



Planning Our Way Forward

RLC team workshop

5th May 2022

Agenda

- Progress with the FDS.
- Progress with Housing Plan Change:
 - Changes to zoning extents
 - Thinking on draft provisions
- Central Priority Area Plan Progress
- Feedback and discussion.



Engagement

Date	Stakeholder	Session
4 May	Consents	Workshop
4 May	Mana Whenua	Workshop
5 May	Developers	Workshop
5 May	Consultants	Workshop
5 May	RLC Staff	Presentation
5 May	Community Groups	Workshop
20 May	Schools (Junior & Senior)	Workshop
25 May	TAG	Meeting
1 June	S&PF (Council)	Workshop
1 June	PSG	Meeting
8 June	Public	Open Day
4 August	Council	Presentation



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 to Date

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



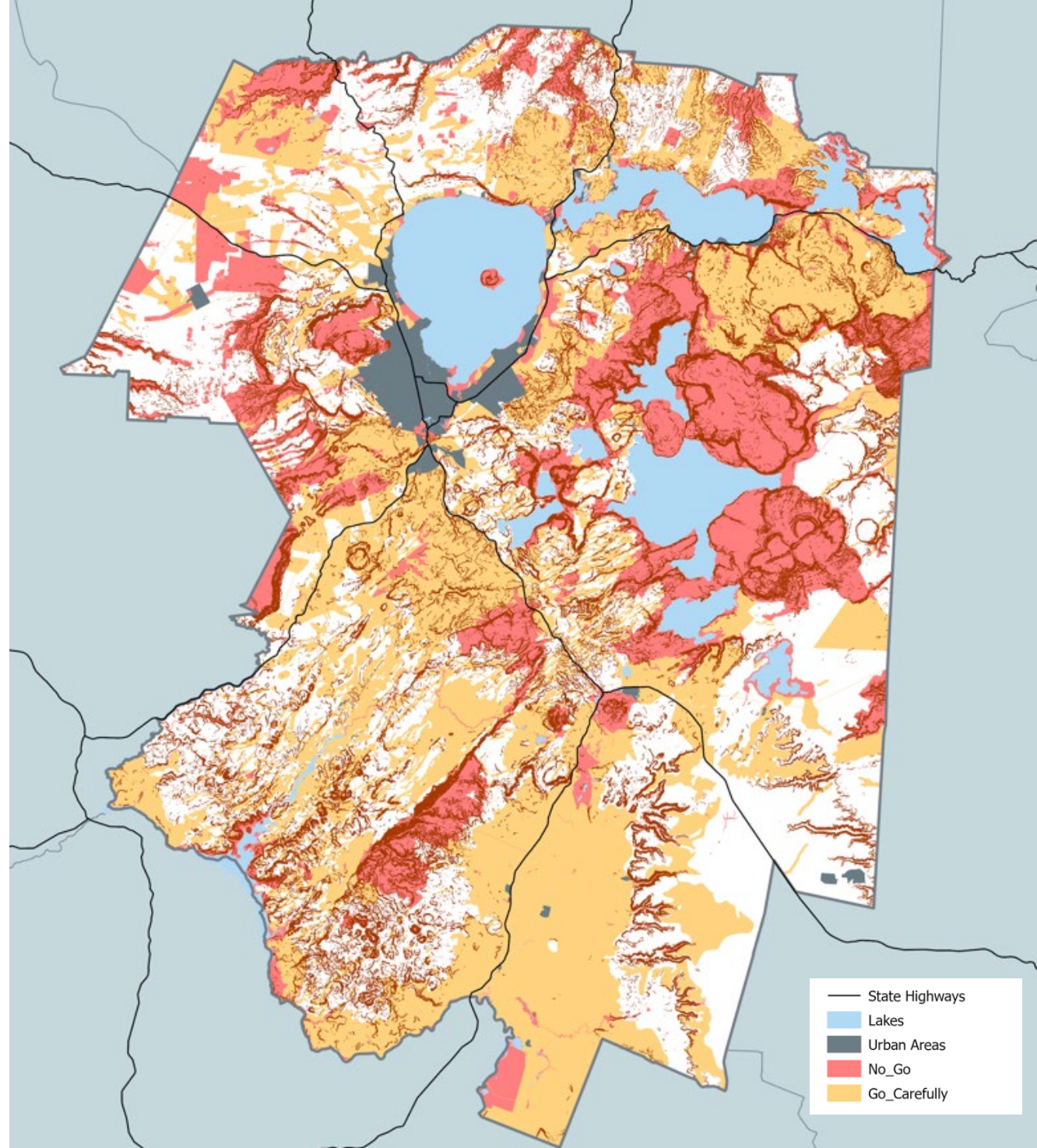
District Summary

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, Liquifaction, Fault Avoidance Zones, Culturally Significant Sites*
- High/ Very High Risk of landslide shown as darker red.
- Culturally significant sites require further discussion with iwi & hapū.
- 'Sensitive Rural Landscape' not considered a development constraint for the purposes of the FDS.



Urban Summary

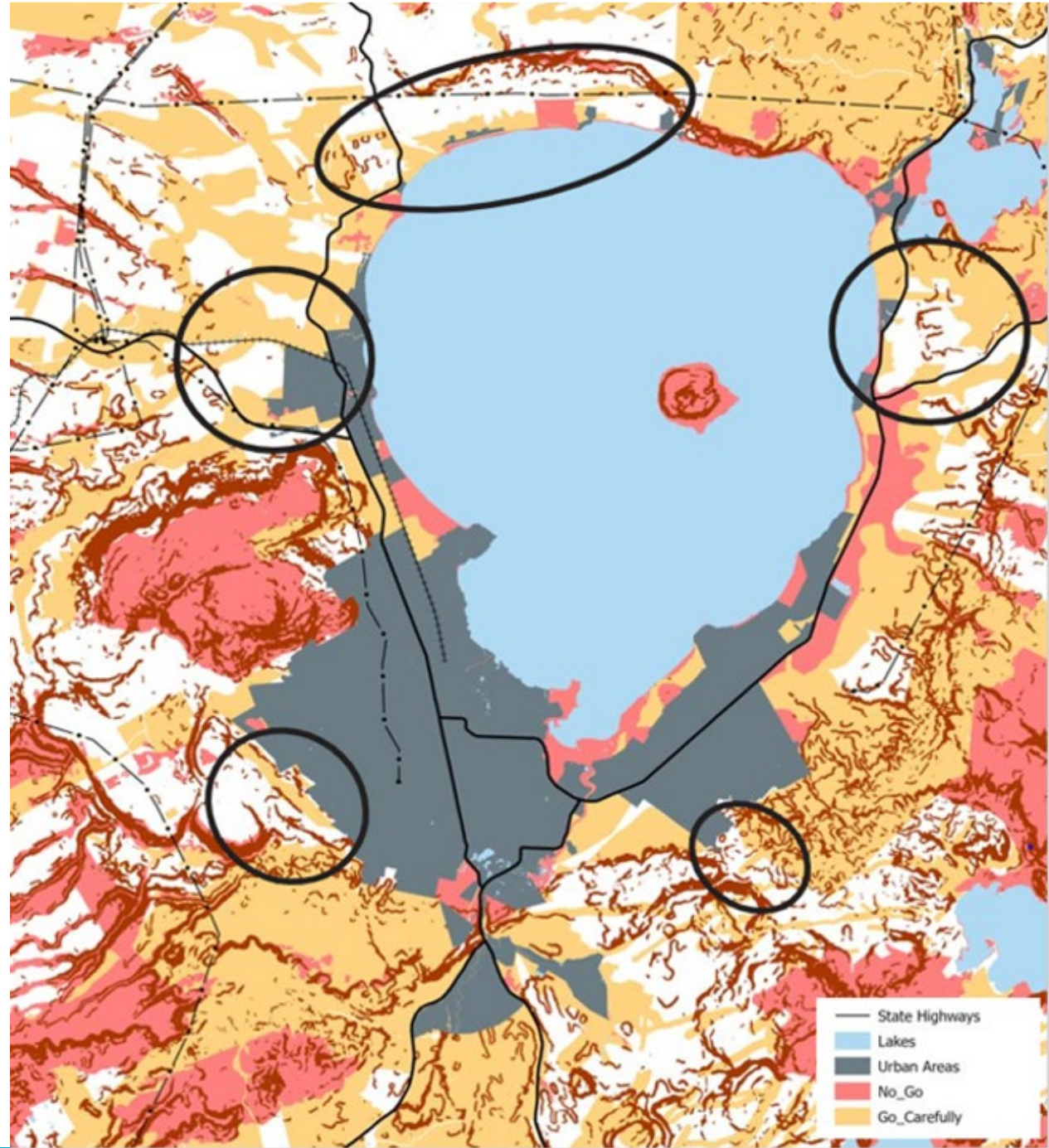
Existing Rural Lifestyle areas identified as relatively unconstrained:

- Brunswick Drive
- Fryer/ Hamurana Rds
- Ngongotaha & surrounds
- Pukehangi
- Tarawera Road

South of Rotorua:

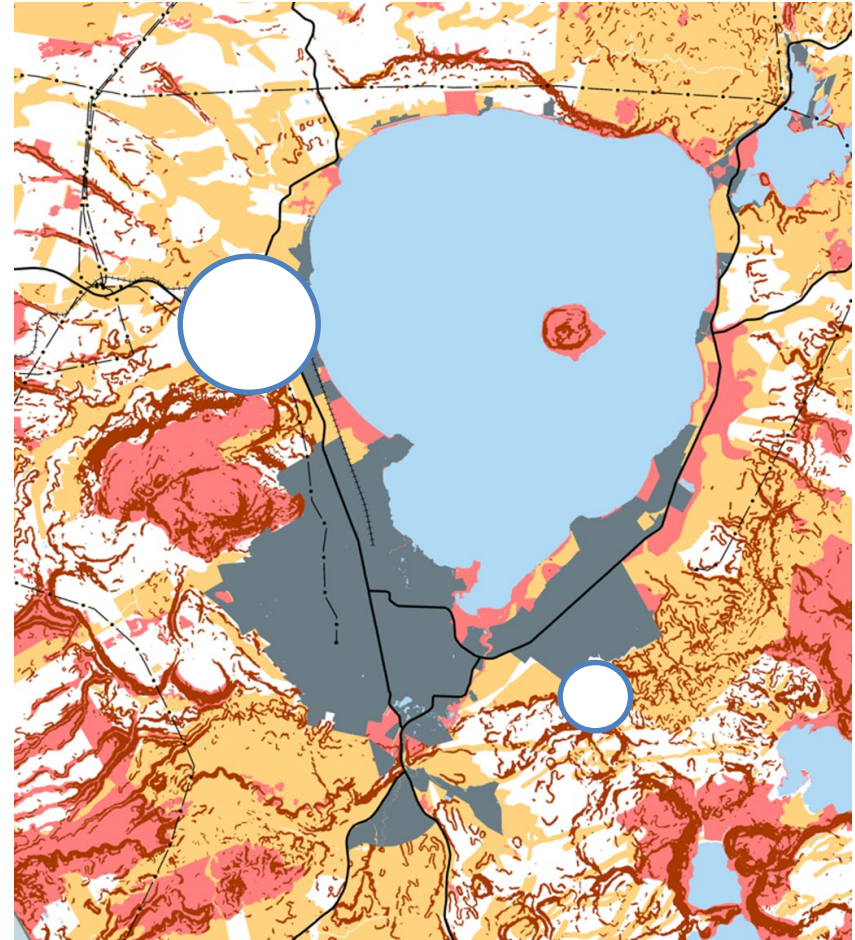
- Extensive Maori Land holdings
- Possible Liquifaction
- Heavy Industry
- Landfill
- Landform

LUC 2 land identified around Wharenui
– further development may be challenging.



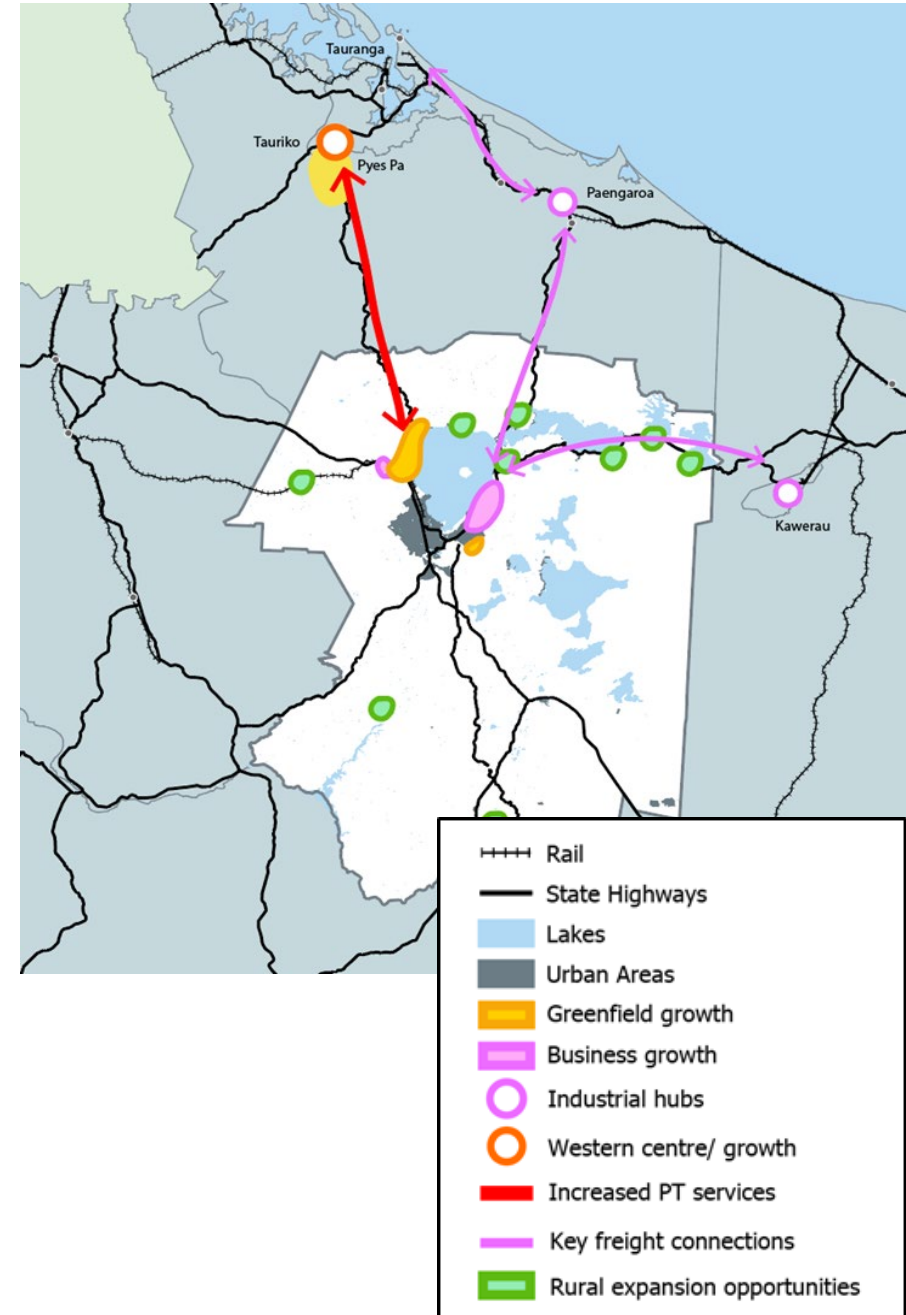
Key Opportunities for Spatial Scenarios- Urban

- Intensification (largely addressed via Housing Plan Change).
 - Future intensification (e.g. Ngongotaha) to be covered within FDS (subject to Plan Change scope).
- Greenfield Growth
 - Eastward residential expansion from Lynmore (Tarawera Road).
 - Ngongotaha (800 dwellings required by 2050).



Key Opportunities for Spatial Scenarios- Urban

- Business Land (ca. 36Ha of industrial land required by 2050)
 - Moving industrial land from central locations in Ngapuna & Ngongotaha (frees up potential residential land) in line with 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)
 - Hamurana – more intensive rural lifestyle or new formal township?
 - Greenfield growth around Mamaku.
 - Provide some more limited opportunities for smaller rural townships.
 - No major opportunities in Lakes A area – need to clarify key issues or constraints here.



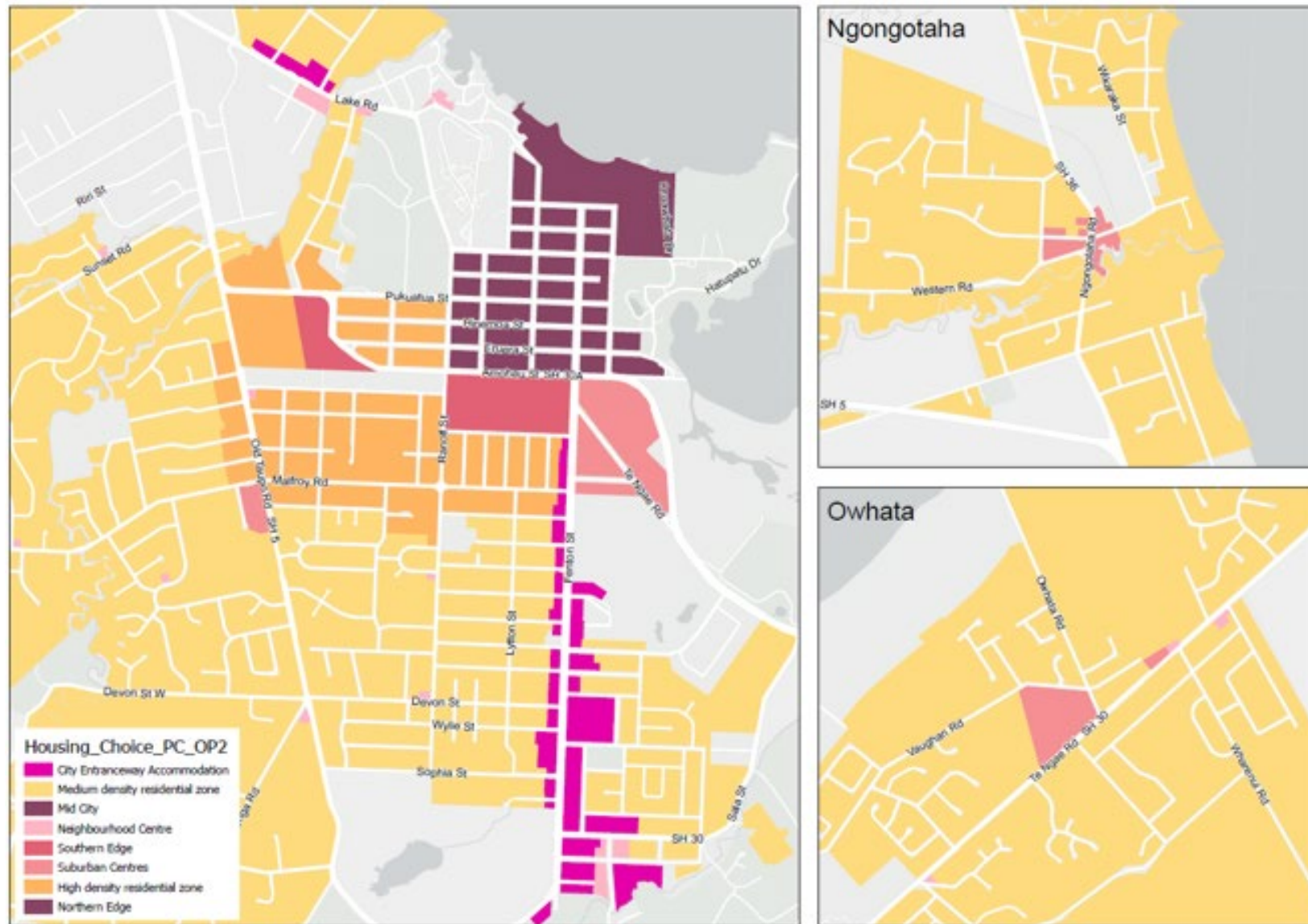
Rotorua Housing Plan Change

Recap

- Single Plan Change for Residential, City Centre and Commercial zones.
- Papakāinga in urban and rural zones.



Residential 1 & 2 Zone Extents



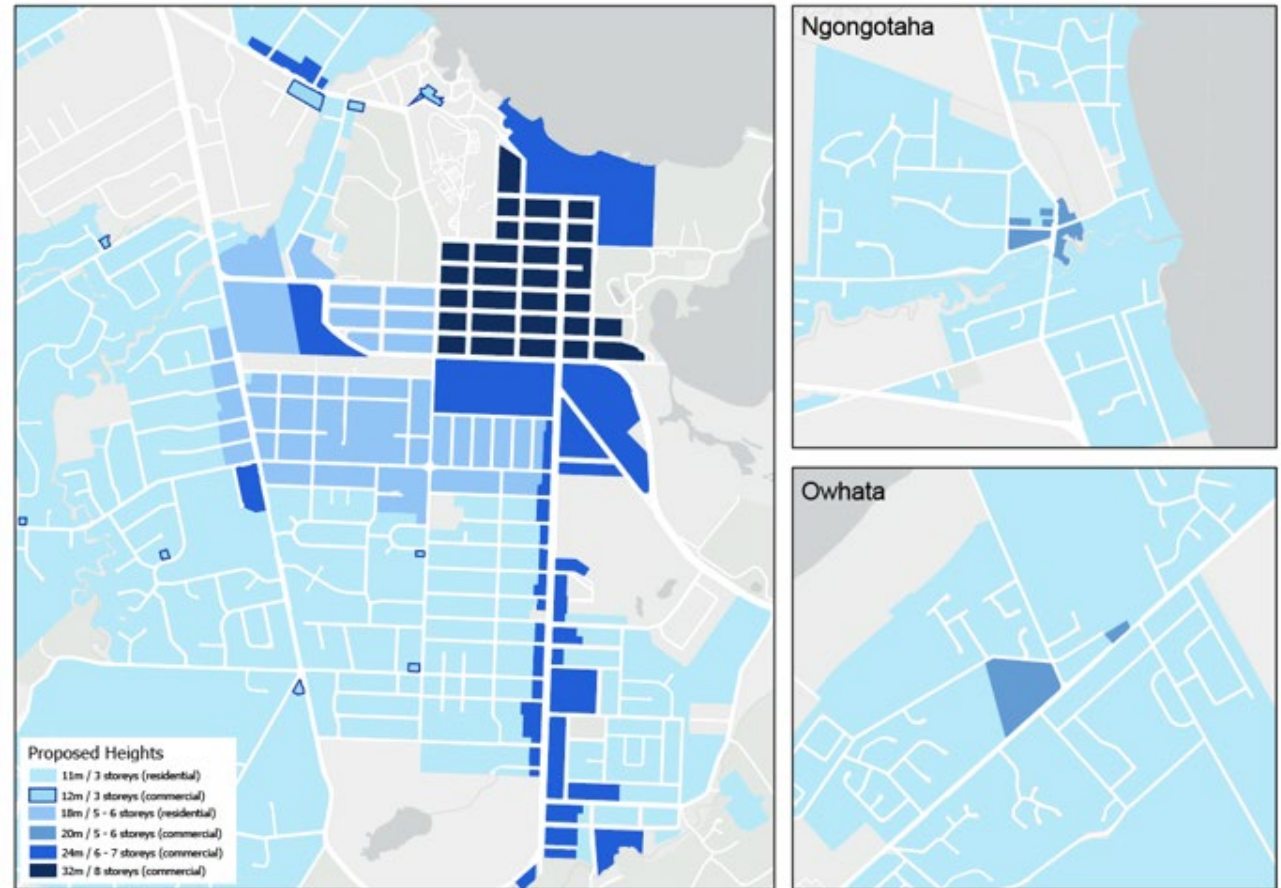
Mixed Use in the Central Area

- 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 Standards

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+

Design Guidelines

- Preparation of design guidelines progressing.
- Will provide worked examples and best practice "rules of thumb" for:
 - 4+ dwellings on a site
 - Proposals that infringe the standards
- Links with effects being managed by the standards.



Papakāinga

- Hui on amendments 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 people who live there and hui with Ngāpuna and Ōhinemutu villages.
- Plan Change likely to retain the Residential 3 zone and Marae Protection Overlay unchanged.



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.

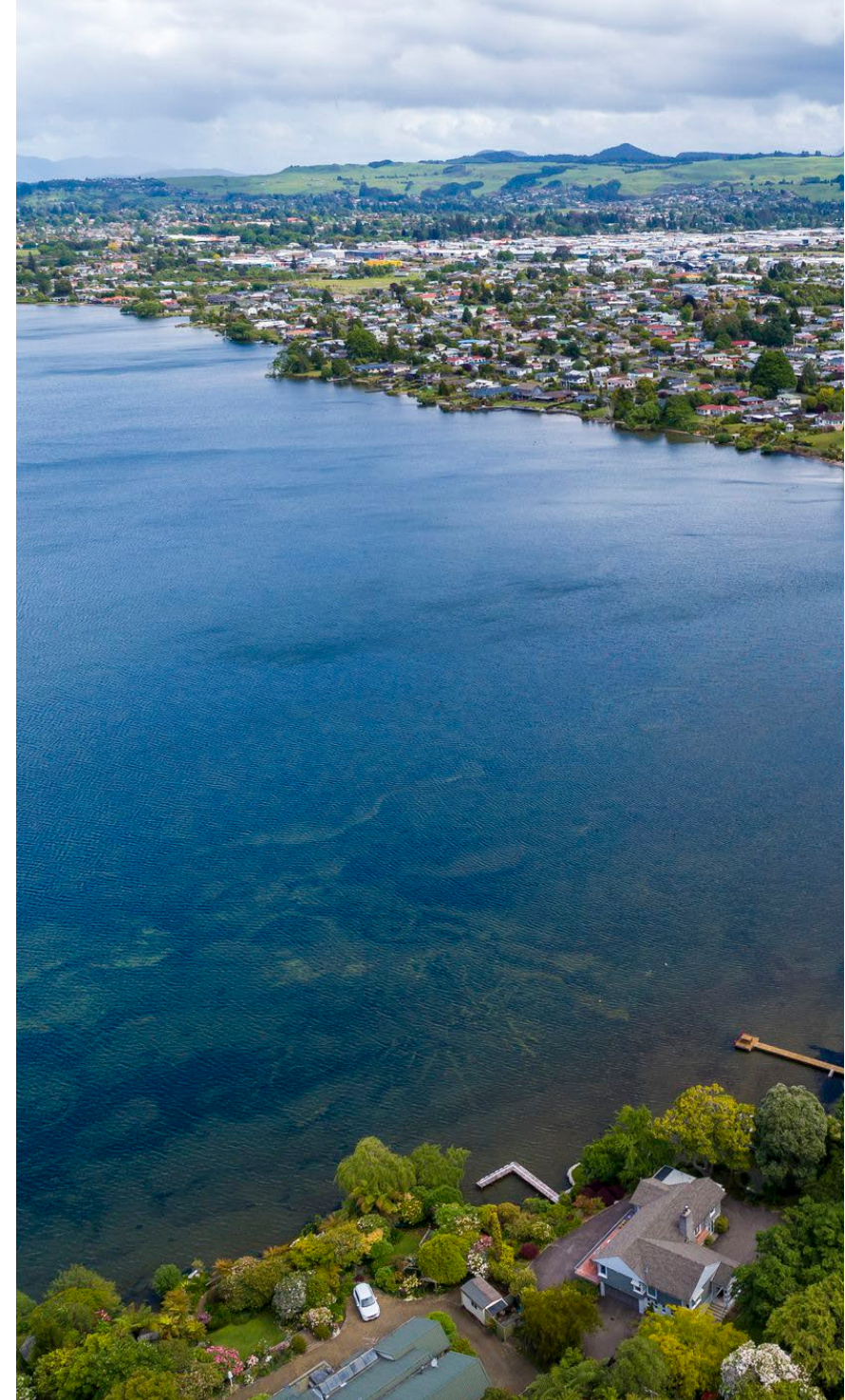
Management of Geothermal Risk

- Undertaking a 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 at this stage



Questions and discussion

- Views/comments on progress with the FDS?
- Views/comments on progress with the Plan Change?
- Opportunity to reference or incorporate other Council work programmes?
- Opportunity to tie in with other project specific community engagements?



An aerial photograph of a suburban area, likely in Rotorua, New Zealand. The foreground is filled with residential houses and greenery. In the middle ground, a large body of water (Lake Taupo) is visible, with a small island in the center. The background features rolling green hills and mountains under a cloudy sky. The text "Central Priority Area" is overlaid in large white letters.

Central Priority Area

A Plan for Rotorua's Central Area

A focus on:

- Creating inclusive, liveable and safe neighbourhoods that reflects and protects Rotorua's unique strengths
- Providing clarity about how the area will change over time
- Providing opportunities for development
- Plan with clear actions and delivery timeframes



Feedback – Central Priority Area

1)Are there additional opportunities that you would like to see in the plan?

2)Are there any areas of the plan that you do not support?

3)How can you support the implementation of this plan?



Next Steps

- Further developer, stakeholder and iwi engagement happening now.
- Focus on completing draft provisions and s32 – May/June.
- Plan Change notification in August.
- Work on FDS progressing with a focus on the spatial scenarios
- Central PA Plan back to 'think-tank' after internal and Iwi Engagement