



HOUSING FOR EVERYONE PLAN CHANGE 9

COMMUNITY INFORMATION SESSION | 2 SEPTEMBER 2022



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AGENDA

- Housing Context
- Overview of the Plan Change
- Engagement, Timeframes & Submissions



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HOUSING CONTEXT

THE HOUSING CHALLENGE



Less 'Growing Out'

...more homes and more choice



More 'Growing Up'





WHY GROW UP?



Better access to schools, jobs, parks and shops



Less car dependent



More people means vibrant neighborhoods and centres



More efficient use of infrastructure



Protects rural areas

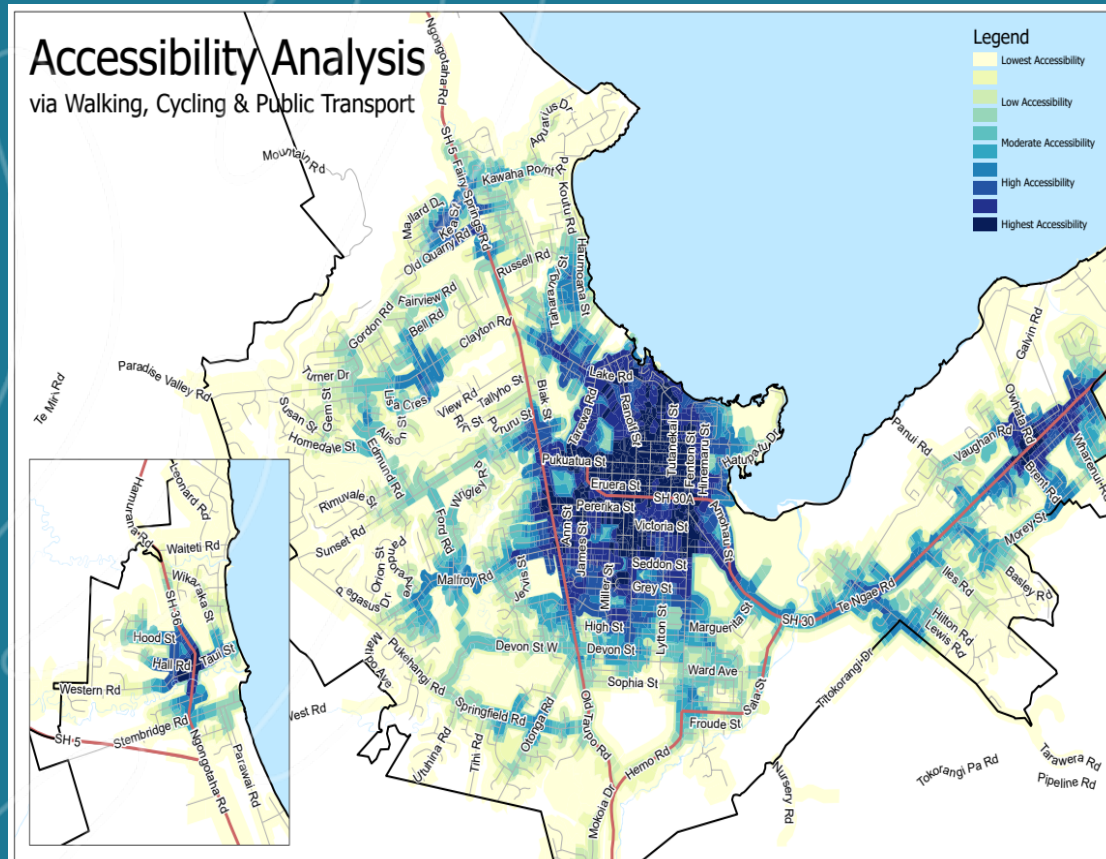


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LEGISLATIVE CONTEXT

National Policy on
Statement Urban Development

RMA Amendment
Act 2022



Housing variety and choice

Government's new measure to boost housing supply in Rotorua Lakes District

15 Mar, 2022 10:54 AM

🕒 2 minutes to read



Housing Minister Dr Megan Woods. Photo / Mark Mitchell

Increasing Housing Supply



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CHANGE WILL HAPPEN SLOWLY OVER TIME



Present



10 years



30 years



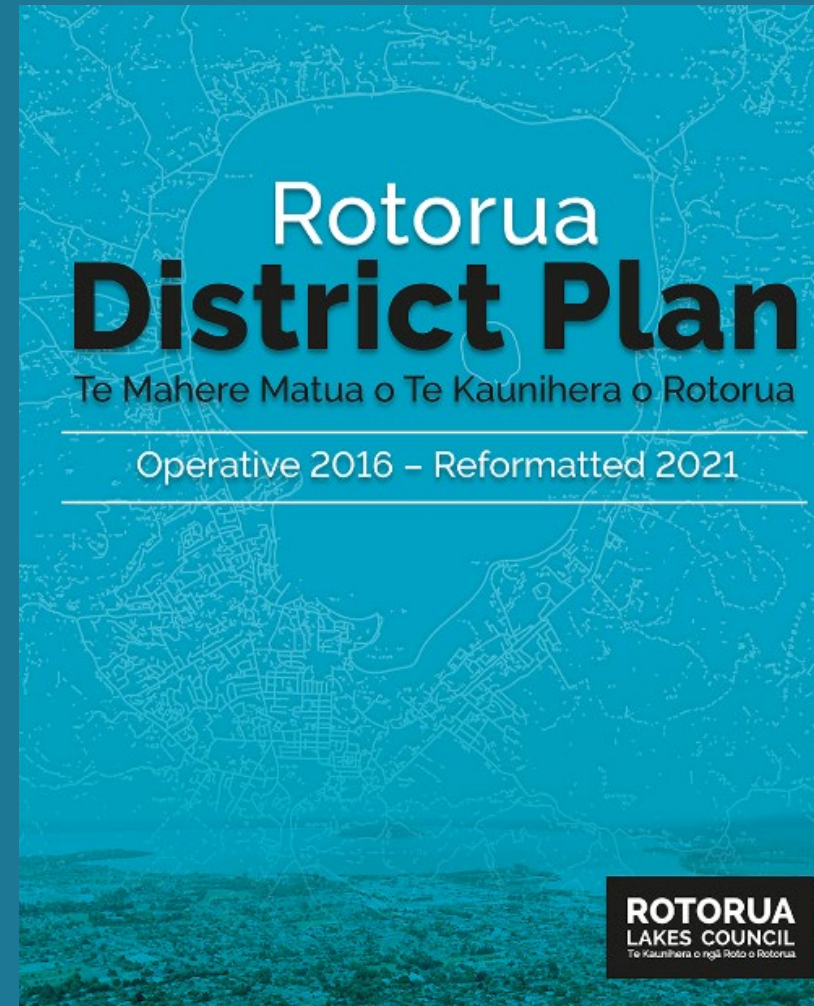
MAKING A CHANGE TO THE DISTRICT PLAN

District Plan

- 10-year 'rule book'- rules for sustainably managing use, subdivision and land development
- Provides zonings to all land
- Regulates - built or developed land within zones

Plan Change

- Formal RMA process change DP provisions, incl. the objectives, policies, rules and zoning of land



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OVERVIEW OF THE PLAN CHANGE

HOUSING FOR EVERYONE – PC9

Objectives:

- Increase housing supply
- Greater variety of homes
- More efficient use of urban land
- Easier to develop papakāinga
- Better framework funding for reserves
- Protect historical, cultural and environmental values (from increased development)
- Manage risks from natural hazards (from increased development)



<https://letstalk.rotorualakescouncil.nz/>

August 11, 2022

Housing for Everyone - Plan Change 9

About this Change

Housing for Everyone – Plan Change 9 is a change we are making to our Distric...



HOW IS THIS ACHIEVED?

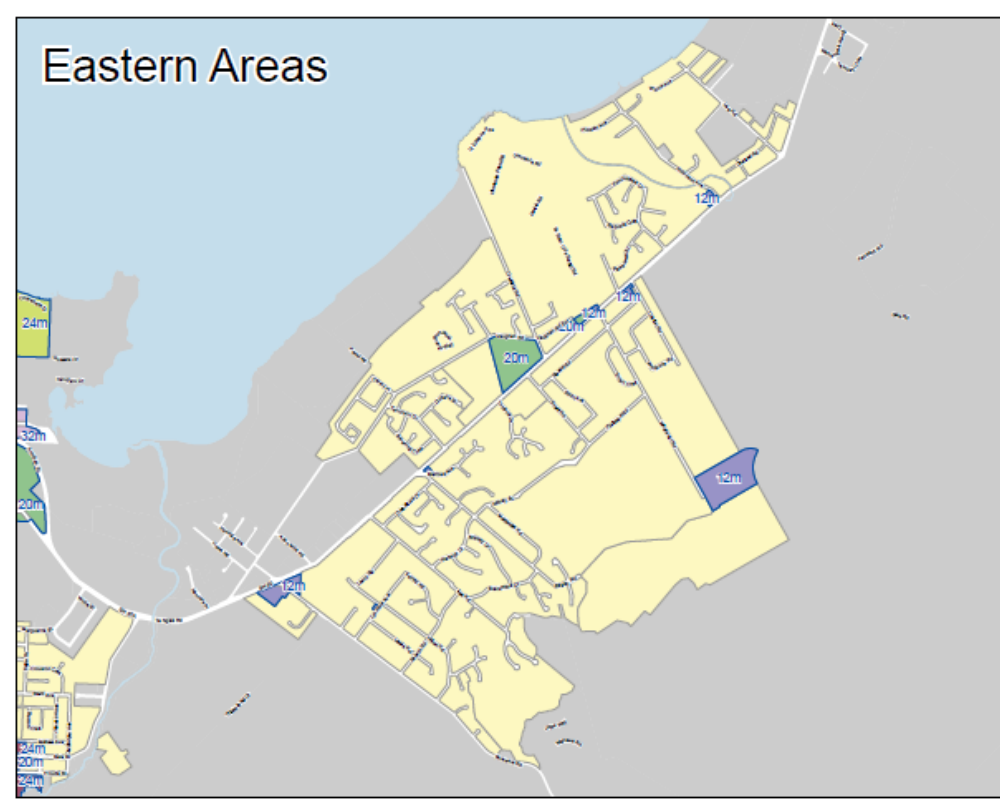
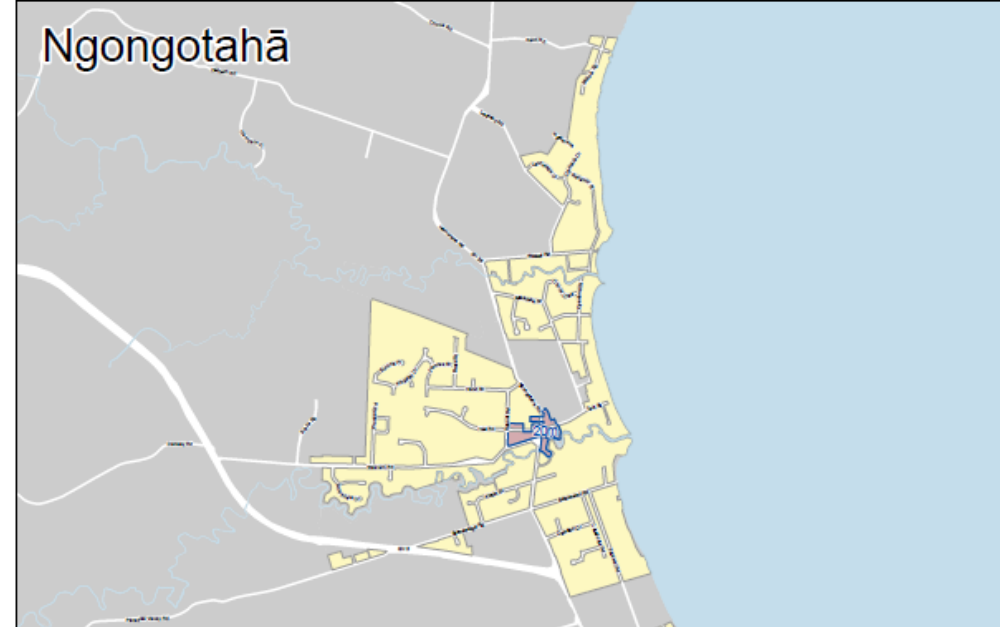
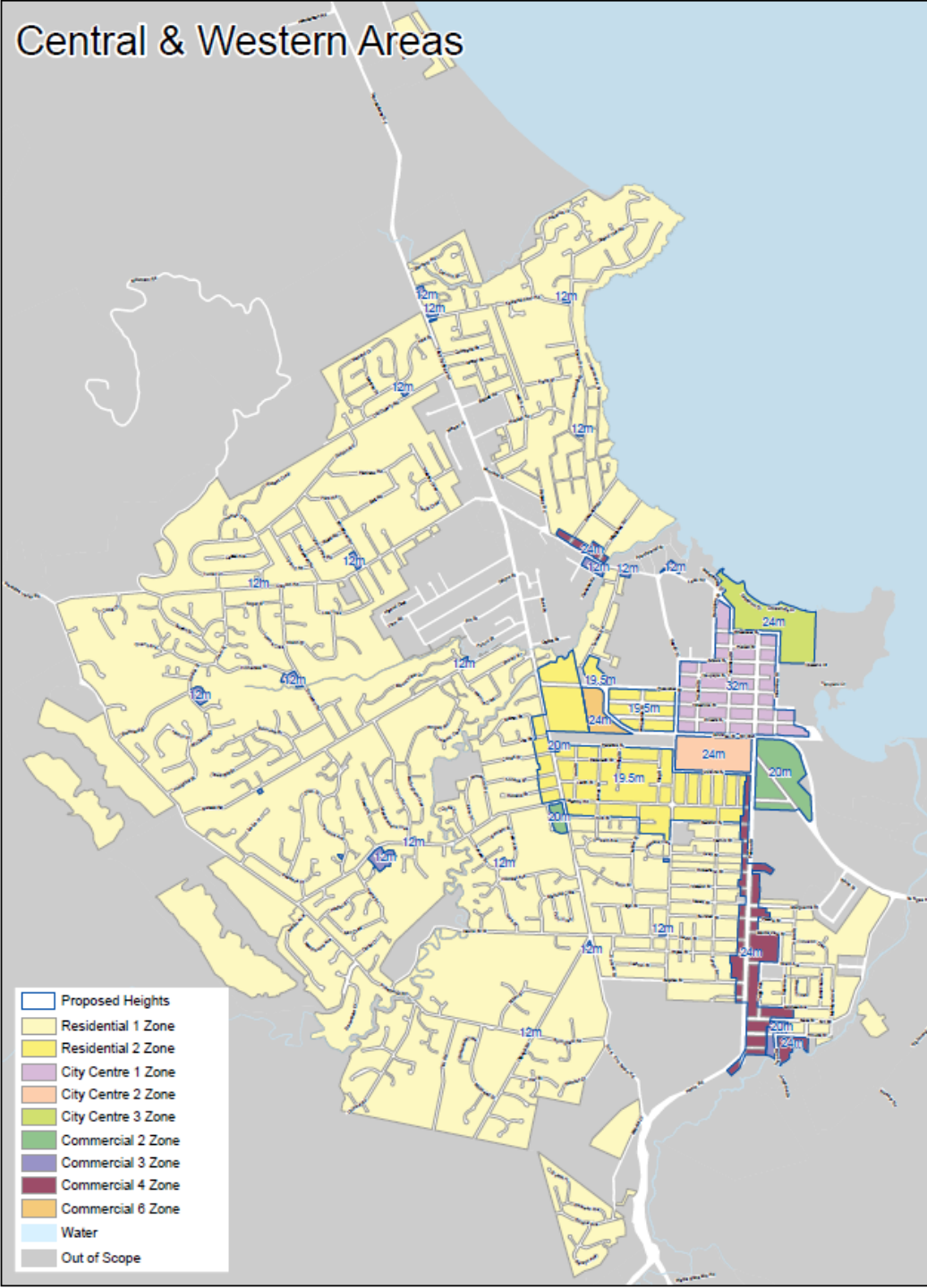
PC9 achieving through changes to:

- Residential 1 and 2 zones
- Papakāinga
- Subdivision
- City Centre zones
- Commercial 4 zone
- Wharenui & Pukehangi

Supporting changes to ensure people are safe and values are protected:

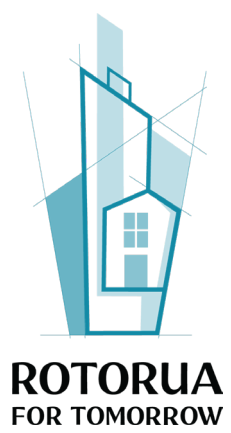
- Flood and geothermal hazards
- Transport
- Heritage
- Financial contributions





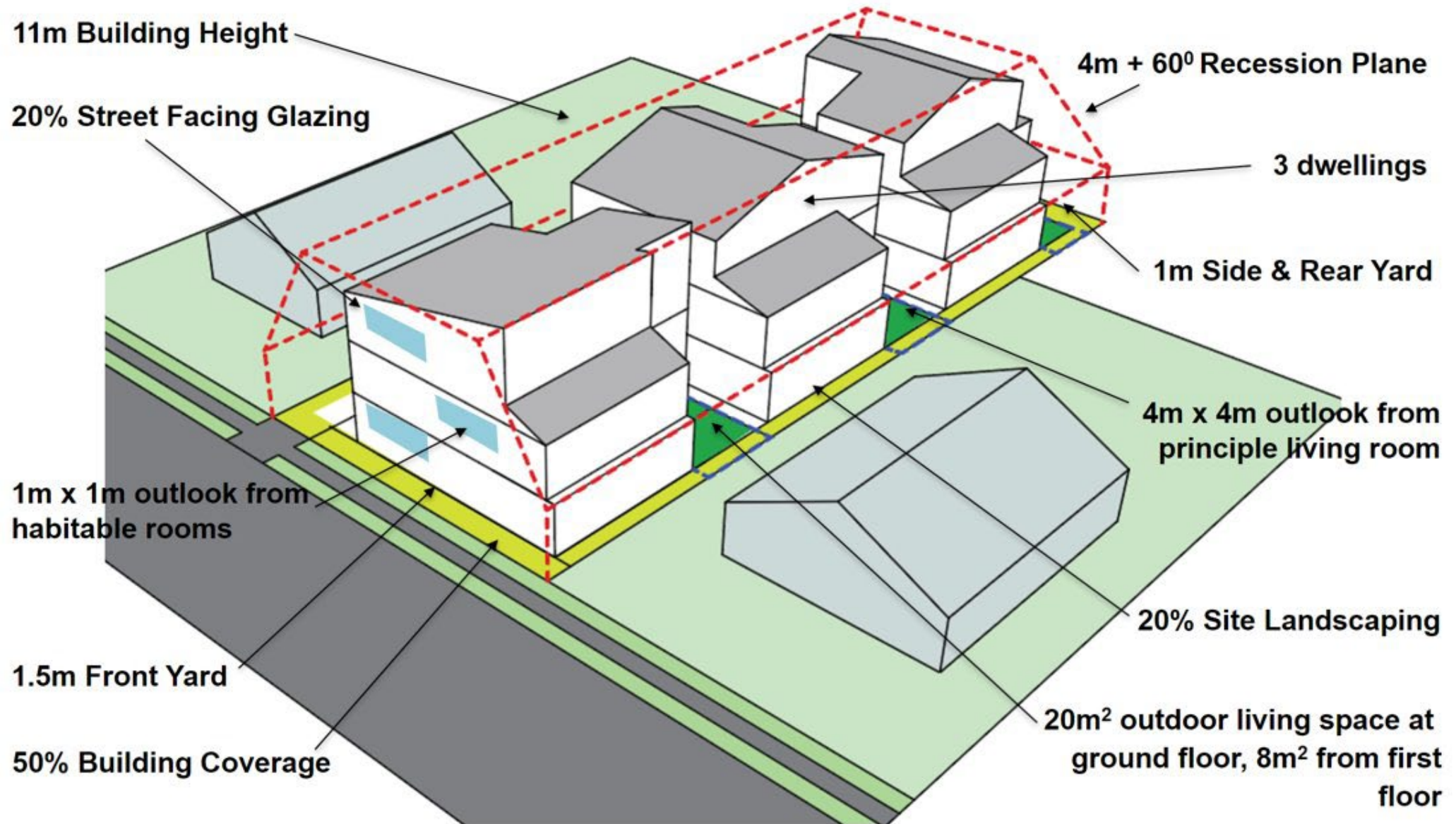
ZONE EXTENTS

- Proposed Heights
- Residential 1 Zone
- Residential 2 Zone
- City Centre 1 Zone
- City Centre 2 Zone
- City Centre 3 Zone
- Commercial 2 Zone
- Commercial 3 Zone
- Commercial 4 Zone
- Commercial 6 Zone
- Water
- Out of Scope



MEDIUM DENSITY RESIDENTIAL STANDARDS

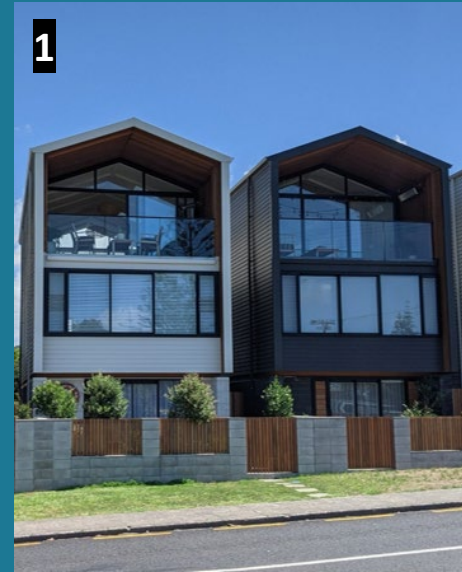
Site built out to maximum



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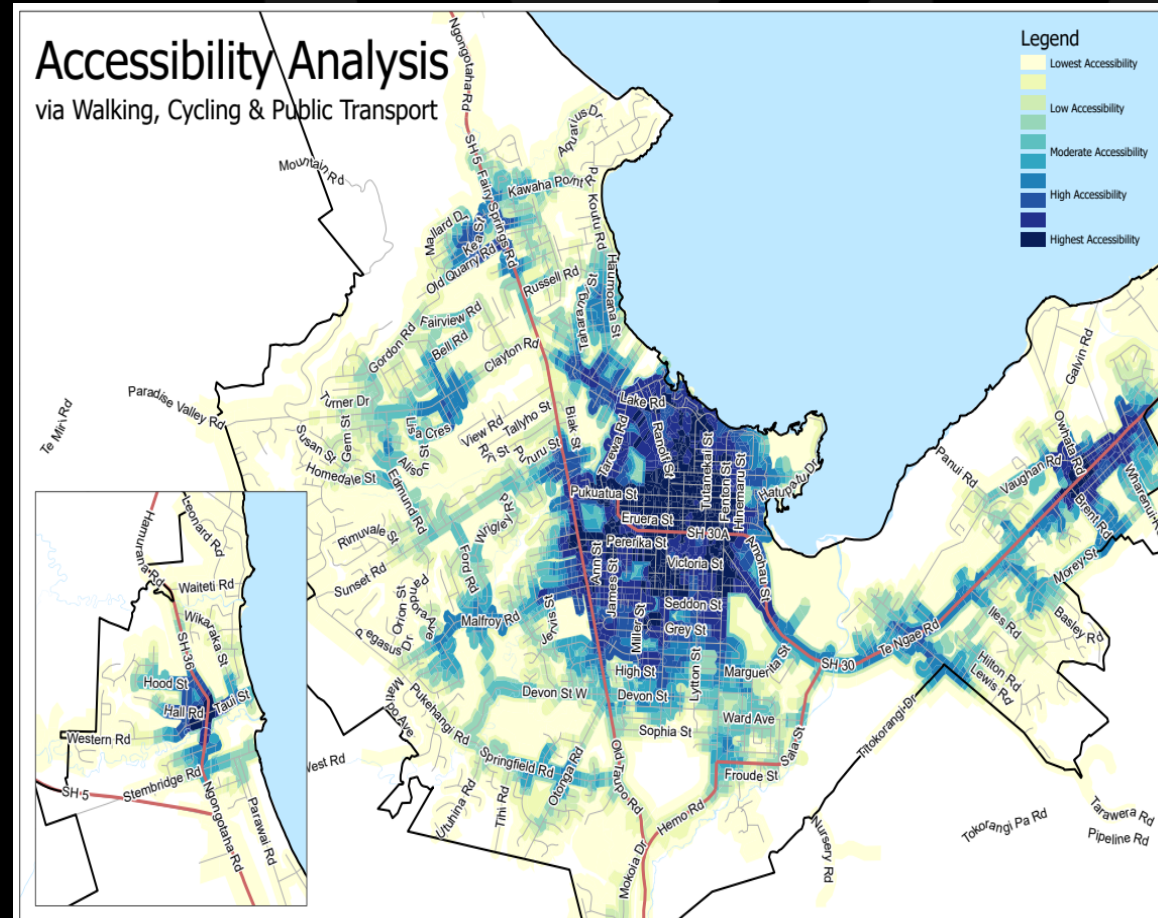
HOUSING TYPES ENABLED

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



ENABLING HIGH DENSITY

Residential 2 Zone



ENABLING MIXED USE

Better enabling housing within existing business zones:

- **City Centre Zones** – Inner City (CBD), Central Mall, Lakefront
- **Commercial Centres** – Ngongotaha, Suburban & Neighbourhood Centres, Fenton Street & Lake Road, Trade Central



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HEIGHT LIMITS

City Centre 1 – 20m to 32m

City Centre 3 – 20m to 24m

City Centre 2 – new 24m

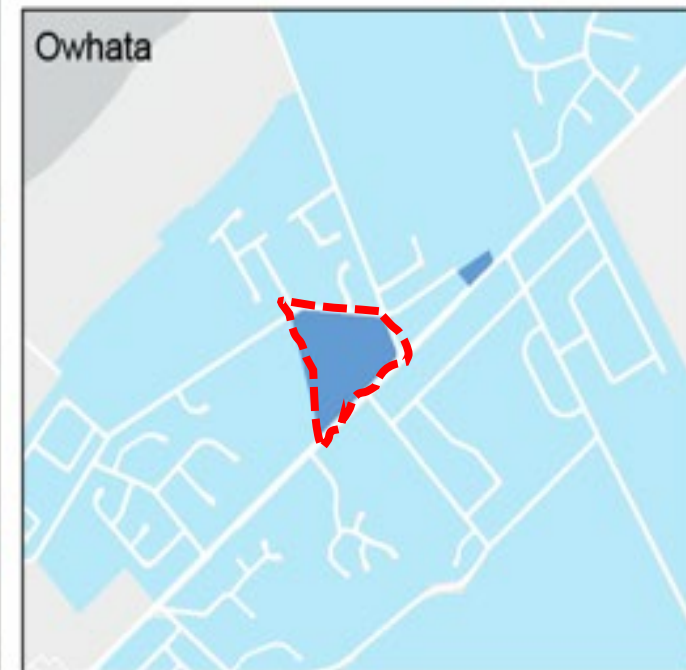
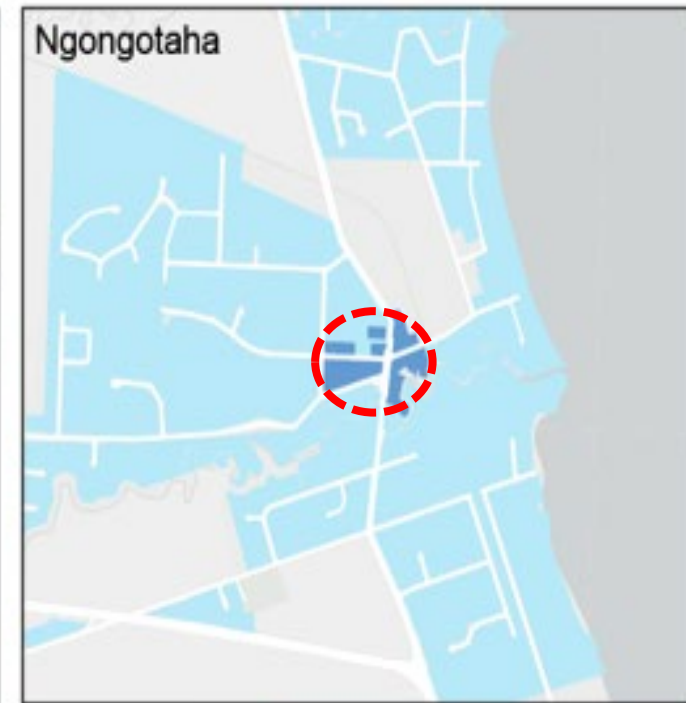
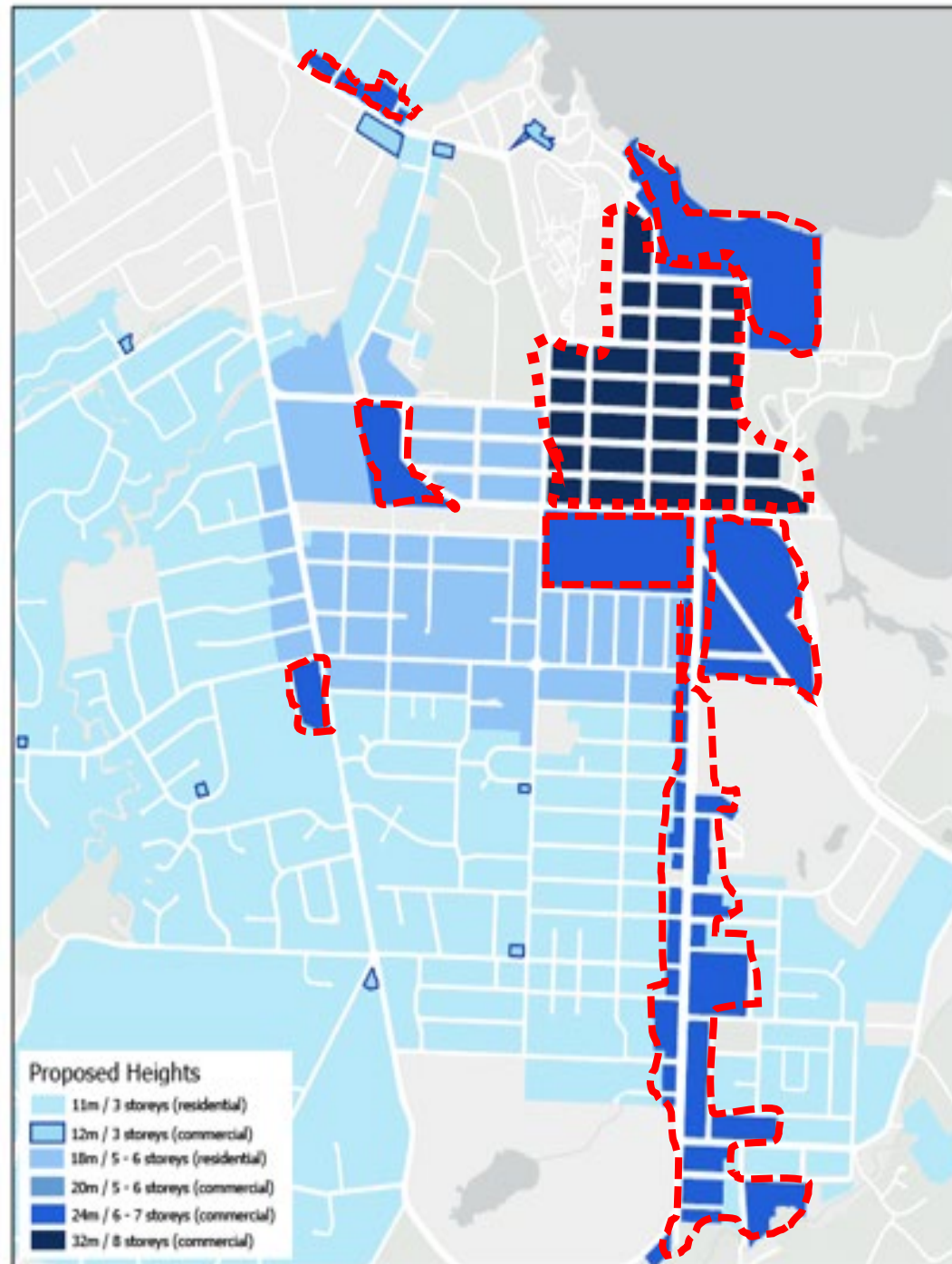
Comm 1/2 – 12m to 20m

Comm 4 – 12m to 24m

Comm 6 – 20m to 24m



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OVERALL OUTCOMES

Good Urban Form

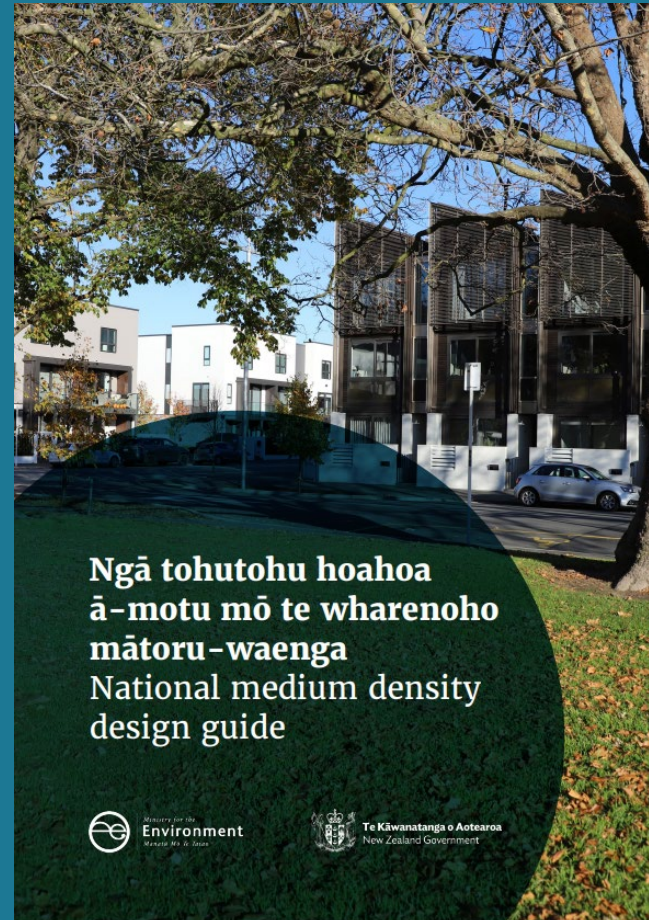
- Fit for purpose zoning framework
- Medium Density Extensive
- Higher Density enabled in the right places



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DESIGN GUIDELINES



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QUALIFYING MATTERS

Existing

- National Grid;
- Natural Hazards;
- Historic and Cultural Values;
- Significant Natural Areas;
- Outstanding Natural Character;
- Outstanding Natural Features and Landscapes;
- Public Access; and
- Designations



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PROTECTING VALUES & SAFETY

- New rules to manage development in flood hazard areas.
- Retain Residential 3 zone.
- New rules to protect heritage.





ADDITIONAL SUPPORTING CHANGES

Papakāinga Housing

- Workshops with iwi and hapū reps
- Existing provisions creating barriers to papakāinga developments
- Will address quick wins e.g. deleting the requirement to be adjacent to Marae
- Greater density allowance in rural zones
- More enabling for non-residential activities





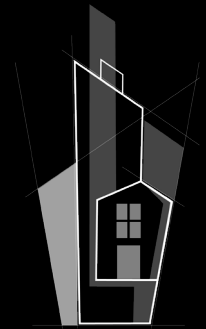
FINANCIAL CONTRIBUTIONS & TRANSPORT

Financial Contributions

- Requirement for permitted housing development (MDRS)
- Upgrade of exiting reserves to support intensification
- Reduction in level of reserve contribution
- Seeking Immediate effect-application to Environment Court

Transport Provisions

- Proposed changes to manage the increased number of households





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**ENGAGEMENT,
TIMEFRAMES &
SUBMISSIONS**

ENGAGEMENT TO DATE

- Mana Whenua
- Community groups & schools
- Developers & consultants
- Neighbouring Councils & Regional Council
- Government Departments & Agencies e.g. Waka Kotahi, KO
- Council Teams & SP&F
- Over 30 External Engagements



PLAN CHANGE PROCESS

Intensification Streamlined Planning Process (ISPP)

Council
Notifies PC by
20 Aug 2022
*(no later than
this date)*

Submissions
**Aug – Oct
2022**

Summary of
Submissions
& Further
Submissions
**Oct - Dec
2022**

Prep. for
Hearings &
Circulation of
Material
Jan – Jul 2023

Hearings
**Aug – Oct
2023**

Panel
Recommends
& Council
Decision on
Recommend-
ations
**Sept – Dec
2023**

Refer to
Minister
rejected
Recommend-
ations
**Jan – Mar
2024**

Plan Change
made
Operative
Mar 2024
(deadline)



MDRS has immediate Legal
Effect- *(if no qualifying
matter applies to site)*



Submitters have no
Appeal Rights



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WEBSITE

[Housing for Everyone - Plan Change 9 | Let's talk | Kōrero mai \(rotorualakescouncil.nz\)](#)



August 11, 2022

Housing for Everyone - Plan Change 9

About this Change

Housing for Everyone – Plan Change 9 is a change we are making to our Distric...

[View project](#)



[Home](#) / [Housing for Everyone - Plan Change 9](#)

Housing for Everyone - Plan Change 9



About this Change

Housing for Everyone – Plan Change 9 is a change we are making to our District Plan to encourage greater development and housing choice, and it forms part of a series of actions the Government has developed to address housing in New Zealand. Specifically, Housing for Everyone – Plan Change 9 proposes changes to better support intensification through enabling medium density living across most of our urban area, and high density living close to and in the city centre and in our commercial centres.

[Plan Change 9 presentation - the basics](#)

How to Make a Submission

Submissions [Continue reading](#)

[Submission form](#)

[More information](#)

Documents

 [PC9 Form 5 Submission Form.docx \(45.3 KB\) \(docx\)](#)

 [Section 32 Report](#)

 [PC9 Provisions \(Appendix 1\)](#)

[More..](#)

FAQs

 [Background](#)

SUBMISSION WRITING SUPPORT

"Friend of submitter service"

- Ministry for the Environment provided service to help you have your say:
 - Free Submission Support
 - Qualified & independent planner
 - Provide support for submission lodging/later steps process
 - Support on how to present your views
 - Can not advise on the merits of the plan change or write your actual submission
- **Contact:**
 - Belinda Messenger
 - Monday to Friday 9am-4pm
 - **Email:** planchange9@resourceplanning.nz
 - **Phone:** 0800 926 732
 - Please contact her to book some time in advance



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INFORMATION

- Key information source website:
<http://letstalk.rotorualakescouncil.nz>
- Animation, Presentation & FAQs on website
- Information sessions with stakeholders
- Information on submission process & timeframes:
-Website, Council & Library
- Policy Planners:
policy.planning@rotorualc.nz
- Friend of the Submitter Belinda Messenger
- Submissions close **14 October**



Date	Time	Stakeholder Group
29 Aug	9:30 – 11:30 am	Consultants
30 Aug	9 -11 am	Mana Whenua
30 Aug	1 – 2:30 pm	Architects & Designers
1 Sept	9 – 10:30 am	Developers
1 Sept	1 – 2:30 pm	Real Estate Agents & Valuers
2 Sept	10:30 am – 12:00	Community Groups



QUESTIONS?



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ANNEXURE

Standard	Residential 1 Medium Density	Residential 2 High Density
Dwellings per site	Up to 3 permitted 4+ restricted discretionary	Up to 3 permitted 4+ restricted discretionary
Height	11m (+1m for roof)	11m (+1m for roof)/ 19.5m
HiRB	4m + 60°	4m + 60° / 12m & 60° within 23.5m of road
Building Coverage	50%	50%
Impervious Surfaces	70%	80%
Landscaping	20% of a developed site 50% of front yard	20% of a developed site 50% of front yard
Outlook Space	4 X 4m/ 1 X 1m	4 X 4m/ 1 X 1m
Outdoor Living Space	3m - 20m² @ GF / 1.8m -8m² Offset for south facing open space	3m - 20m² @ GF / 1.8m -8m² (1.5m - 6m²) Offset for south facing open space
Windows to the Street	20% glazing Exclusions for front doors/garages/roofspace	20% glazing Exclusions for front doors/garages/roofspace
Maximum building length	22m (perpendicular to street, excl. Corner sites)	22m (perpendicular to street, excl. Corner sites)
Yards	1.5m front, 1m all others	1.5m front, 1m all others
Minimum dwelling size	35m² Studio/ 45m² 1-bed+	35m² Studio/ 45m² 1-bed+
Fences	1.2m high / 1,8m if 50% permeable	1.2m high / 1,8m if 50% permeable

*Rules in bold apply from the 20th August 2022 in some circumstances