

The background of the slide features a low-angle shot of a wooden sculpture on the left, showing a figure's torso and limbs. In the foreground, a large, carved wooden face with white eyes and a stylized mouth is prominent. To the right, a large, intricate wooden lattice structure, possibly a bridge or part of a building, is visible against a bright sky. The overall tone is warm and cultural.

Planning Our Way Forward

Consents workshop

4th May 2022

Agenda

- Progress with FDS
- Progress with Housing Plan Change
 - Changes to zoning extents
 - Thinking on draft provisions
- Feedback and discussion



An aerial photograph of a coastal town, likely in New Zealand, showing a mix of residential housing, green spaces, and a large body of water in the background. The town is densely packed with houses and some commercial buildings. A large lake or bay is visible in the distance, with hills on the far shore. The sky is overcast.

Future Development Strategy

Progress So Far

- Opportunities and constraints analysis
- Regionally consistent approach.
- Existing information sources
- Draft outcomes/principles developed.
- Discussions with neighbouring Councils, iwi, and key landowners progressing.
- Inform development of spatial scenarios as a next step.

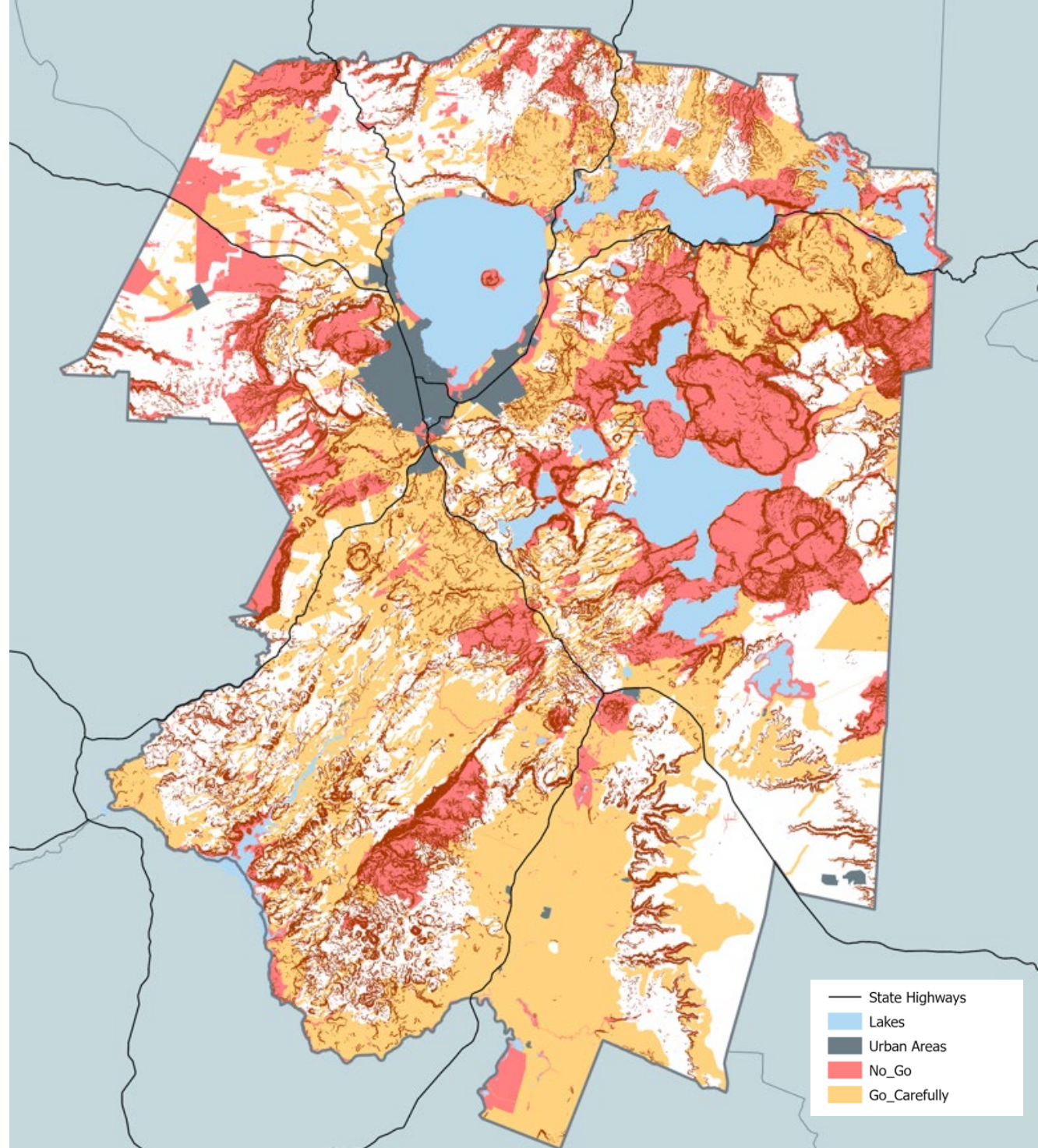
District Summary

No Go includes:

- ONFL, SNAs, LUC 2 land, QEII Covenants, Reserves, Flooding, Heavy Industry

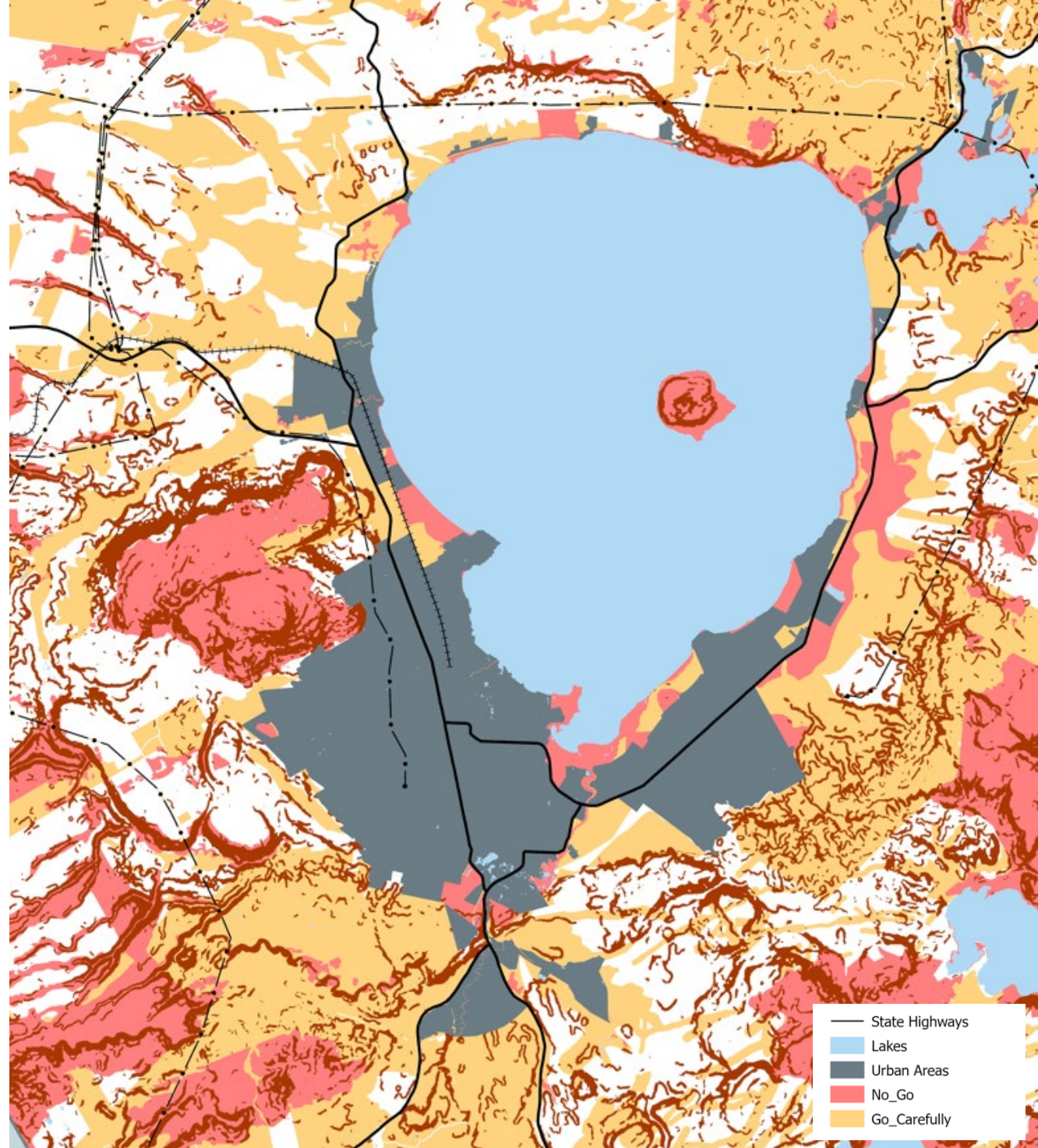
Go Carefully includes:

- LUC 3, Peat Soils, Airport Noise, Low Amenity Infra, Transmission Corridors, Liquefaction, Fault Avoidance Zones, Culturally Significant Sites*
- High/ Very High Risk of landslide- darker red.
- Culturally significant sites.
- 'Sensitive Rural Landscape' not development constraint for purposes of the FDS.



Urban Summary

- Existing Rural Lifestyle areas identified as relatively unconstrained
 - Brunswick Drive
 - Fryer/ Hamurana Rds
 - Ngongotaha & surrounds
 - Pukehangi
 - Tarawera Road
- South of Rotorua
 - Extensive Maori Land holdings
 - Possible Liquefaction
 - Heavy Industry
 - Landfill
 - Landform
- LUC 2 land identified around Wharenui – may make further development challenging.



Key Opportunities for Spatial Scenarios- Urban

- **Intensification (largely addressed via Housing Plan Change).**
 - Future intensification (e.g., Ngongotaha) 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 centrally located industrial land- Ngapuna & Ngongotaha (frees up potential residential land) as per 2018 Spatial Plan.
 - Vacant land around Airport (already zoned).
 - SH5/ SH30 area around Ngongotaha

Key Opportunities for Spatial Scenarios- Rural

Rural Rotorua (1,320 dwellings required by 2050)

- Greenfield growth around Mamaku.
- Hamurana – 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.



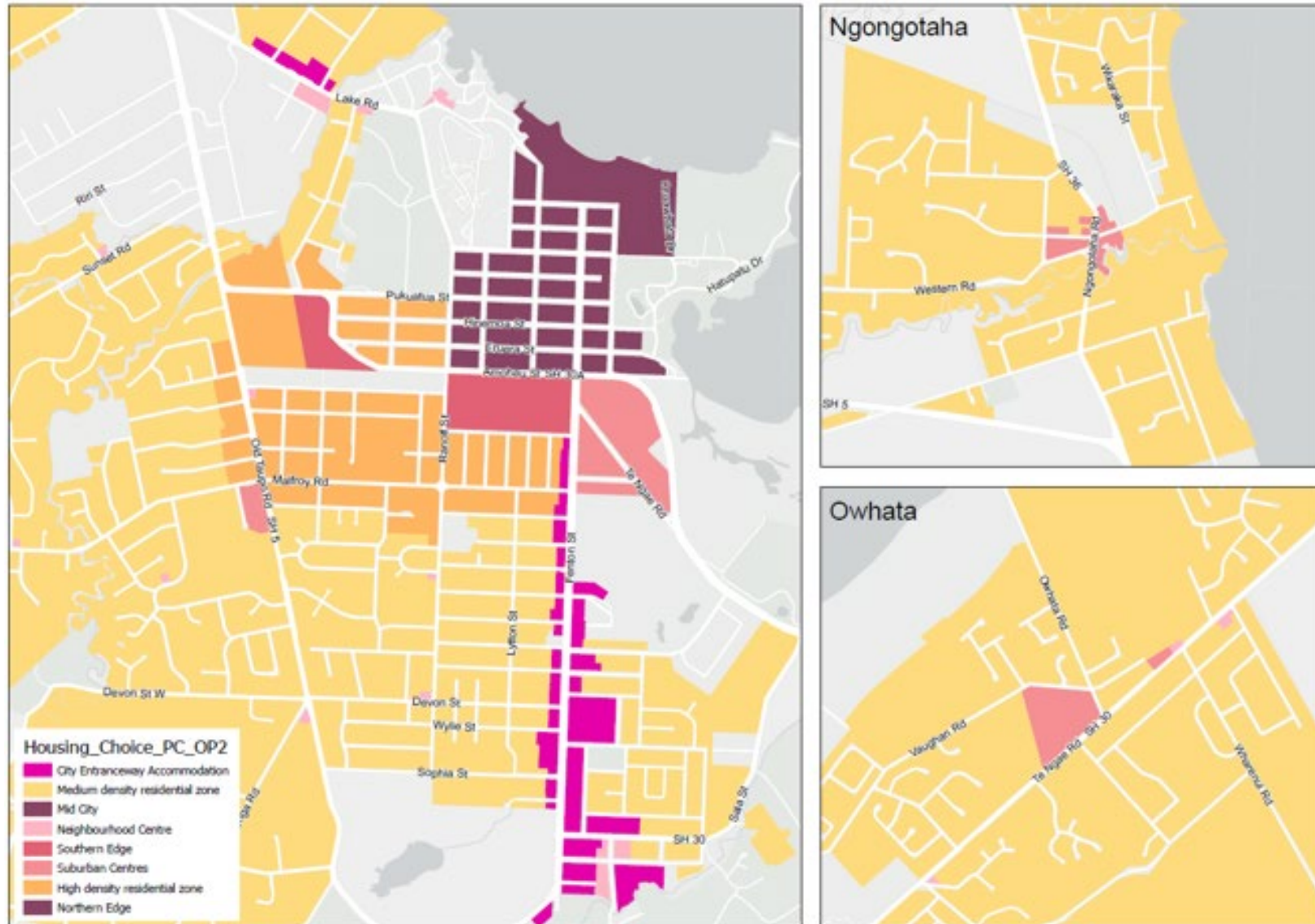
Rotorua Housing Plan Change

Recap

- Single Plan Change for Residential, City Centre and Commercial Zones with focus on enabling housing.
- Papakāinga in urban and rural zones.



Residential 1 & 2 Zone Extents



Mixed Use in the Central Area

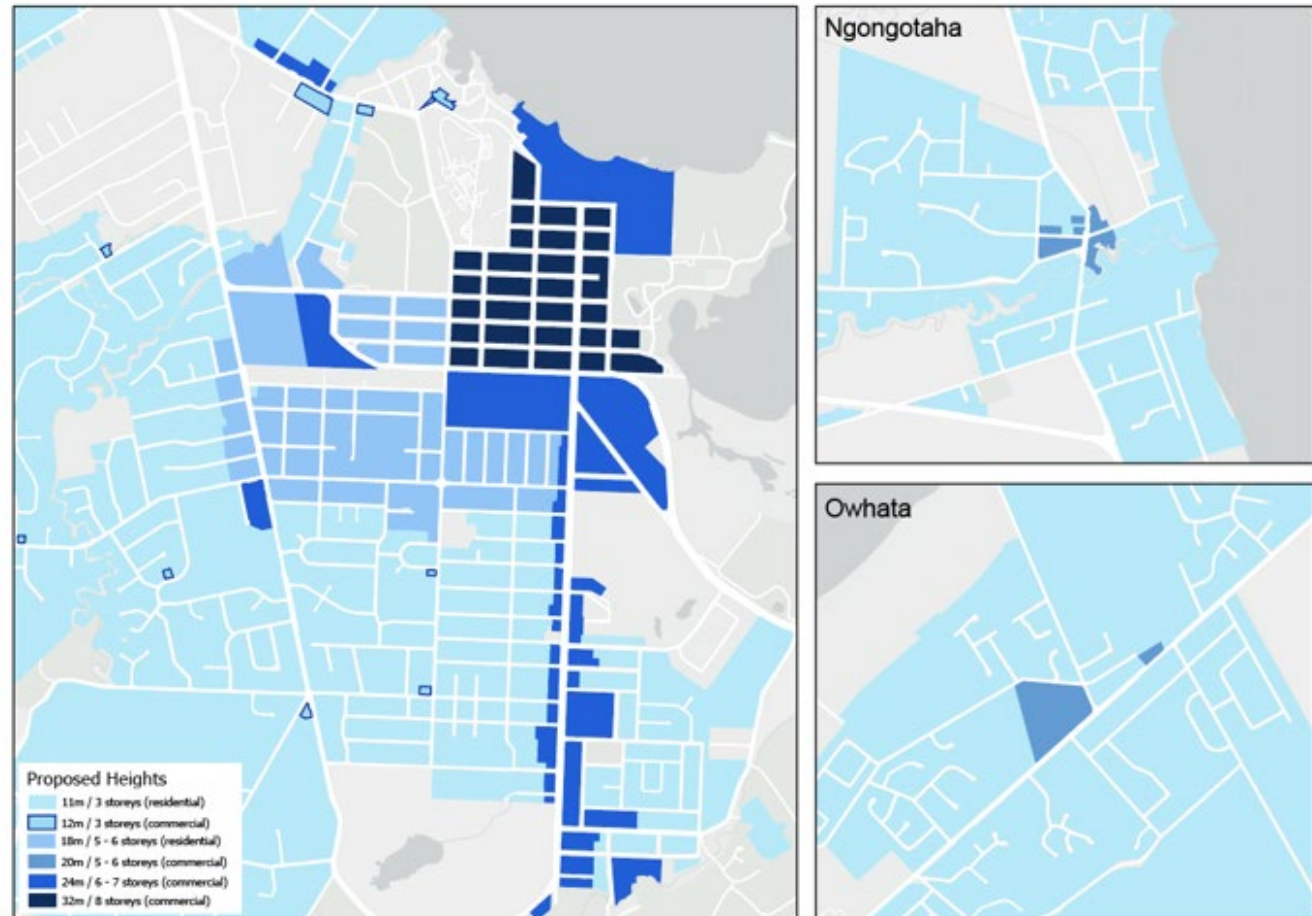
Better enabling housing within existing commercial/ mixed use areas:

- 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/ Owhata 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 ⁰	<u>8m + 60⁰</u>	8m + 60 ⁰ 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>	35m2 Studio/ 45m2 1-bed+	35m2 Studio/ 45m2 1-bed+

Papakāinga

- Hui with working group
- **Plan Change** will include targeted changes:
 - Remove requirement to be adjacent to marae;
 - Introduce permitted standards for papakāinga in the rural zones e.g. more lenient density;
 - Special information requirements.
- Other potential changes addressed through FDS and later Plan Change.



Cultural Villages

- Survey of owners and residents
- Hui to be held- Ngāpuna, Whakarewarewa and Ōhinemutu villages.
- Plan Change likely to retain the Residential 3 zone and Marae Protection Overlay



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

- 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.

Continuing Areas of Work

- **Infrastructure provisions**
 - Three waters
 - Transport
- **Development Areas**
 - Wharenui
 - Pukehangi
- **Industrial interface**
 - Technical work ongoing
 - changes to the plan unlikely



Feedback and discussion

- Work through comments and questions by topic:
 - Residential zone extents
 - Residential zone provisions
 - Commercial zone extents
 - Commercial zone provisions
 - Subdivision & earthworks
 - Papakāinga
 - Natural hazards
 - Financial contributions



Next Steps

- Further feedback on the provisions welcome.
- Think about any process questions that need legal input particularly around legal effect, templates etc.
- TAG Feedback 29 April
- Further consultant, stakeholder and iwi engagement
- Focus on completing draft provisions and s32 – May/June:
 - Provisions that have **legal effect** to be marked up.
- **Consent testing scheduled for 20 June.**
- Legal review scheduled for 20 June.
 - Discuss and confirm scope.
- **Training and preparation for notification – July/August.**