



HOUSING FOR EVERYONE PLAN CHANGE 9

CONSULTANT GROUP INFORMATION SESSION | AUGUST 2022



ROTORUA
FOR TOMORROW



AGENDA

- Overview of Plan Change
 - Proposed changes
 - Submission process
 - Questions and feedback
- Timeframes, Information & Submissions
- Legal Effect
 - New requirements
 - Potential scenarios
 - Questions and feedback



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INTRODUCTION

- Information Session on Rotorua's Housing for Everyone Presentation
- February – August:- Pre-Engagement & Plan Change Development
- 4th August – Plan Change Approved by Council
- 20th August 2022 – Plan Change notified
- 14th October 2022 – Submissions close
- Targeting completion of submissions and further submissions by end of the year
- Commissioners have been approved





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OVERVIEW OF 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)



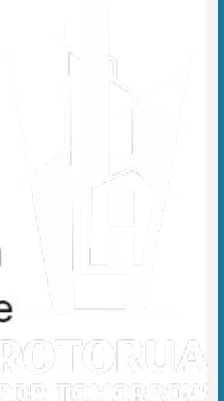
<https://letstalk.rotorualakescouncil.nz/>

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 District...



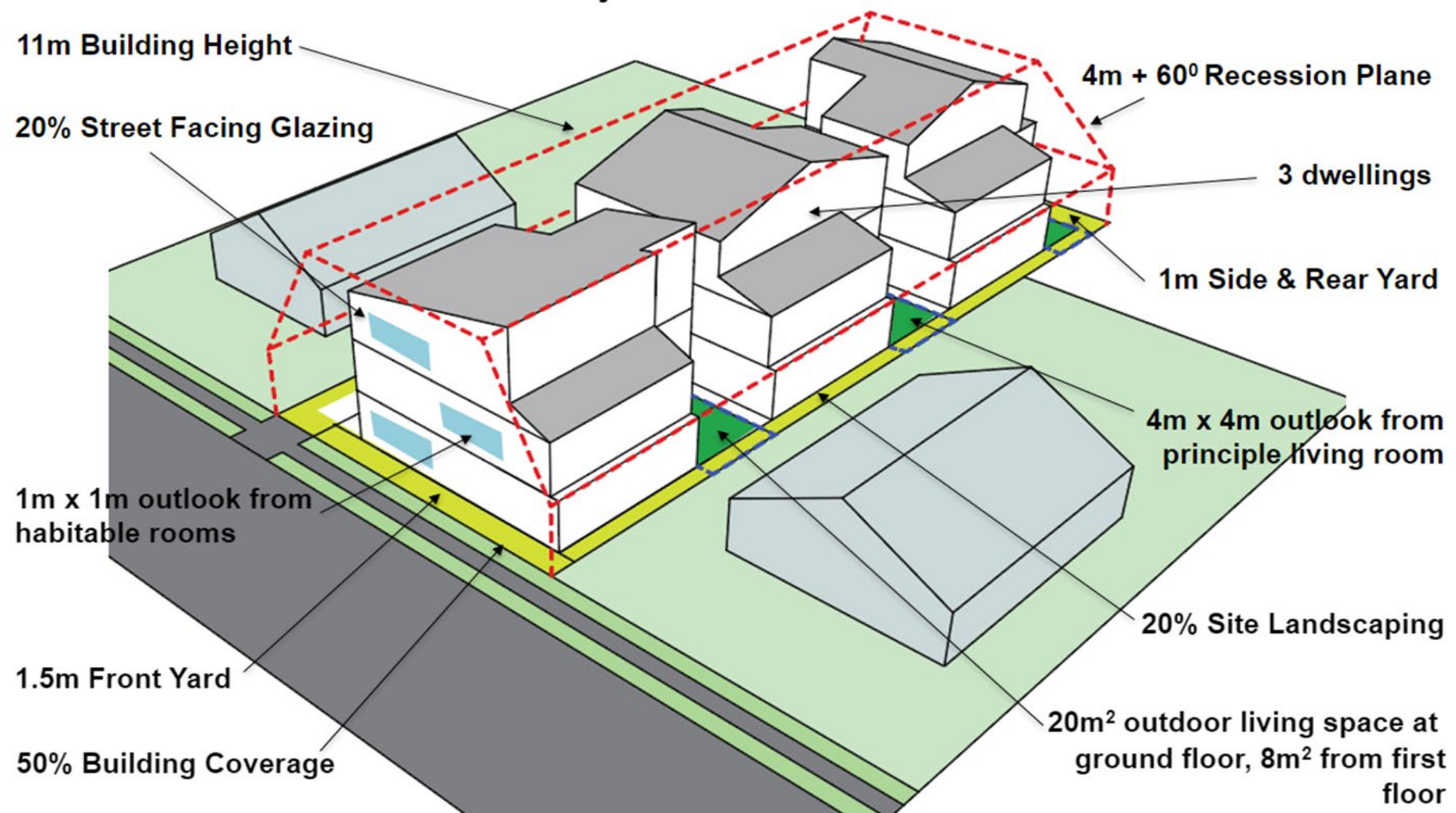
PC9 – KEY CHANGES

What is changing	Scopes of changes
Strategic direction objectives & policies	Alignment with NPSUD & MDRS
Residential 1 zone provisions	MDRS & design related changes
Residential 2 zone zoning and provisions	MDRS & design related changes (<i>MDRS standards expressly apply in the interim</i>)
Wharenui & Pukehangi development areas	Pukehangi: MDRS & adjust heights Wharenui: MDRS & remove redundant standards
Subdivision	MDRS and changes to min lot size, shape factor
City Centre 1, 2 and 3 provisions	Increased height & design related changes
Commercial 1, 2 and 6 provision	Increased height & design related changes
Commercial 4 zone	Increased height & design related changes <i>Strengthened policy framework</i>
Hazard provisions	Changes to flooding rules & <i>geothermal rules</i>
Financial contributions provisions	Apply to permitted activities and reduce rates
Heritage provisions	<i>Require consent for development adjoining heritage item</i>
Transport provisions	<i>Transport assessment for 20+ residential units</i> <i>Amended access standards</i>
Papakainga	Changes to provisions to better enable development within both the residential and rural zone.

MEDIUM DENSITY RESIDENTIAL ZONE

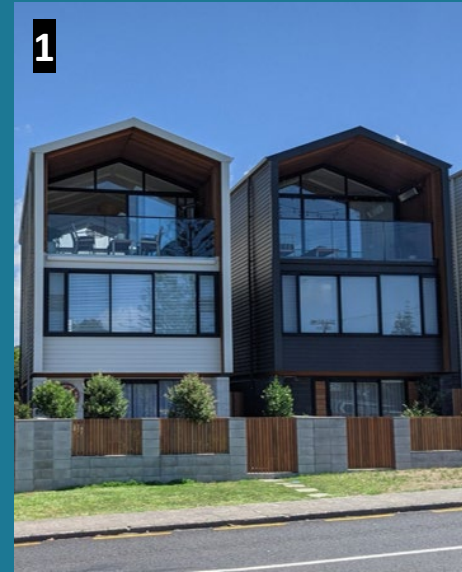


MDRS BASELINE

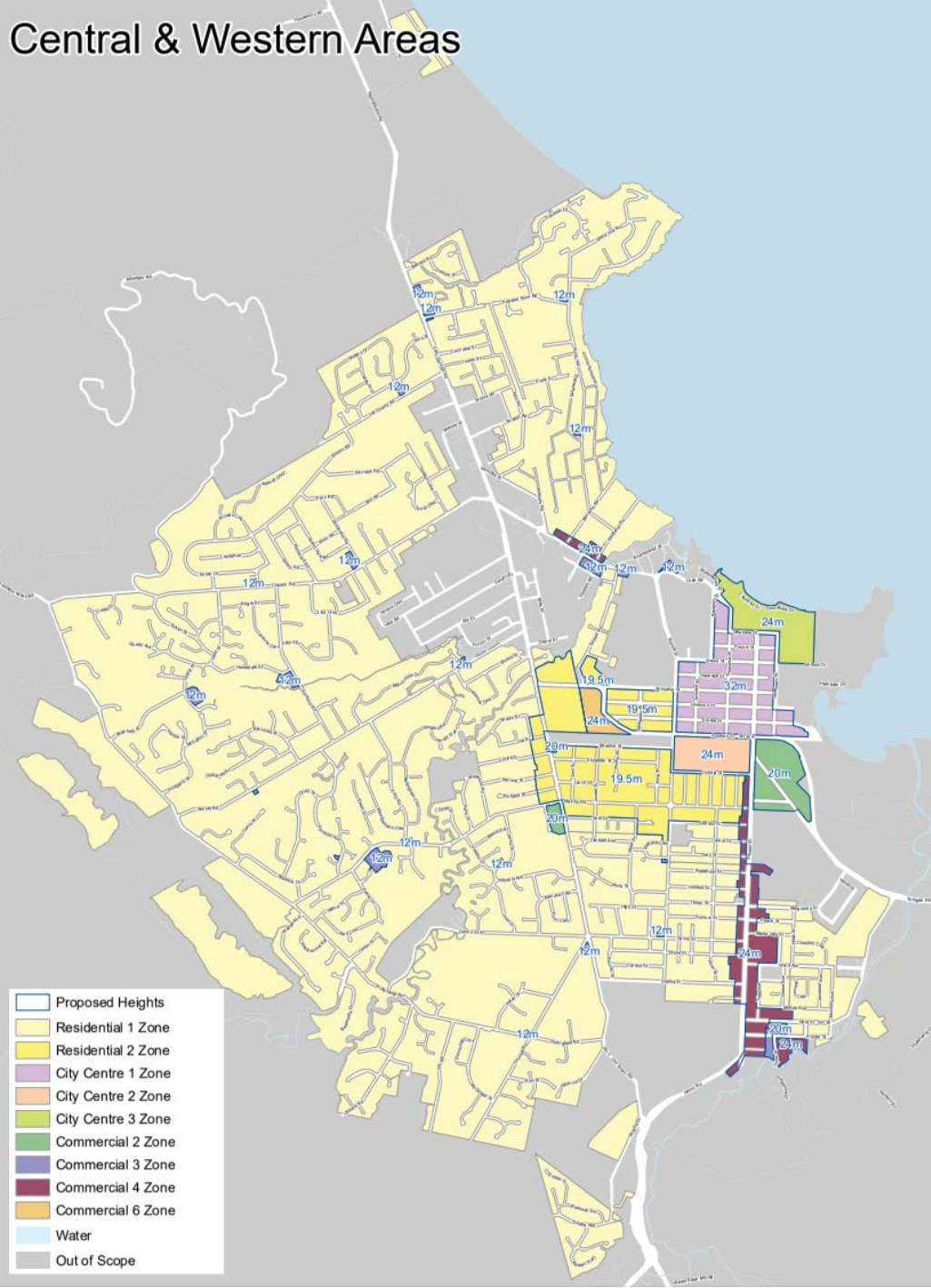


HOUSING TYPES ENABLED

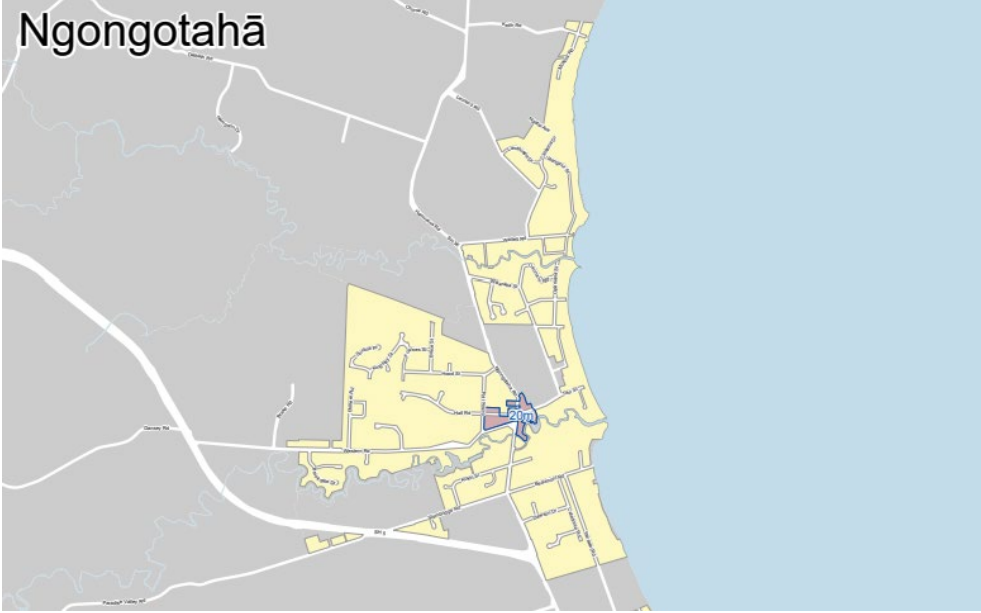
1. Detached townhouses- Waihi Beach
2. Two-storey walk-up apartments- Palmerston North
3. Two-storey terraces- Dunedin
4. Single-level duplexes- Rangiora
5. Three-storey walk-up apartments- Hamilton



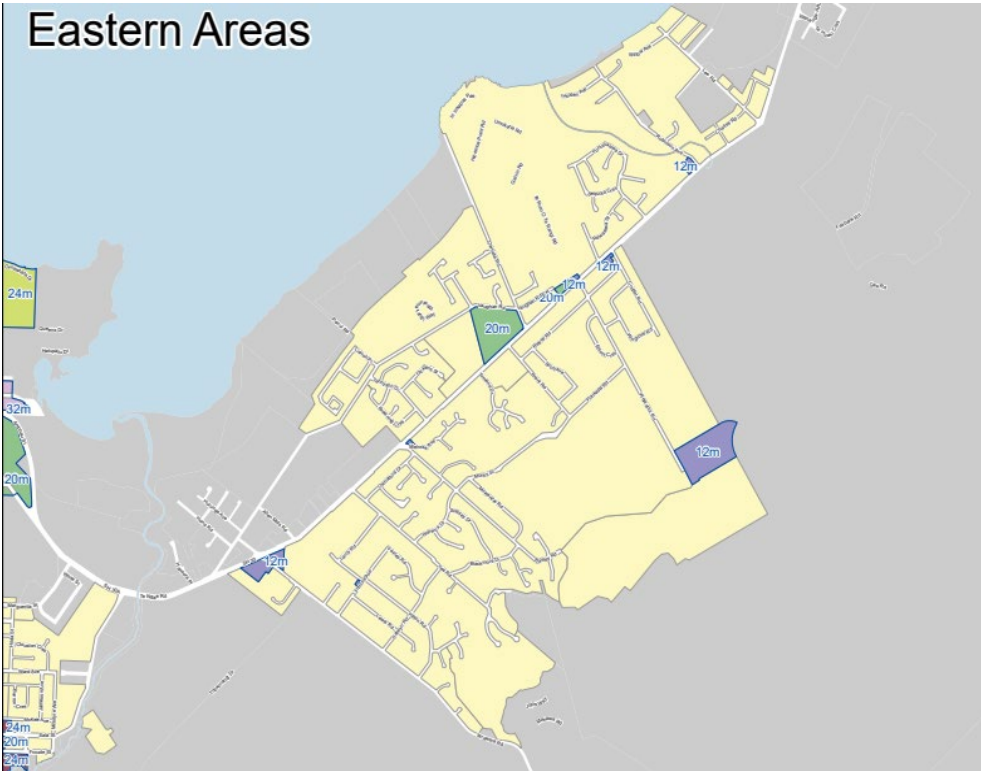
Central & Western Areas



Ngongotahā



Eastern Areas



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

HIGH DENSITY RESIDENTIAL ZONE

Enable/ encourage
high density
housing up to six
storeys



Attractive and safe
streets



Quality living
environments



Manage effects on
neighbours
(*privacy, daylight
access*)



- 19.5m height
- Enabling HiRB
adjacent to street
+
Consider
infrastructure
capacity

Extra rules
Low fencing

4+ Assessment:
Attractive frontages
Quality landscaping
Architectural detail

Extra rules
- Open space
- Minimum unit size
- Design of access

4+ Assessment:
Cycle parking
Storage & waste
Landscaping

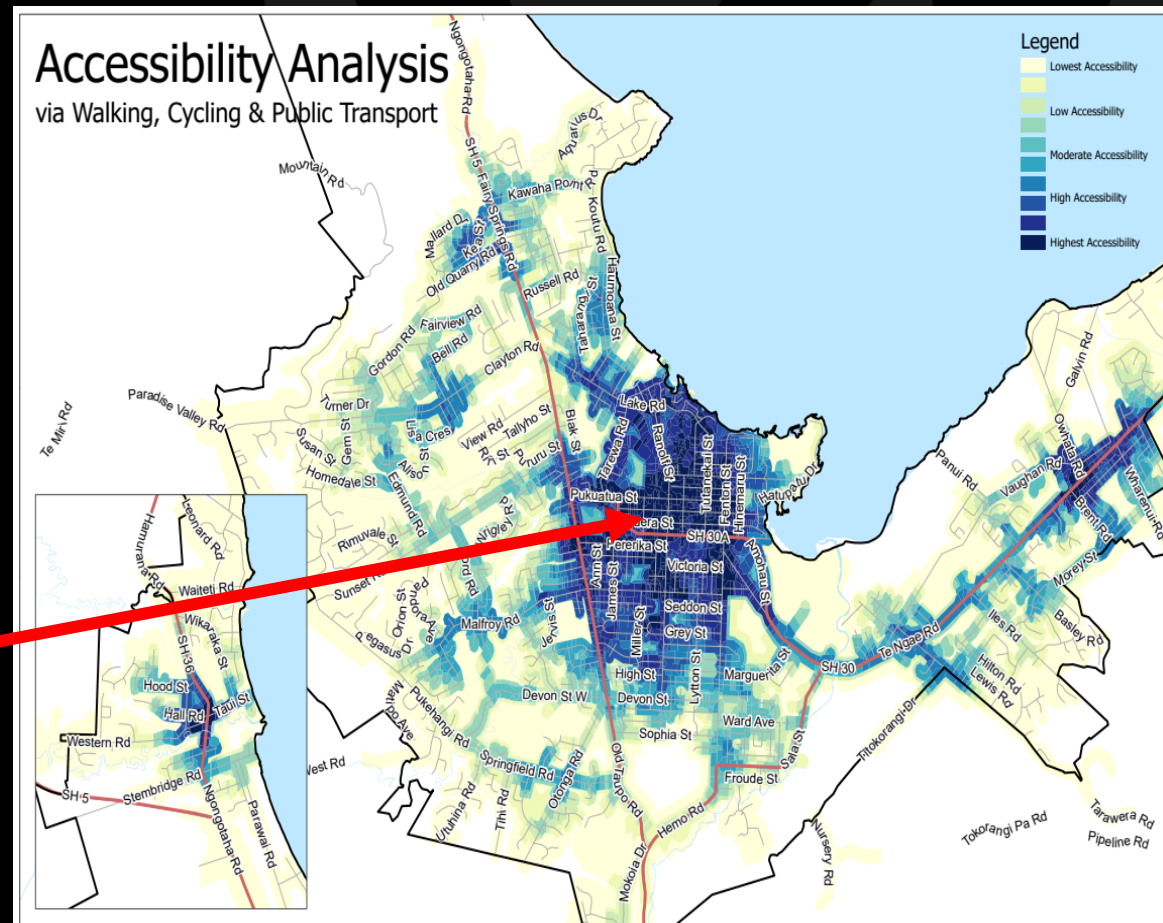
Extra rules
- Limit HiRB at rear
- Building length

4+ Assessment:
Architectural detail &
landscaping
Consider daylight
access



ENABLING HIGH DENSITY

Residential 2 Zone

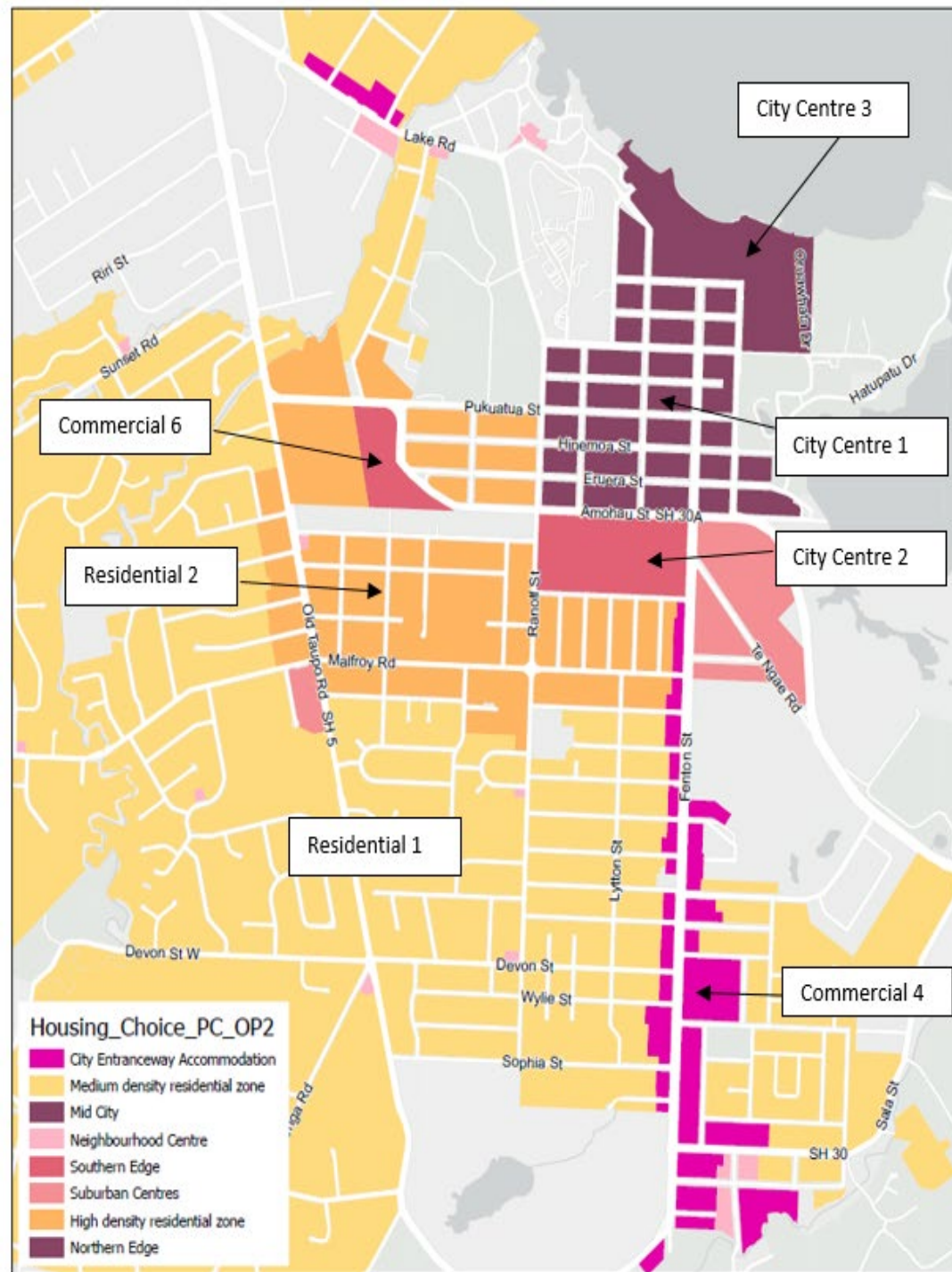


Standard	Residential 1 Medium Density	Residential 2 High Density
Dwellings per site	Up to 3 permitted 4+ restricted discretionary	Up to 3 permitted 4+ restricted discretionary
Height	11m (+1m for roof)	11m (+1m for roof)/ 19.5m
HiRB	4m + 60°	4m + 60° / 12m & 60° within 23.5m of road
Building Coverage	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

ENABLING HIGHER DENSITY & MIXED USE

Zoning Framework



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ENABLING MIXED USE

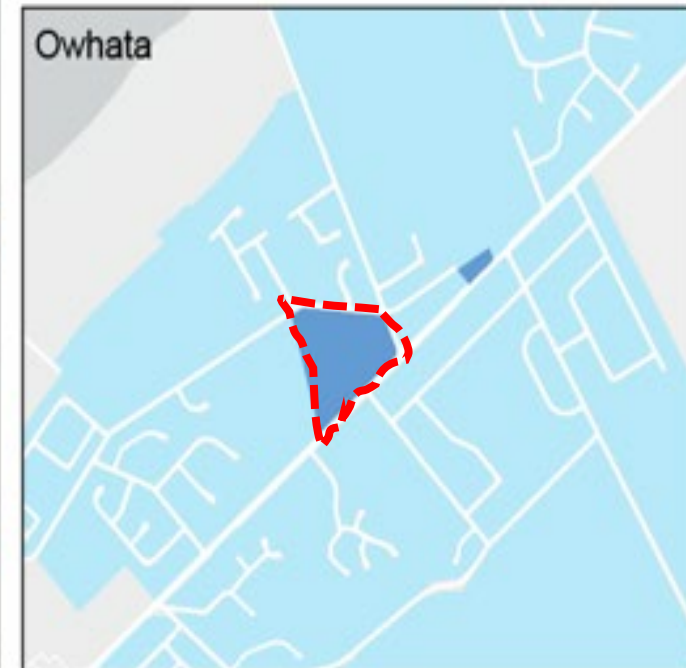
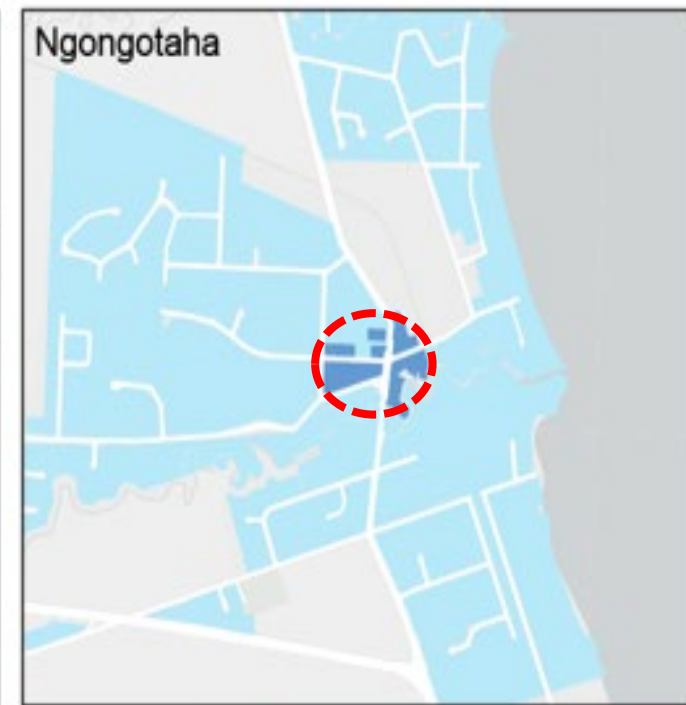
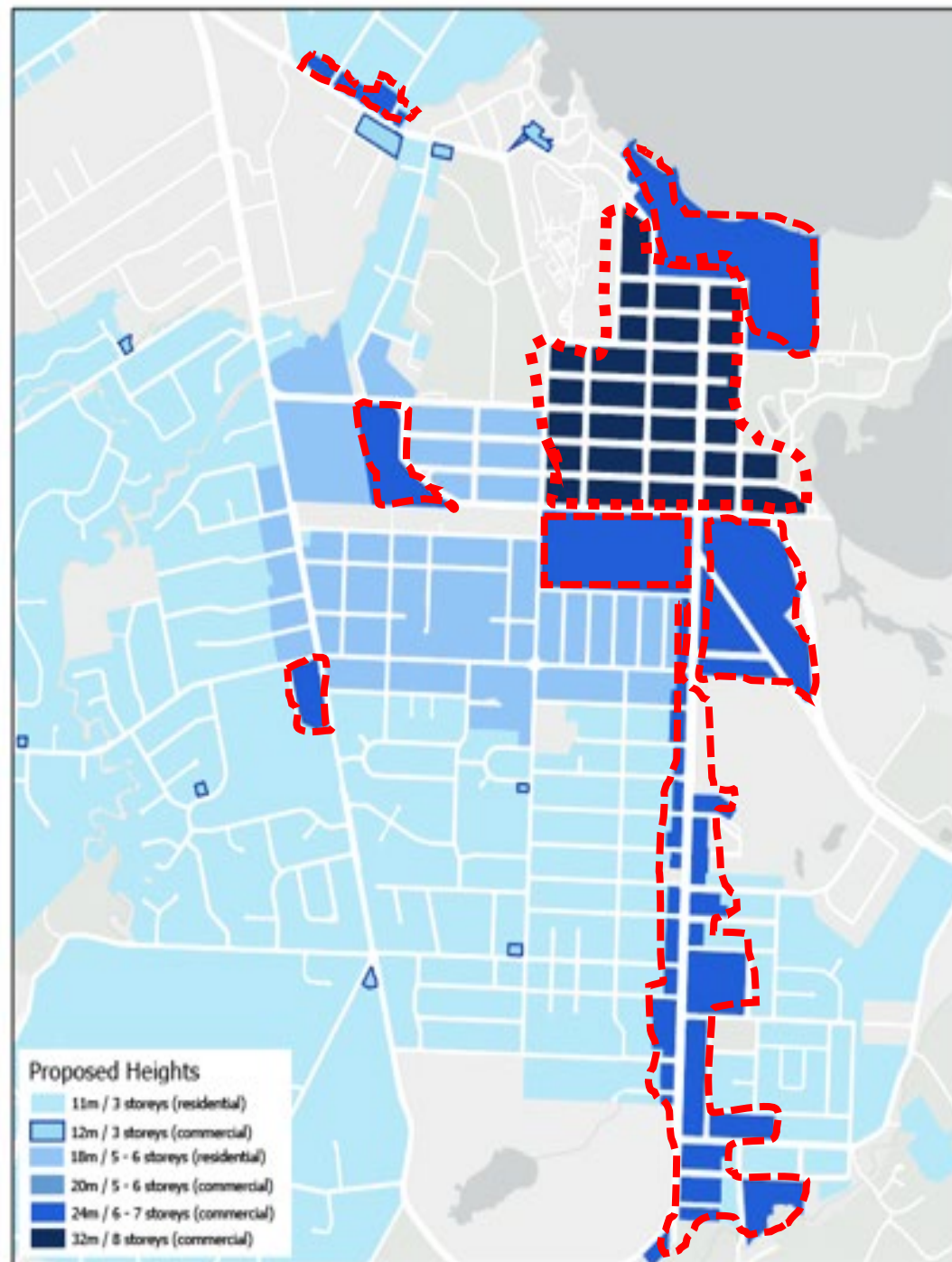
Better enabling housing within existing business zones:

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



HEIGHT LIMITS

- Amend the City Centre 1 zone- 20m to 32m.
- Amend the City Centre 3 zone- 20m to 24m.
- Introducing a 24m height limit for the City Centre 2 zone
- Amended Commercial 1 & 2 Zone- 12m to 20m
- Amended Commercial 4 Zone- 12m to 24m
- Amended Commercial 6 Zone- 20m to 24m



COMMERCIAL 4 ZONE

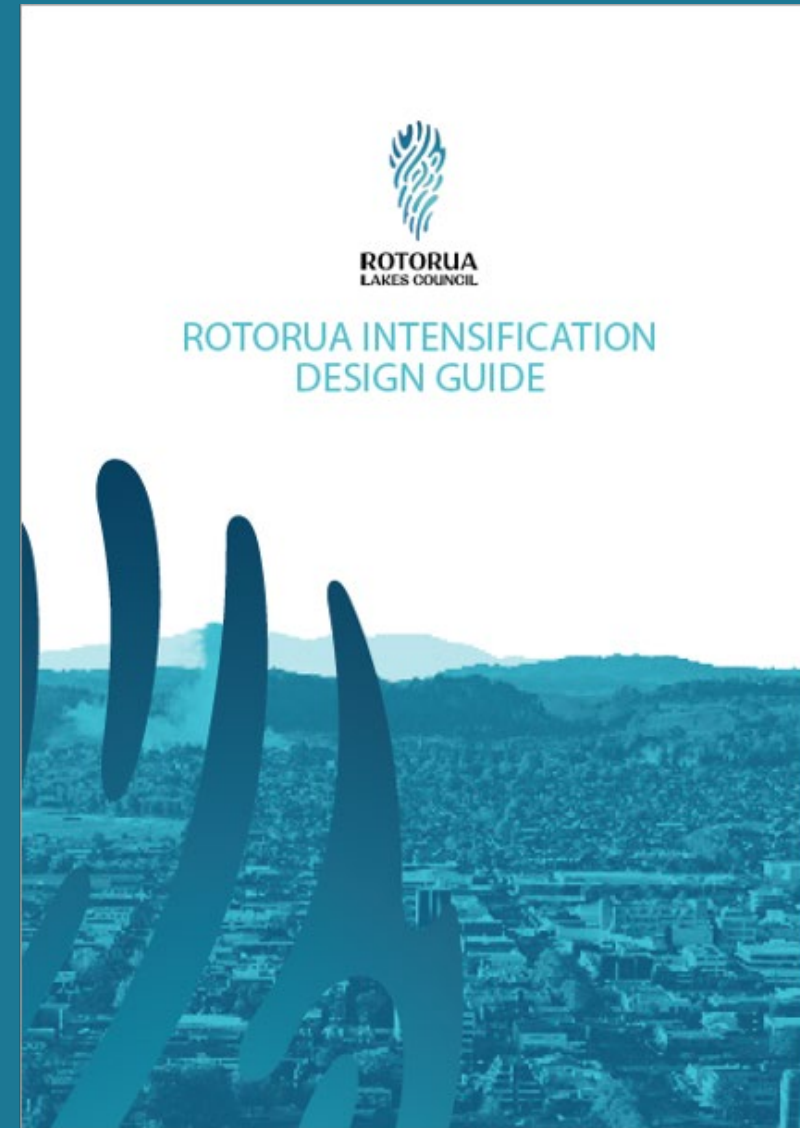
Additional objectives and policies proposed to address design quality:

- **Healthy, safe and quality living environments for residents (COMZ-O3A)**
- Mix of high density residential uses, accommodation activities, incl. visitor accommodation & supporting commercial activities (COMZ-P5)
- Building design **positively contribute to the safety and attractiveness of the street...** orientate to front the street, active uses to street edge, incl. building entrances, lobbies and commercial activities (COMZ-P12)
- Require **design of residential buildings to...** provide functional & accessible openspace; reasonable visual privacy & outlook; safe & convenient pedestrian access to residential units from street; outside of commercial centres, opportunities for on-site landscaping... (COMZ-P13)



Fenton Street

DESIGN GUIDELINES

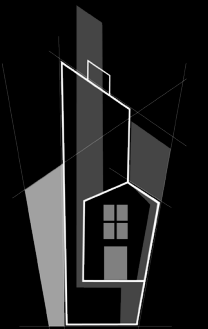


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EXISTING QUALIFYING MATTERS

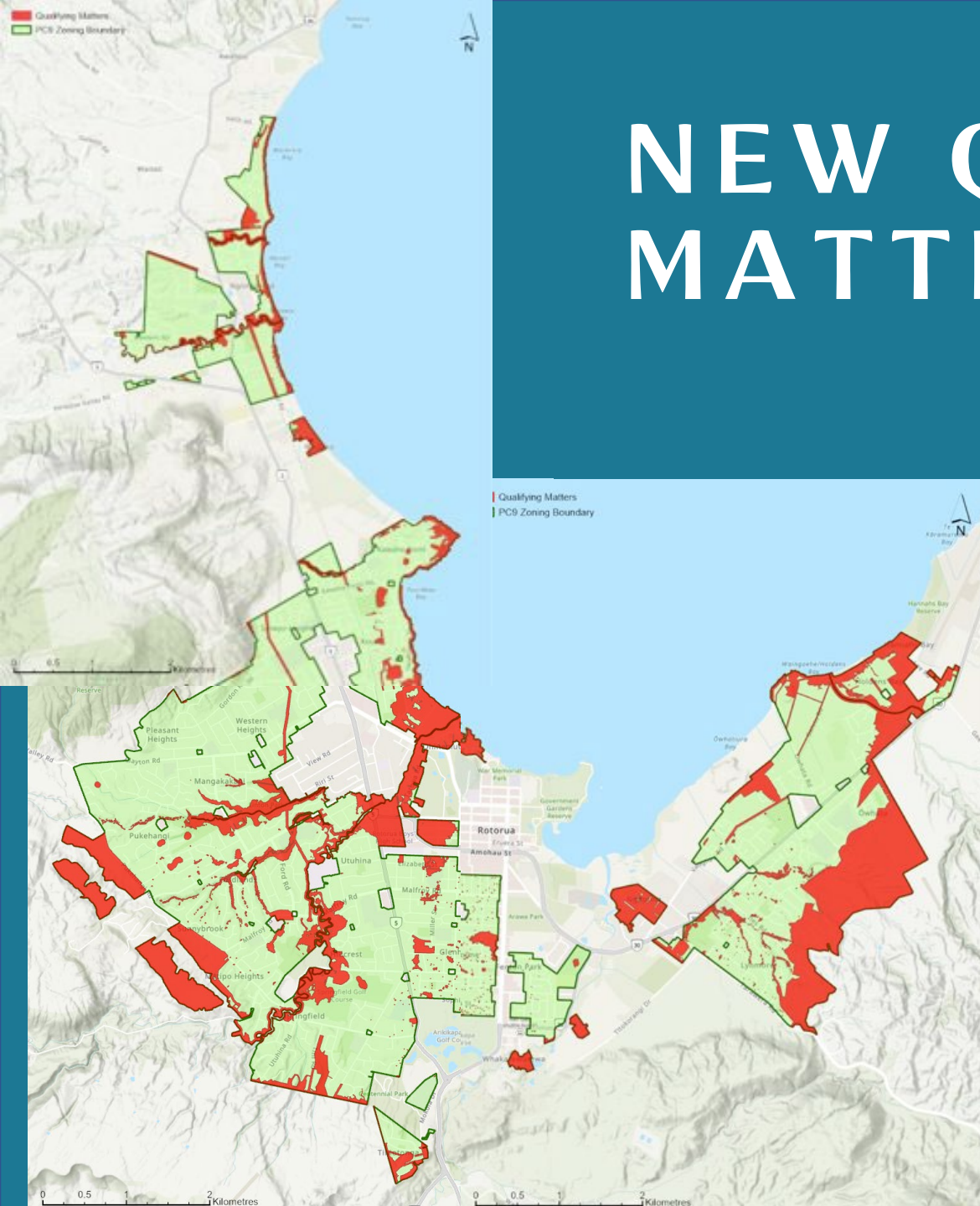
- Airport Obstacle Limitation Surface (only where more restrictive than MDRS);
- Airport Noise Control Area;
- National Grid Yard;
- Natural Hazards;
- Historic and Cultural Values;
- Significant Natural Areas;
- Outstanding Natural Character;
- Outstanding Natural Features and Landscapes;
- Public Access.



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NEW QUALIFYING MATTERS

- **Flooding** – Amendments to DP to better manage flood risk (apply to Res 1 & 2 zone properties where flood depths > 300 mm)
- **Cultural Villages** – No changes to DP retain values & characteristics
- **Historic Heritage** - Amendments to respond to > building height & bulk enabled through the PC
- All qualifying matters reflected on map





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

Proposed Changes:

- Requirement for permitted housing development (MDRS)
- Upgrade of exiting reserves to support intensification
- Reduction in level of reserve contributions:
 - Most urban zones: 5% to 3.5% (encourage efficient land use)
 - Rural Zone to 2.5% (recognising less demand for reserve network);
 - Minor residential units: 1% (encourage 'smaller' housing types)

GEOHERMAL

Proposed Changes:

- New performance standard addressing gas ingress structures

TRANSPORT PROVISIONS



- Amended access standards for rear sites – design requirements for 8-20 units:
 - RDA to infringe.
 - Detailed matters of discretion & criteria provide clear guidance on expected outcomes where standards not met.
- Simple transport assessment for 20-100 units:
 - Focussed on immediately surrounding road network.
 - Safe and efficient operation, particularly for service and emergency vehicles.
 - Not effects on the wider network.



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TIMEFRAMES, INFORMATION & SUBMISSIONS

HIGH LEVEL TIMEFRAMES

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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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

DOCUMENTS ON 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](#)

SUBMISSIONS

Online Form

- This is the submission form downloadable from the website
- Please attach to your submission and send through in an editable version

Chapter / Sub-part Please identify what part of the plan your submission point relates to – this could be a subpart or chapter heading within the plan. e.g. Residential zone (RESZ)	Specific provision / matter Please identify the specific provision or matter your submission point relates to – this could be a specific objective, policy, rule, standard, or a more general matter that relates to a whole chapter, topic or zone. e.g. RESZ-R3	Position Please indicate whether you support, oppose, or seek to amend the specific provision / matter. e.g. Support	Reason for submission Please provide reasoning to support your position. This could be a detailed explanation, technical information, or simply stating you support the intent of the provision. e.g. Support the direction of RESZ-R3.	Relief sought Please indicate whether you are seeking to retain the provision as notified in PC9, delete the provision, or are seeking amendment. If you are seeking to amend a provision, please set this out using strikethrough to indicate deletion and <u>underline</u> to indicate additional text. e.g. Retain RESZ-R3 as notified.

Link: [Housing for Everyone - Plan Change 9 | Let's talk | Kōrero mai \(rotorualakescouncil.nz\)](https://www.rotorualakescouncil.nz/letstalk)



QUESTIONS?



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LEGAL EFFECT

LEGAL EFFECT OVERVIEW

- RMA Amendment Act 2021 changed the normal legal effect requirements for Plan Change 9
- Designed to **speed up the supply of housing**
- In reality this change has **increased complexity** and is likely to apply in only limited circumstances
- An **interim issue**, prior to Plan Change 9 becoming operative
- We are considering Guidance / Practice Note on this

LEGAL EFFECT OF RULES

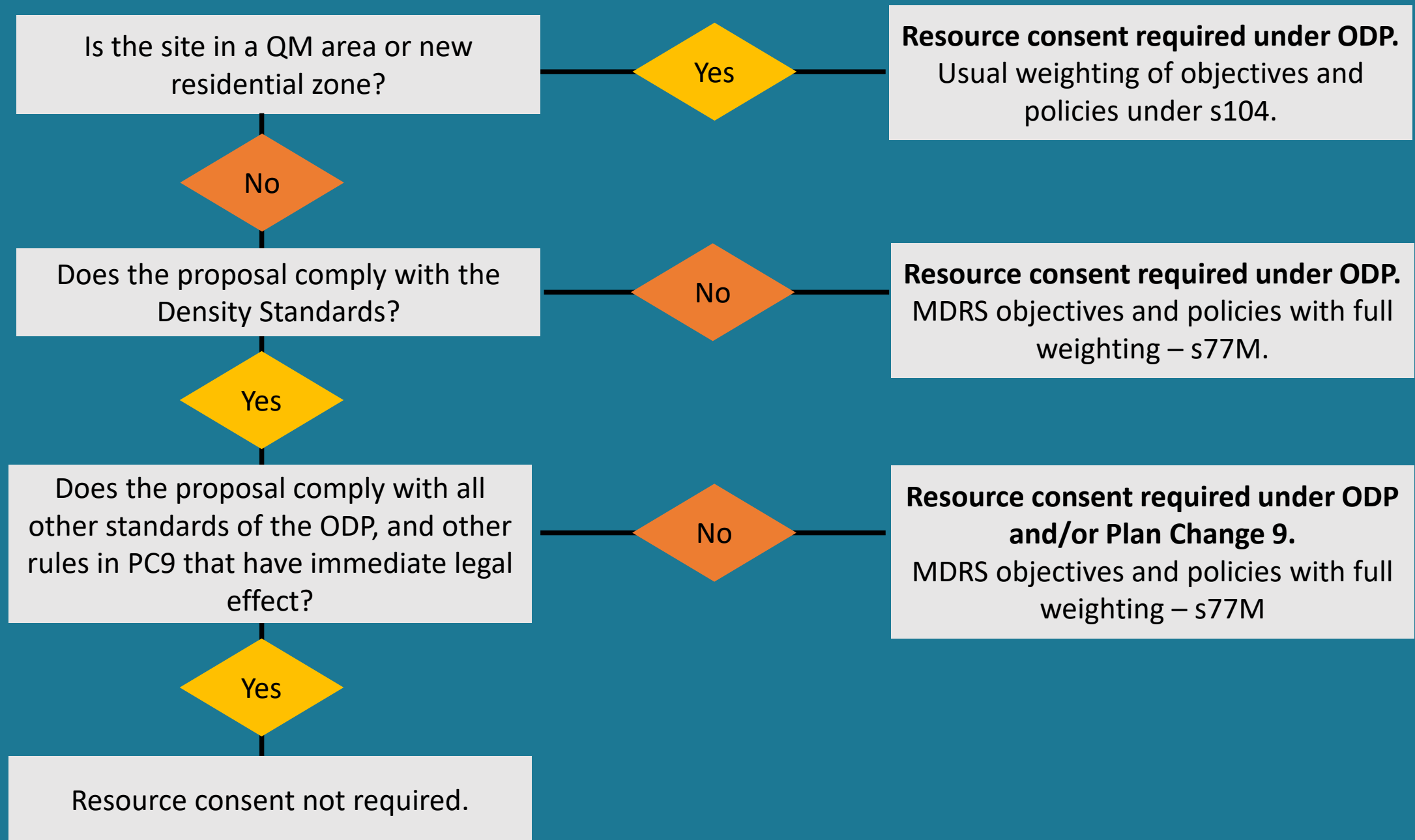
- The Density Standards **have immediate legal effect** unless:
 - 4 residential units are proposed
 - 3 or fewer residential units are proposed that infringe the density standards
 - The site is within a qualifying matter area
 - The site is in a new residential zone (none proposed)
- In those cases, only operative District Plan rules apply
- Other rules in the operative District Plan not overridden by the Density Standards and continue to apply
- Heritage rules have immediate legal effect in the normal way

SECTION 104 CONSIDERATIONS

- New requirements in Section 77M of the RMA
- Applies to new applications **where the MDRS proposed to apply** in a relevant residential zone
- This includes 3 units that infringe Density Standards or 4+ units.
- **Must be lodged on or after 20th August**
- Mandatory objectives and policies in clause 6 – Schedule 3A apply.
- **Inconsistent objectives and policies no longer apply** – District Plan and RPS
- **Does not apply to qualifying matter area** or new residential zones



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GENERAL SCENARIOS

Scenario	What applies
Up to 3 residential units proposed complying with MDRS	•MDRS and other operative District Plan rules apply.
Up to 3 residential units infringing MDRS	•Operative District Plan applies. •Mandatory MDRS objectives and policies apply instead of inconsistent Operative District Plan objectives and policies (see s77M). •Weighting of other PC9 objectives and policies. •Permitted baseline may apply - assists with s95/s104 assessment
Any development in a qualifying matter area	•Operative District Plan applies. •Weighting of other PC9 objectives and policies.
4 or more residential units complying with MDRS	•Operative District Plan applies. •Mandatory MDRS objectives and policies apply instead of inconsistent Operative District Plan objectives and policies (see s77M). •Weighting of other PC9 objectives and policies. •Permitted baseline may apply - assists with s95/s104 assessment

OTHER SCENARIOS

Scenario	Comment
Extension to an existing house wanting to use the more enabling Density Standards.	• Density Standards will apply – see flow chart.
Adding a garage or ancillary building on a site.	• MDRS does not apply unless the structure falls within the definition of residential unit.
Adding a new residential unit at the rear of an existing site.	• Density Standards will apply to the new residential unit. • Existing house likely to have existing use rights. • Note: building coverage applies to net site area / landscaped area to 'developed site'.



QUESTIONS?



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