

Planning Our Way Forward

Presentation to RLC Staff



Agenda

- Introduction
- Rotorua growth context
- Overview of Planning our Way Forward programme
- Future Development Strategy
- Rotorua Housing Plan Change
- Next steps

Introduction

Rotorua for Tomorrow

*Taking action to create homes
and thriving communities*

"Everybody in Rotorua deserves access to housing that suits their lifestyle and life stage, in a community that is safe to live in, with reliable infrastructure."

"We know that, along with our partners and the community, we can make a difference and we are committed to facilitating change."

He Papakāinga, He Hāpori Taurikura



Homes and Thriving Communities

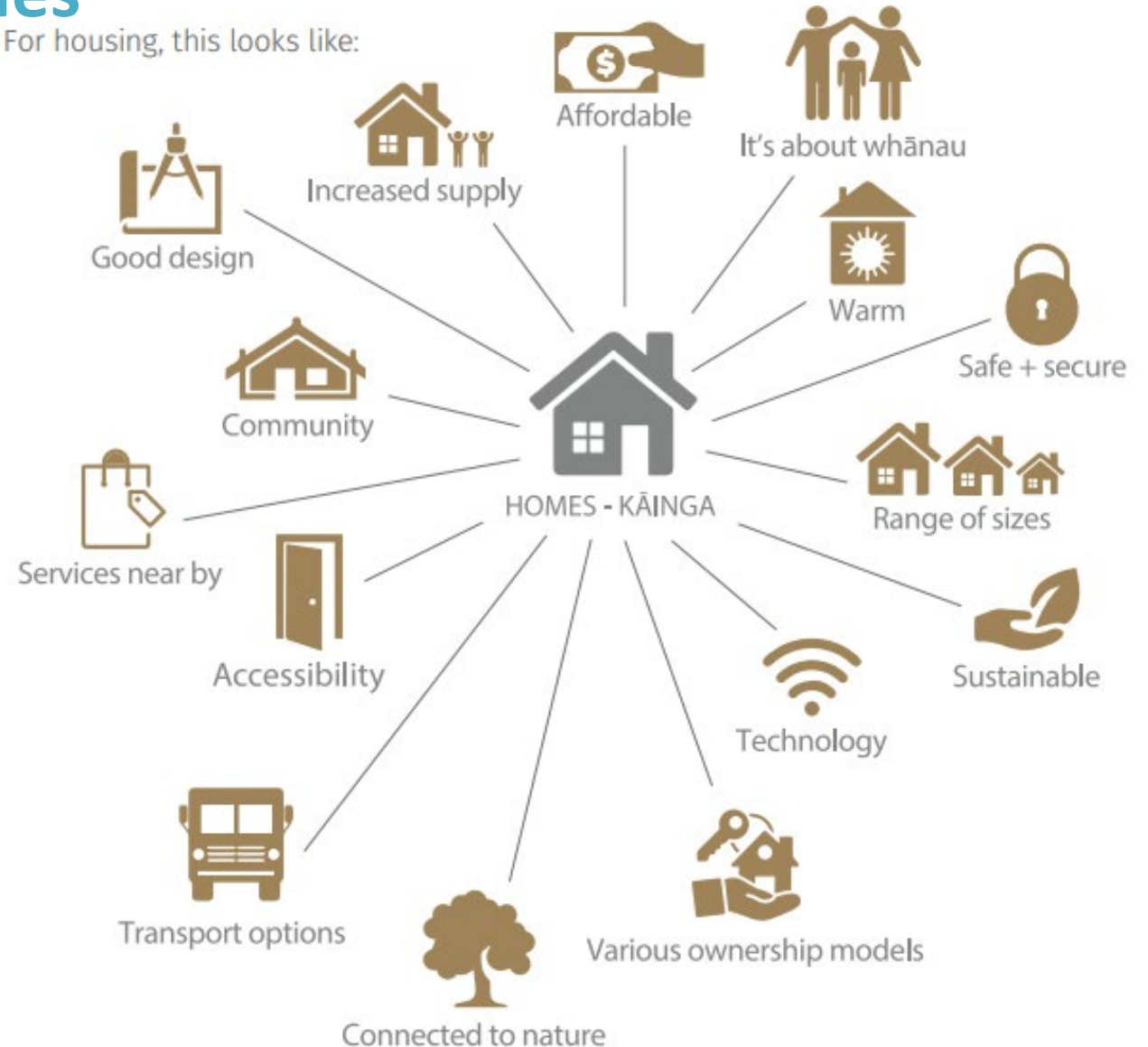
For housing, this looks like:

We all need to act now

We have an opportunity to build a district that we can all be proud of, that meets our needs now, and in the future, and protects the things that we all love.

How?

- Removing barriers
- Investing in infrastructure
- Focus on Te Arawa values
- Build partnerships
- Engaging our community
- Having a plan



What we need to achieve

- More homes of all types to meet current and future demand
- More choice to suit different lifestyles and household make-ups
- Affordable homes & growth – better use of land and resources
- Well-connected and well-functioning city
- Healthy homes and safe neighbourhoods
- Realisation of iwi and hapū aspirations
- Environmentally sustainable and efficient growth
- Economic growth and greater employment opportunities



National Direction

Central Government has provided the direction and tools to enable Council to deliver the homes we need at pace.

National Policy Statement on Urban Development (NPS-UD)

Directive to ensure cities are well-functioning and meet the needs of diverse communities.

Resource Management (Enabling Housing Supply and Other Matters) Amendment Act

Legislation to rapidly accelerate housing supply where demand is high.

Places should be:

- Accessible
- Connected
- Well designed and resilient

Homes should be:

- Accessible & affordable
- Healthy/well designed
- Environmentally sustainable and efficient.

Growth Enabled in District Plan



+ 1890
Housing
shortfall
(2023)



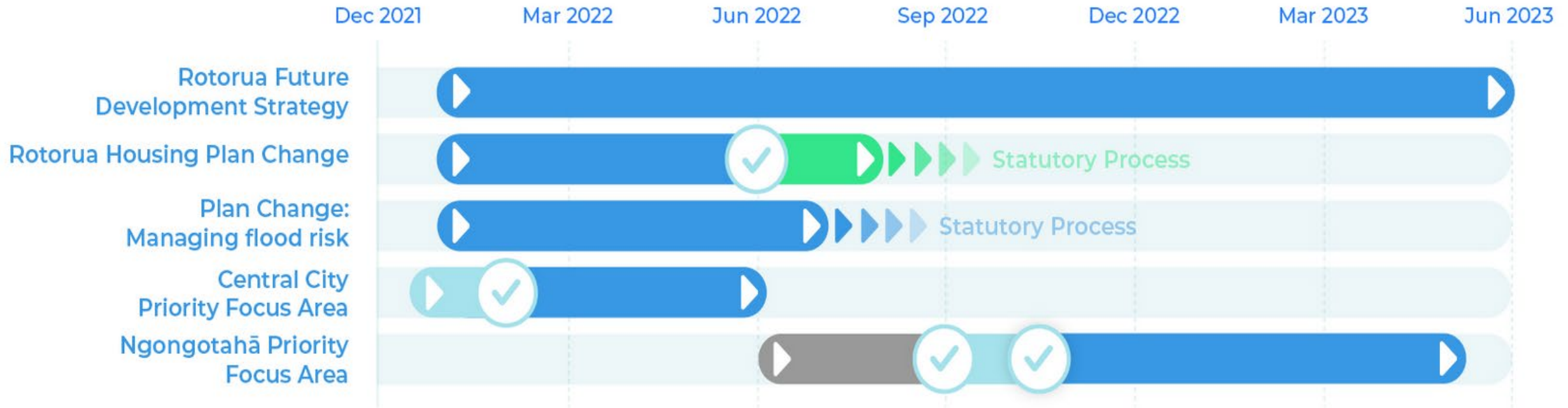
+ 6,240
Additional
capacity
required in District
Plan
by 2030



+ 9,740
Additional
capacity
Required in
District Plan
by 2030

A greater proportion of new homes need to be 1 or 2 bedroom

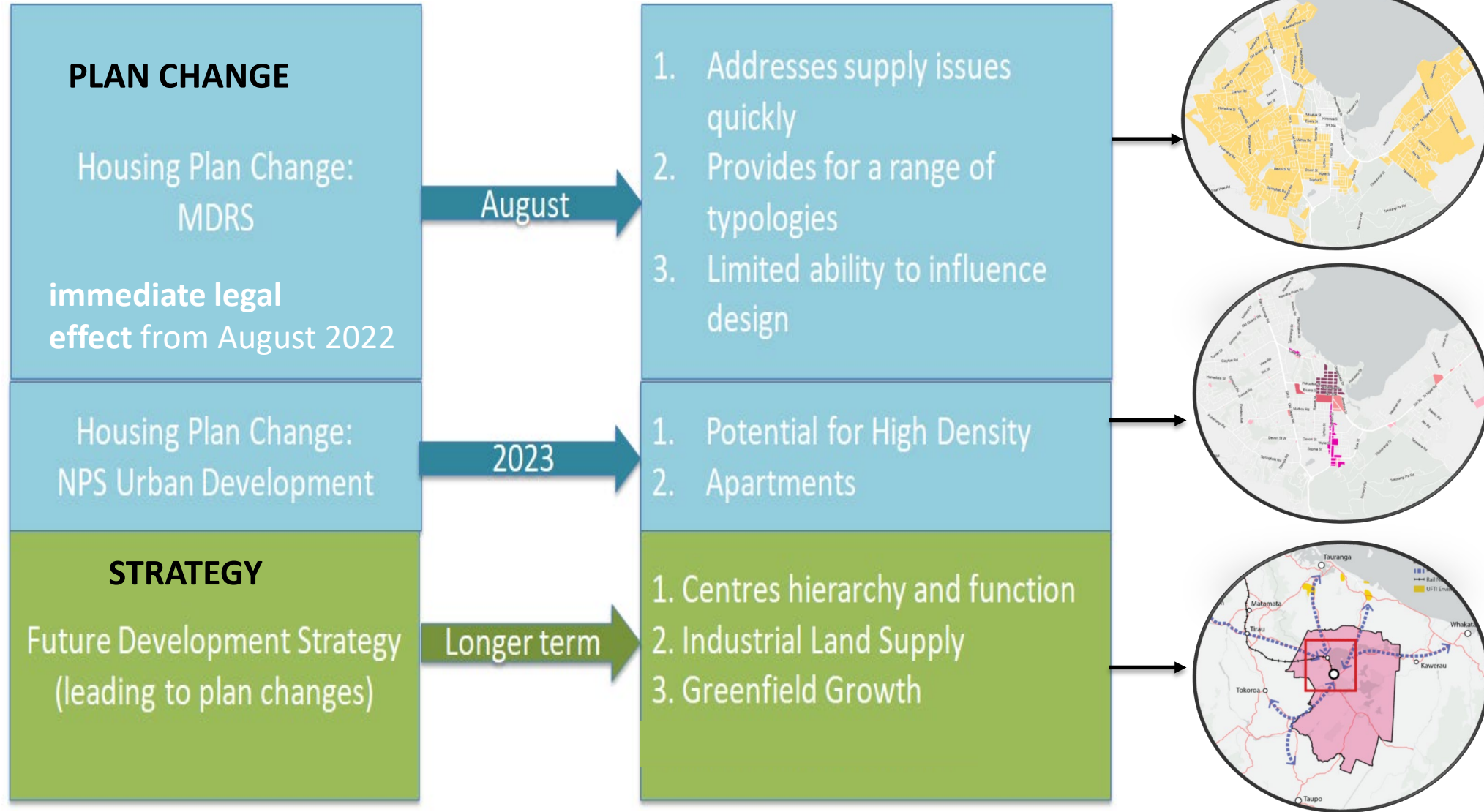
Planning Our Way Forward Programme



* indicative timeframes

Key: milestone notified plan change preliminary work frameworking plan development

Key Initiatives- Housing PC & the FDS

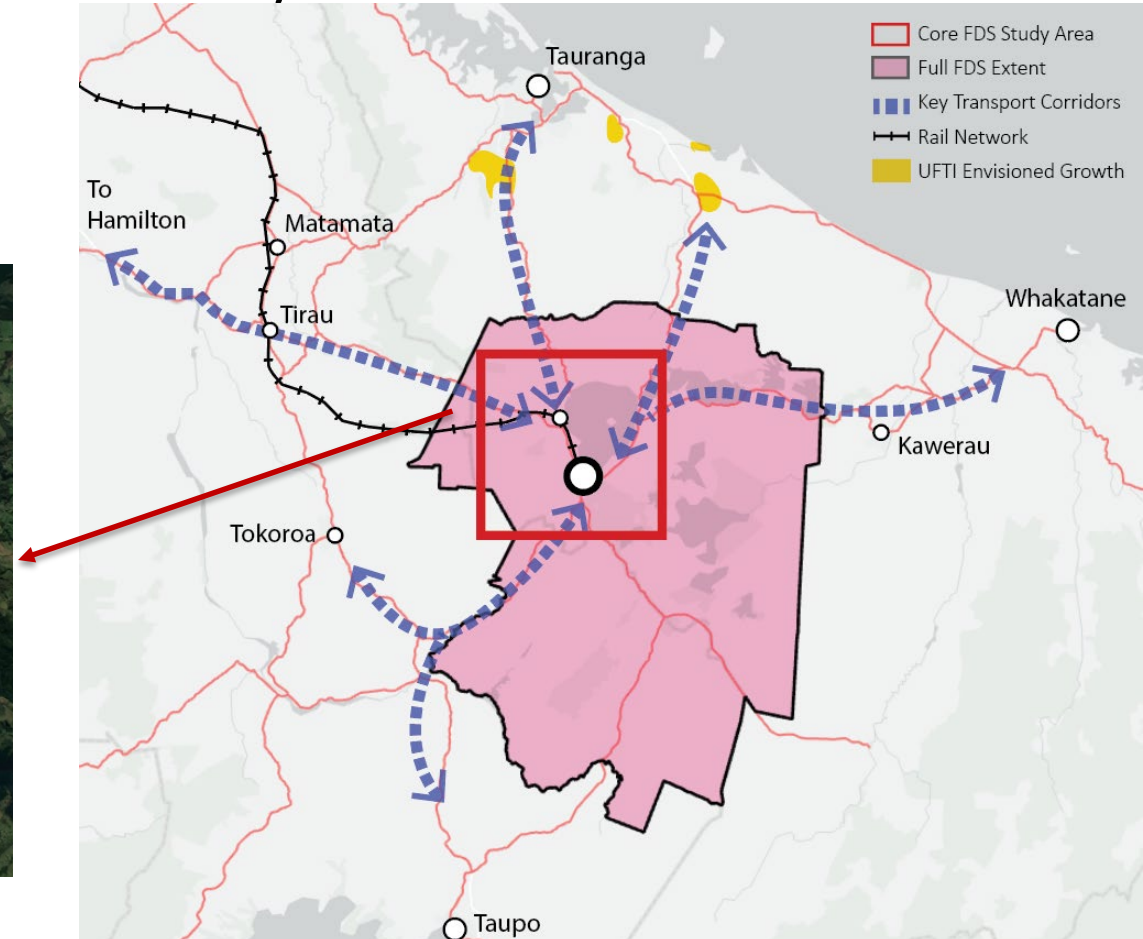


Future Development Strategy

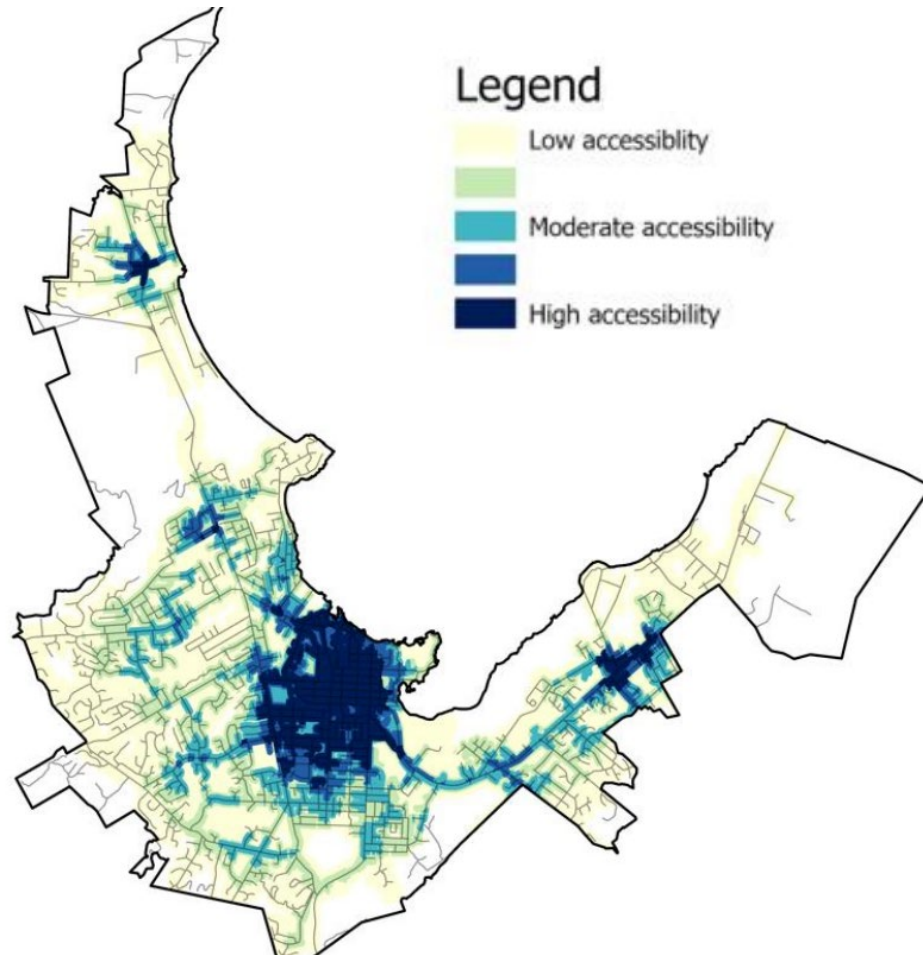
Creating a well-functioning District

- Sets out the long-term picture for future urban growth- 30 years
- Shows where growth will go, in what form, and the infrastructure needed to support that growth.

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



Work has Begun- Accessibility Analysis



Questions for the Future Development Strategy

- In relation to your work area, are there particular urban growth/development issues that the FDS should cover?
- Do you have information that can assist us with the initial stages of developing the FDS?
- Do you have any plans and projects in the pipeline that we should be taking into account?
- What is important in your work area in relation to ensuring good/quality growth outcomes?

Rotorua Housing Plan Change

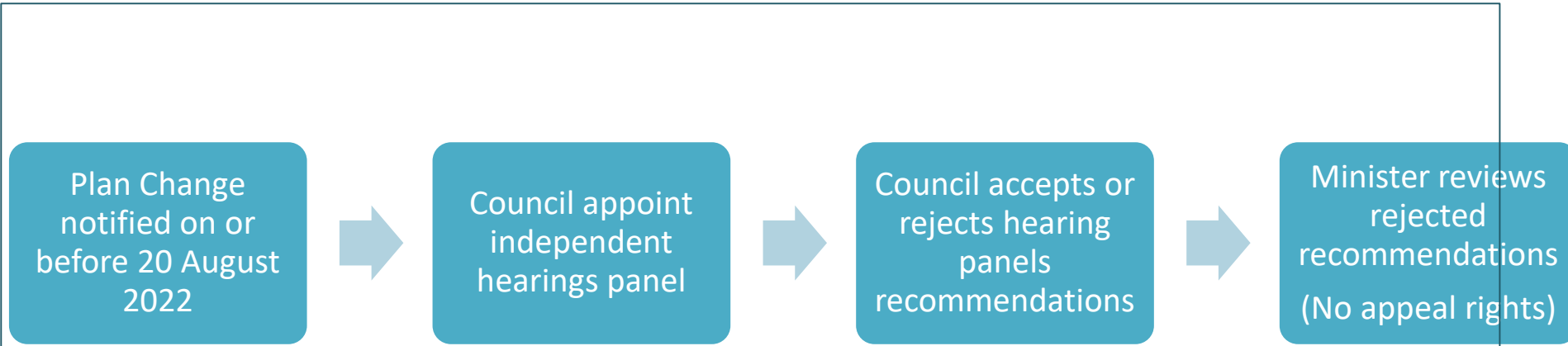
Enabling more homes and more housing options

Scope

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

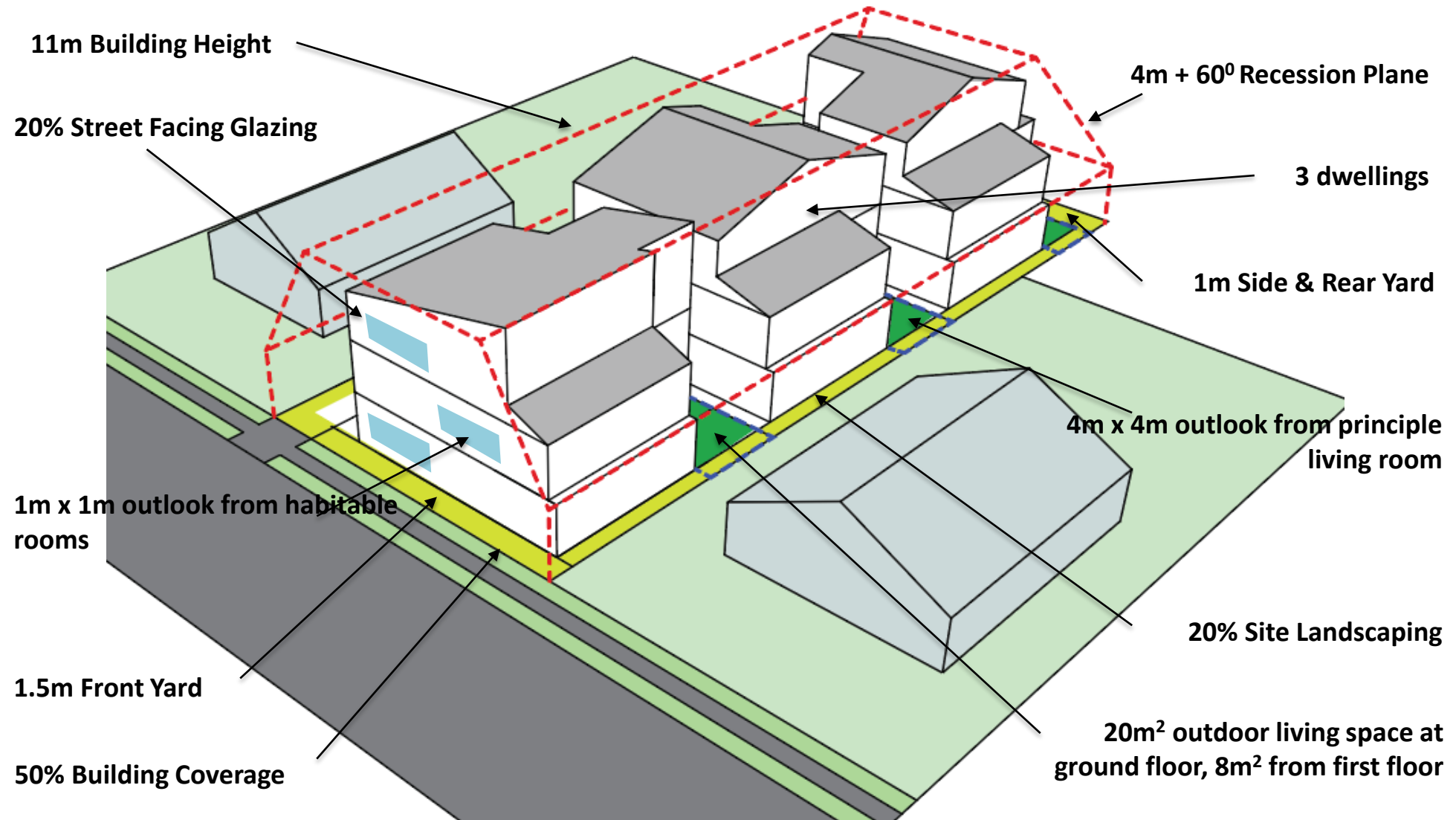


Plan Change – Process



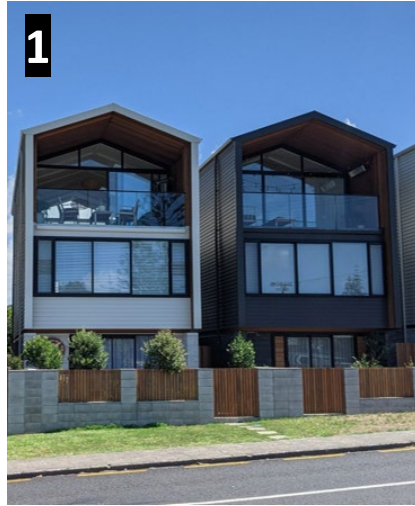
- Will have **immediate legal effect** from notification.
- No appeal rights so Plan Change can be operative mid-2023.
- Process set by legislation and no ability to change.
- Standard Plan Change process could be 18 months – two years.

Medium Density Residential Standards



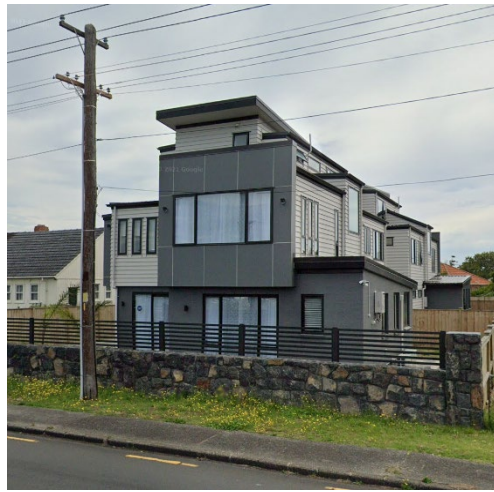
Housing types enabled

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.



MDRS Examples

Permitted Development

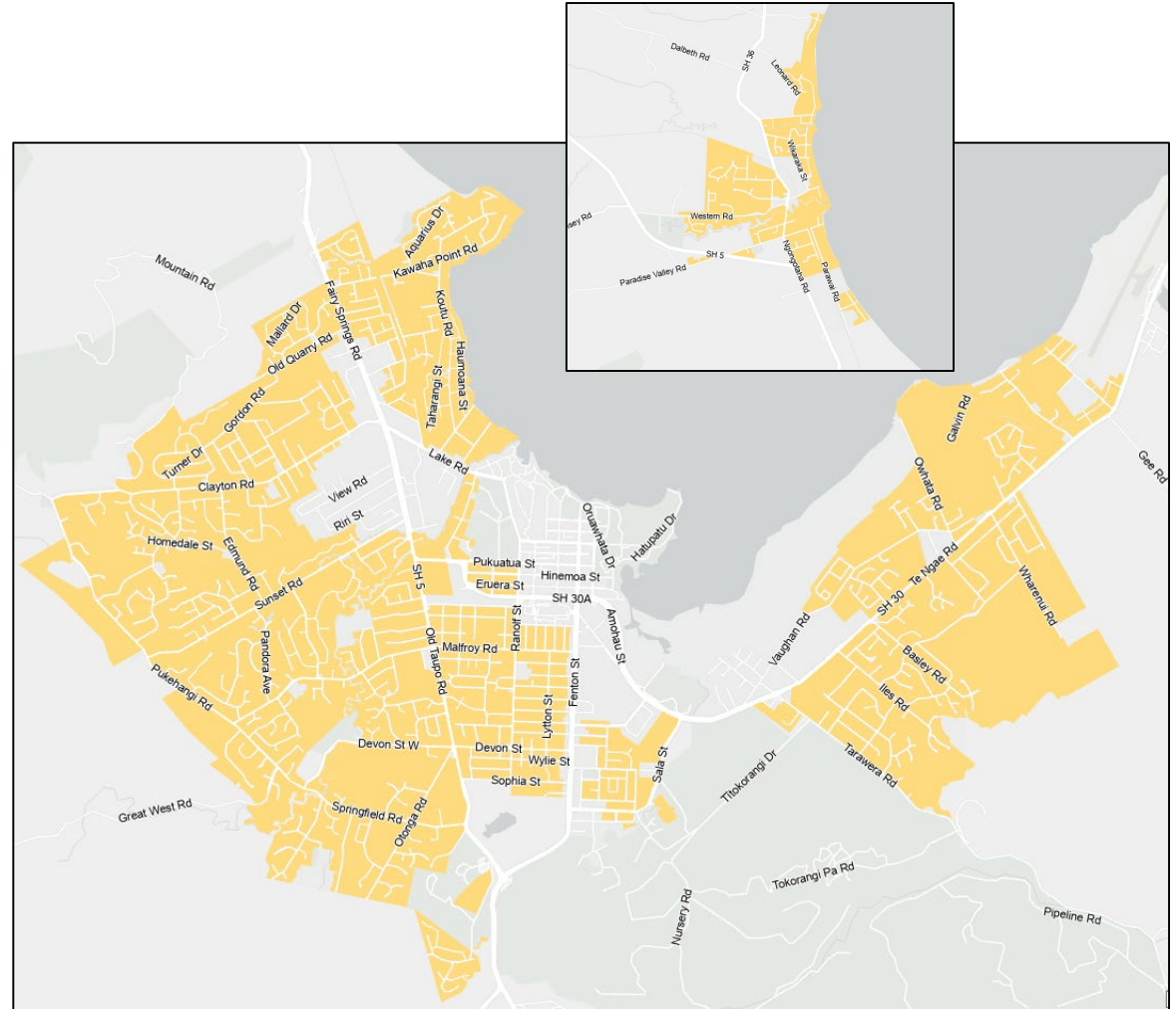


Comprehensive Development (RDA)



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.



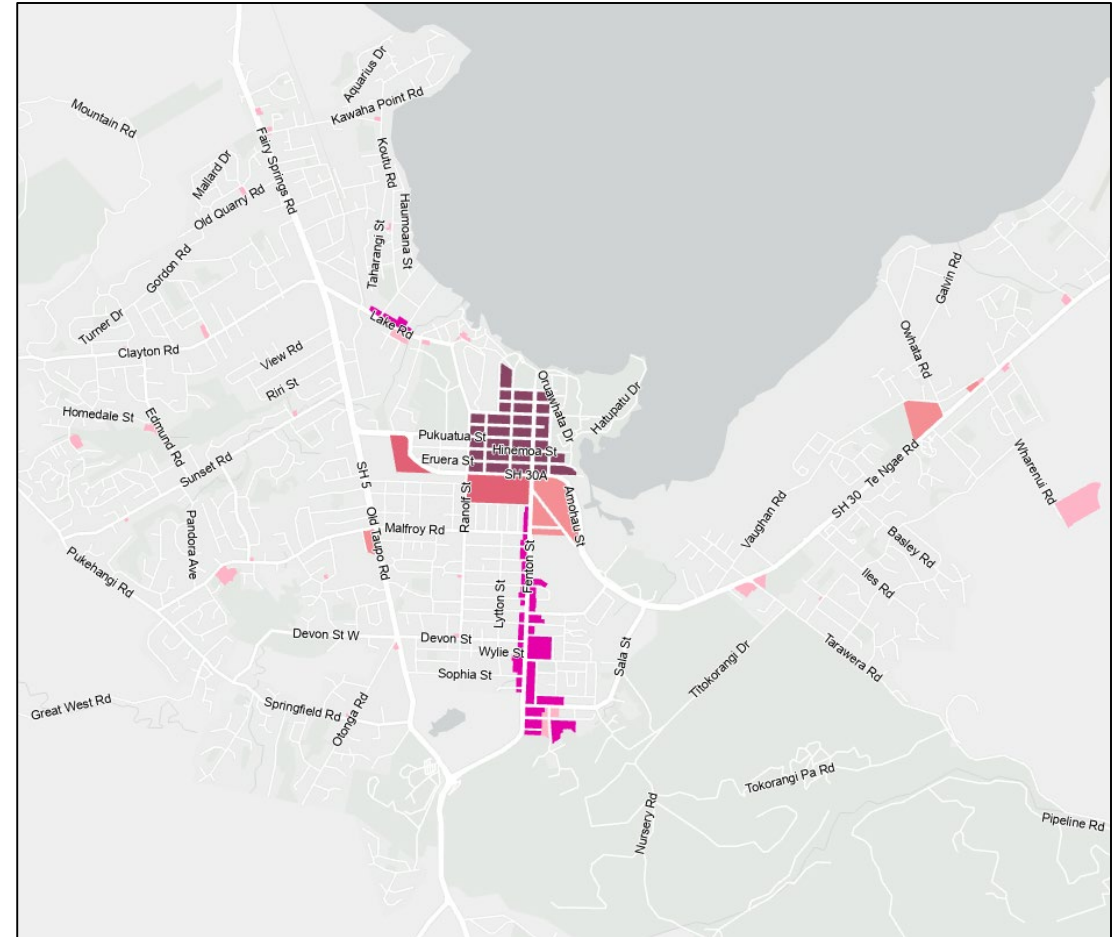
Plan Change – High Density Zone

- Extent of a High Density Residential zone informed by accessibility, market demand analysis and community feedback.
- Possibly Ngongataha, Owhata, City Centre
- 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 & 3
 - City Centre 2 & Commercial 6
 - Commercial 1-4
- Increase heights and densities .
- Review supporting design standards e.g. minimum apartment size.



Workshop Questions

- Where are the opportunities for intensification or greater height within Rotorua?
- What in your view are appropriate heights and housing types within the Rotorua context?
- Which areas would terrace housing or apartments be most suited?
- What do you think needs to be in place to ensure quality outcomes?

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.



What will this mean for us in practice?

- Infrastructure
 - Infrastructure strategy & planning alignment
- Leadership & Democracy
 - Corporate planning, LTP
- Resource consents:
 - More permitted activities, more complex applications
- Building consents and Land Development
 - Potentially 1st contact is with Council

What will this mean for us in practice cont..?

- LIMS
 - Updating
- Compliance:
 - Rules will have changed
- Customer Services:
 - Managing expectations
- We need to collectively work this through.