



HOUSING FOR EVERYONE PLAN CHANGE 9

INFORMATION SESSION FOR REAL ESTATE AGENTS/VALUERS | 1 SEPTEMBER
2022



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AGENDA

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



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INTRODUCTION AND CONTEXT

INTRODUCTION

- Information Session on Rotorua's Housing for Everyone Presentation
- February – August:- Pre Engagement
- 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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THE HOUSING CHALLENGE

...more homes and more choice



Less 'Growing Out'

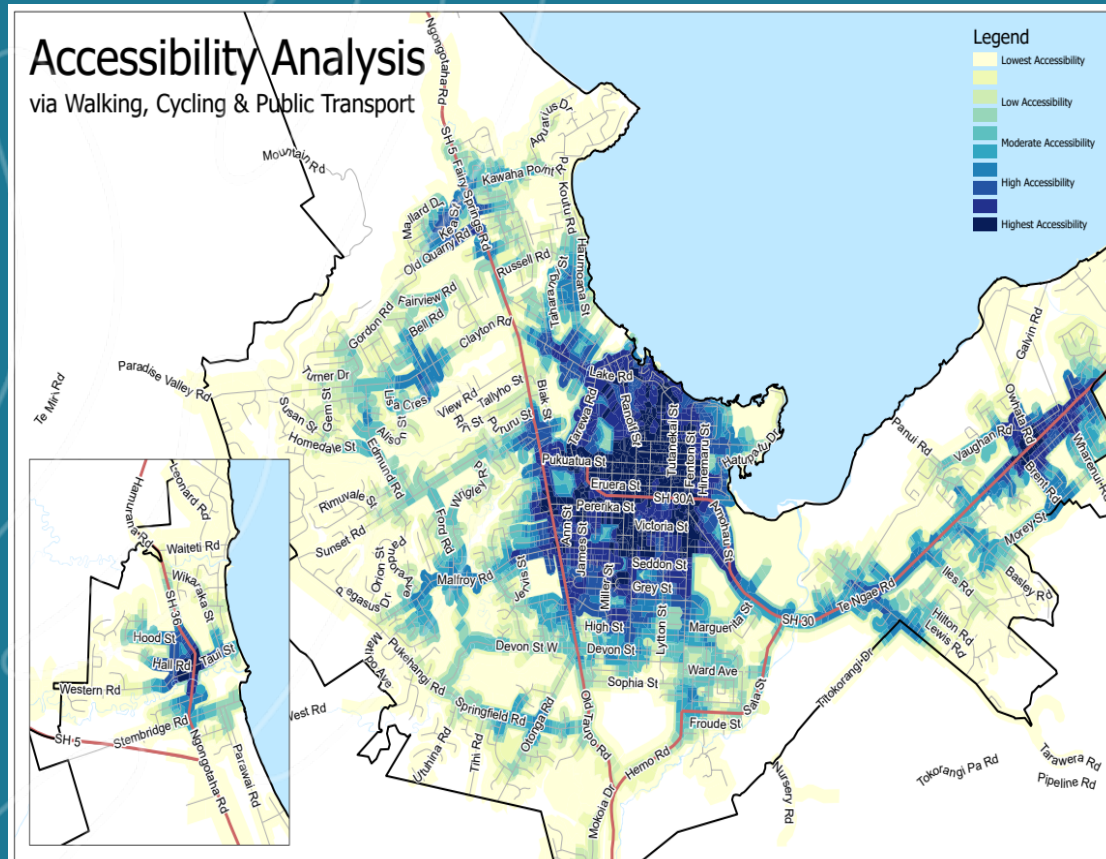


More 'Growing Up'

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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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)



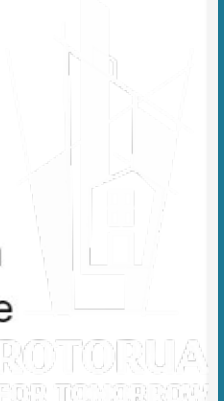
<https://letstalk.rotorualakescouncil.nz/>

August 11, 2022

Housing for Everyone - Plan Change 9

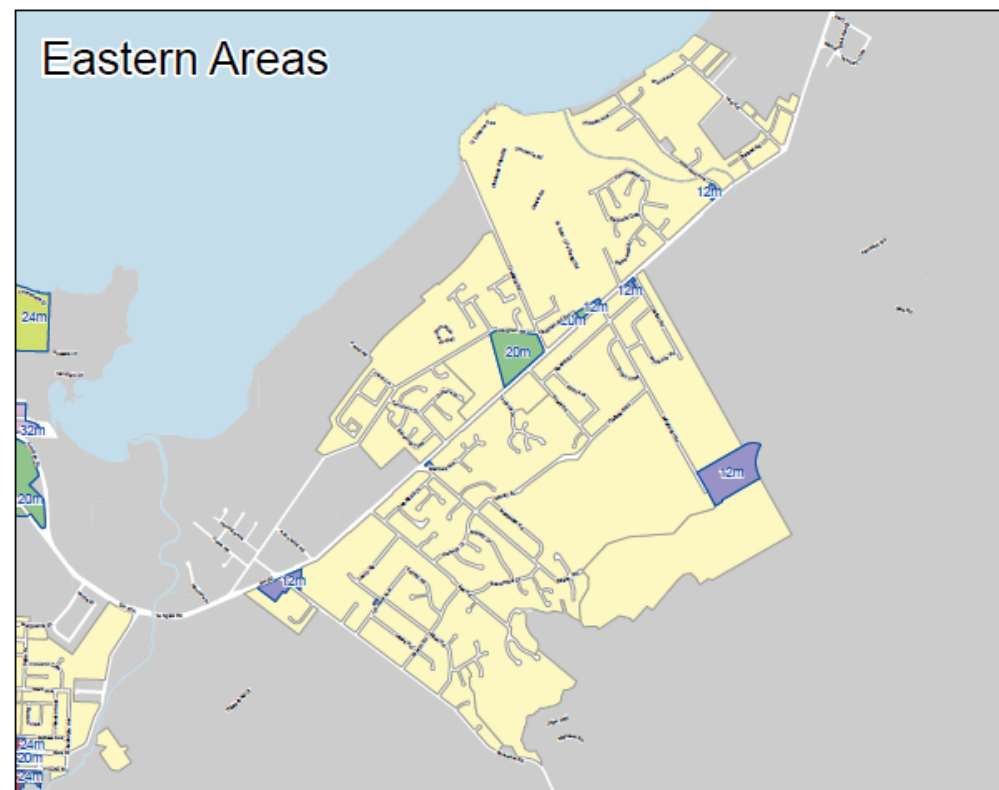
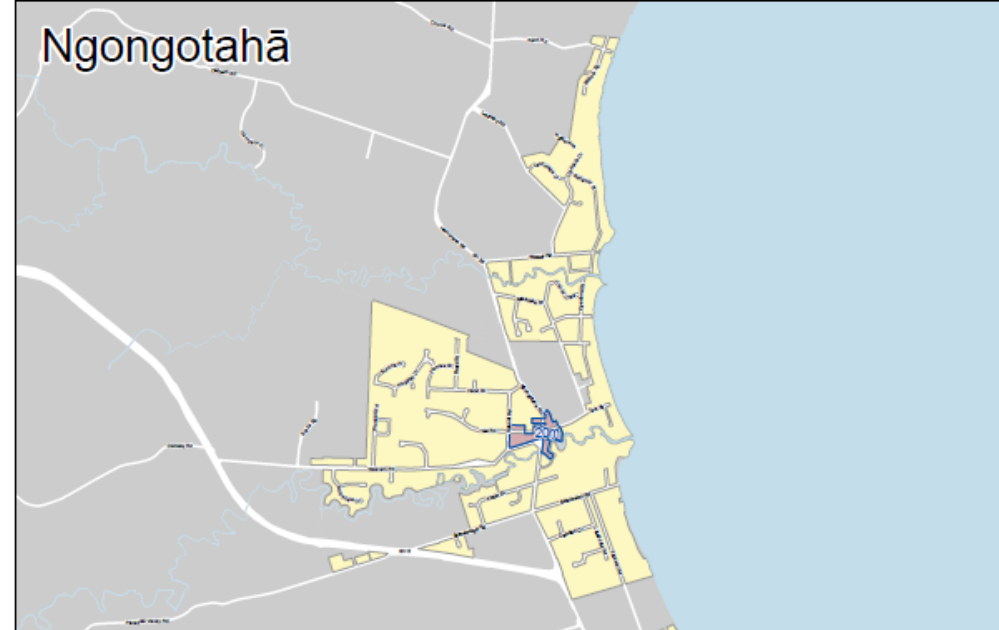
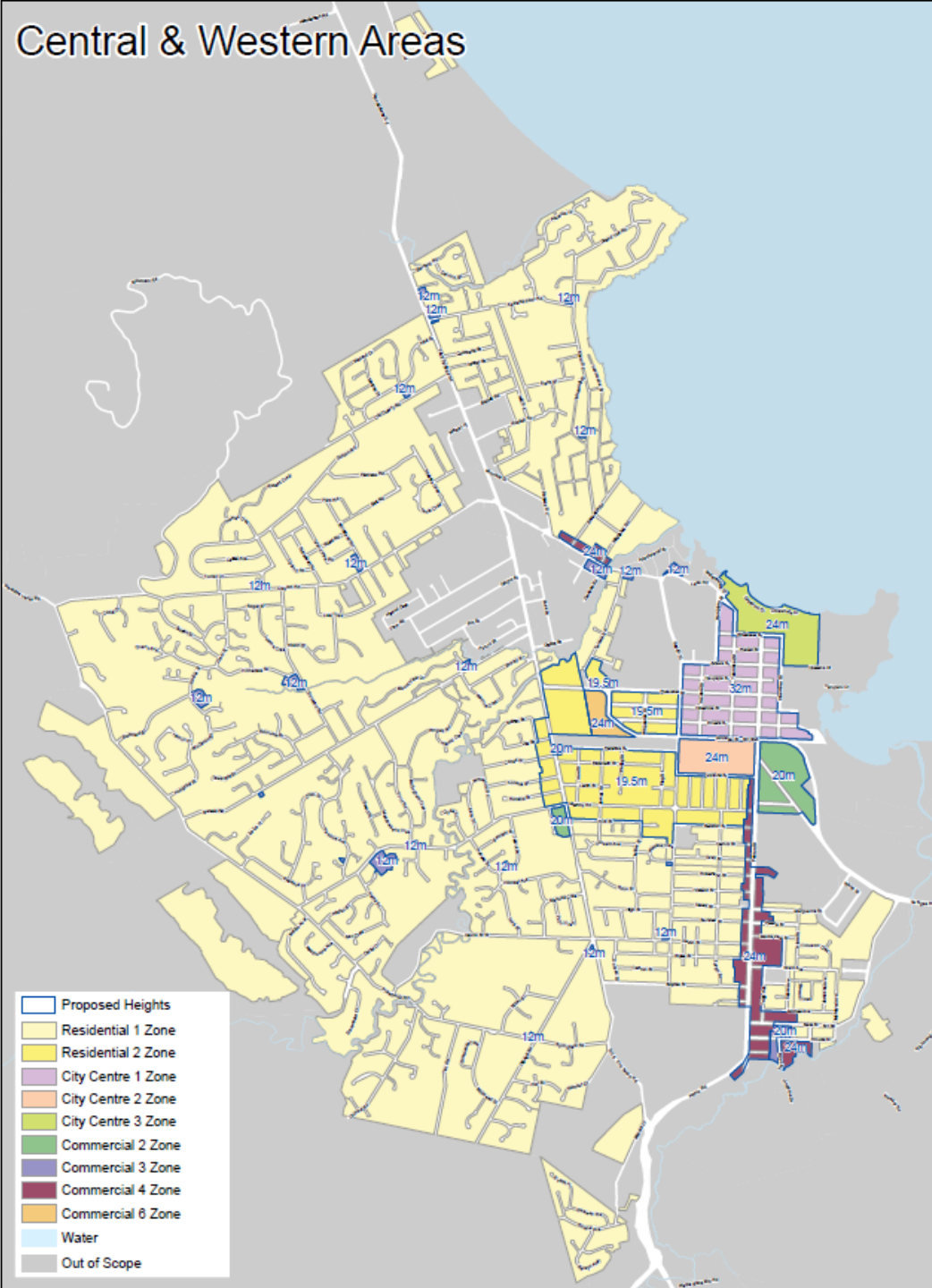
About this Change

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



HOW IS THIS ACHIEVED?

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.

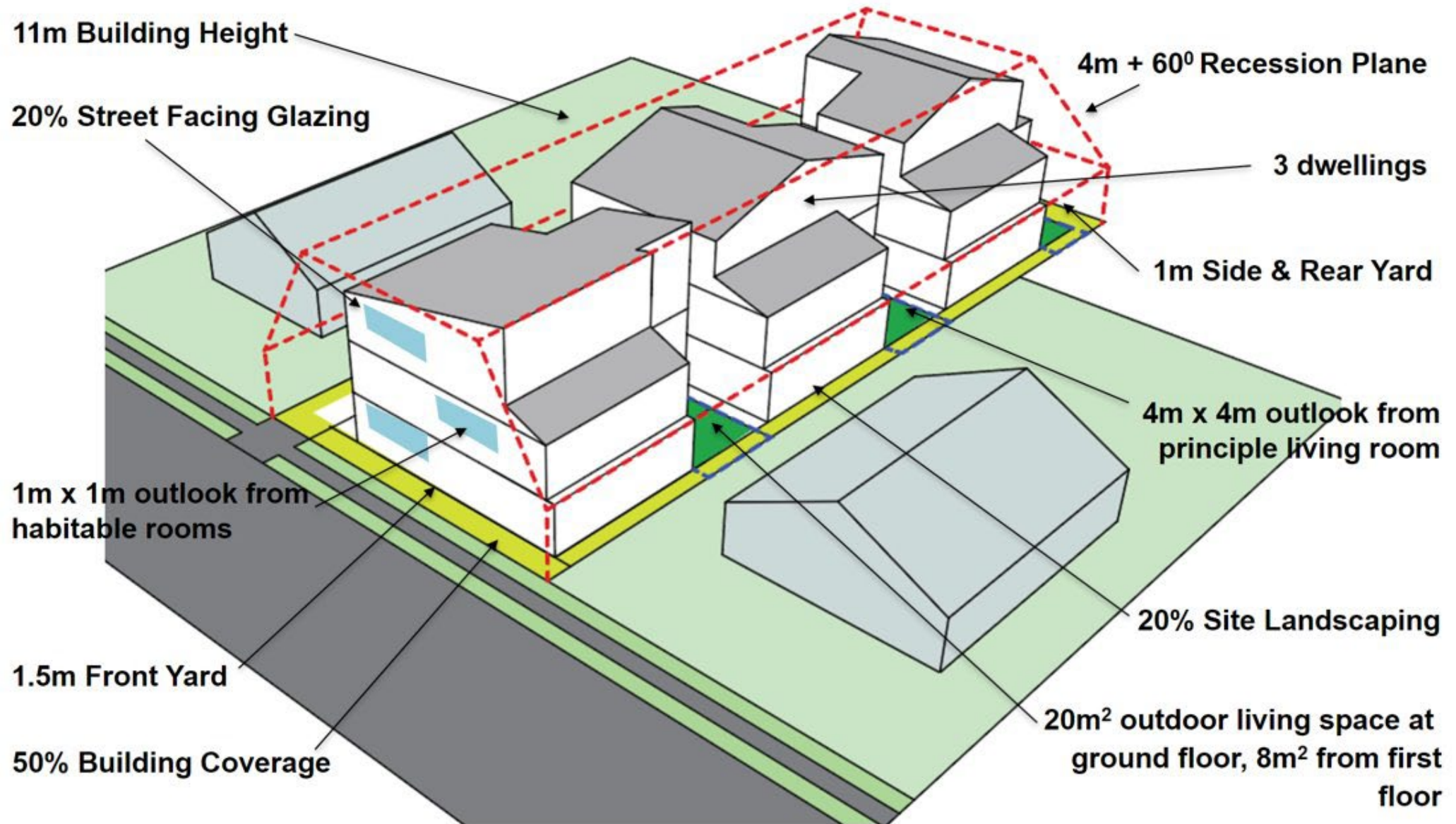


ZONE EXTENTS

- Legend:**
- 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

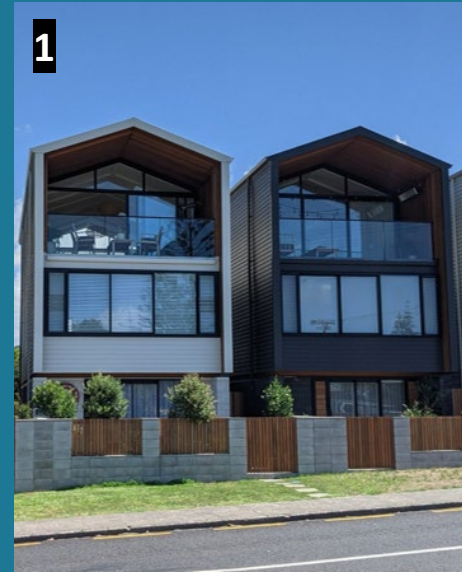
Site built out to maximum



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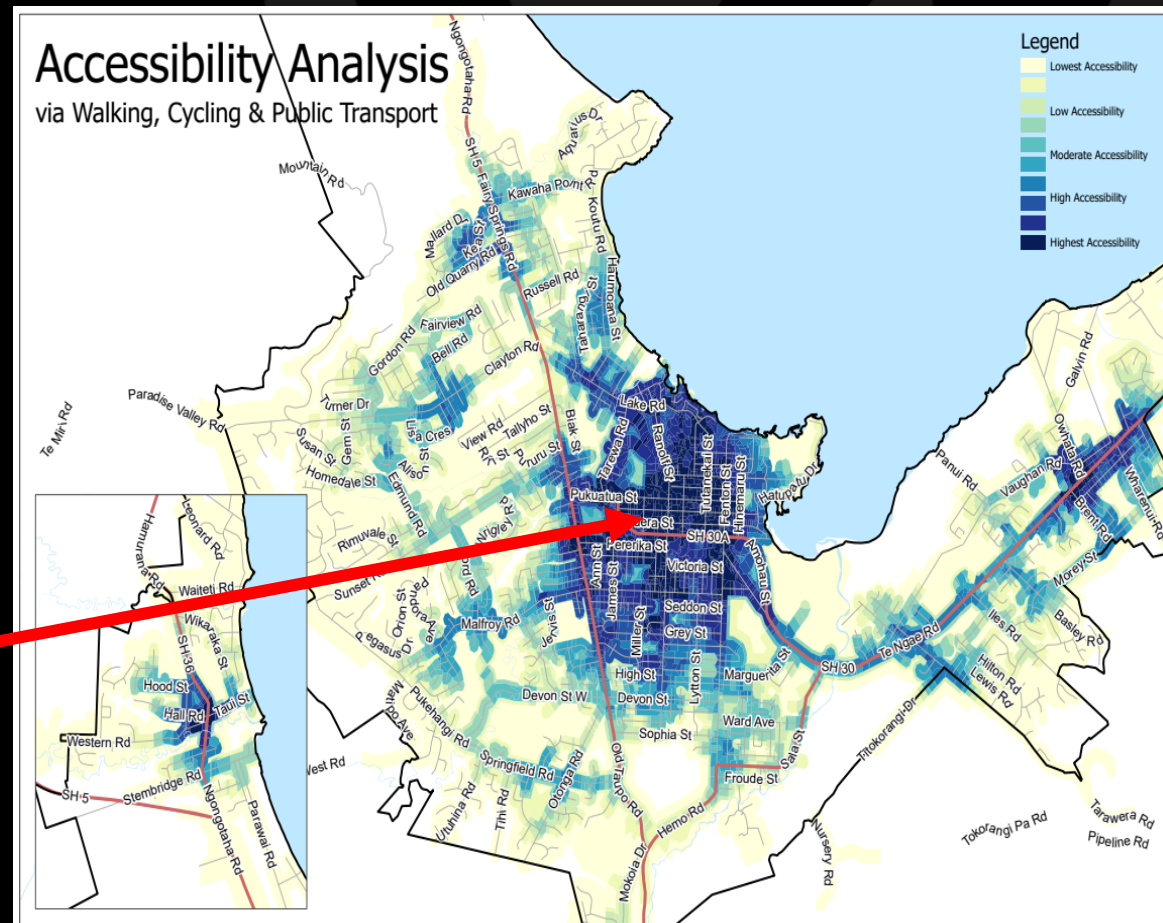
HOUSING TYPES ENABLED

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

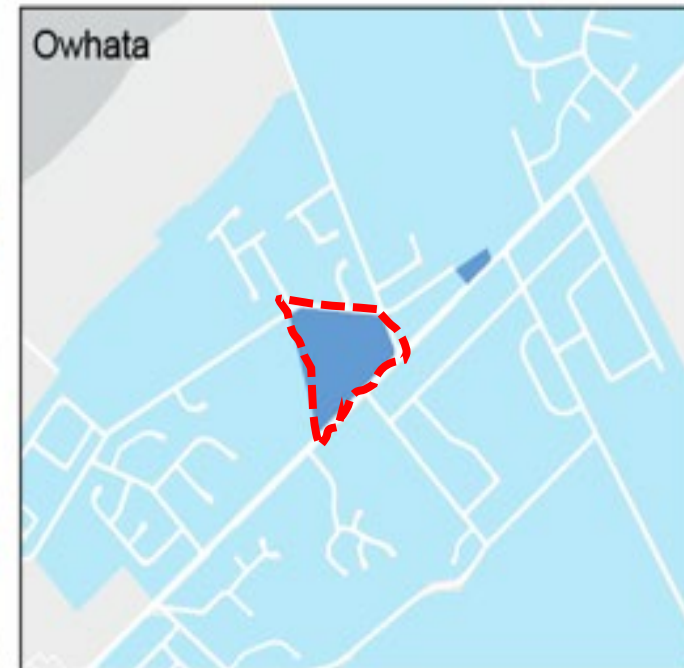
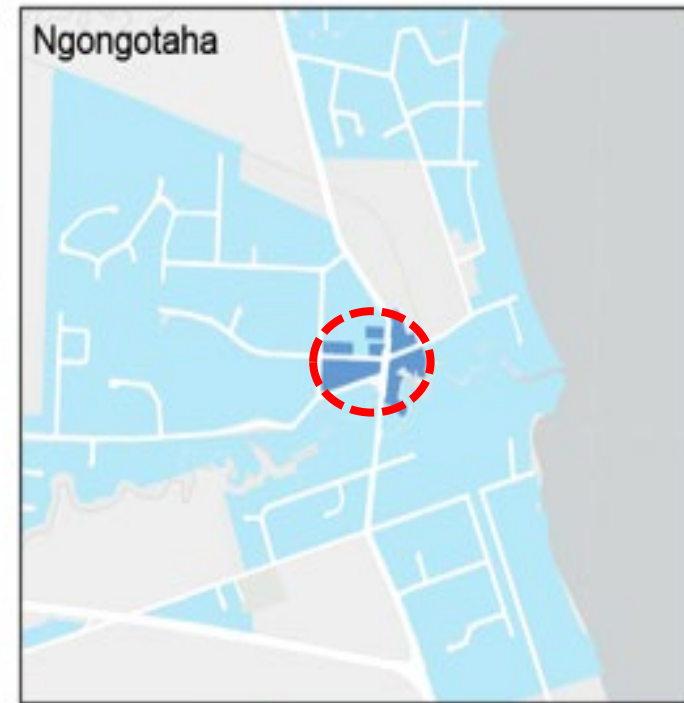
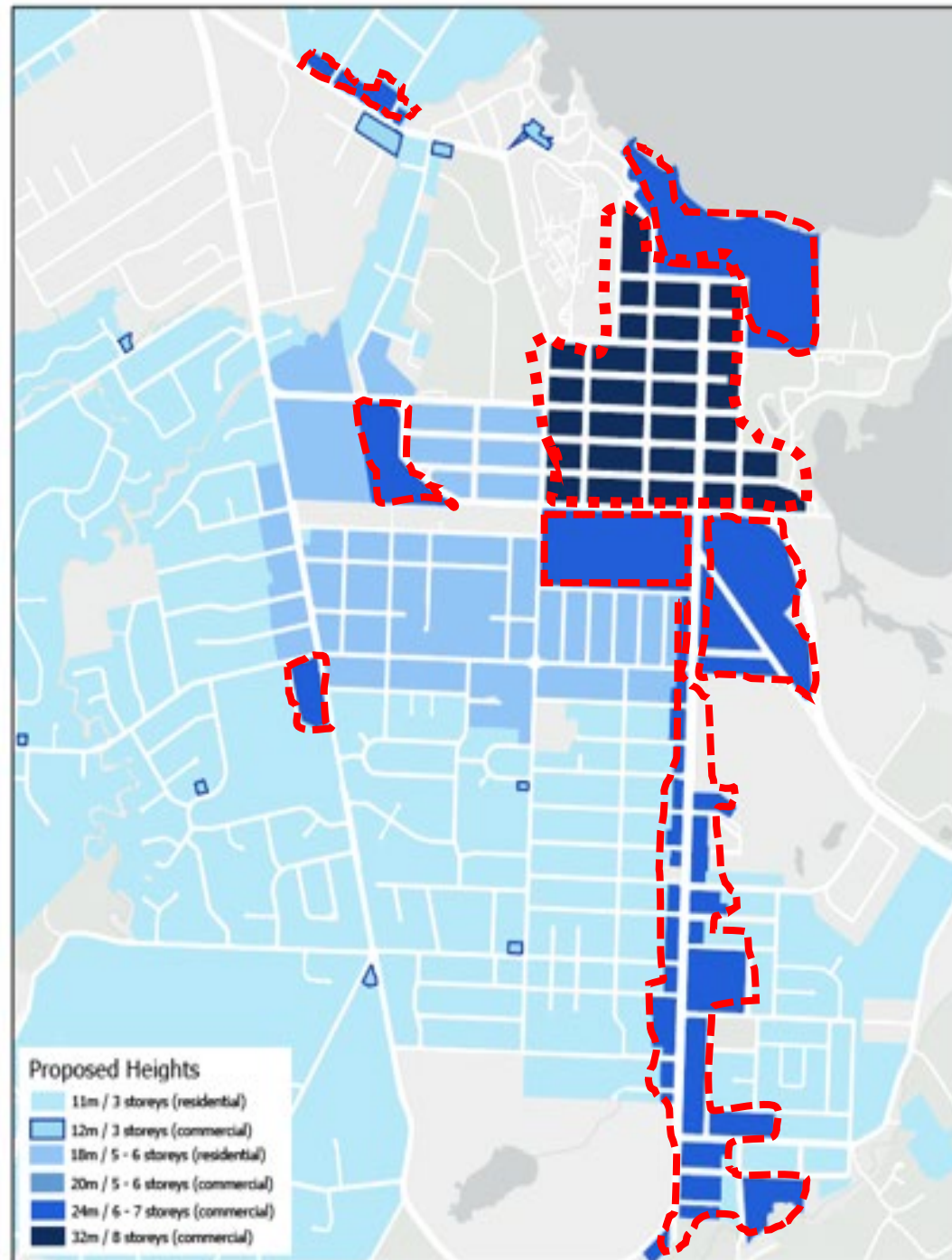
Better enabling housing within existing business zones:

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



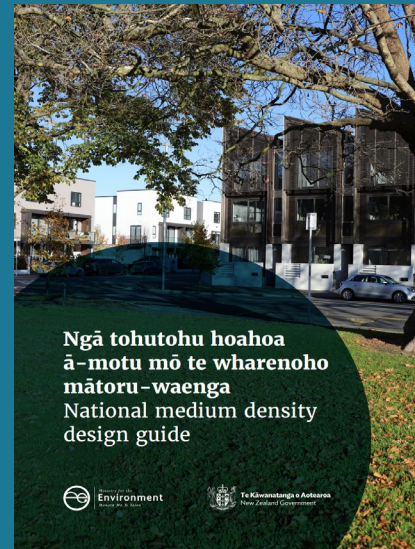
HEIGHT LIMITS

- 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



ENCOURAGING GOOD DESIGN

- MfE design guidance for permitted development (up to 3 dwellings)
- Urban design assessment for 4+ dwellings
- Supporting design focussed on multi-unit development
- Consider things like:
 - On-site amenity;
 - Streetscape interface;
 - Privacy;
 - Site layout/ building position;
 - Design quality



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.

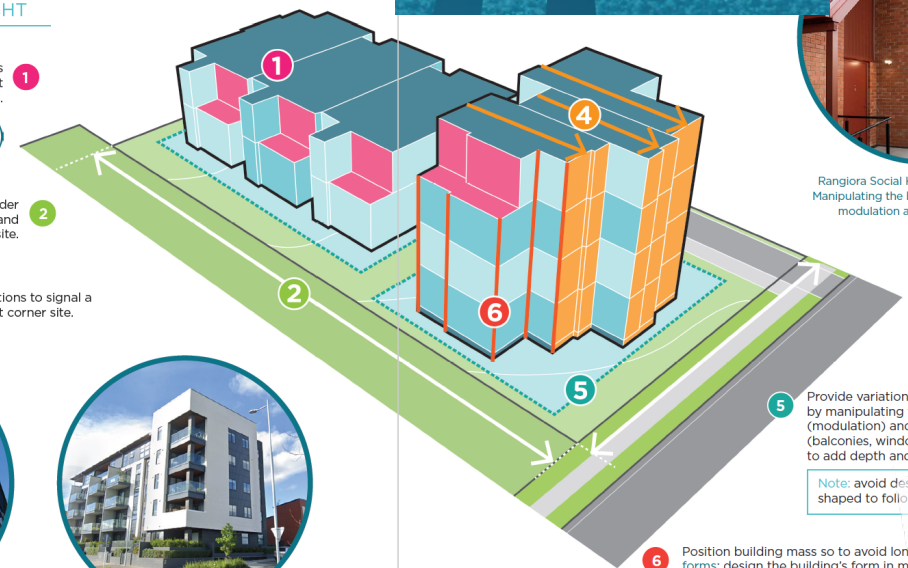
Use building height in key locations to signal a landmark building or significant corner site.



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

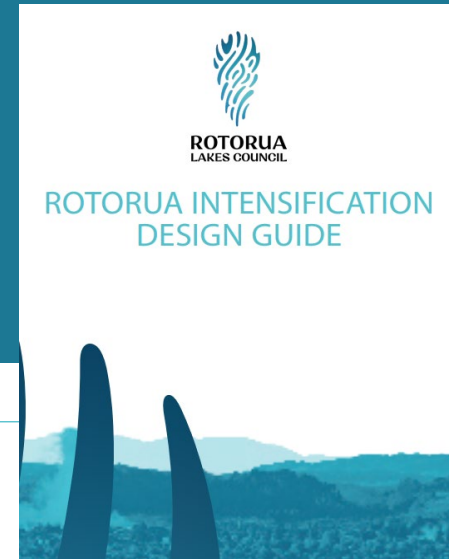


Kerewhenua Apartments, Hobsonville
Uses additional height at the corner to create a landmark building.



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

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



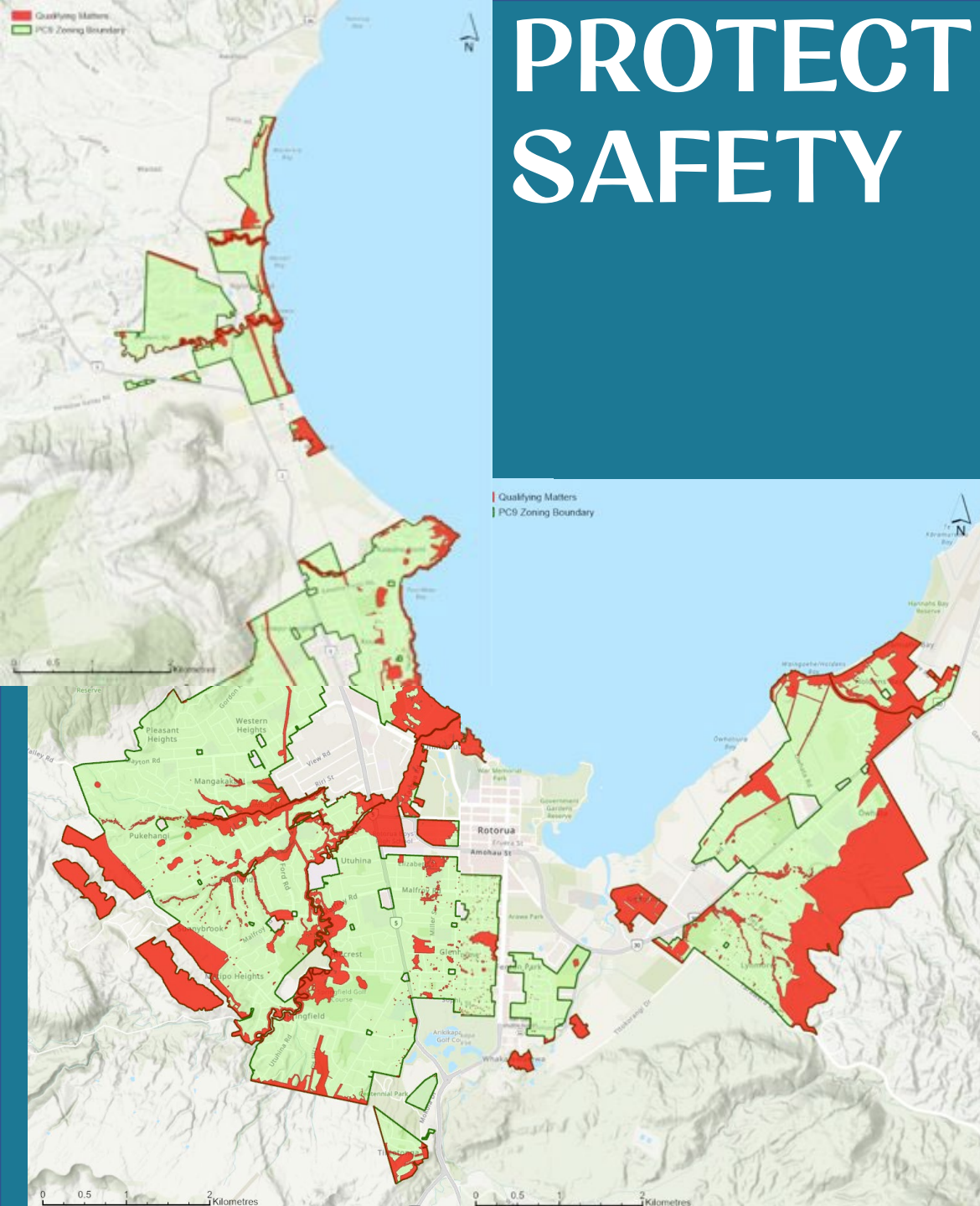


QUALIFYING MATTERS

Existing

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

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.



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 CHANGES



- 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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OTHER RULES PROPOSED

- **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

TIMEFRAMES FOR LEGAL EFFECT



- **VERY COMPLEX**
- Whether MDRS standards may have immediate legal effect on a site depends on multiple factors
 - Zone
 - Qualifying Matters
 - What is being proposed
 - Whether any standards breached
- Also - Need to consider any potential covenants or consent notices on the title that could limit development potential.



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ENGAGEMENT, 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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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)

SDR SPREADSHEET

- Looking to code and notify the summary of decisions requested (SDR) quickly
- Key submitters (including you) to complete SDR spreadsheet
- Links to hearing topics – drop downs for provision numbers etc
- We will email this form to you

Hearing Topic								
A	B	C	D	E	F	G	H	I
Hearing Topic	Introduction	Plan Reference	Submitter ID	Submission Point #	Submitter Name	Position	Summary of Submission Point	Relief Sought by Submitter
Mapping								
Strategic Directions								
Residential 1 Zone								
Residential 2 Zone								
Residential 3 Zone								
City Centre and Commercial Zones								
Natural Hazards								
Historic Heritage								
8								
9								
10								



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 have applied since 20th August 2022 in some circumstances