



HOUSING FOR EVERYONE PLAN CHANGE 9

INTERNAL WORKING GROUP | 5 AUGUST 2022



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AGENDA

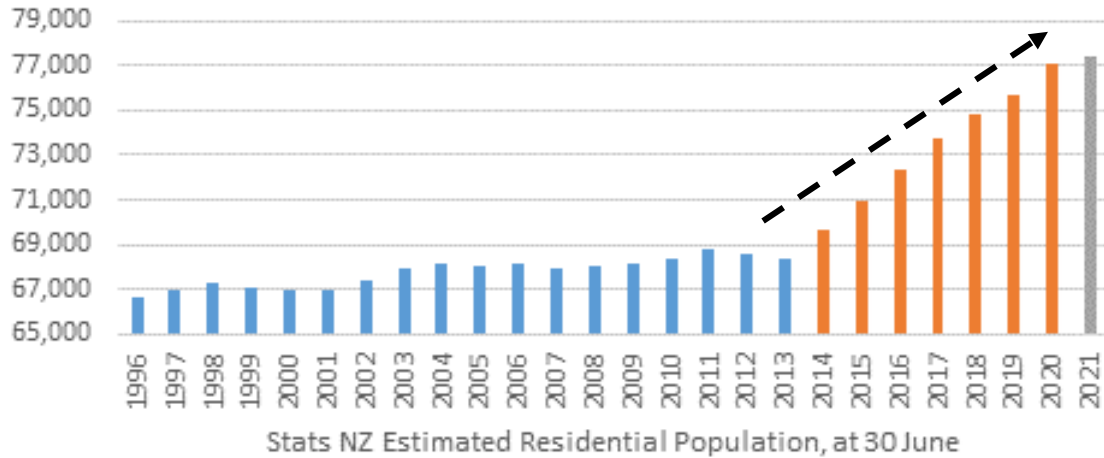
- Growth Context
- Legislative Context
- Engagement
- Enabling Medium Density
- Enabling High Density & Mixed Use
- Overall Outcomes
- Qualifying Matters
- Additional Supporting Changes
- Plan Change Process
- Next Steps



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Rotorua District Residential Population

■ 1996-2013 ■ 2013-2020 ■ 2020-2021



GROWTH CONTEXT

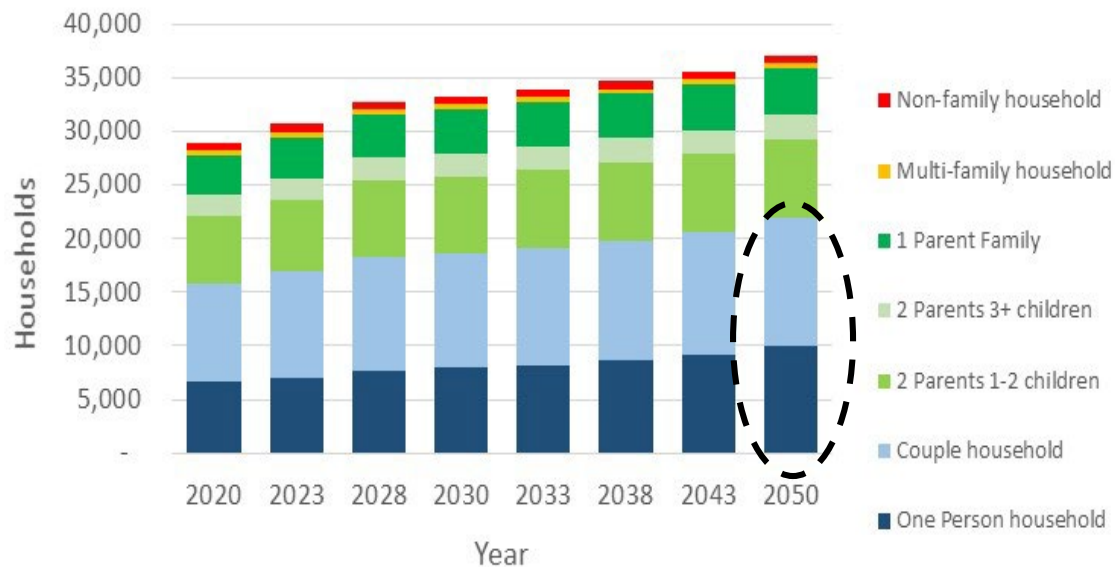
G r o w t h & C h a n g e



+ 9,740 homes
by 2052



- 1890 homes
anticipated shortfall
by next year



Access to homes
increasing challenge
(increasing prices &
rents)

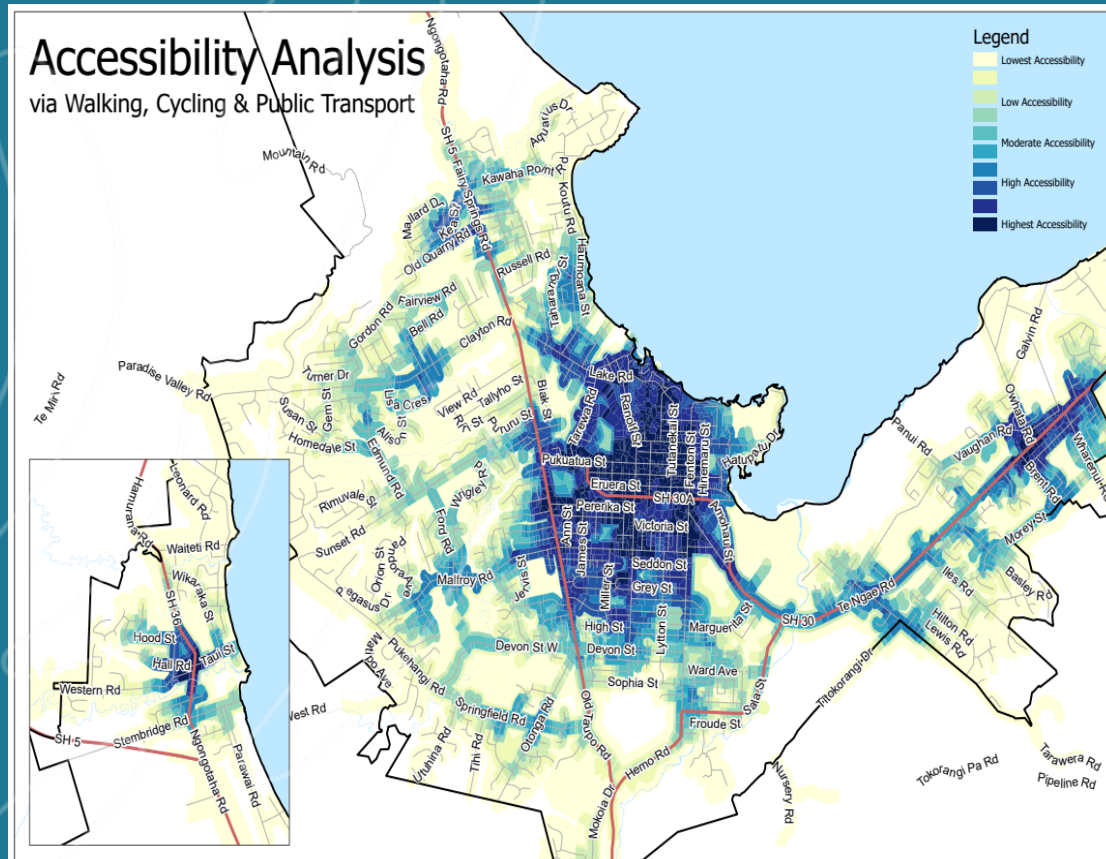


aging population means
smaller household sizes
over time

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



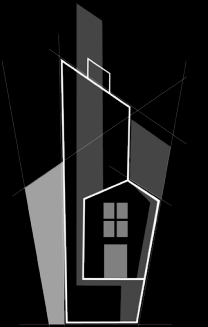
Housing Minister Dr Megan Woods. Photo / Mark Mitchell

Increasing Housing Supply



ENGAGEMENT

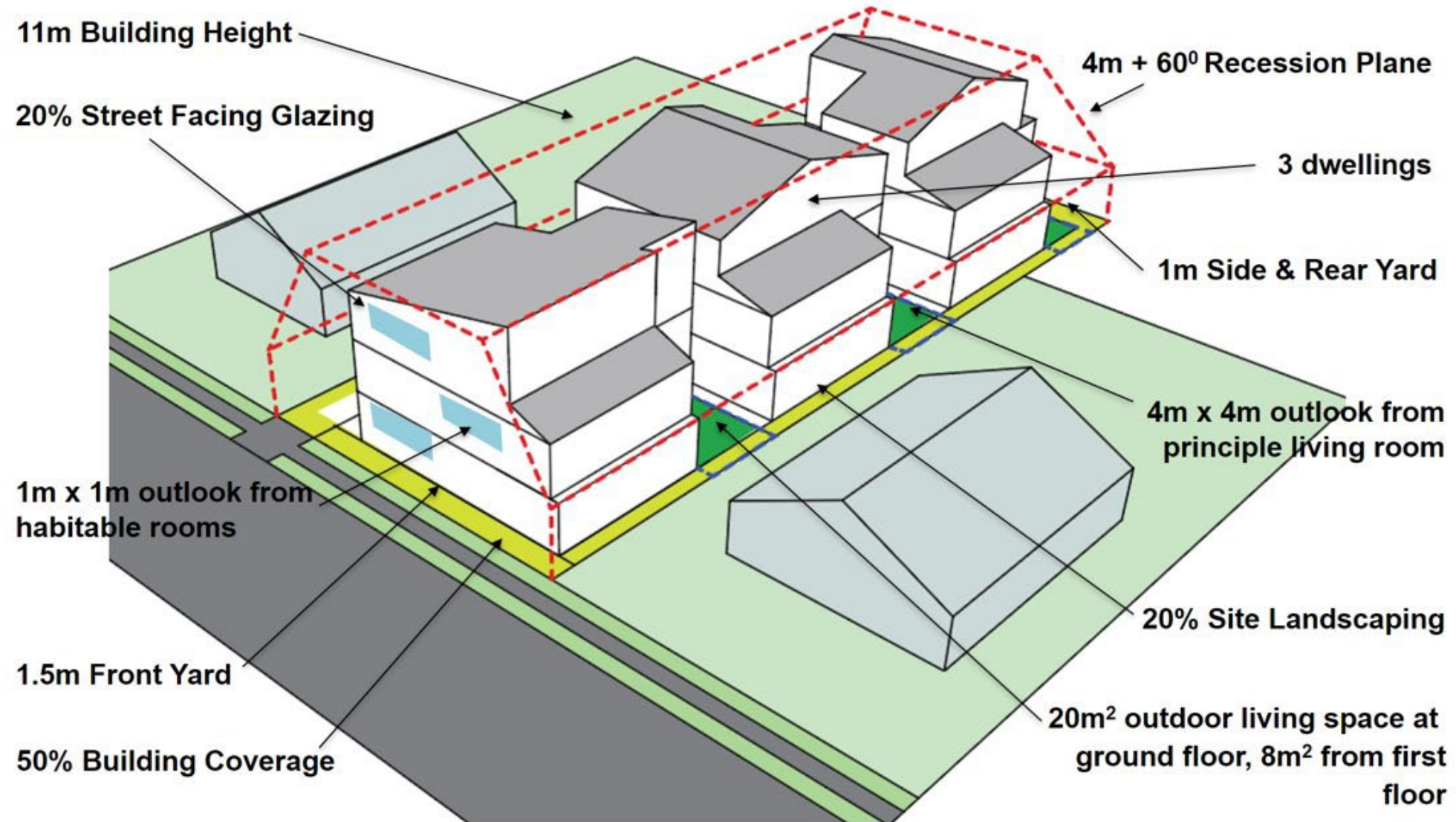
- Mana Whenua
- Community groups & schools
- Developers & consultants
- Neighbouring Councils & Regional Council
- Government Departments & Agencies e.g. KO
- Council Teams & SP&F



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ENABLING MEDIUM DENSITY

Medium Density Residential Standards



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SPATIAL EXTENT OF THE MDRS

 Proposed Medium Density Residential Standards

 City Entranceway Accommodation

 Mid City

 Neighbourhood Centre

 Southern Edge

 Suburban Centres

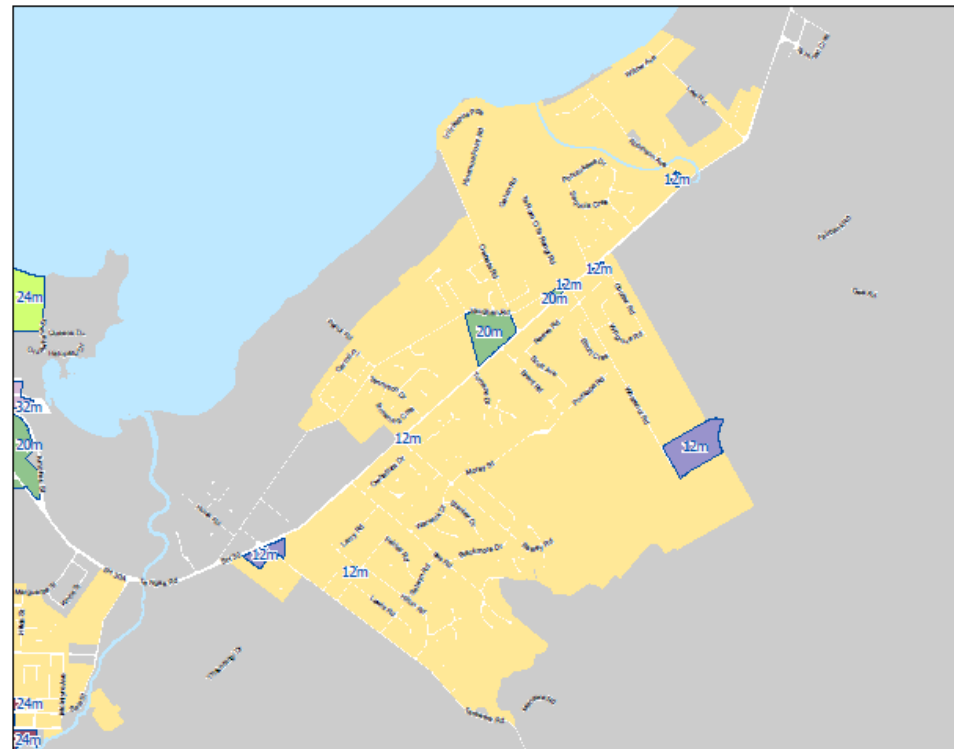
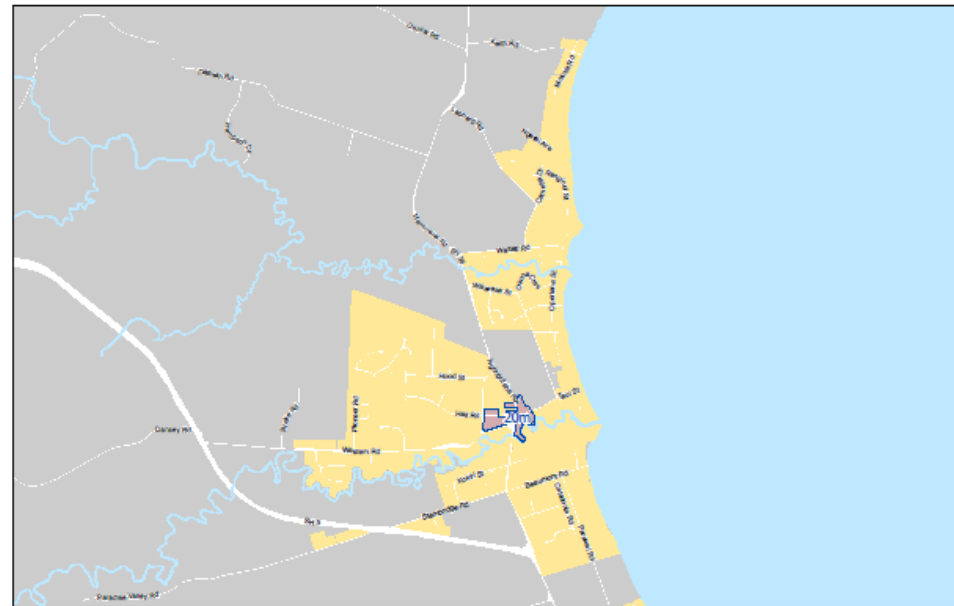
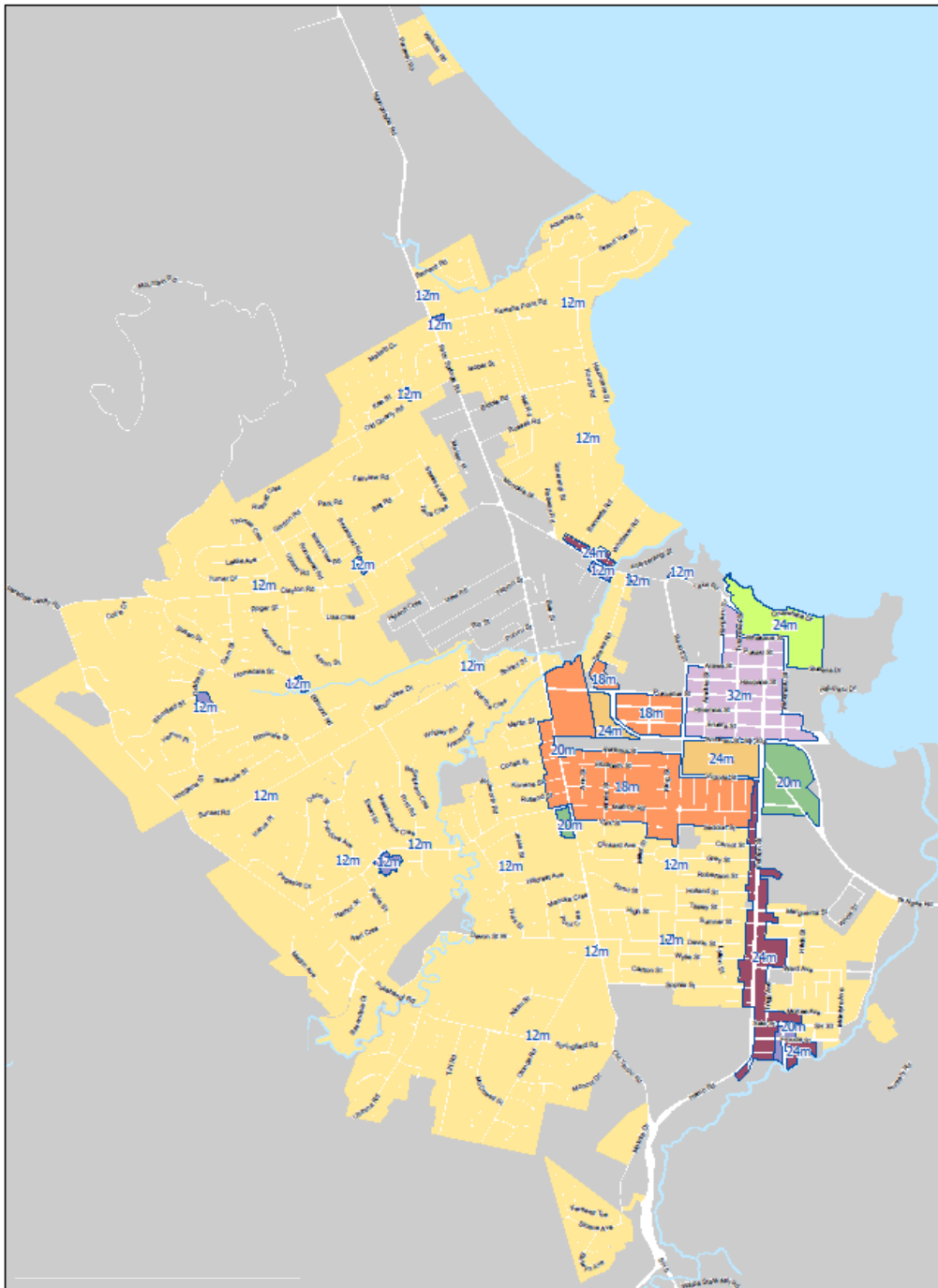
 Northern Edge

 Proposed High Density Residential Zone

 Out of Scope

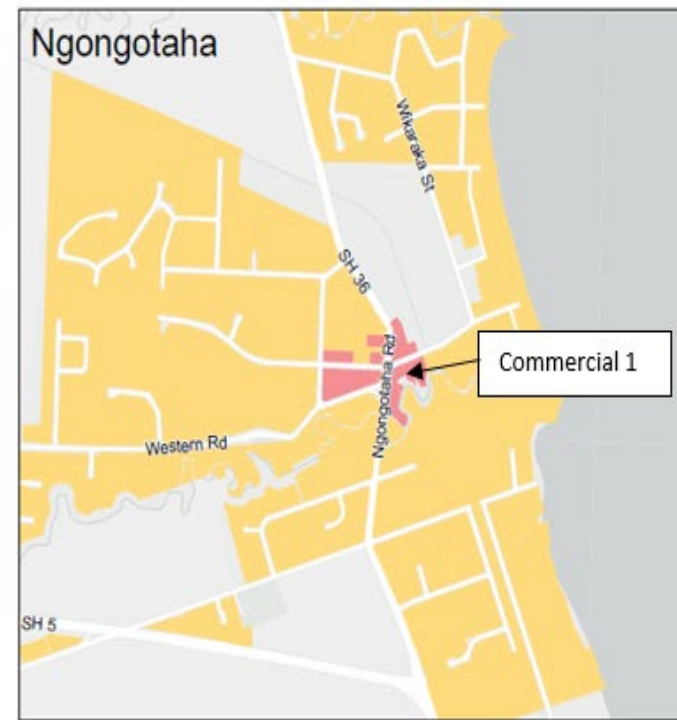
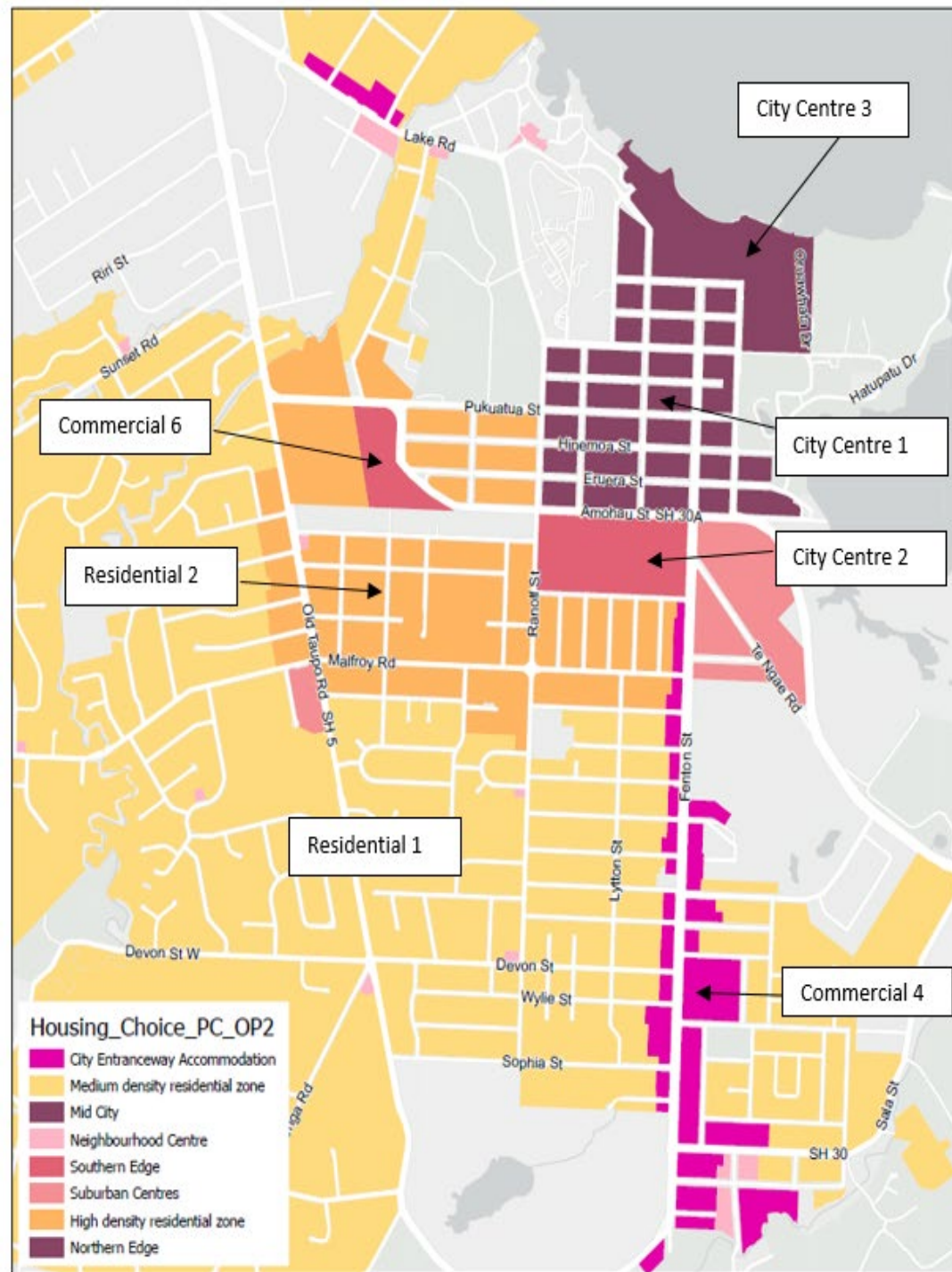


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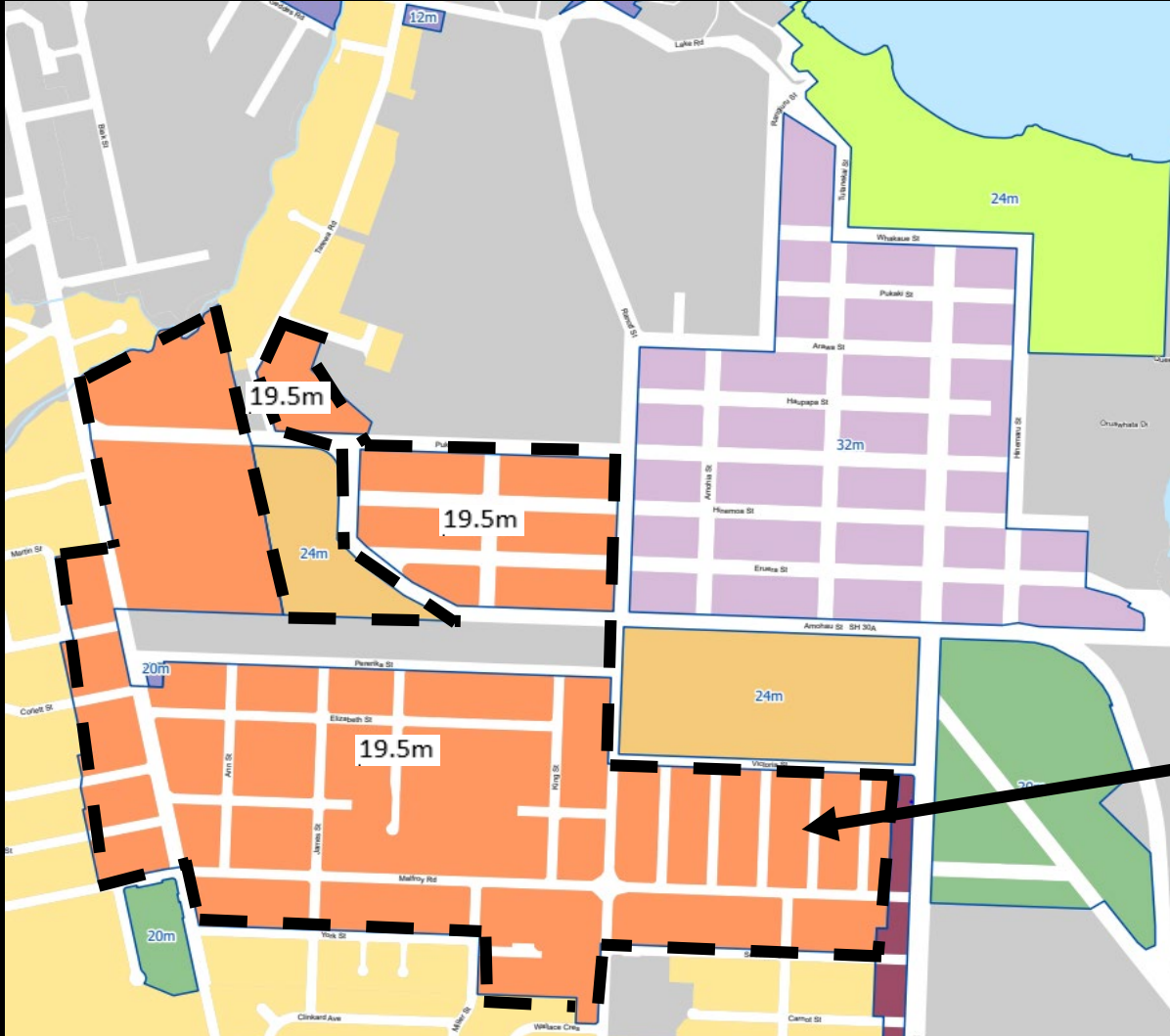
ENABLING HIGHER DENSITY & MIXED USE

Zoning Framework

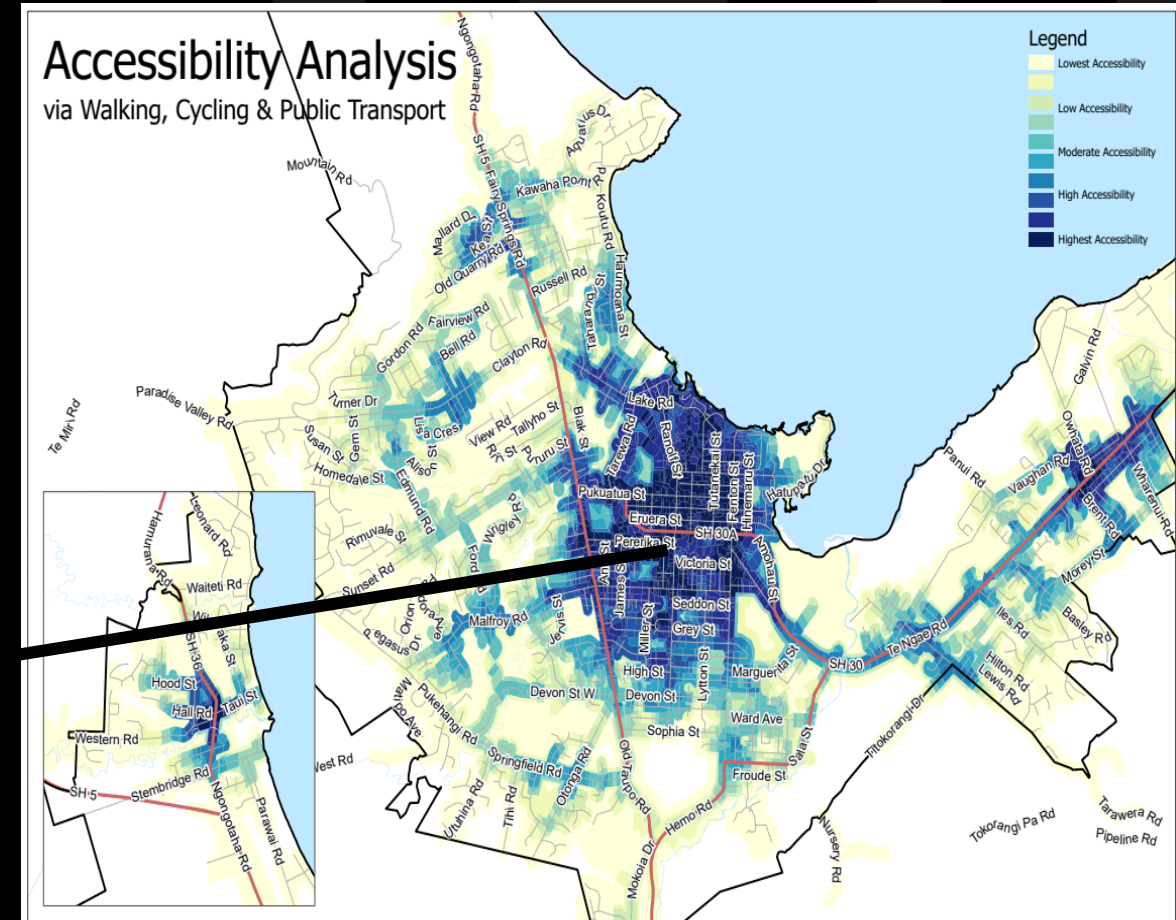


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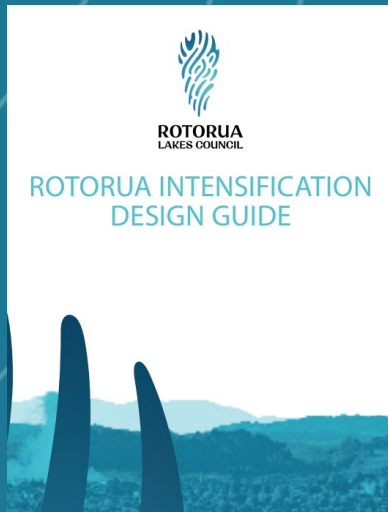
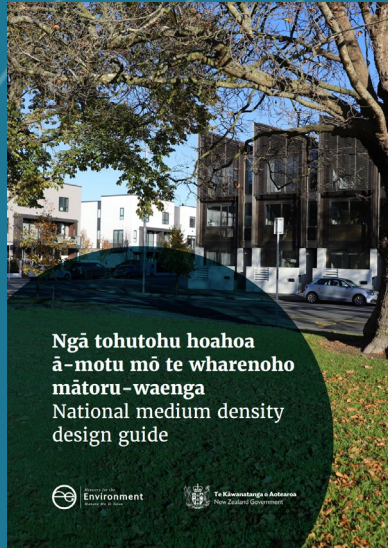
HIGH DENSITY RESIDENTIAL ZONE



Greatest Accessibility supports higher density living



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.

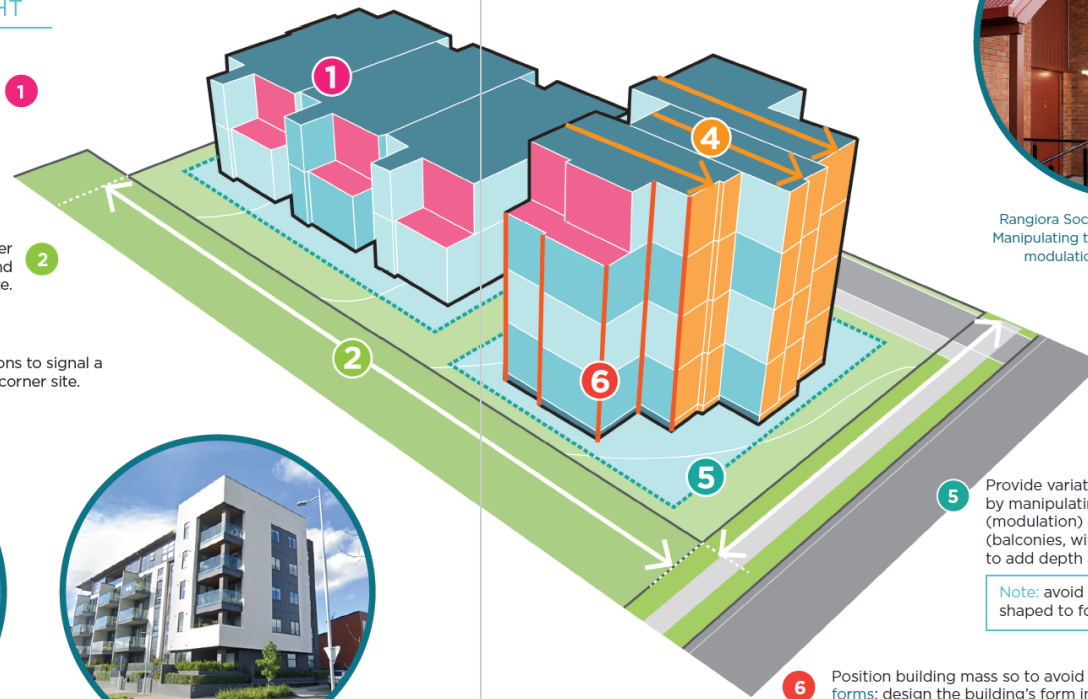
Use building height in key locations to signal a landmark building or significant corner site.



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.

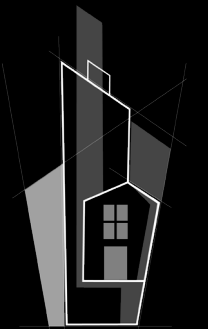
Position building mass so to avoid long building forms; design the building's form in multiple vertical blocks or elements and limit long continuous roof ridgelines and blank walls.





EXISTING QUALIFYING MATTERS

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

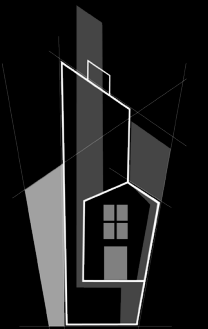


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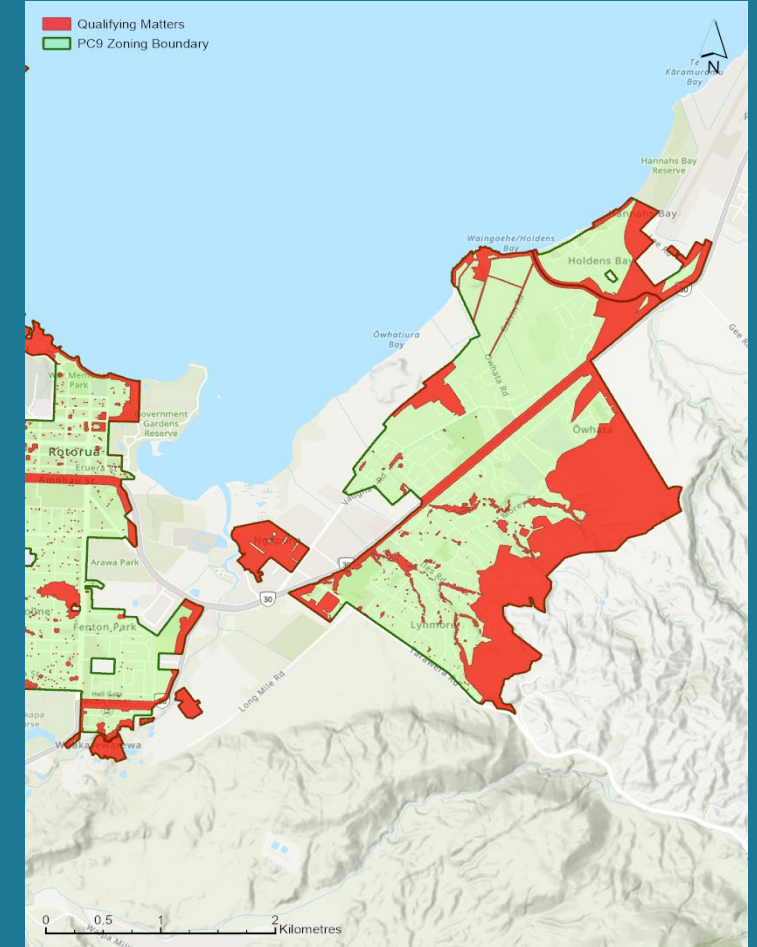
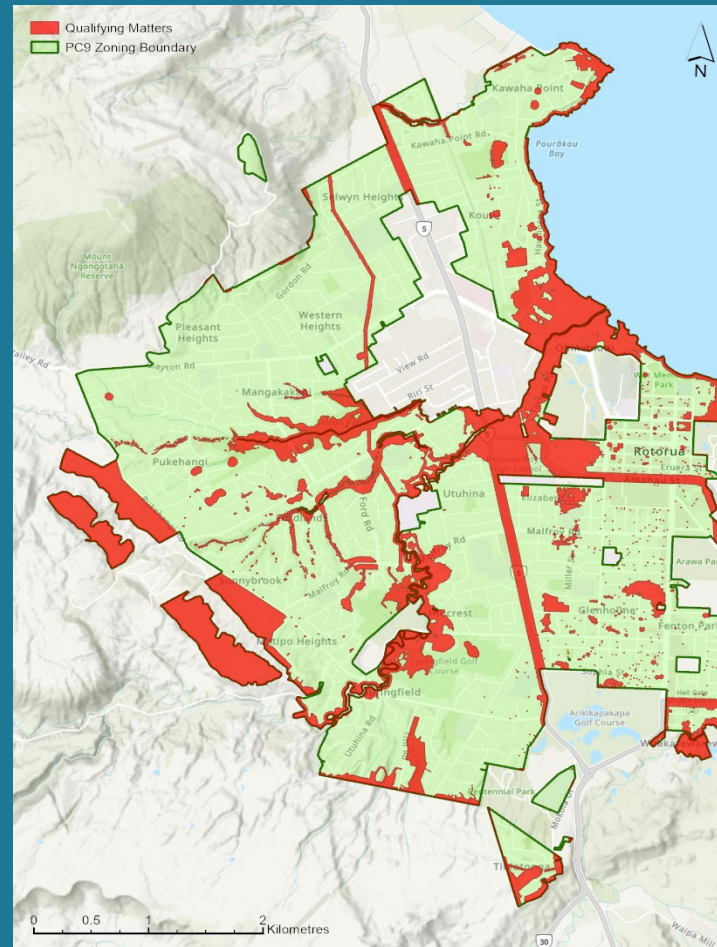
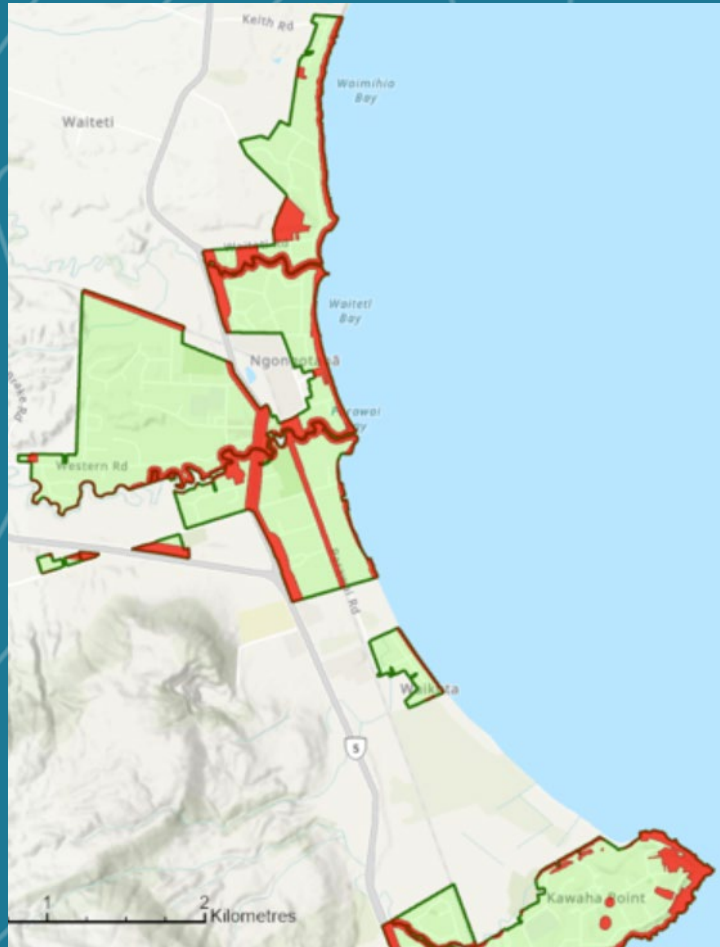
NEW QUALIFYING MATTERS

- **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



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QUALIFYING MATTERS MAP

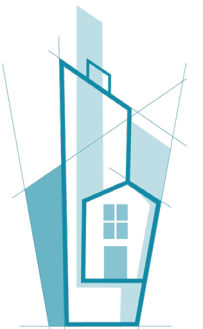


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ADDITIONAL SUPPORTING CHANGES

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 PROVISIONS

Financial Contributions

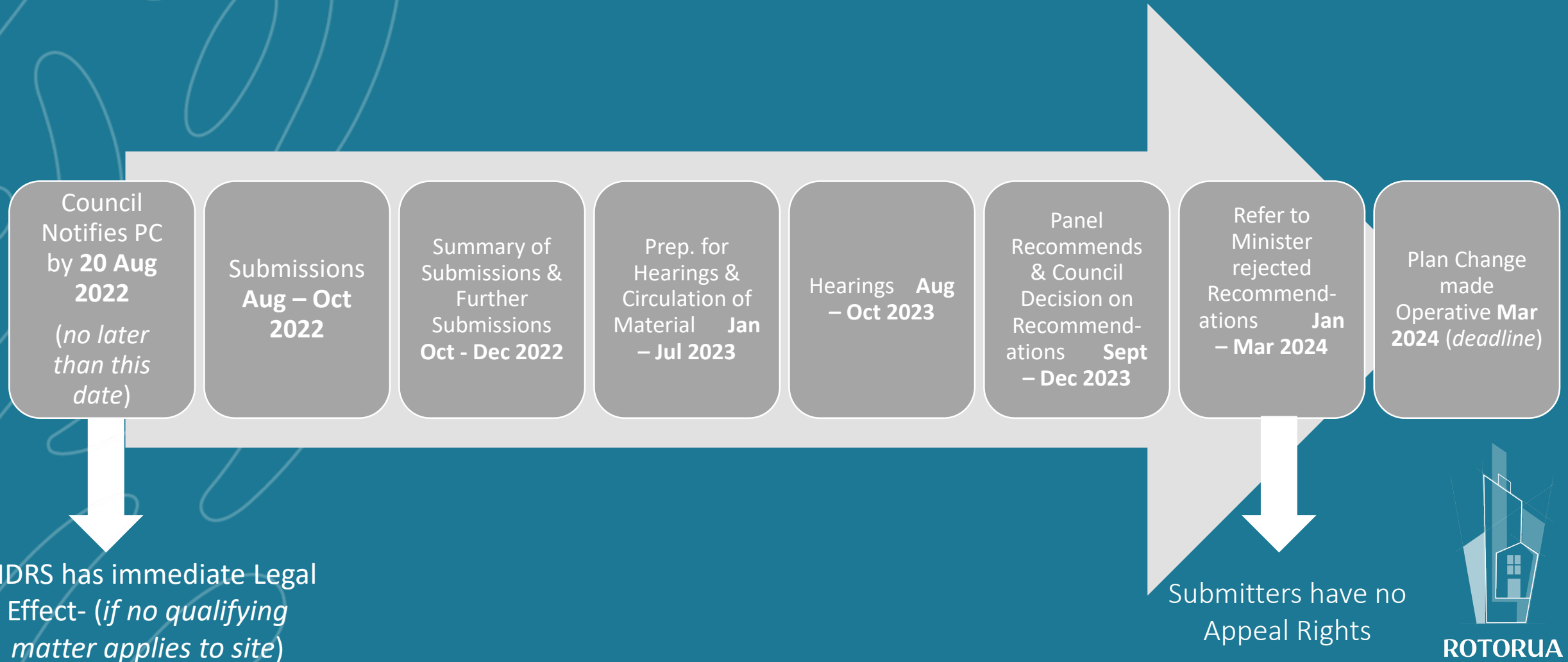
- Requirement for permitted housing development (MDRS)
- Upgrade of exiting reserves to support intensification
- Reduction in level of reserve contribution
- Seeking Immediate effect- application to Environment Court

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

PLAN CHANGE PROCESS

Intensification Streamlined Planning Process (ISPP)

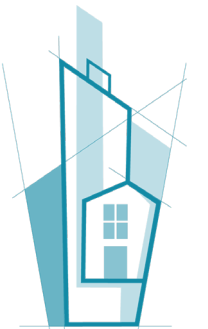


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NEXT STEPS

- Prepare for Notification
- Public Notice Mail out 19 August
- Public Notification 20 August 2022
- Website & 'Friends of the Submitter'



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