



HOUSING FOR EVERYONE PLAN CHANGE 9

MANA WHENUA INFORMATION SESSION | AUGUST 2022



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AGENDA

1. About the Plan Change
2. More Information, Timeframes & Submissions
3. Next Steps



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BACKGROUND

- 15 March 2022 – Government announced Rotorua must change its District Plan to introduce Medium Density rules (compulsory)
- February – August: Hui & work to develop a draft Plan Change
- 4th August – Council agreed to notify the Plan Change
- 20th August 2022 – Plan Change notified, submissions open
- Hearing Commissioners appointed
- 14th October 2022 – Submissions close
- BY END OF 2022 – Target to complete submissions/further submissions





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ABOUT THE PLAN CHANGE

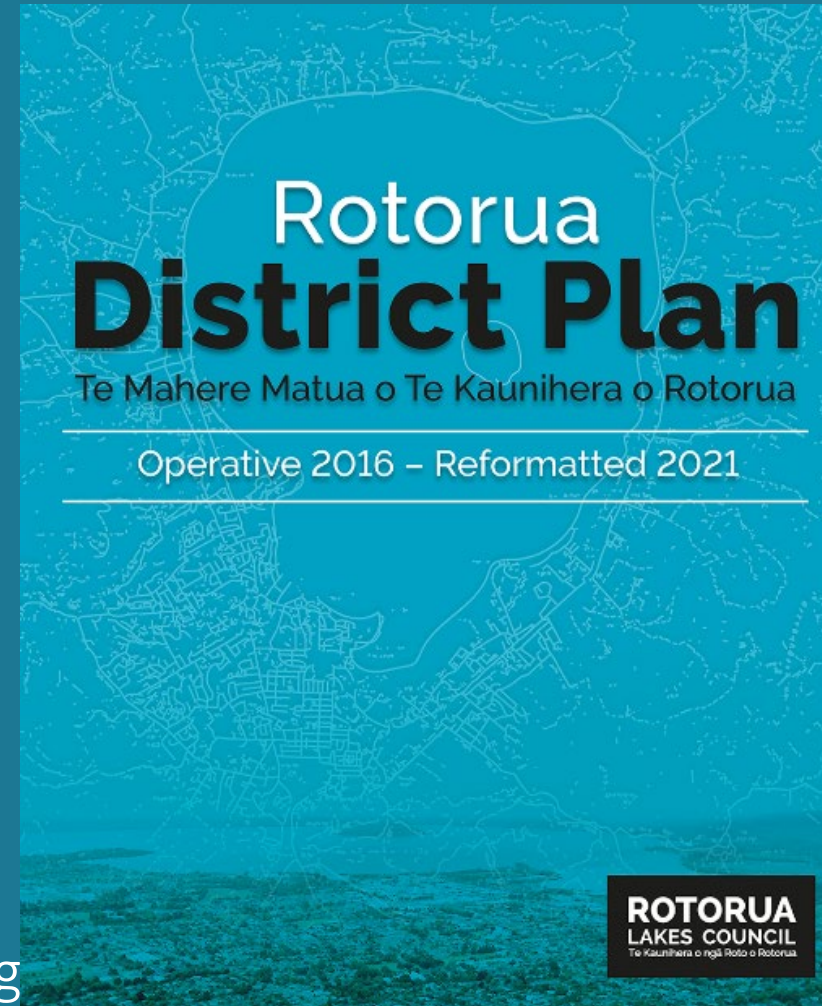
MAKING A CHANGE TO THE DISTRICT PLAN

What is a District Plan?

- 10-year 'rule book' for sustainably managing use, subdivision and land development
- Includes objectives, policies, rules and zoning of land
- Regulates built /developed land within zones

What is a Plan Change?

- A formal RMA process to change the District Plan
- It includes a public hearing process with independent hearing commissioners



WE NEED A PLAN THAT ALLOWS MORE HOMES AND MORE HOUSING CHOICES



Less 'Growing Out'



More 'Growing Up'

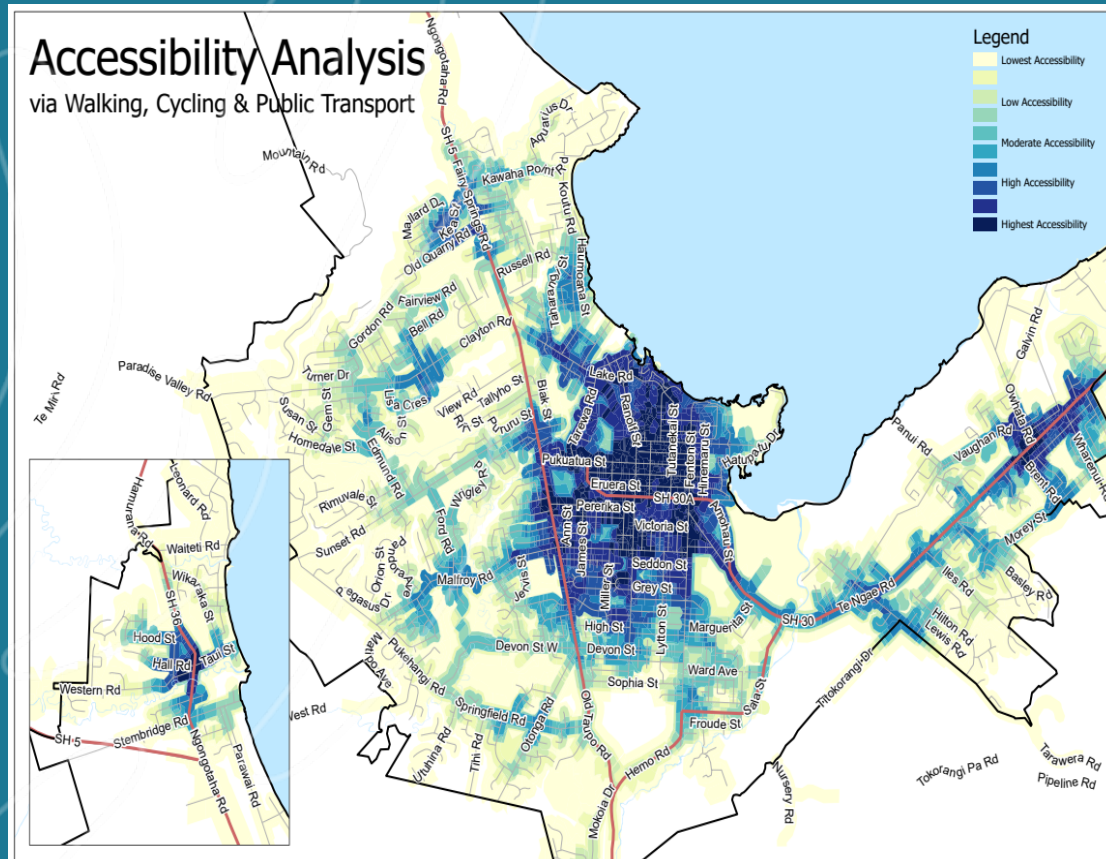
Still need a mix of both so:
More homes & more choice



GOVERNMENT DIRECTION SUPPORTS THIS

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

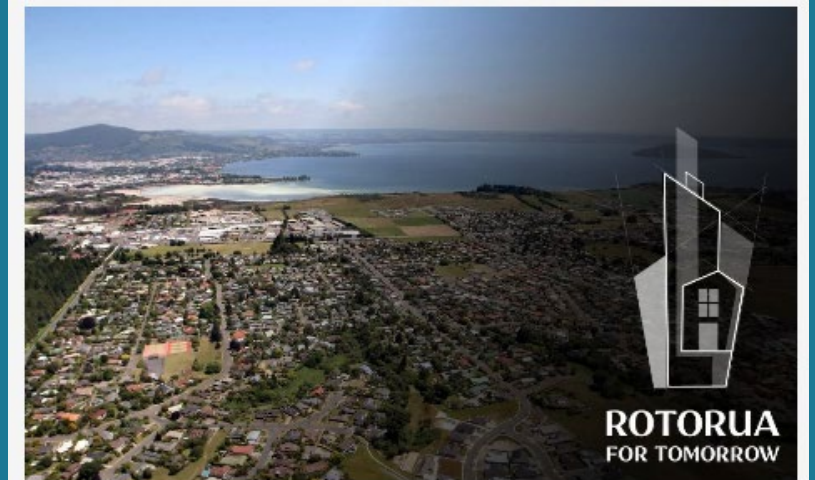


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PLAN CHANGE 9: HOUSING FOR EVERYONE

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...



HOW IS THIS ACHIEVED?

PC9 changes the rules for:

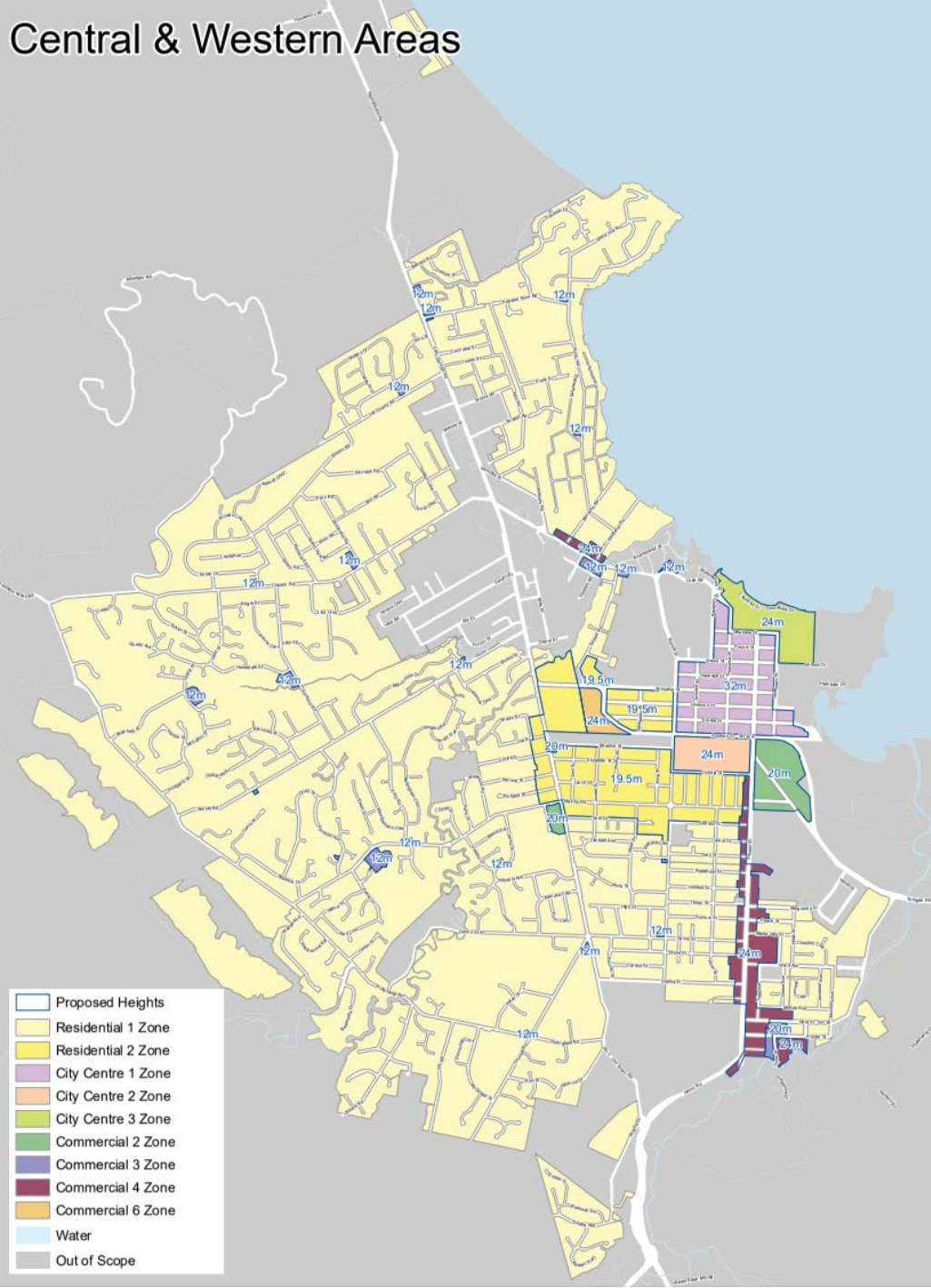
- Residential 1 and 2 zones
- Papakāinga
- Subdivision
- City Centre zones
- Commercial 4 zone
- Wharenui & Pukehangi

PC9 also changes rules to ensure people are safe and values are protected:

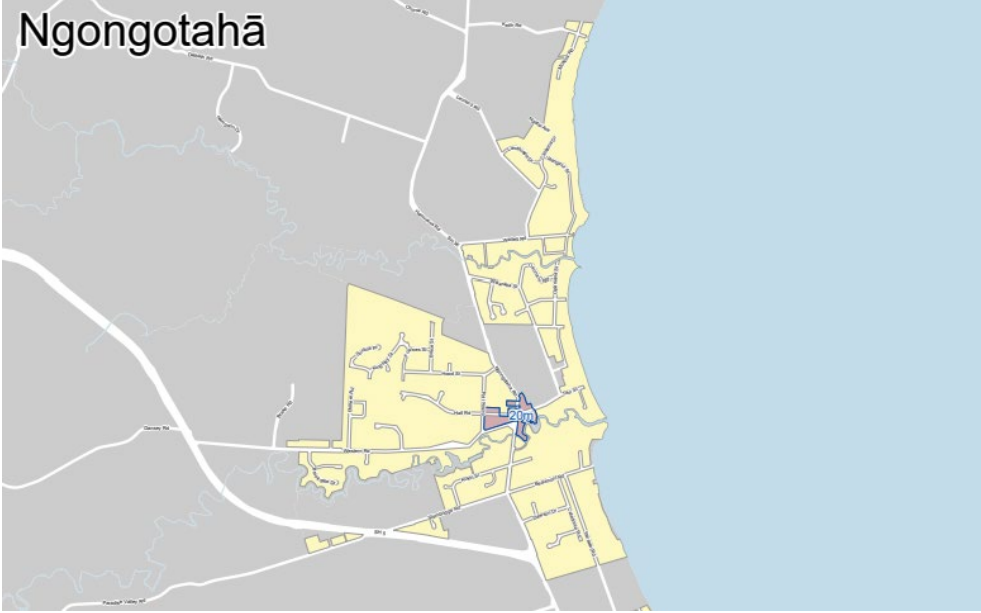
- Flood and geothermal hazards, transport, heritage values
- Financial contributions



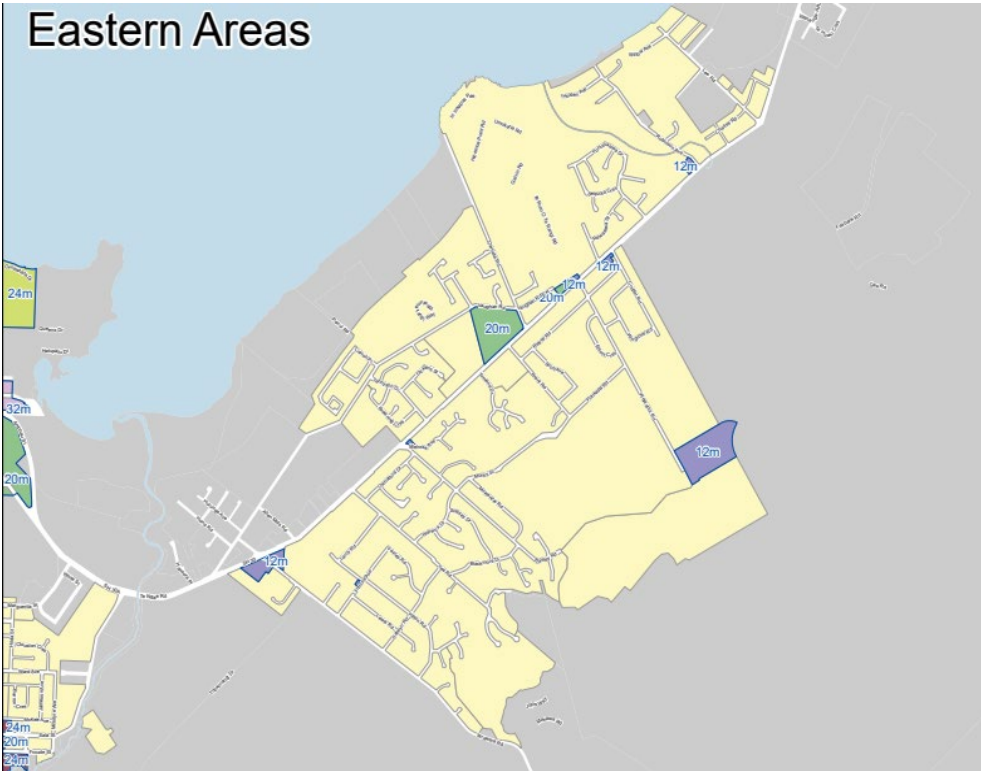
Central & Western Areas



Ngongotahā



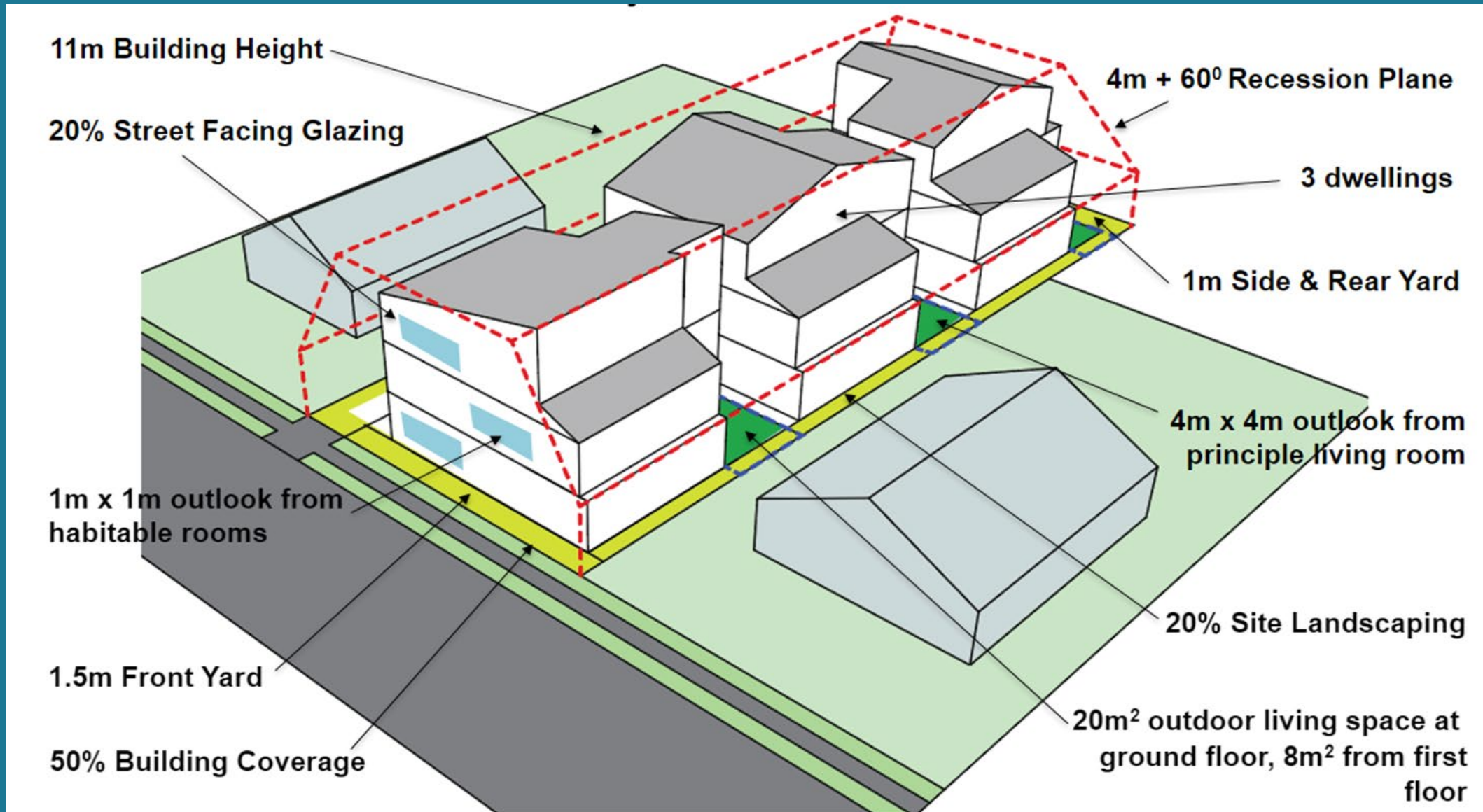
Eastern Areas



ZONE EXTENTS

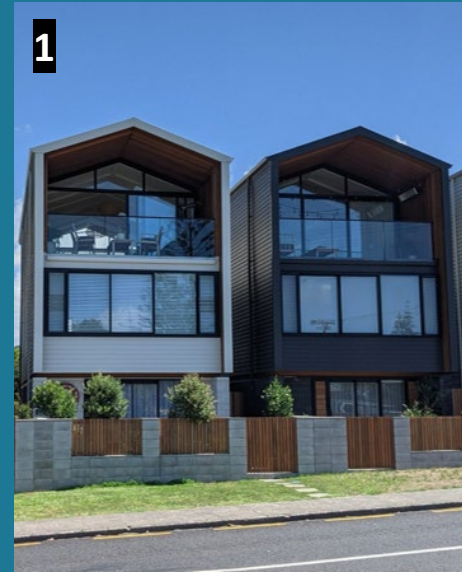
- Proposed Heights
- Residential 1 Zone
- Residential 2 Zone
- City Centre 1 Zone
- City Centre 2 Zone
- City Centre 3 Zone
- Commercial 2 Zone
- Commercial 3 Zone
- Commercial 4 Zone
- Commercial 6 Zone
- Water
- Out of Scope

Residential 1 & 2 Zones



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



MEDIUM DENSITY RESIDENTIAL ZONE

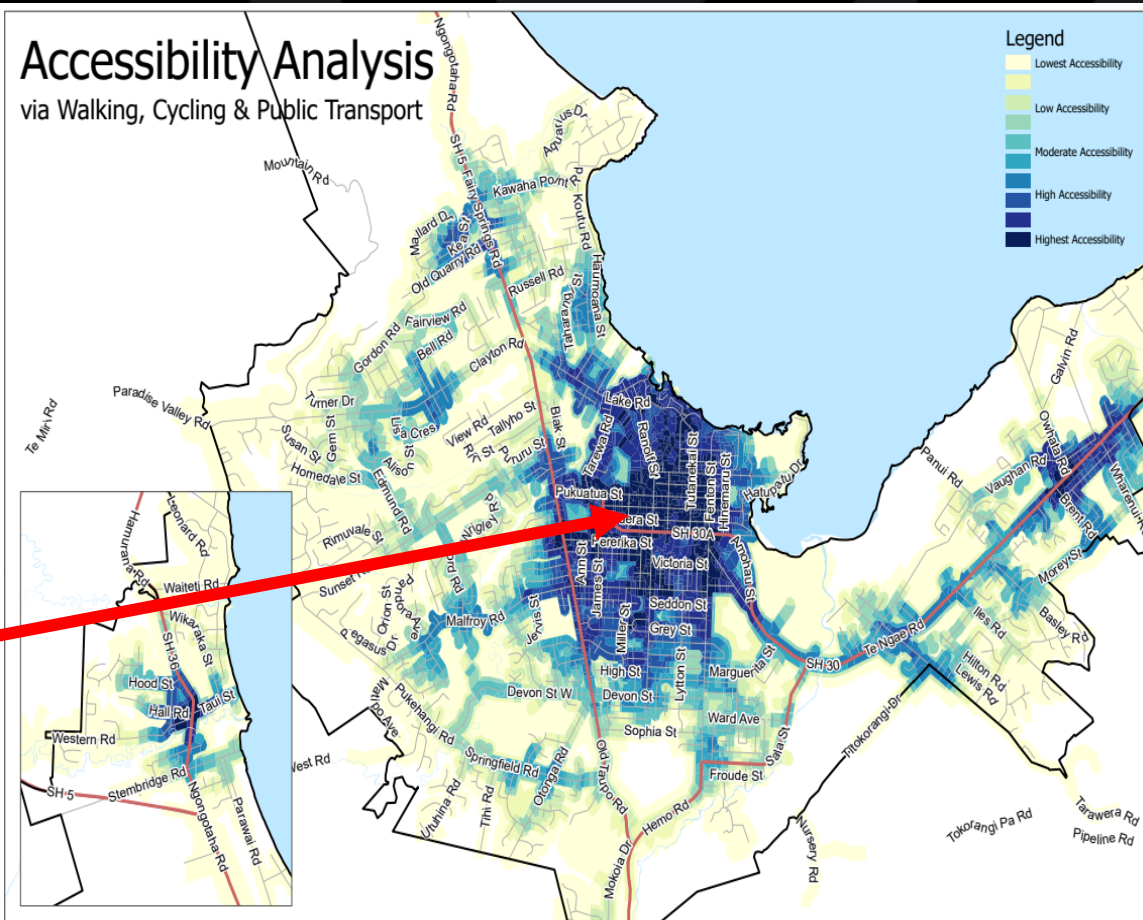


ENABLING HIGH DENSITY

Residential 2 Zone



Accessibility Analysis via Walking, Cycling & Public Transport



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

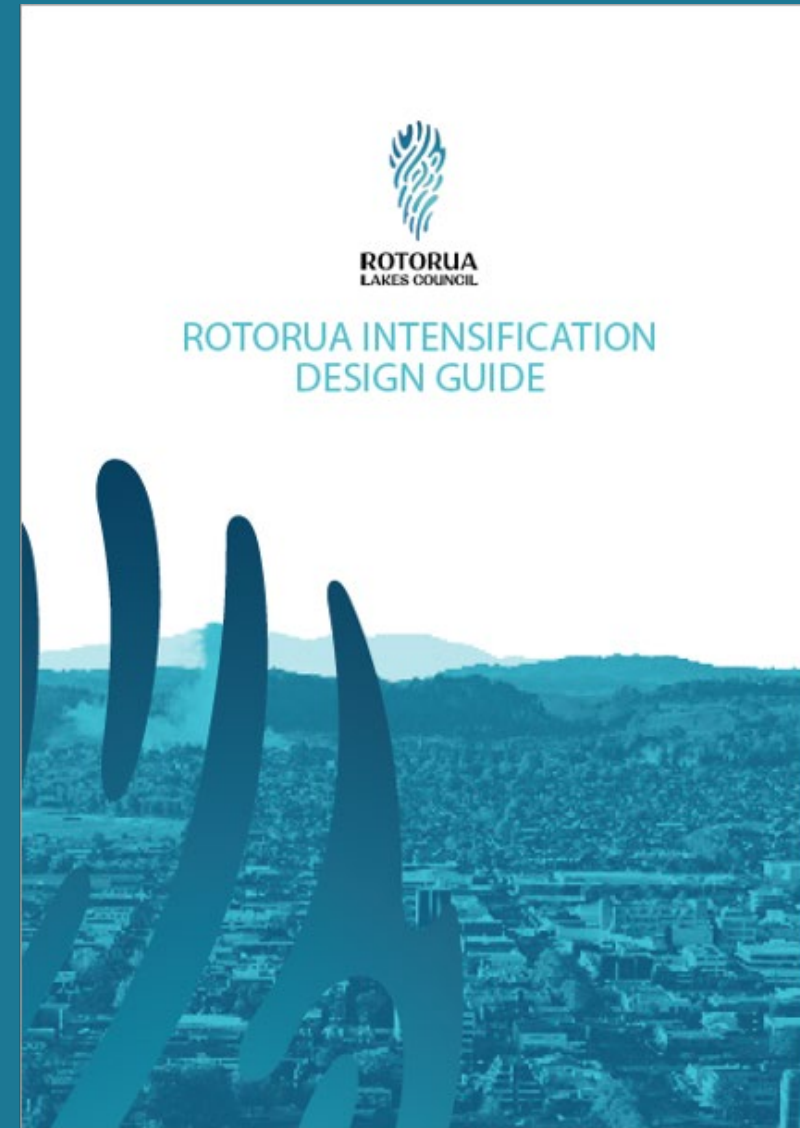
4+ Assessment:
Cycle parking
Storage & waste
Landscaping

Extra rules
- Limit HiRB at rear
- Building length

4+ Assessment:
Architectural detail &
landscaping
Consider daylight
access



DESIGN GUIDELINES



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HEIGHT LIMITS

City Centre 1 – 20m to 32m

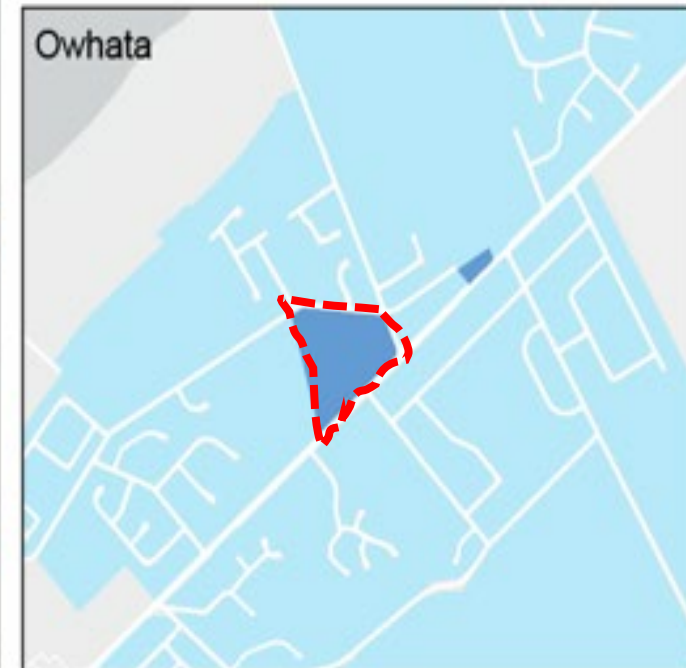
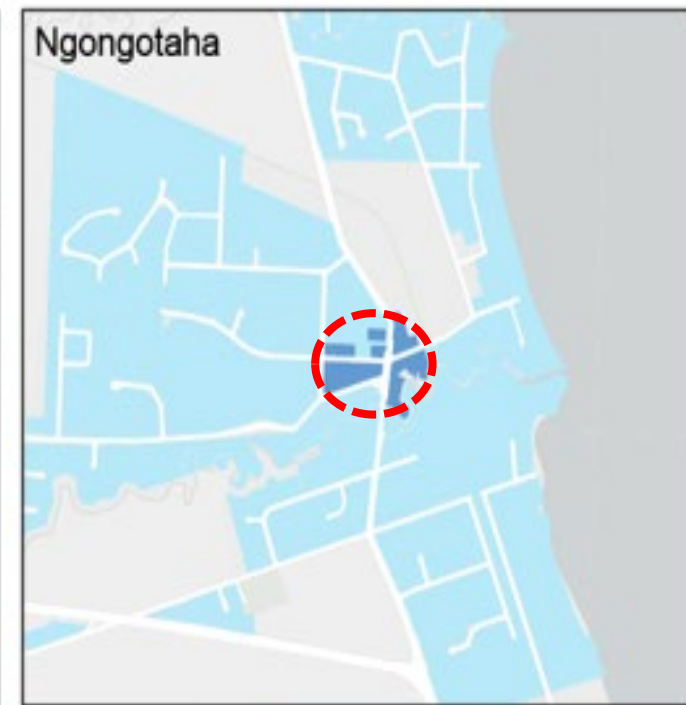
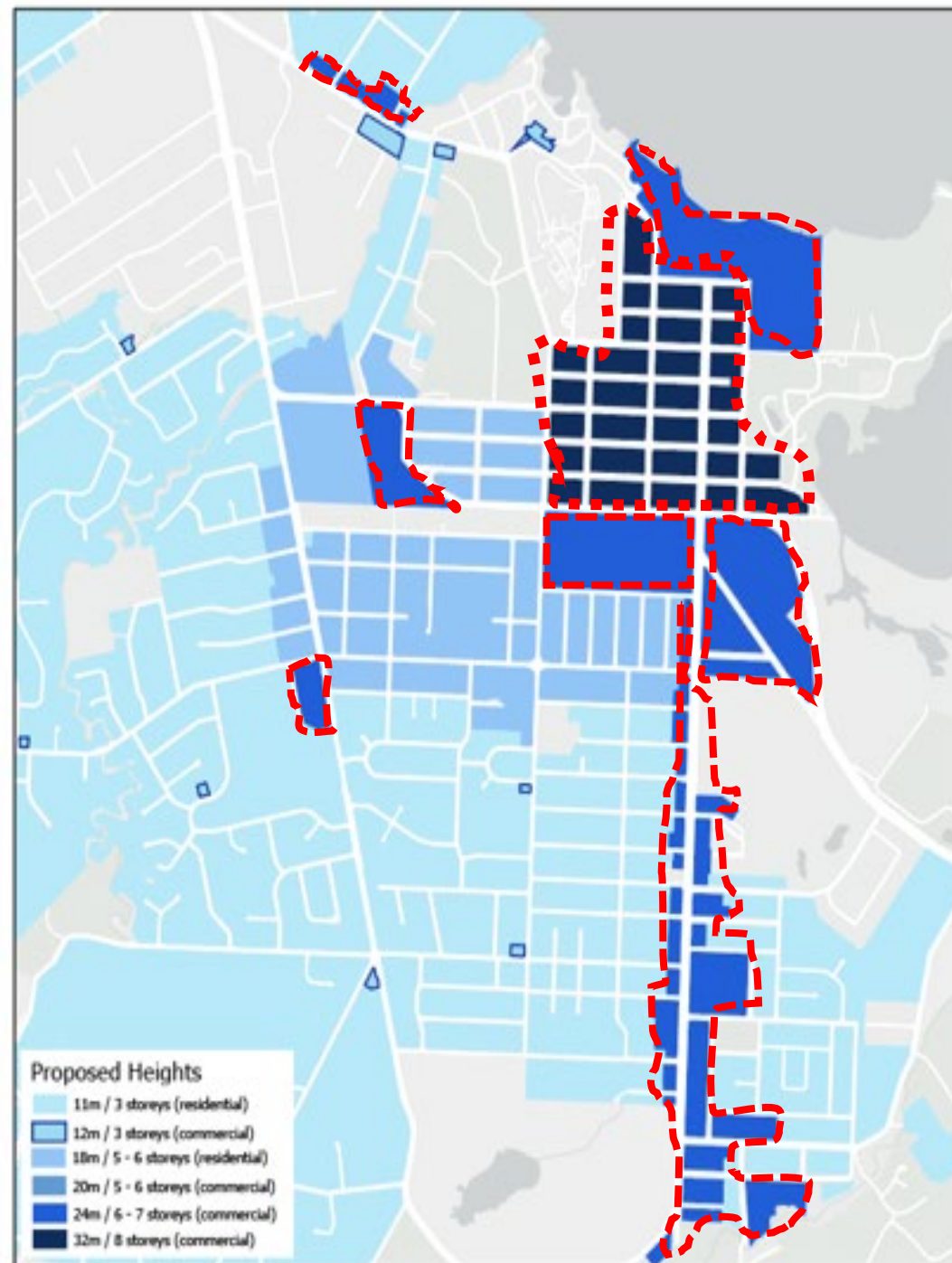
City Centre 3 – 20m to 24m

City Centre 2 – new 24m

Comm 1/2 – 12m to 20m

Comm 4 – 12m to 24m

Comm 6 – 20m to 24m



PROTECTING VALUES & SAFETY

- New rules to manage development in flood hazard areas.
- Retain Residential 3 zone.
- New rules to protect heritage.
- Map shows these areas and other with particular values that need to be managed.





OTHER CHANGES

- Apply financial contributions to all permitted development.
- Reduce amount of contribution required.
- Reduced rates for minor household units.
- New rules for locating geothermal venting.
- New rules to manage effects on the transport network.



PAPAKĀINGA RULES

- Mana whenua told us the existing rules created barriers to develop papakāinga
- This is a priority for Council, so we have developed new rules that are intended to enable more papakāinga to be built
- The Plan Change focusses on 'quick wins' ie changes that can be made quickly to support papakāinga development

A CLOSER LOOK AT THESE CHANGES

- Removing requirement that papakāinga need to locate on land that adjoins, or is adjacent to a Marae;
- Amending provisions so that papakāinga in residential zones can take advantage of MDRS and policy intent of the NPS-UD
- NEW provisions to enable greater density for papakāinga development in rural zones; and
- NEW performance standards to enable non-residential papakāinga development, recognising that papakāinga are not limited to housing.



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**MORE INFORMATION
TIMEFRAMES &
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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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

- Looking to code and notify the SDR quickly.
- 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:

SUBMISSION WRITING SUPPORT

"Friend of submitter service"

- MFE have agreed to provide FREE submission support service to help you have your say
 - Belinda Messenger is helping us
 - Belinda is a qualified & independent planner
 -
- Belinda can advise submitters on:
 - process for lodging submissions,
 - how to present your view/s, and the
 - steps after a submission is lodged.
- She can't advise on merits of the plan change, or to write your actual submission.
- Her service is free and she is available Monday to Friday 9am-4pm
 - **Email:** planchange9@resourceplanning.nz
 - **Phone:** 0800 926 732
- Please contact her to book some time in advance

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



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NEXT STEPS AND QUESTIONS

NEXT STEPS- DISCUSSION

- A follow up Session in September?
- Is there anything you would like us to cover off in more detail in the next session
- Is the information and support of submission development sufficient?
- Who is not here today that we should make direct contact with?



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