

IMPLICATIONS OF THE MDRS AND OUR INTERNAL PROCESSES



Agenda

1. Policy Work Context
2. Housing Plan Change
3. Medium Density Residential Standards
3. Discussing the MDRS implications:
 - Resource Consents Team
 - Building Consents Team
 - Land Development Engineering
 - Business Support
4. Next Steps

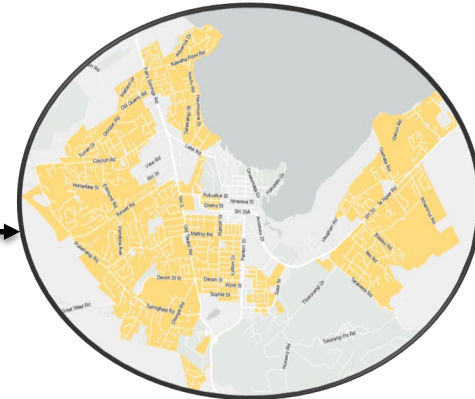
Policy Work Context

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

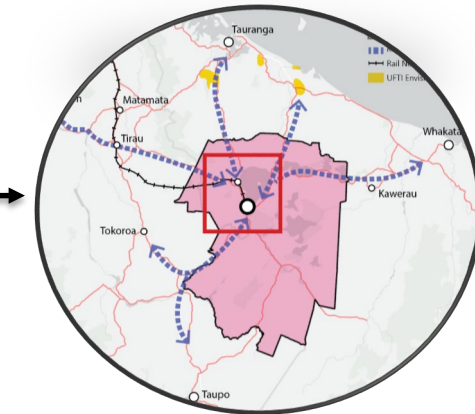


STRATEGY

Future Development Strategy
(leading to plan changes)

Longer term

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



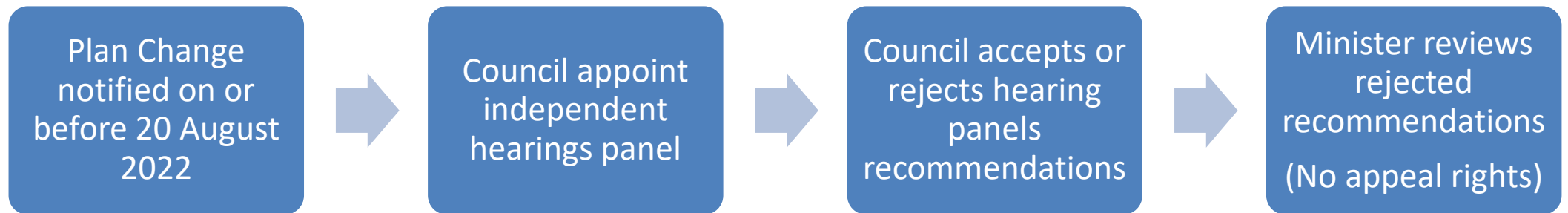
Rotorua Housing Plan Change

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



Plan Change – Process

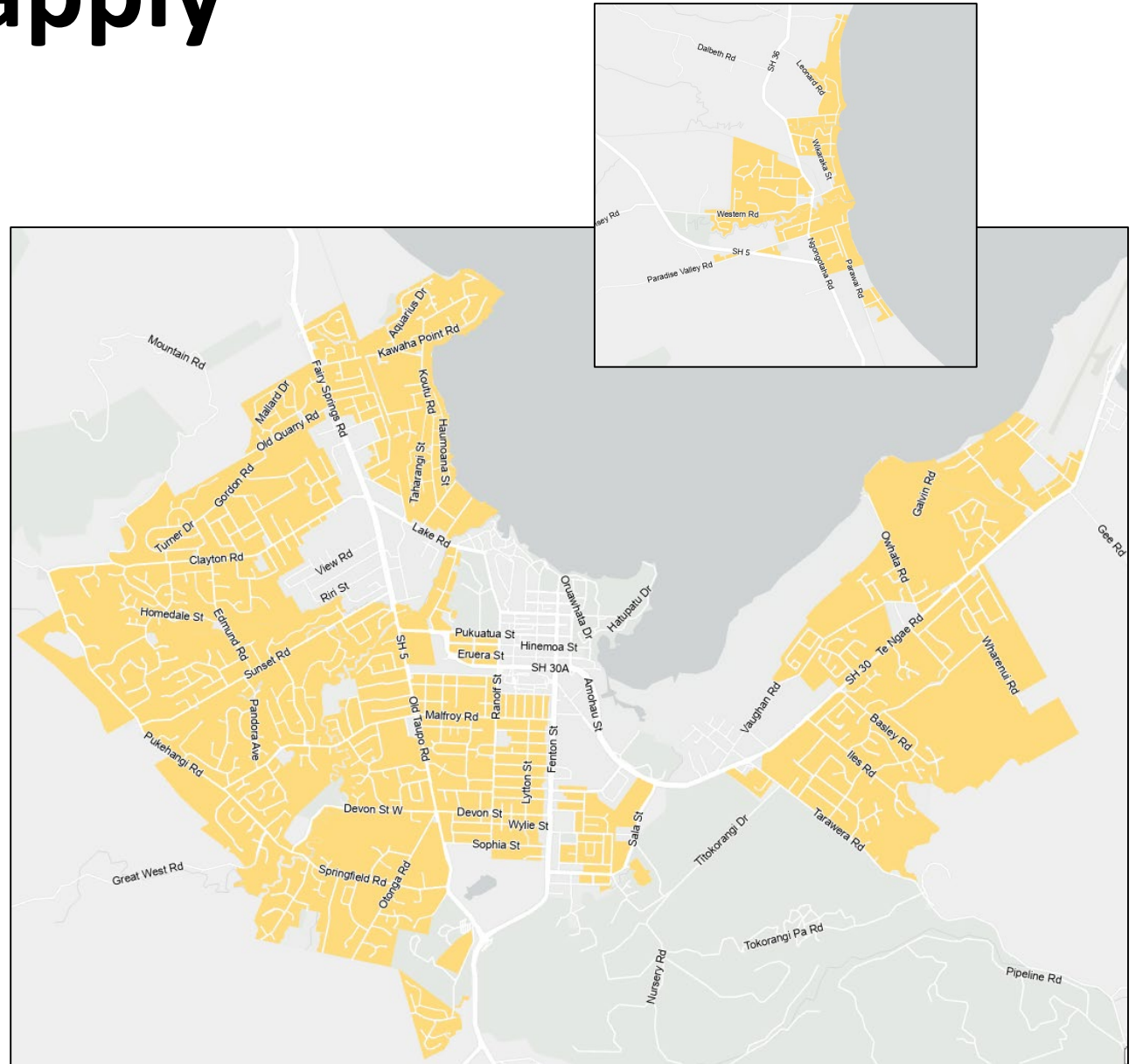
Intensification Streamlined Planning Process



- 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.

Where will it apply

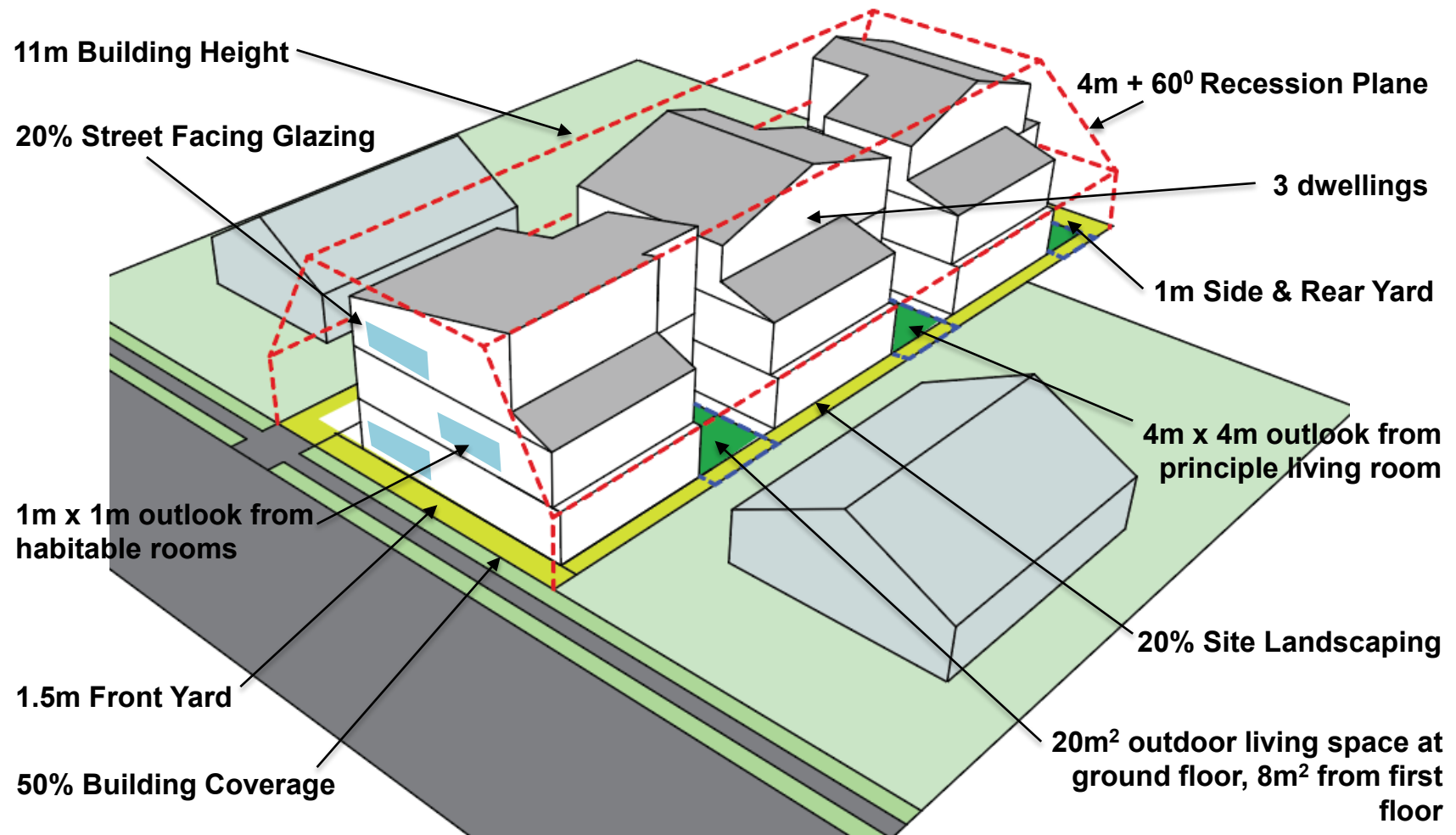
- Residential 1 & 2 zones rezoned to Medium Density Residential Zone as minimum.
- Discussions with Iwi regarding Residential 3 zone and approach to managing cultural values in these areas.



Medium Density Residential Standards

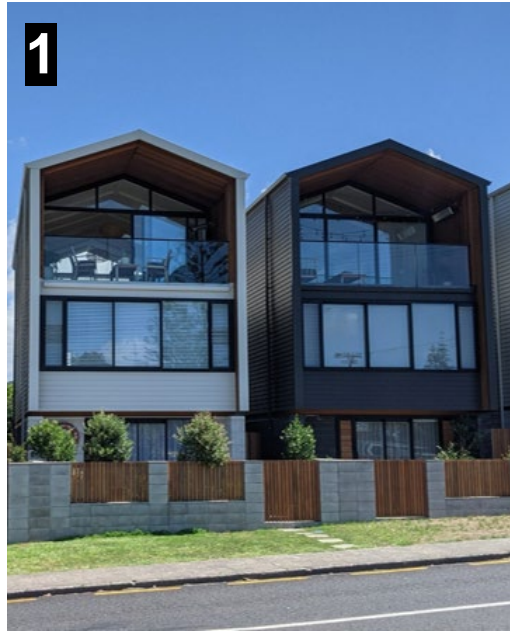
Number of residential units per site	Maximum	3
Building height	Maximum	11m + 1m for pitched roof
Height in relation to boundary	Maximum	4m + 60° recession plane
Setbacks	Minimum	Front yard: 1.5m Side yard: 1m Rear yard: 1m (excluded on corner sites)
Building coverage	Maximum	50% of the net site area
Outdoor living space	Minimum	Ground floor: 20m ² , 3m dimension Above ground floor: 8m ² , 1.8m dimension
Outlook space	Minimum	Principal living room: 4m depth, 4m width All other habitable rooms: 1m depth, 1m width
Windows to street	Minimum	20% glazing of the street-facing facade
Landscaped area	Minimum	20% of the developed site with grass or plants

What does this look like?



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)



Resource Consents Team - Implications

- There will no longer be as many land use consents
- There may be more work required on vetting and reviewing the building consent applications.
- Some provisions will have immediate legal effect from August-other won't
- How are we going to advise customers and process consents in the meantime leading up to August?

IS THERE ANYTHING ELSE YOU CAN THINK OF?

Building Consents Team - Implications

- Many issues that have previously been addressed at resource consent stage will now need to be addressed at the building consent stage.
- Building Consent team will need to understand the new building envelope (heights, yards, etc.) are all changing- do we need to run separate session(s) on these and who should attend?
- Within this process, are there any gaps that we need to cover i.e revamping the consent vetting forms?
- One Council implications-changes to processes etc.

IS THERE ANYTHING ELSE YOU CAN THINK OF?

Building Consents Team - Implications

- Is there anything outside the Building Act the currently the building consent processors rely on the engineers to assess that we need to be aware of?
- Given the changed do we need to reinstate the Project Information Memorandum?

IS THERE ANYTHING ELSE YOU CAN THINK OF?

Land Development Team - Implications

- Now that there is the potential for more 2nd and 3rd houses on a site without subdivision- or with a controlled subdivisions following building consent- what do you foresee as the potential implications?
- How will we manage the services for the additional dwellings at the time of building consent (prior to subdivision) i.e. separate connections?
- What can Darrell and his team request further information for at the time of building consent?
- As there will be no engineering plan how do we want to manage these requirements?

IS THERE ANYTHING ELSE YOU CAN THINK OF?

Business Support Team - Implications

- Financial contributions from August will apply to permitted activities and will need to be collected at the building consent stage as there won't be a resource consent required (up to 3 houses).
- How will this process of collecting financial contributions be managed and who will oversee this?
- We will need to update the LIMs template to reflect changes?

IS THERE ANYTHING ELSE YOU CAN THINK OF?

Next Steps

- Further Discussion with teams if required
- Identify a number of actions (collectively) to ensure we're in a good position come 20 August.
- Actions will then need to have action owners within respective teams.
- Any further questions??