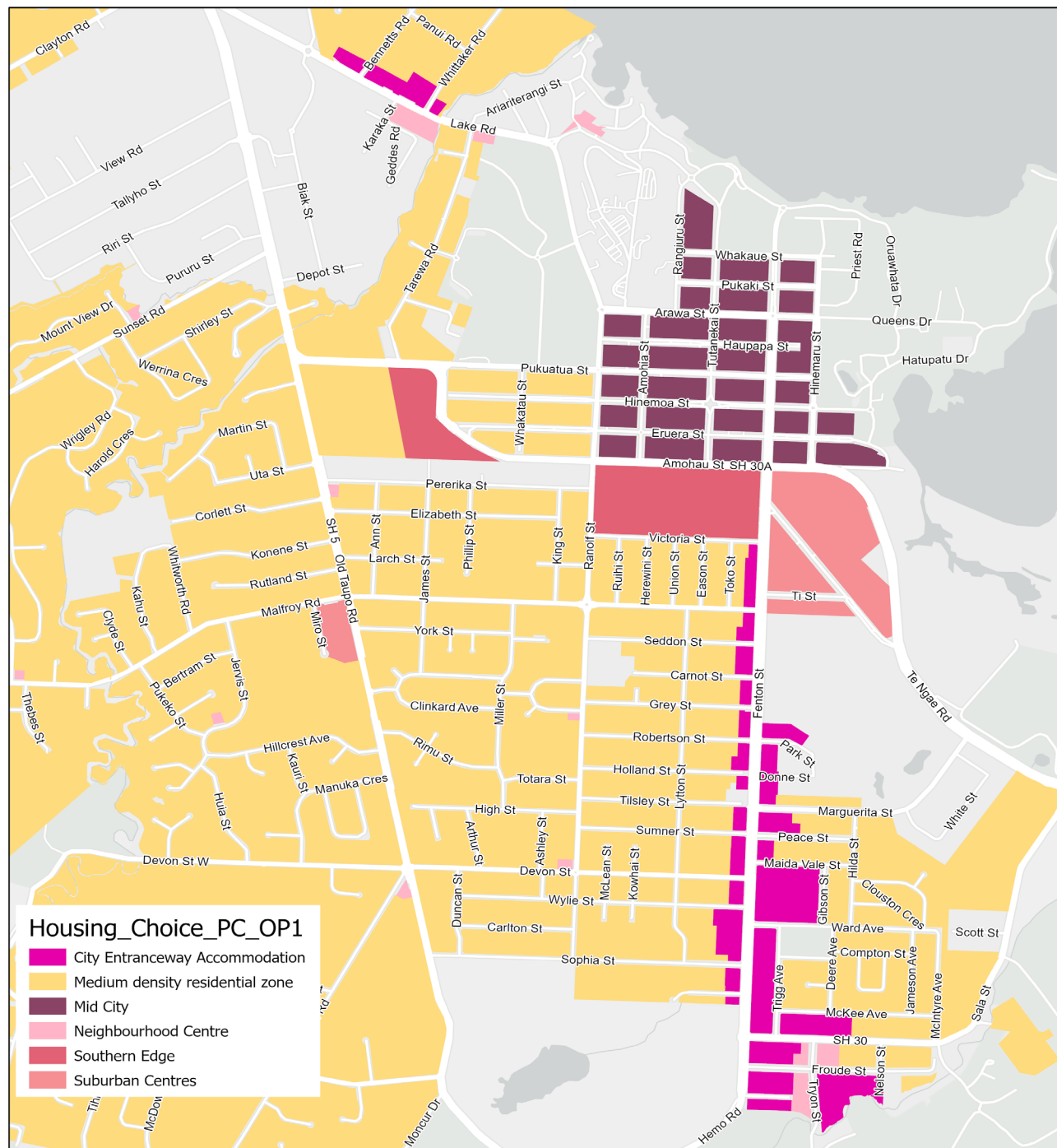
- As part of the plan change we can consider parts of the urban area that would be suitable for high density residential living.
- Extent of a High Density Residential zone informed by accessibility and market demand analysis.
- Design testing can inform the standards to be applied e.g. height and height in relation to boundary.
- Standards must be the same as, or more enabling than the MDRS.
- Discussions with Tauranga on their approach to align where possible – they are in early stages.



Plan Change – Commercial Zones

- Housing focus.
- Retain existing zone boundaries.
- Heights and densities enabled will be key.
- Review supporting design standards e.g. minimum unit size.
- Review activity status for residential in City Centre 2 and Commercial 6.





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



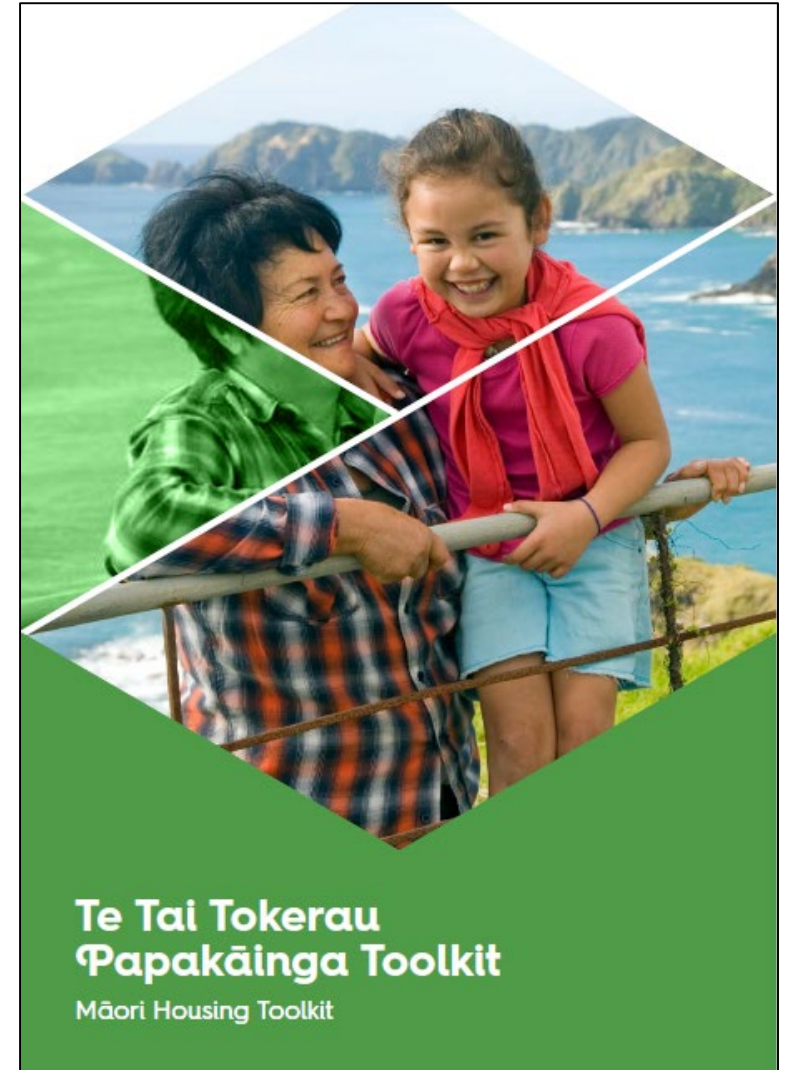
Plan Change – Qualifying Matters

- Height and density can be restricted where there is protected values or known development constraints
 - “Qualifying Matters”
- Existing qualifying matters include:
 - National Grid
 - Public Access
 - Designations
 - Natural Hazards
 - Historic and Cultural Values
 - Significant Natural Areas
 - Outstanding Natural Character
 - Outstanding Natural Features and Landscapes
- 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 is within scope – districtwide
- Looking at developing a how to guide.



Natural Hazards

- Kim is currently leading the research for the review of our natural hazard provisions.
- Current thinking is that in the interim we will rely on relevant legislation i.e. s106 and Building Code to manage and mitigate .
- Ltd changes may be included in plan change:
 - 1%
 - New builds along with extns
 - Building platform
- Mapping is being progressed but unlikely to align with plan change timeframes.
- Gap analysis is also being commissioned on geothermal constraints.



What else is under consideration?

- We have worked through the issues register and determined which issues we can tackle as part of the Housing Plan Change - these include:

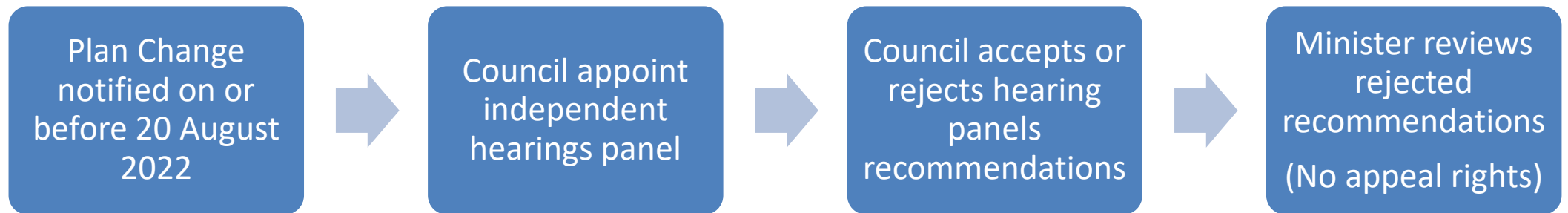
- ☐ Financial Contributions
- ☐ Earthworks
- ☐ Objectives, Policies, and Assessment criteria will be included.

If you could fix anything about the current earthworks provisions, what would you want to see amended?



Plan Change – Process

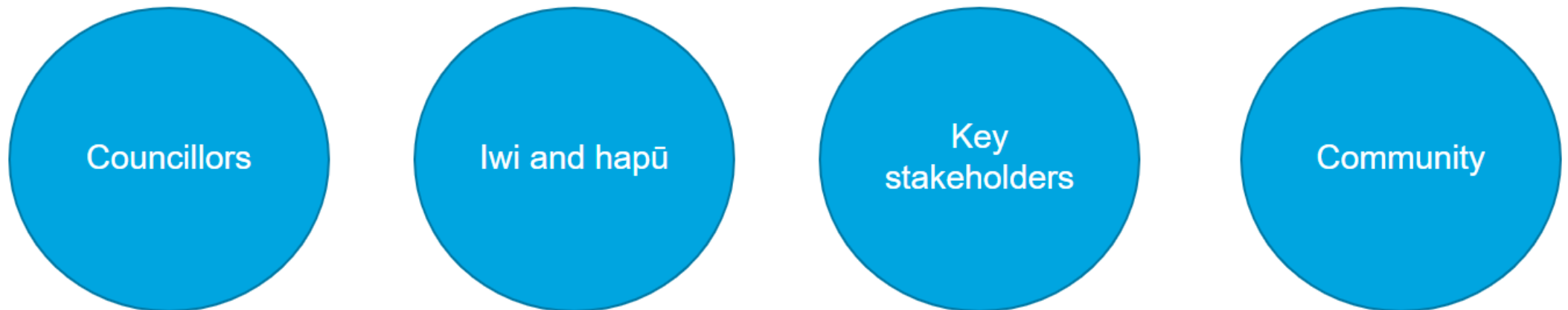
Intensification Streamlined Planning Process



- MDRS has immediate legal effect from notification.
- Other more lenient provisions and QM don't have immediate legal effect
- 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.

Consultation and Engagement

- Four phases of engagement and consultation:



- April 2022: Informing about the projects and seeking feedback on key questions
- May 2022: Community and stakeholder engagement and feedback on draft plan change

Consultation and Engagement

- Rotorua is dealing with a housing crisis and many stakeholders need to work together to ensure that we are able to provide sufficient housing opportunities now and in the future.
- 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.
- Everyone needs to work together to help Rotorua reach its potential as a great place to live, work, play and invest.
- **We are holding a series of workshops with key stakeholders including Councillors, Consultants, Mana Whenua and you guys!!**
- **We will be checking in with you and testing our thinking as we progress as we need you guys to be engaged and involved as much as possible.**