



HOUSING FOR EVERYONE PLAN CHANGE 9

DISTRICT DEVELOPMENT | 11 AUGUST 2022



**ROTORUA
FOR TOMORROW**



AGENDA

- Context
- Our Response
- Engagement
- Enabling Medium Density
- Enabling High Density & Mixed Use
- Overall Outcomes
- Qualifying Matters
- Additional Supporting Changes
- Legal Effect
- Process & Key Dates
- Next Steps



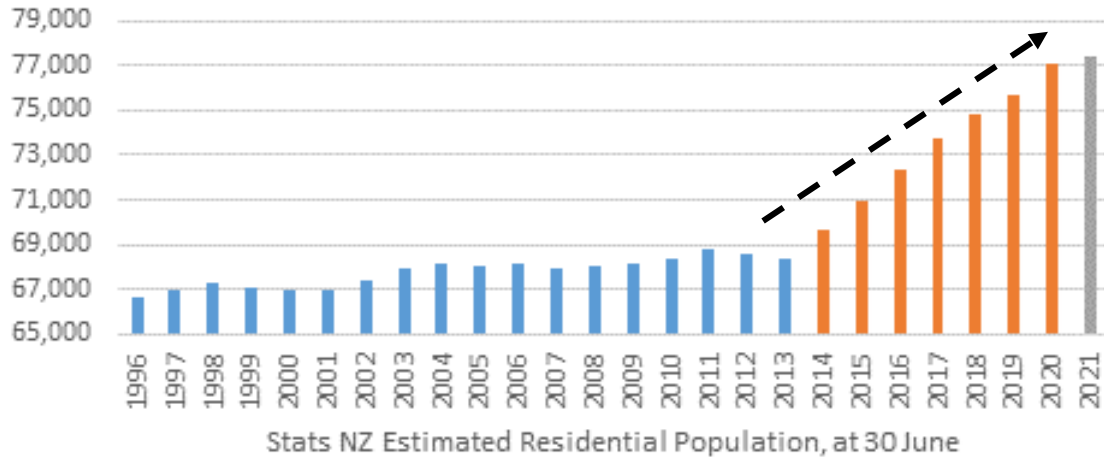
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GROWTH CONTEXT

Growth & Change

Rotorua District Residential Population

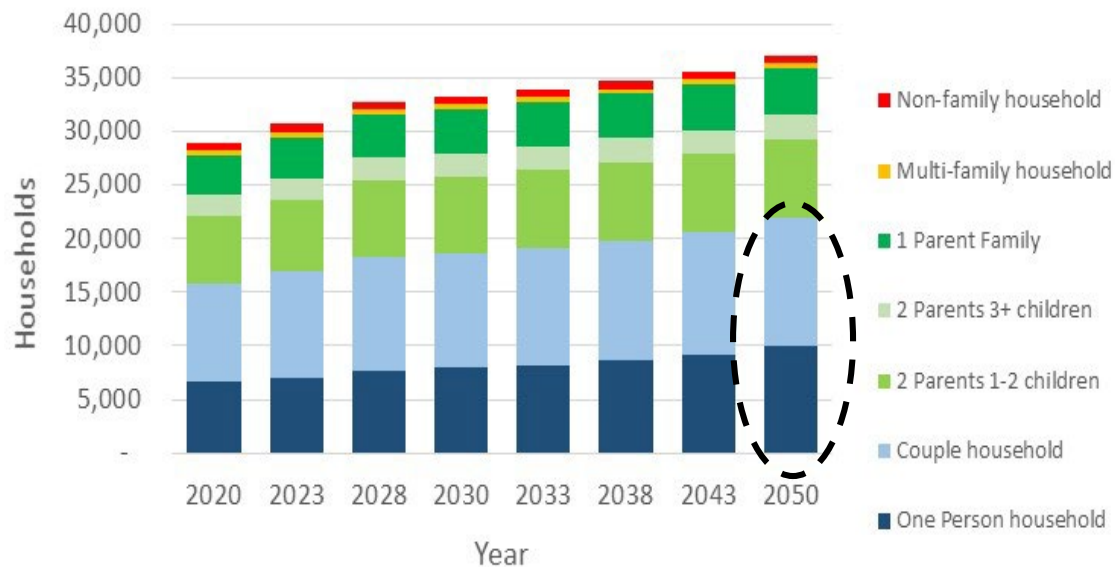
■ 1996-2013 ■ 2013-2020 ■ 2020-2021



+ 9,740 homes
by 2050



- 1890 homes
anticipated shortfall
by next year



Access to homes
increasing challenge
(increasing prices &
rents)

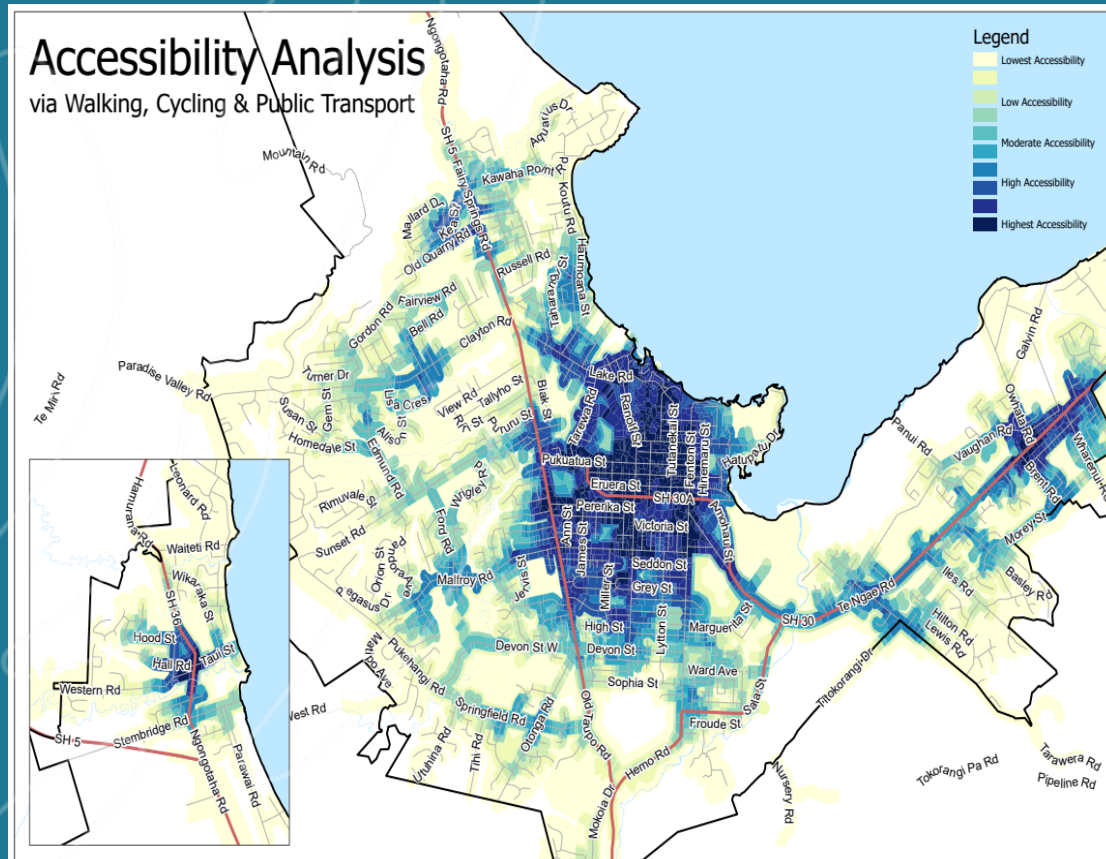


aging population means
smaller household sizes
over time

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

OUR RESPONSE



Growing out

Housing for Everyone – Plan Change 9



Growing up

Fit for Purpose District Plan

Intensification Enabled



Present



10 years



30 years

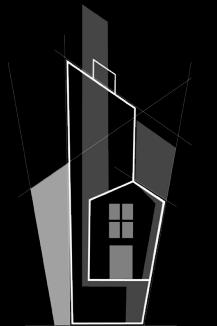
Lag between planning & development

POWF ➔ *BOWF Outcomes*



ENGAGEMENT

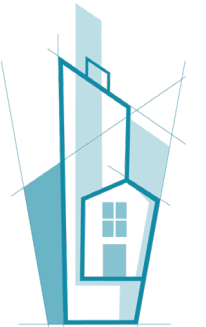
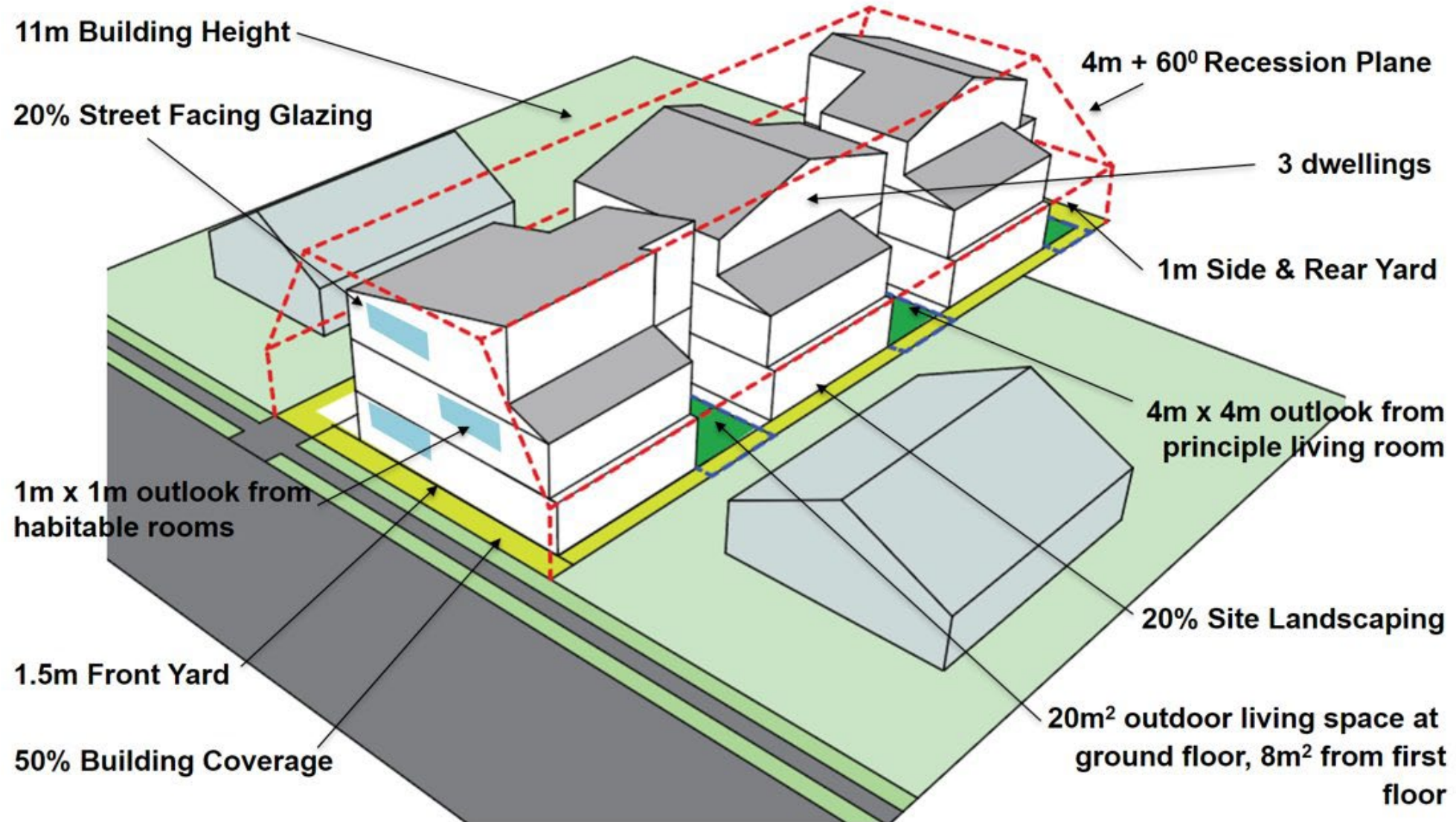
- Mana Whenua
- Community groups & schools
- Developers & consultants
- Neighbouring Councils & Regional Council
- Government Departments & Agencies e.g. KO
- Council Teams & SP&F
- Over 30 External Engagements



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ENABLING MEDIUM DENSITY

Medium Density Residential Standards



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Legal Effect Zone Rules

Standard	MDRZ	HDRZ
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 - 20m ² @ GF / 1.8m -8m ² Offset for south facing open space	3m - 20m ² @ GF / 1.8m -8m ² (1.5m - 6m ²) Offset for south facing open space
Windows to the Street	20% glazing Exclusions for front doors/garages/roof space	20% glazing Exclusions for front doors/garages/roof space
Maximum building length	22m	22m
Yards	1.5m front, 1m all others	1.5m front, 1m all others
Minimum dwelling size	35m ² Studio/ 45m ² 1-bed+	35m ² Studio/ 45m ² 1-bed+
Fences	1.2m high / 1,8m if 50% permeable	1.2m high / 1,8m if 50% permeable

Spatial Extent of the MDRS

 Proposed Medium Density Residential Standards

 City Entranceway Accommodation

 Mid City

 Neighbourhood Centre

 Southern Edge

 Suburban Centres

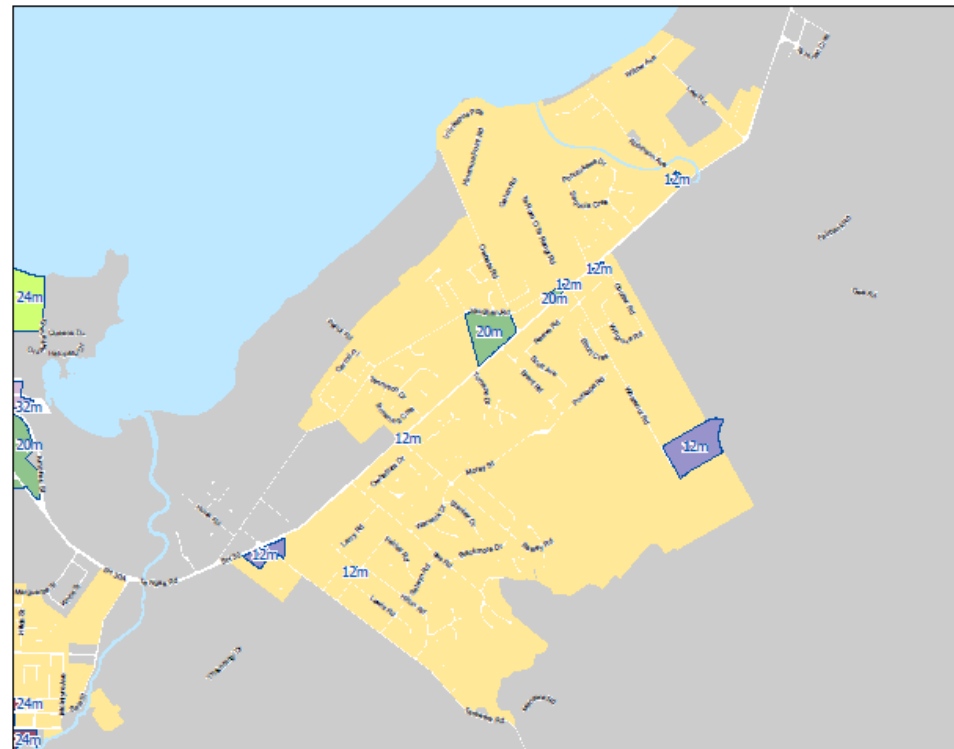
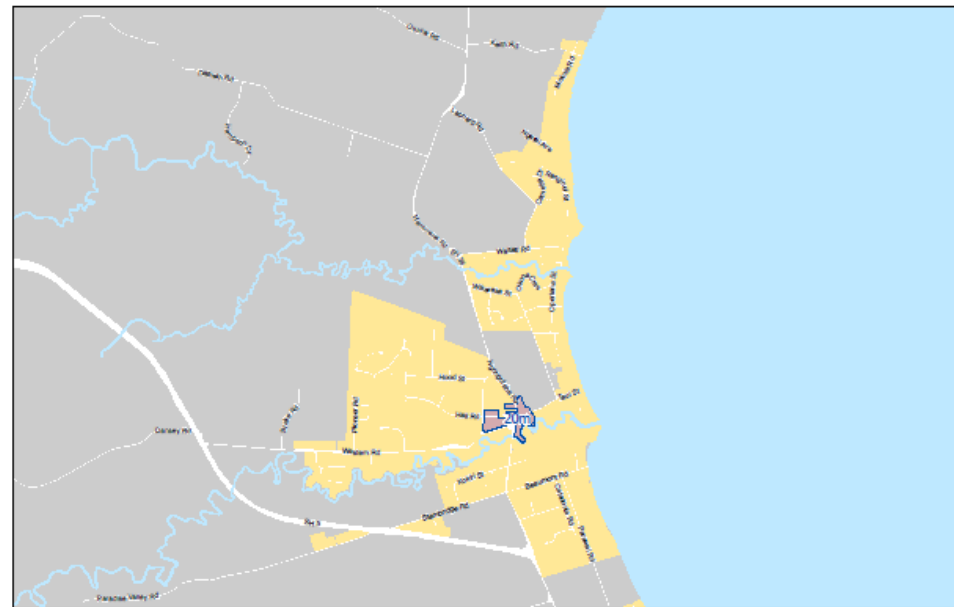
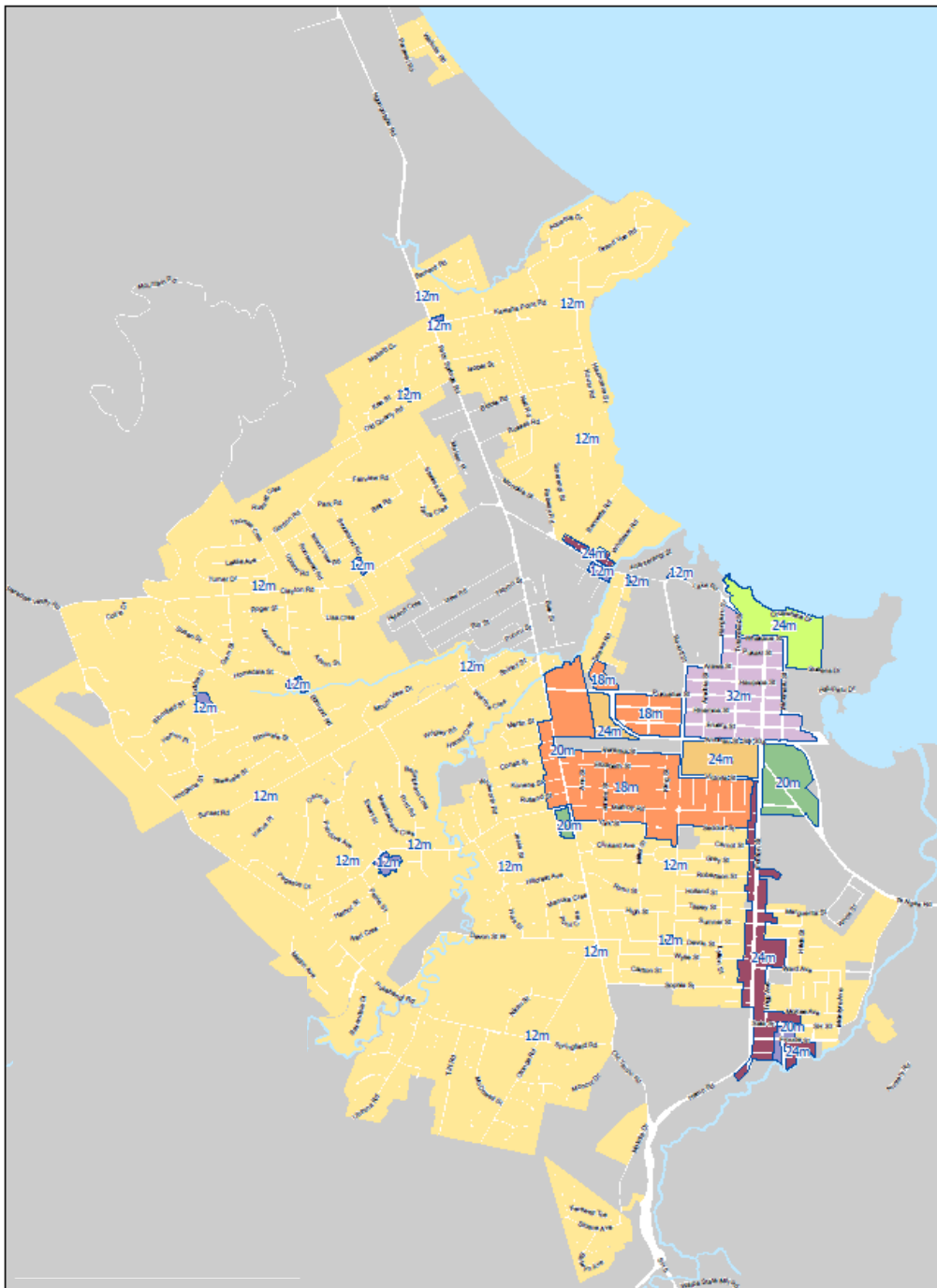
 Northern Edge

 Proposed High Density Residential Zone

 Out of Scope

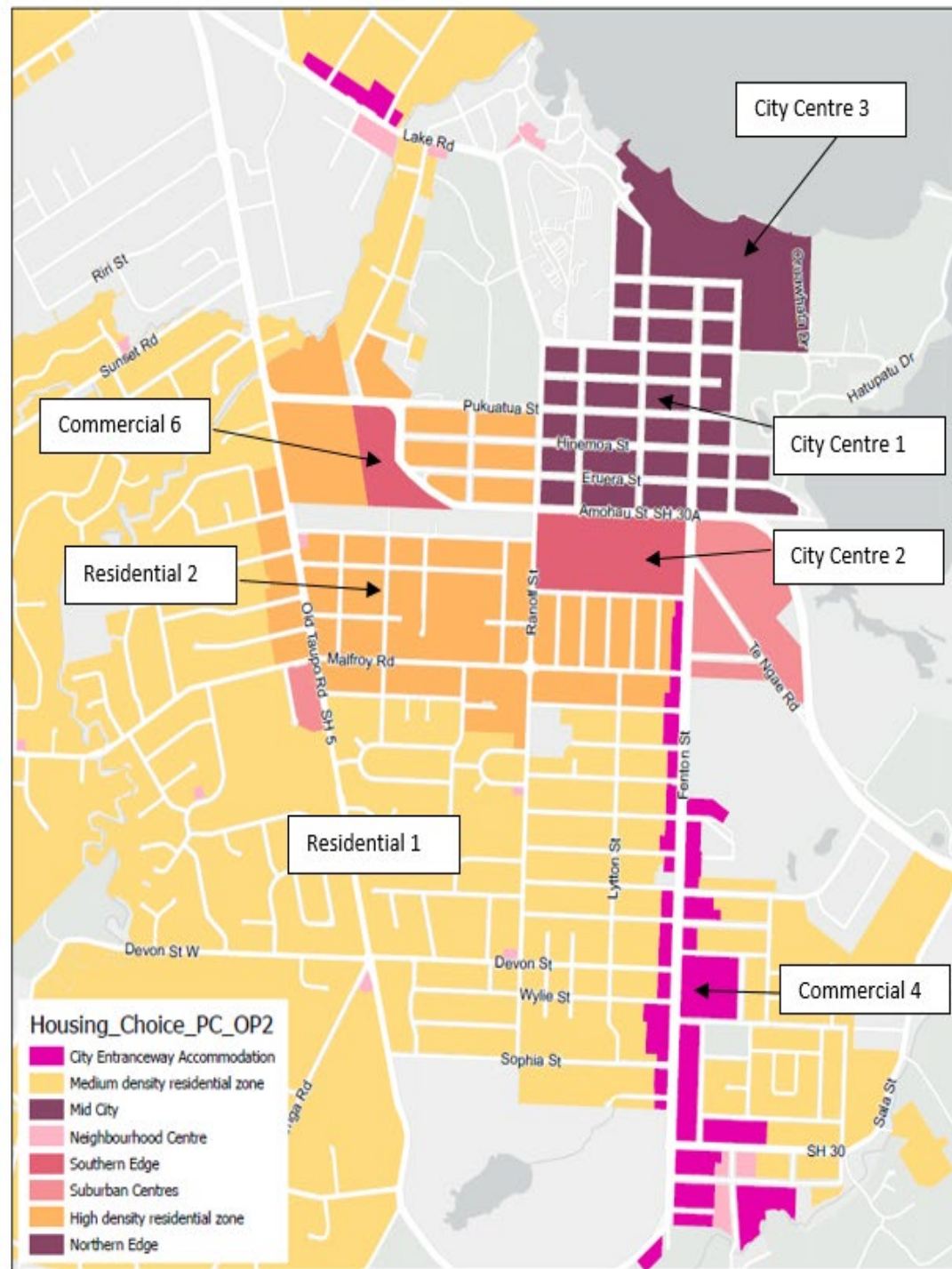


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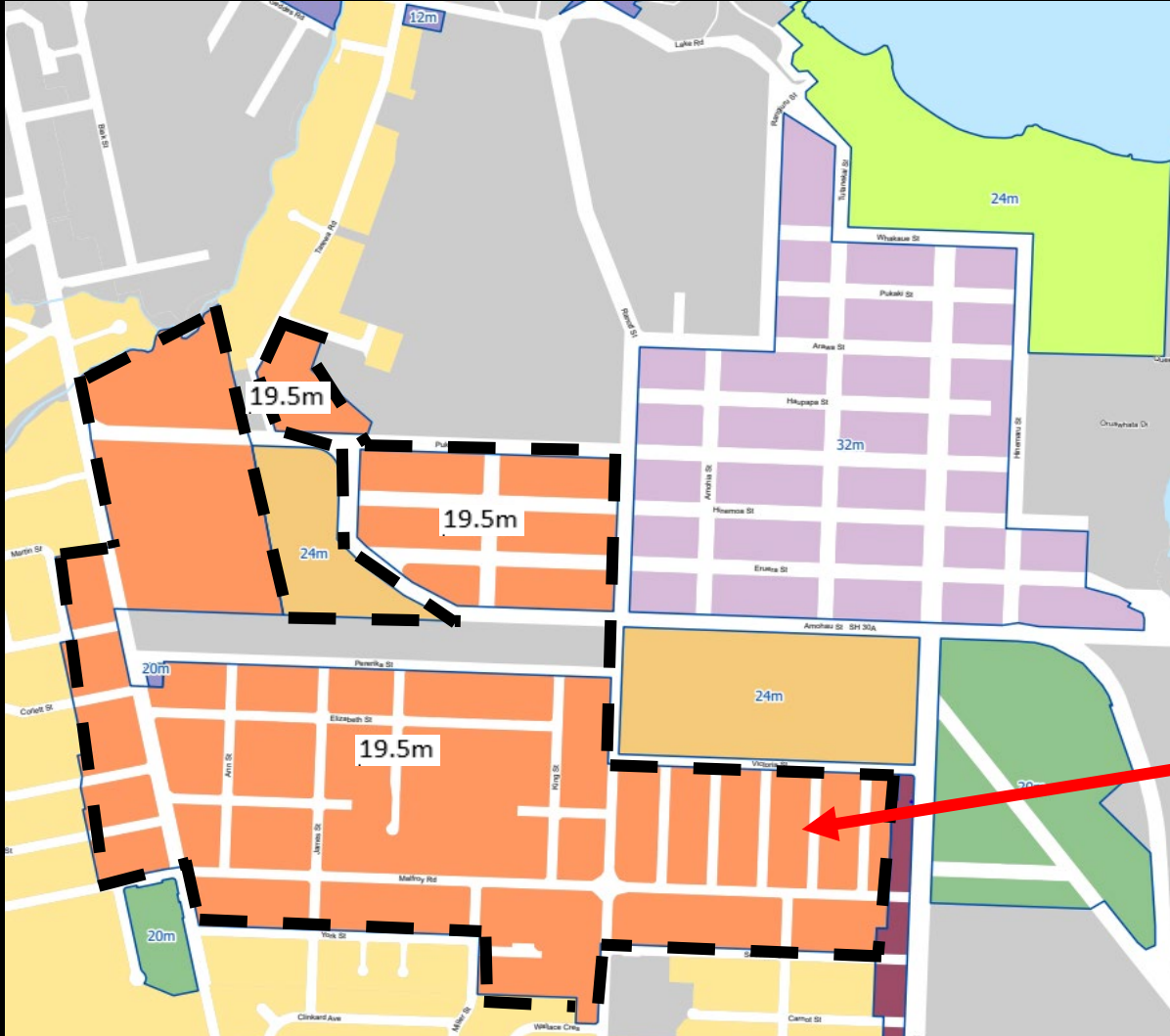
ENABLING HIGHER DENSITY & MIXED USE

Zoning Framework
for Higher
Density than the
M D R S

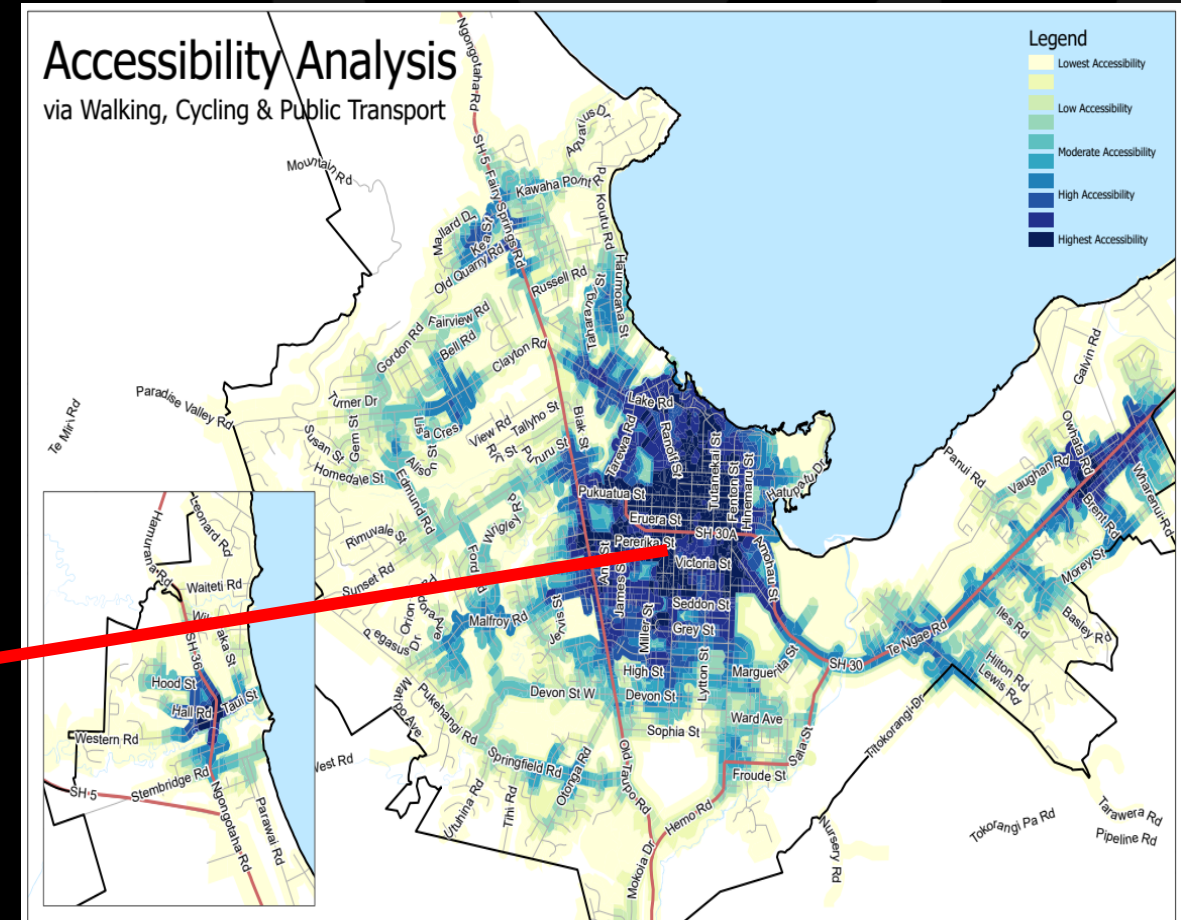


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High Density Residential Zone



Greatest Accessibility supports higher density living



Business Zone Framework



Mixed Use in Business Zones

Better enabling housing within existing business zones:

- City Centre 1 – Mid (Inner) City
- City Centre 2 – Rotorua Central Mall
- City Centre 3 – Northern Edge/ Lakefront
- Commercial 1 – Ngongotaha
- Commercial 2 – e.g. Recycling Centre
- Commercial 4 – Fenton Street (City Entranceway) & Lake Road
- Commercial 6 – Mitre 10/ Kmart

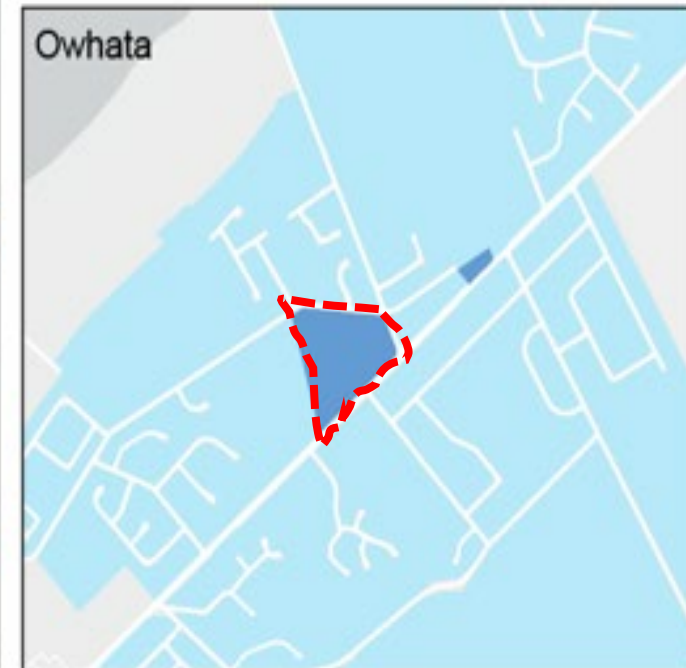
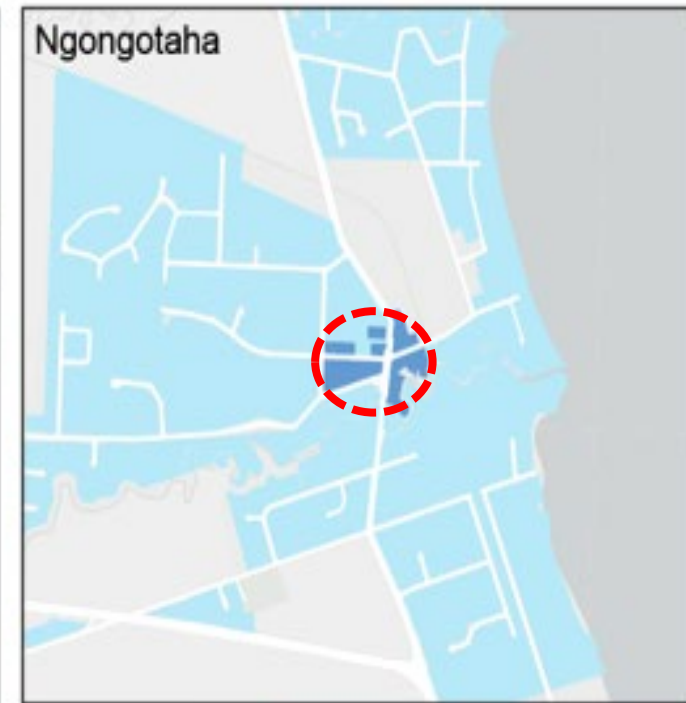
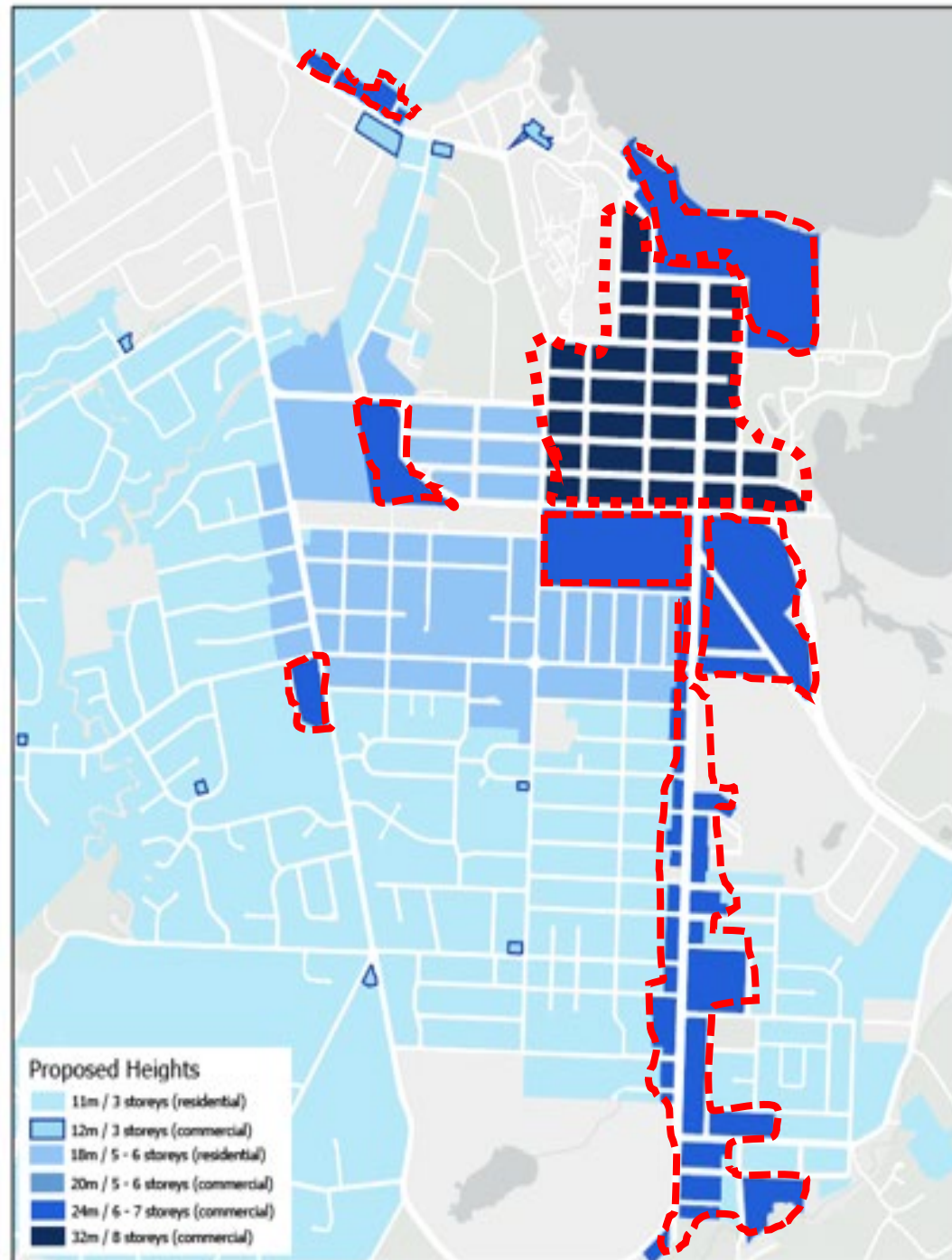


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Height Limits

- 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



OVERALL OUTCOMES

Good Urban Form

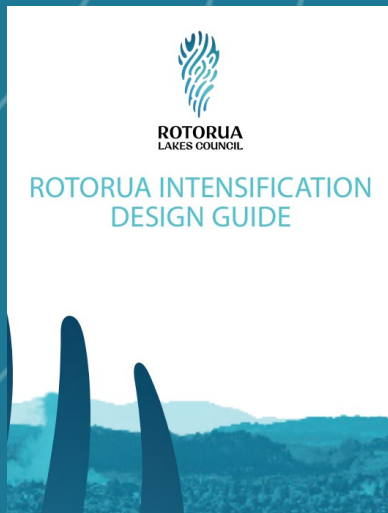
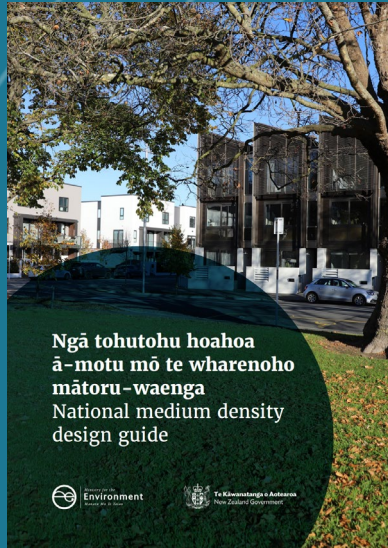
- Fit for purpose zoning framework
- Medium Density Extensive
- Higher Density enabled in the right places



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Encouraging Good Design



3.0 BUILDING FORM AND APPEARANCE

The form and appearance of a building is an important factor when designing a development. This includes considering a building's scale, mass and height and the design of its facades and rooflines.

A building's scale describes how big it is in proportion with the things around it – the site, other buildings, the width of the street and, importantly, people. Building mass describes the physical volume of a building and the shape it takes depending on how the mass has been arranged. A façade is the name for an exterior face of a building, it is what we see when looking at each side of a building.

3.1 BUILDING MASS AND HEIGHT

Set upper storeys back from side boundaries so to locate building mass away from adjacent properties.



When determining a building's mass, consider what is appropriate for the size, shape and topography of the site.

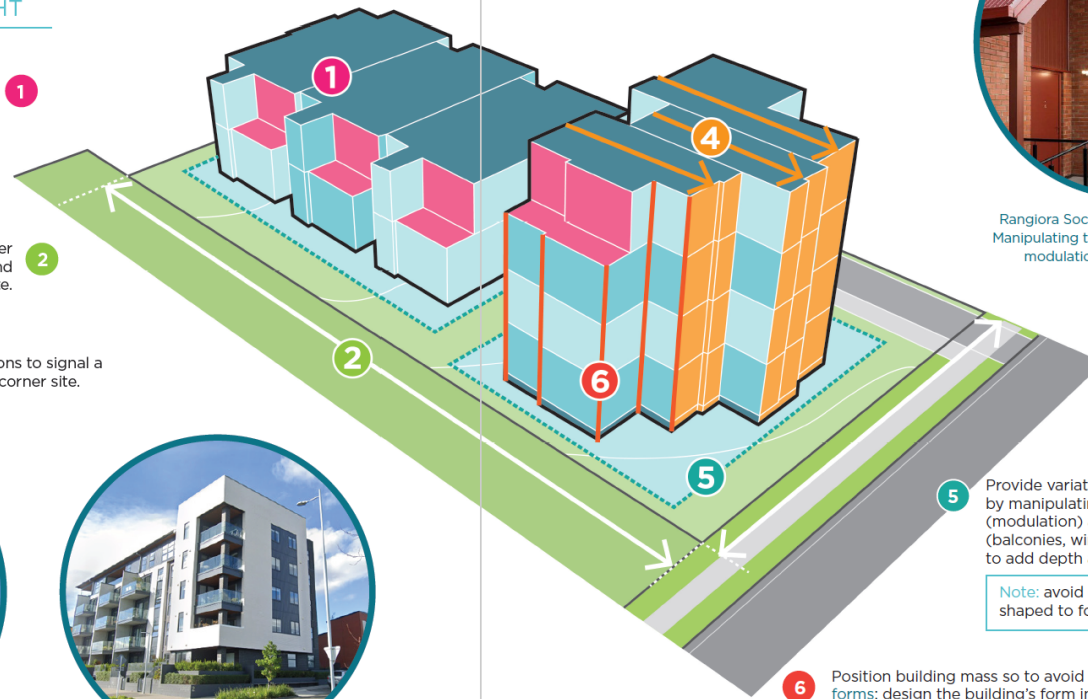
Use building height in key locations to signal a landmark building or significant corner site.



Hobsonville, Auckland
Setting back upper levels can create additional privacy.



Kerewhenua Apartments, Hobsonville
Uses additional height at the corner to create a landmark building.



Place the principal building mass towards the front of the site, addressing the adjacent street or public space.



Rangiora Social Housing Development -
Manipulating the building form can create modulation and visually interest.

Provide variation in a building's form by manipulating the building's mass (modulation) and using building elements (balconies, windows, porches, entryways etc.) to add depth and articulation.

Note: avoid designing buildings that are shaped to follow recession planes.

Position building mass so to avoid long building forms; design the building's form in multiple vertical blocks or elements and limit long continuous roof ridgelines and blank walls.





QUALIFYING MATTERS

- Qualifying matters may make the MDRS **less enabling of development** in a relevant residential zone.
- Qualifying matters relate to:
 - Section 6 matters
 - Nationally significant infrastructure
 - Open space providing public use
 - Giving effect to a designation
 - Any other matter that makes the density in the MDRS inappropriate
- Sites partly affected by a qualifying matter

Rotorua & Qualifying Matters

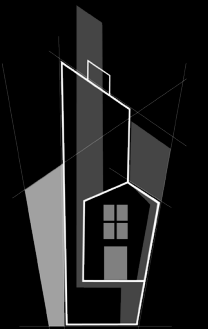


Existing

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

New

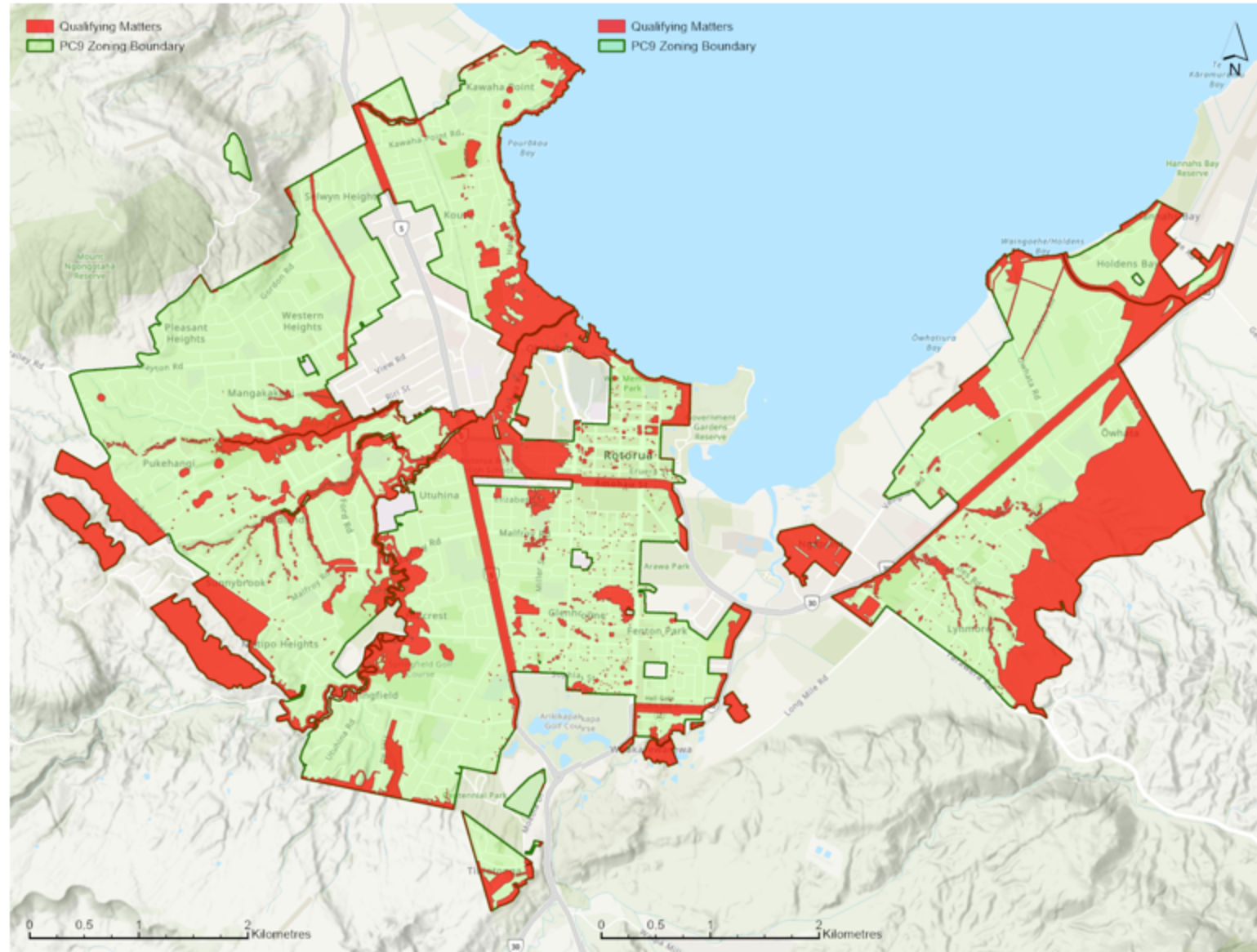
- Flooding
- Cultural Villages
- Historic Heritage



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Spatial Extent of Qualifying Matters - District Development Constraints

Fault lines – NH-R1, R3
Geothermal – SUB-R42
Flooding – NH-R4
Pukehangi – PHDA-R5, SS6-SS8
Wharenui – WHDA-R3, R4, S3
Heritage – HH-R2, R2A, R3, SUB-R41
Archaeology – HH-R5, R6, SUB-R41
SS Māori – SASM-R3-R6, RESZS2(4)
SI Vegetation – ECO-R1
ONF/L – NFL-R1, R19, R20
Public access – RA-R1
Airport OLS – EIT-R17
Airport noise – NOISE R7-R8, SUB-R39-R49
National Grid – EIT-R18, SUB-R38
Notable trees – TREE-R2, R3
Residential 3 zone

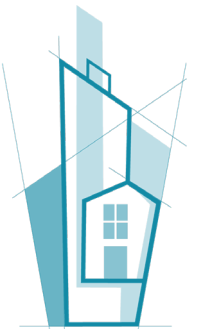




ADDITIONAL SUPPORTING CHANGES

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



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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

- Changes to manage the increased number of households accessed from one shared access way
- requiring a simple transport assessment for more than 20 residential units

Recap of the Key Changes to the Plan

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 extent and provisions	MDRS & design related changes
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 & geothermal rules
Financial contributions provisions	Apply to permitted activities and reduce rates
Heritage provisions	Require consent for development adjoining heritage item
Transport provisions	Transport assessment for 20+ residential units Amended access standards
Papakāinga	Changes to provisions to better enable development within both the residential and rural zone.

LEGAL EFFECT

Amendment Act requirements:

- Rules will have immediate legal effect for **permitted residential units** in a relevant residential zone complying with the **density standards**
- Inconsistent rules in the District Plan **cease to have legal effect** and are **no longer treated as operative provisions**

Exceptions:

- 1) A new residential zone
- 2) A qualifying matter area
- 3) Additional or more enabling standards



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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KEY DATES

20th August – PC9 notified

22nd – 14th October – submission period

Website: <http://letstalk.rotorualakescouncil.nz>

Information sessions with stakeholders, consultants & community

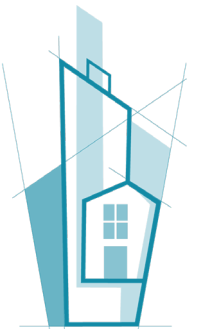
Policy Planners: policy.planning@rotorualc.nz

Friend of the Submitter Belinda Messenger

25th October – 22nd November – further submission period

August 2023 – Hearings

31st March 2024 – Plan Change operative (deadline)



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NEXT STEPS

- Website
- Appoint Commissioners
- Public Notice Mail out 19 August
- Public notification 20 August 2022
- Targeted information sessions with key stakeholder groups:

Date	Time	Stakeholder Group
8 Aug	1 – 3:30pm	Consents
11 Aug	2 – 3pm	District Development Team
15 Aug	12 -1pm	RLC Staff
24 Aug	9 – 11am	Technical Advisory 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