



DEVELOPING ROTORUA WORKSHOP
Growth and Housing Workshop 3
S,P&F Forum

6 April 2022

Agenda

1. Programme Context
2. Engagement
3. Rotorua Future Development Strategy.
4. Rotorua Housing Plan Change:
 - Zone extents and heights;
 - Approach to standards.
5. Papakāinga & Res 3
6. Priority Area
7. Natural Hazards & Other Matters



1. Programme Context

Activities underway to enable Rotorua's growth and housing

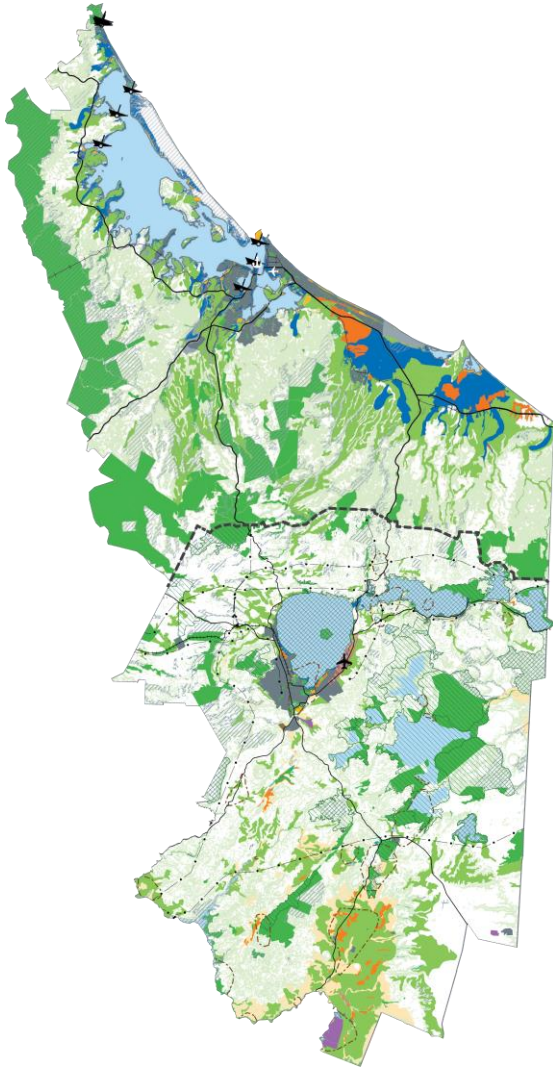


Key: milestone notified plan change preliminary work frameworking plan development

2. Engagement

- Iwi and hapū engagement
- Neighbouring Councils
- Other agencies
- Local developers and consultant's forum
- One-on-one developer meetings
- Community Engagement

3. Future Development Strategy

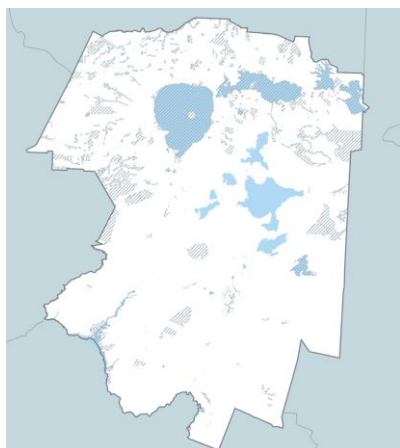


- Baseline spatial analysis almost complete

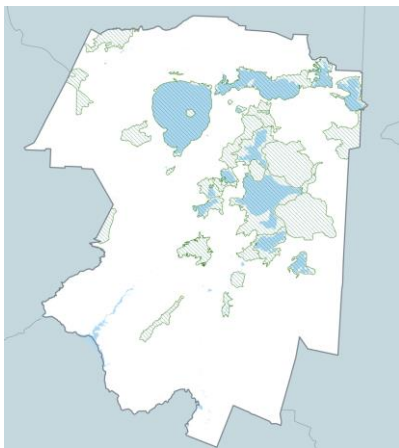
Other work to complete:

- Iwi and hapū aspirations/ values
- Further economic assessment to inform spatial scenario development
- Development of 'spatial scenarios' aligned to outcomes (aspirations)

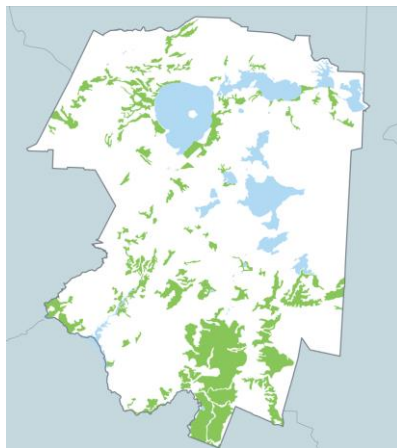
Preliminary Mapping



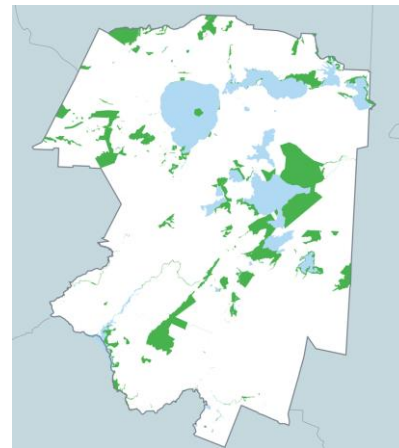
Significant Natural Areas



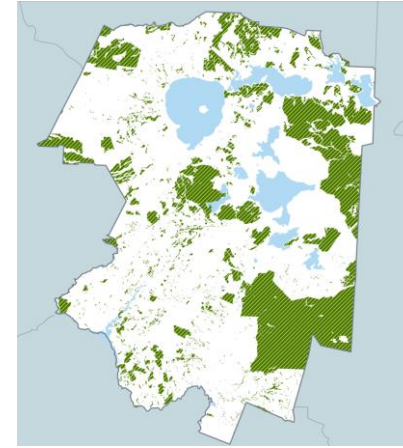
Outstanding Natural Landscapes & Features



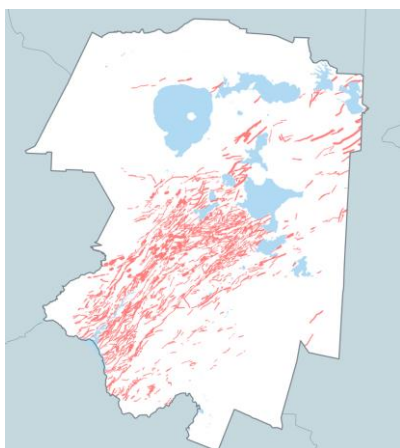
Highly Productive Land



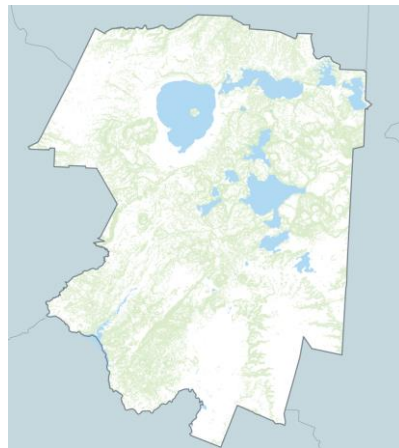
Reserves & Conservation Land



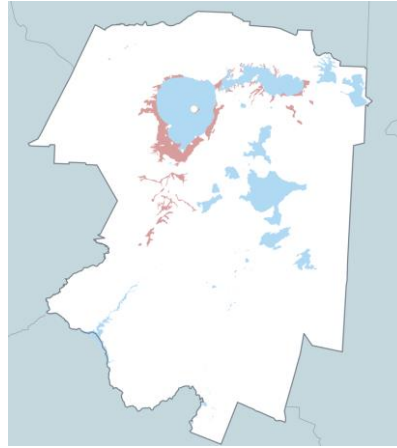
Plantation Forestry Land



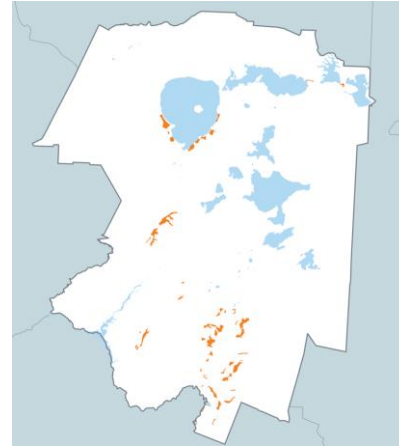
Fault Avoidance Zone



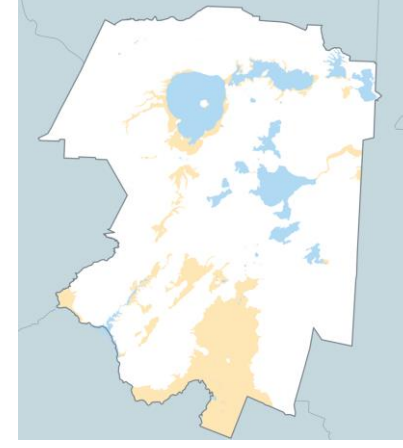
Landslide Risk



Soft Ground



Peat Soils

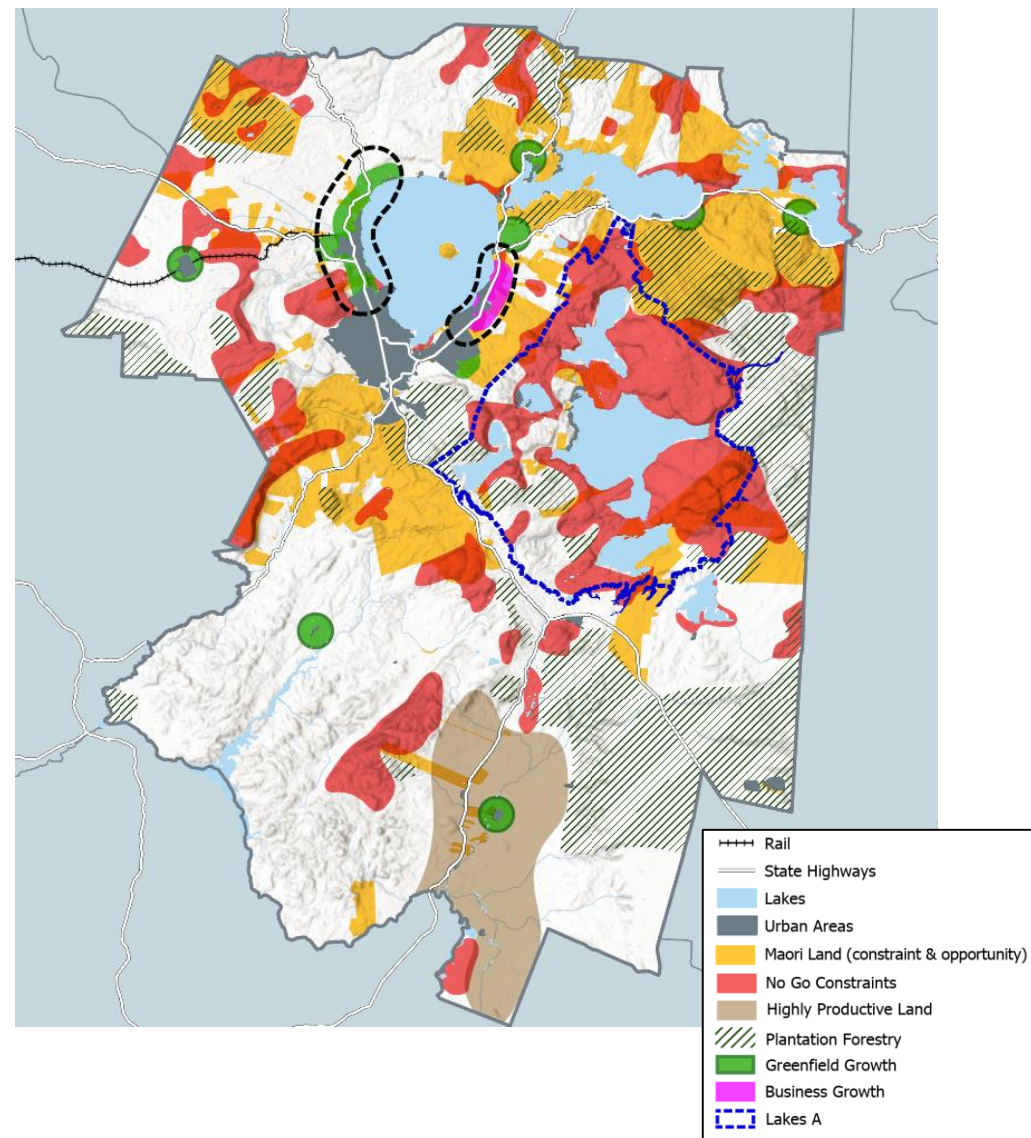


Possible Liquifaction

Issues & Constraints

- Informed by spatial analysis
- Assessment format same as Smart Growth to enable comparison
- To do:
 - information around flooding and cultural values
 - Consideration of implications for Lakes A area

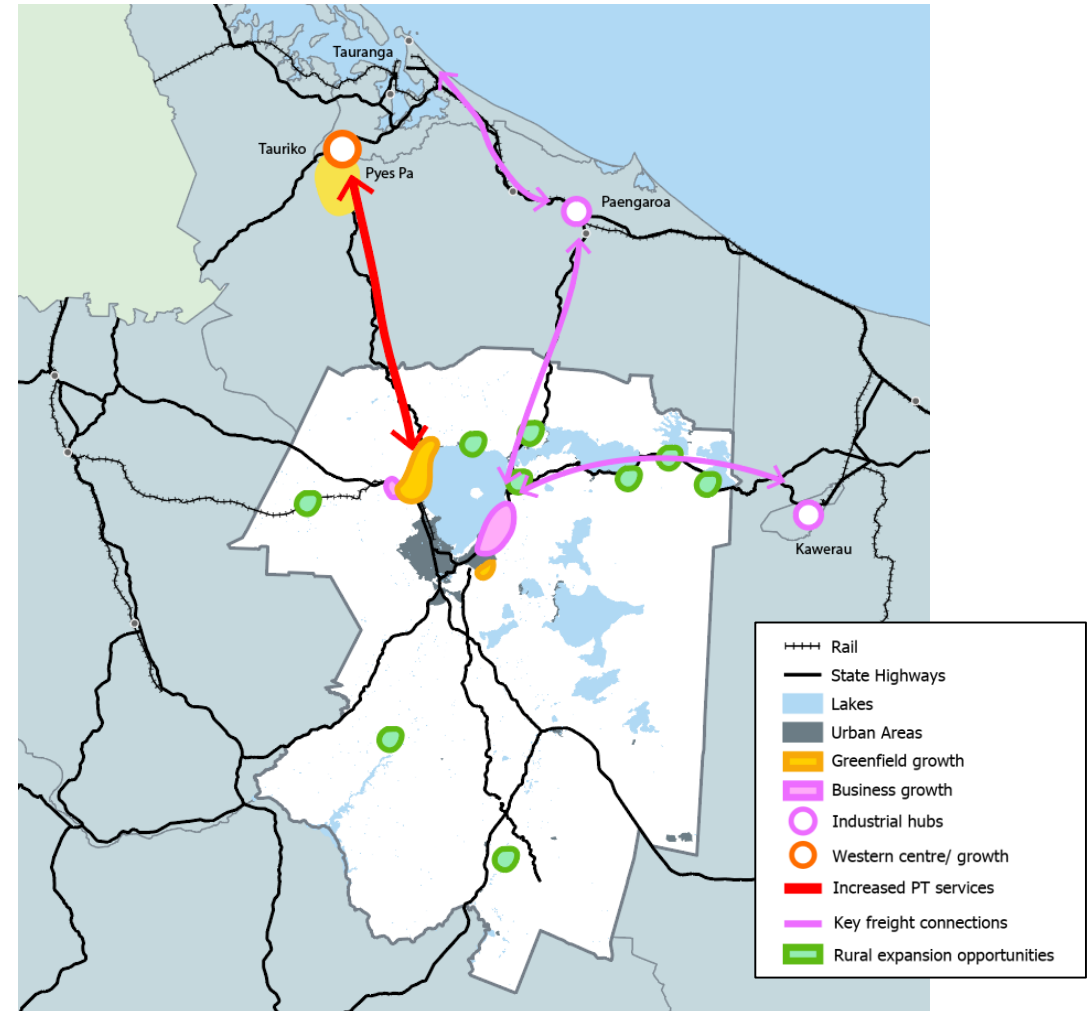
Is there anything we've missed?



Emerging Sub-regional Opportunities

Key Corridors and
Recognised links

Is there anything we've
missed?



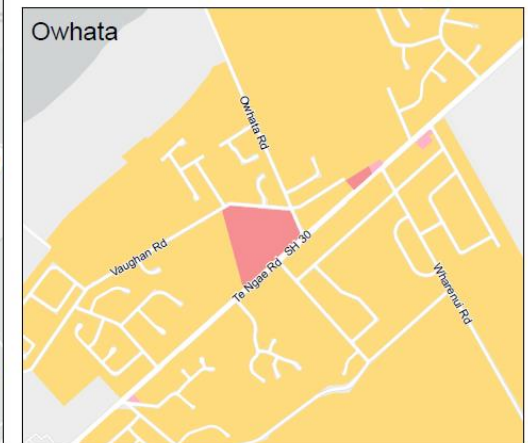
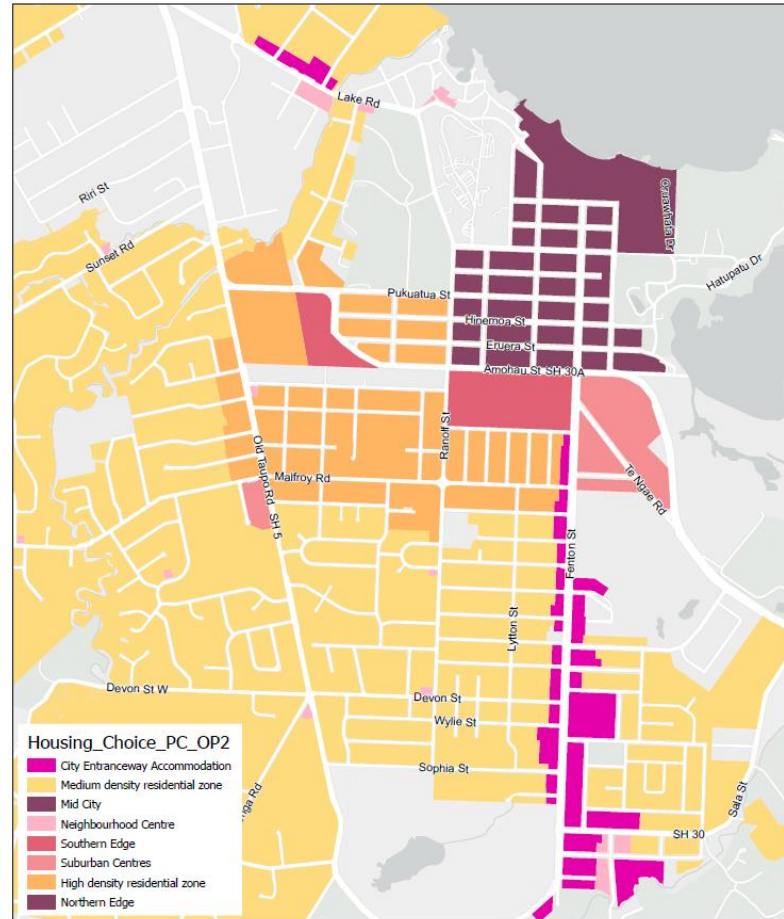
4. Rotorua Housing Plan Change

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



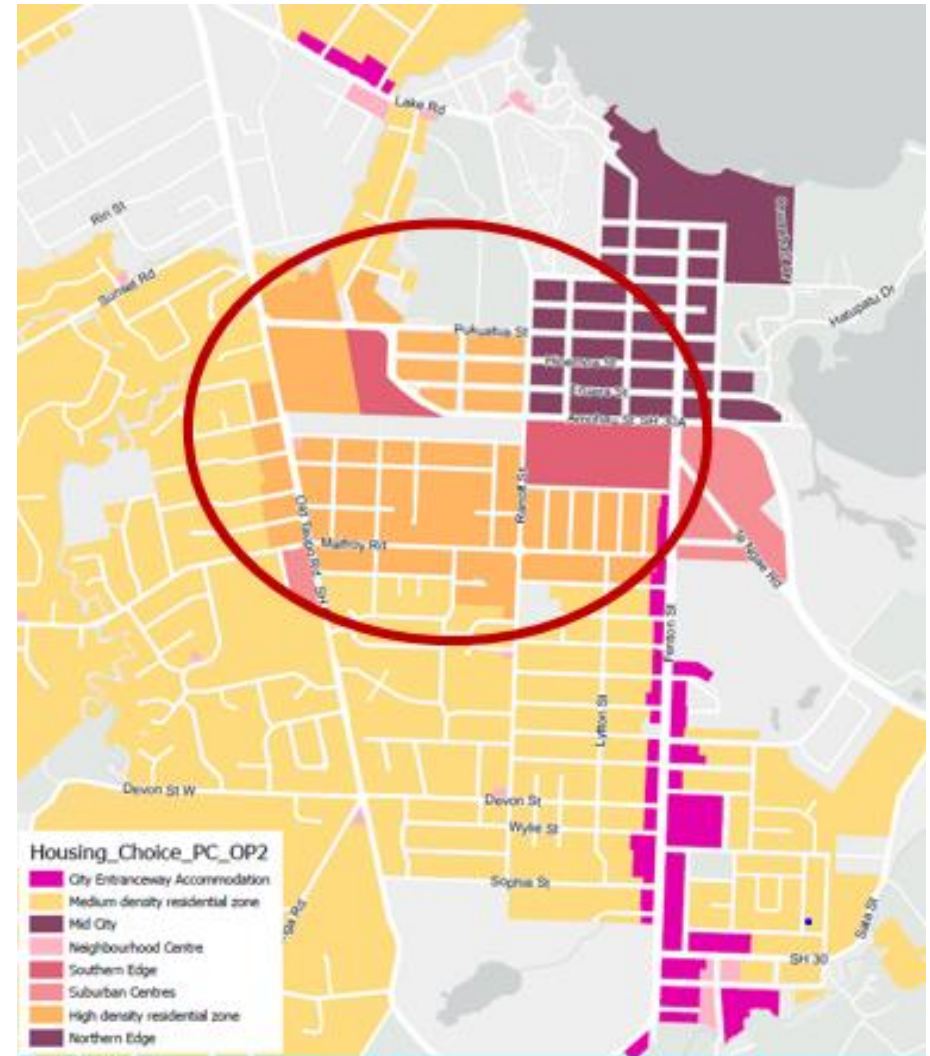
Residential Zone Extents

- Medium Density zone applied broadly
- Maintain Commercial Zone as current
- High density zone proposed



Proposed High Density Zone

- Aligns with the most accessible residential areas
- Extends approximately 800m from City Centre.
- Not looking at high density residential zone around other centres (e.g. Ngongotaha).
- Low demand for high density over 30 years – prepare pathway
- Concentrating highest density supports Central City Priority Area (Arawa Park in future).



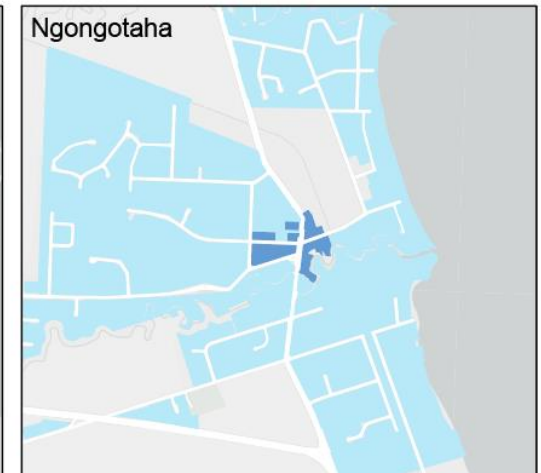
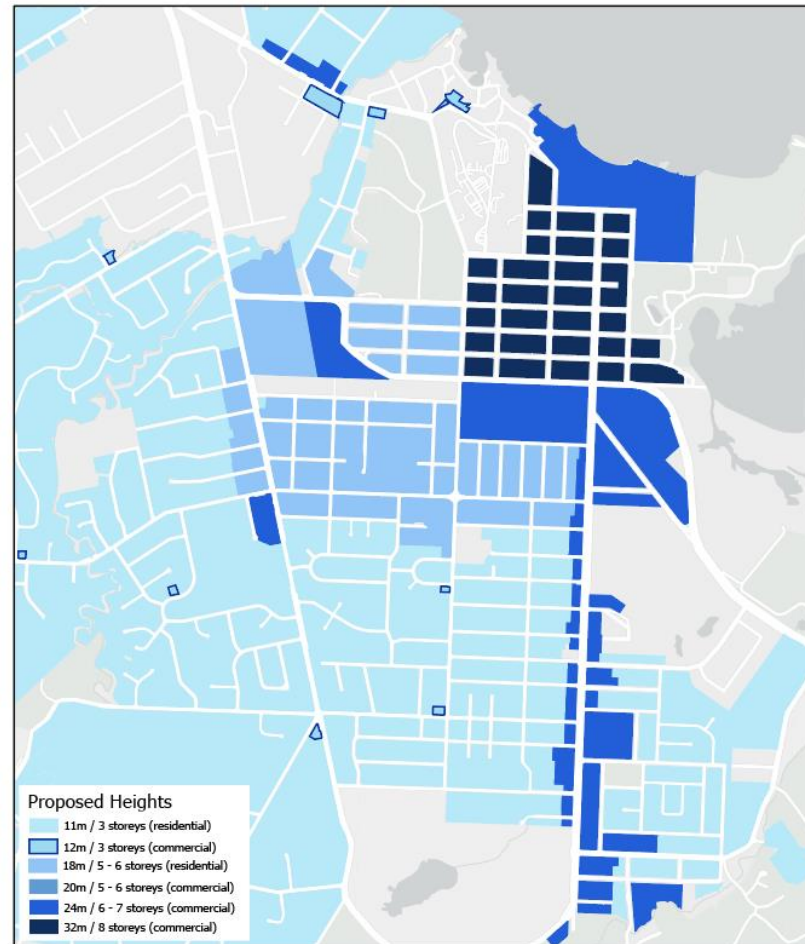
Mixed Use in the Central Area

- Enabling housing within existing commercial:
- 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



Medium Density Residential Zone

- Standards relating to height, HiRB, yards, coverage set out in RMA
- Seek to include additional controls:
 - minimum unit sizes (on-site amenity for larger developments),
 - maximum building length (on-site and off-site amenity, design quality); an
 - Impervious surface coverage of 70% (help manage potential flooding effects)



High Density Residential Zone

- Similar controls to MDZ
- Seek to include minimum unit sizes and maximum building length
- Key differences include:
 - Increased height (18m / 5 storeys)
 - Less restrictive recession plane
 - Smaller balcony sizes
 - Increased impermeable surfaces (80%)



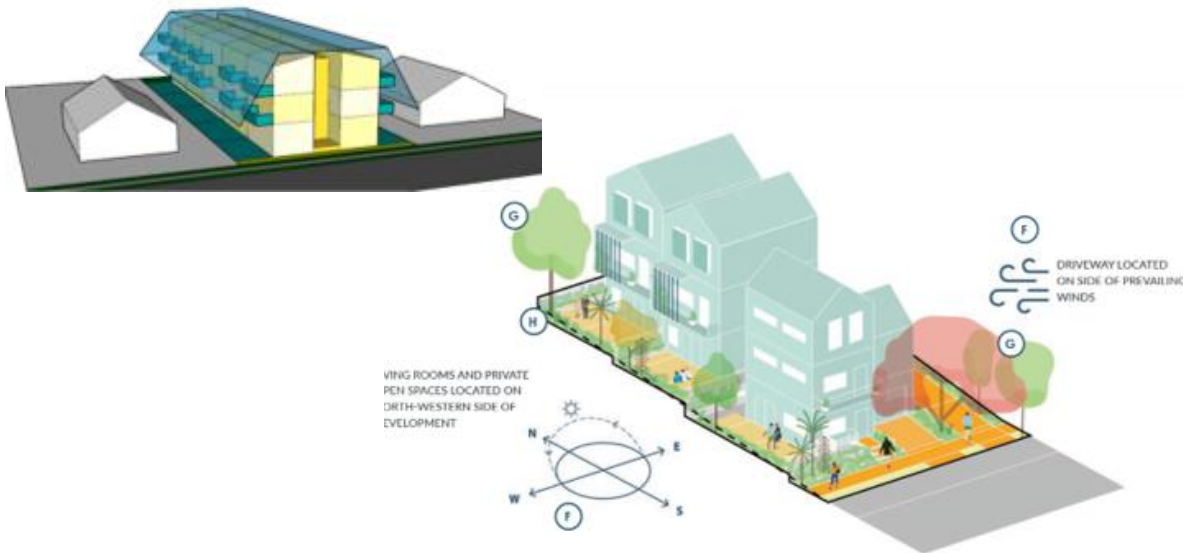
Housing in Business Zones

- Range of heights depending on zone (higher in city centre, lower in outlying neighbourhood centres)
- Key amenity controls include:
 - Outlook spaces from living room/ bedrooms
 - Minimum unit sizes
 - Set backs (yards and recession planes) from residential zones.
 - Preventing ground floor residential uses on commercial streets.
 - Balcony / storage requirements



Design Guidelines

- Initial design testing and development underway.
- MfE Draft Design Guidance for Permitted development
- Guidance is generic – need to adapt to Rotorua context.



5. Papakāinga

- Targeted workshop 31st March
- Agreement to address:
 - Address barriers through Plan Change
 - Longer term aspirations in FDS
 - Papakāinga toolkit



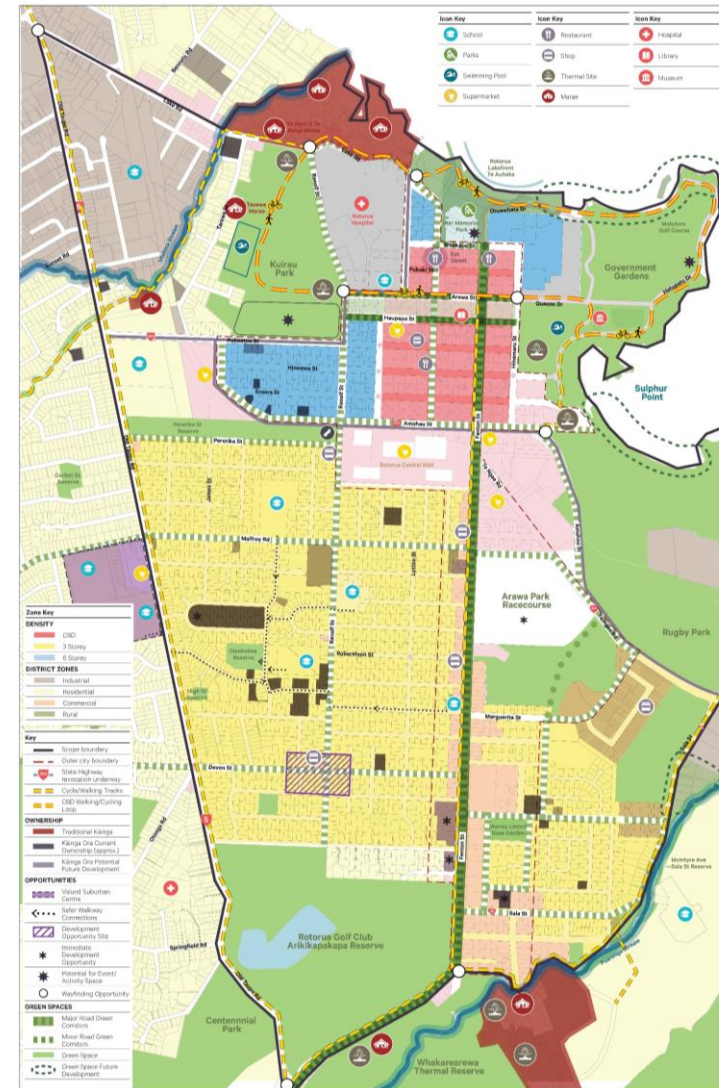
5. Cultural Villages (Res 3)

- Survey of owners and people who live there.
- *Do you want medium density housing or are there cultural values that the District Plan should protect?*
- Will know more mid-April.
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6. Priority Area - Central

- Initial focus on housing and neighbourhoods (density and mixed use)
- Commercial use changes later
- Arawa Park zoning later
- Draft Plan in June



7. 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



7. 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

Appendix

FDS Outcomes (Aspirations)

Rotorua has:

1. A consolidated and intensified urban core, around the city centre, supported by a network of smaller centres.
2. New housing in **areas where people have good access** to jobs, community services and amenities by public and active transport
3. Urban form **supports a reduction in greenhouse gas emissions.**
4. Enough land for housing and business to meet local needs.

FDS Outcomes (Aspirations) cont.

5. Diverse and growing economy.
6. Existing infrastructure that is used efficiently, and new infrastructure is planned to integrate with growth.
7. Natural environments that are enhanced and opportunities for restoration are realised.
8. Resilience to the current and future effects of climate change.
9. Resilience to risks from natural hazards.
- 10. Iwi and hapū values to be developed with Mana Whenua.*