



ROTORUA
FOR TOMORROW

FUTURE DEVELOPMENT STRATEGY & HOUSING PLAN CHANGE 9

STRATEGY, POLICY & FINANCE COMMITTEE | 1 JUNE 2022



AGENDA

1. Future Development Strategy

- Refresh/ background
- FDS draft outcomes
- Draft 'spatial scenarios'
- Next Steps

2. Rotorua Housing Plan Change

- Recent engagement
- Plan change summary
- Key themes/ issues
- Design guidelines

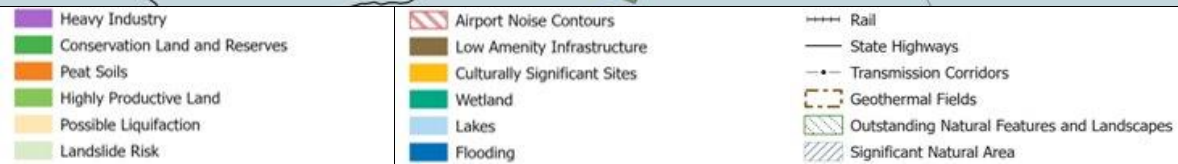
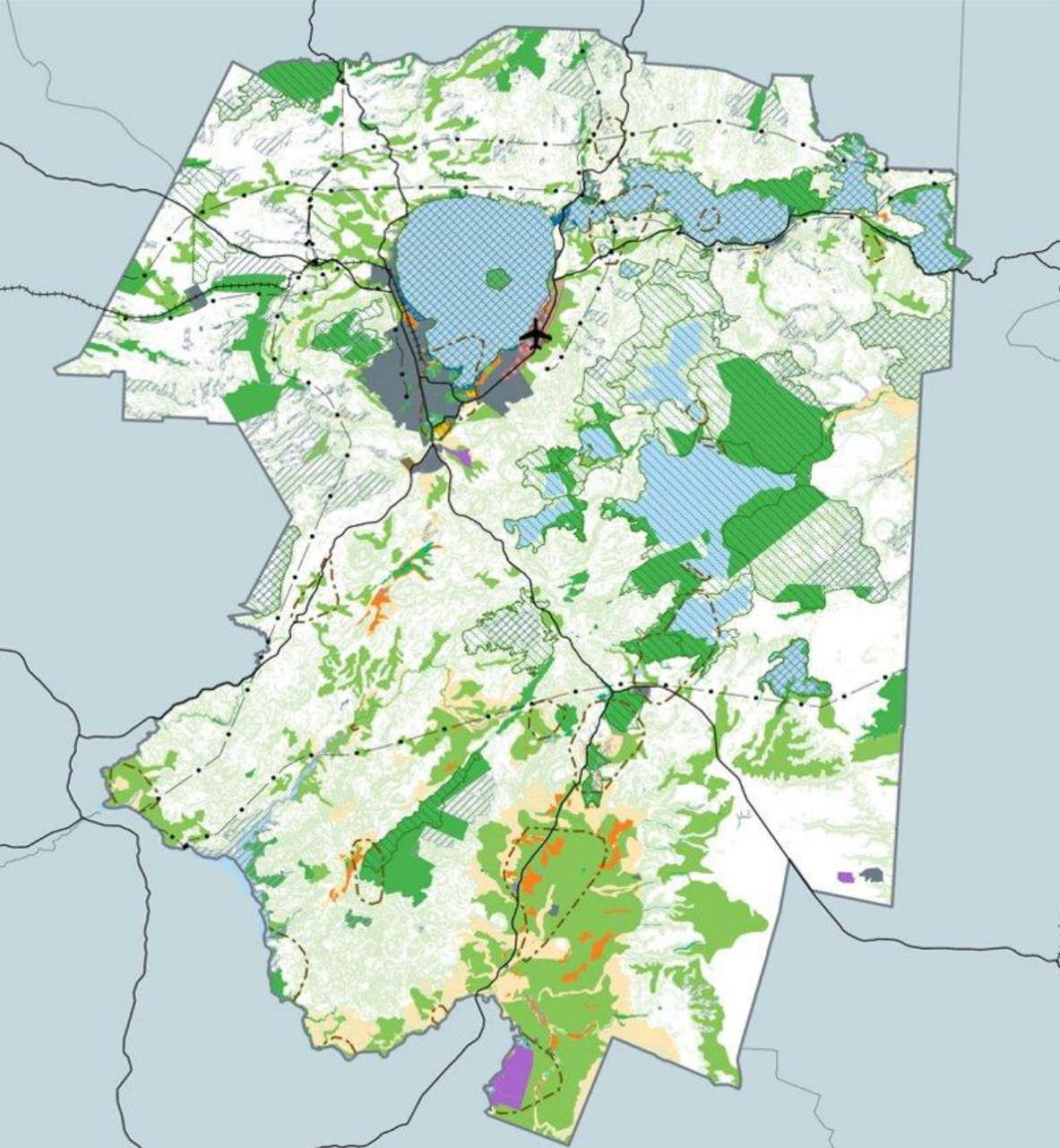


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FUTURE DEVELOPMENT STRATEGY



FDS REQUIREMENTS

Future Development Strategy

- National Policy Statement on Urban Development
- Show broad locations for growth and supporting infrastructure
- Show constraints on development
- Develop and assess 'Spatial Scenarios'
- Clear statement of Iwi and hapū aspirations



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FDS OUTCOMES

Draft Outcomes

- Draft FDS Outcomes developed
- Sets out what we want to achieve for Rotorua
- Builds on Te Arawa 2050, Rotorua 2030 and Te Tatua O Te Arawa Well Being Compass
- Aligns with the national guidance



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DRAFT FDS OUTCOMES



He taiao māoriori – Our taiao is healthy and flourishing



He whenua haumako e matomato ai te tupu ohanga – Land and infrastructure to enable enterprise and economy



Waahi Pumanawa – Vibrant city heart



Papa whakatipu – Outstanding places to play



He haponi pumanawa – Liveable Communities



Kainga noho, kainga haumaru – Homes that match needs



He tūwatawata i te huringa āhuarangi – Resilience



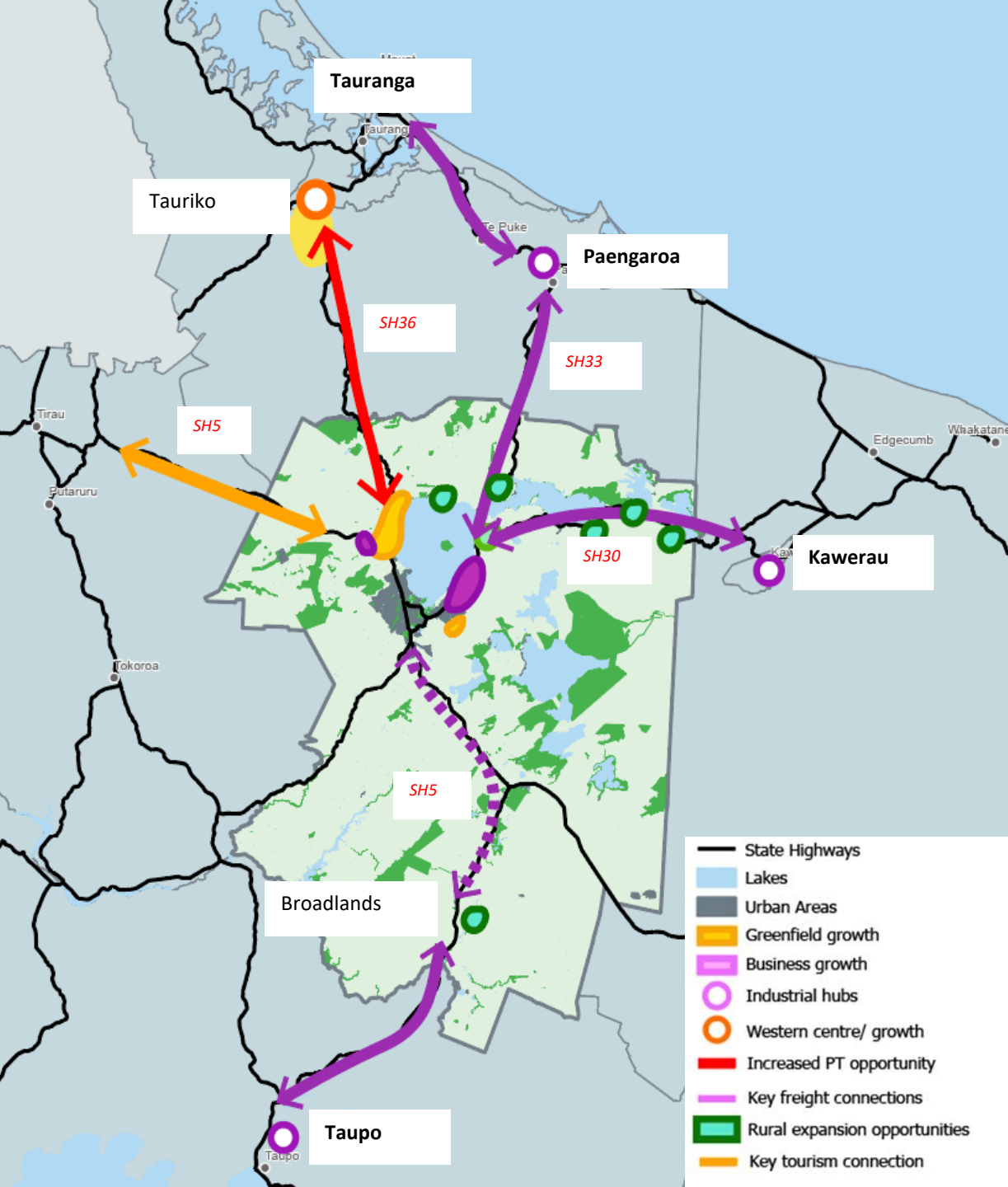
Kia tōtika ai te tupu harae – Growing in the right way



Te huringa o te āhuarangi - Manage Climate Change



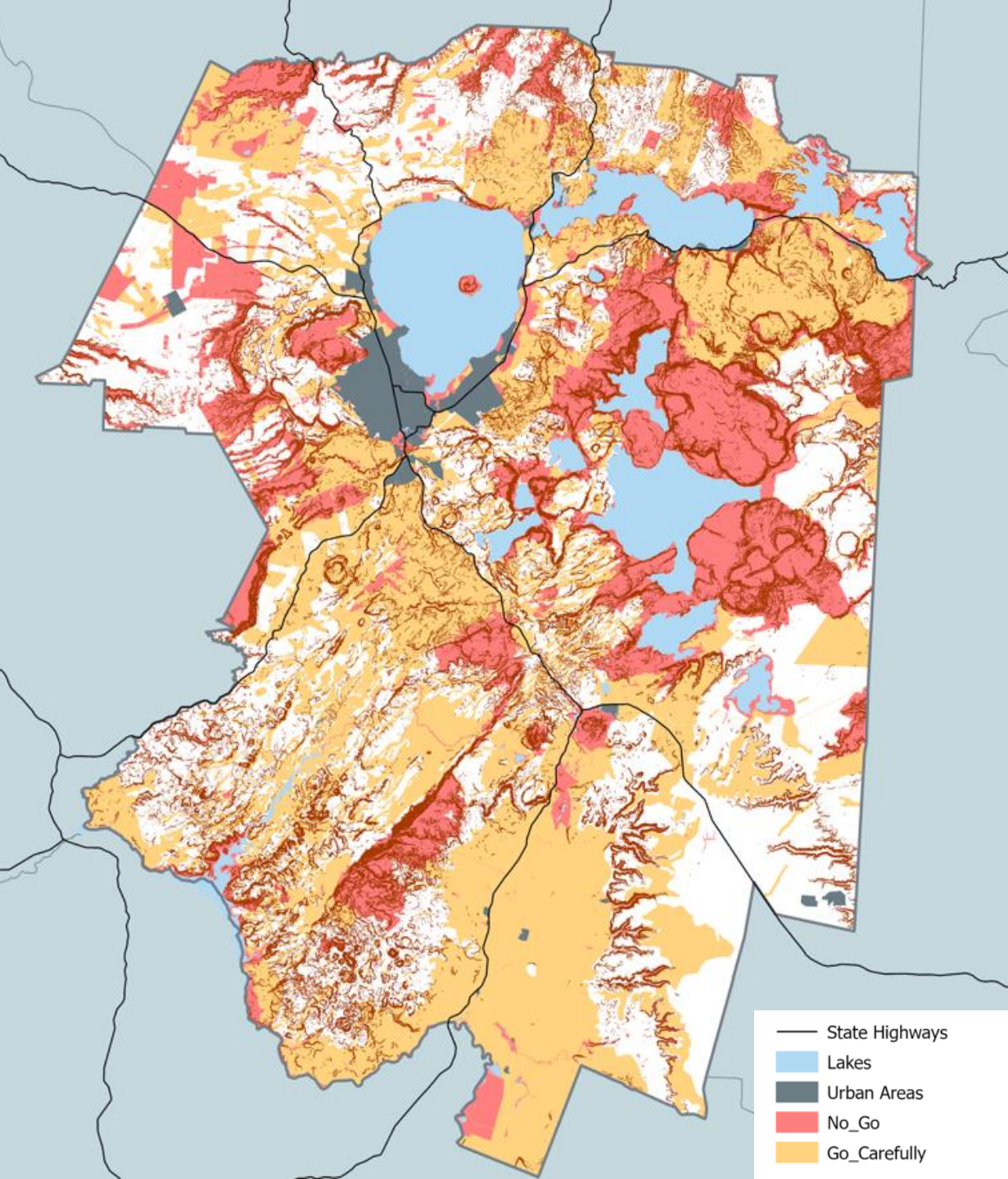
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REGIONAL CONNECTIONS

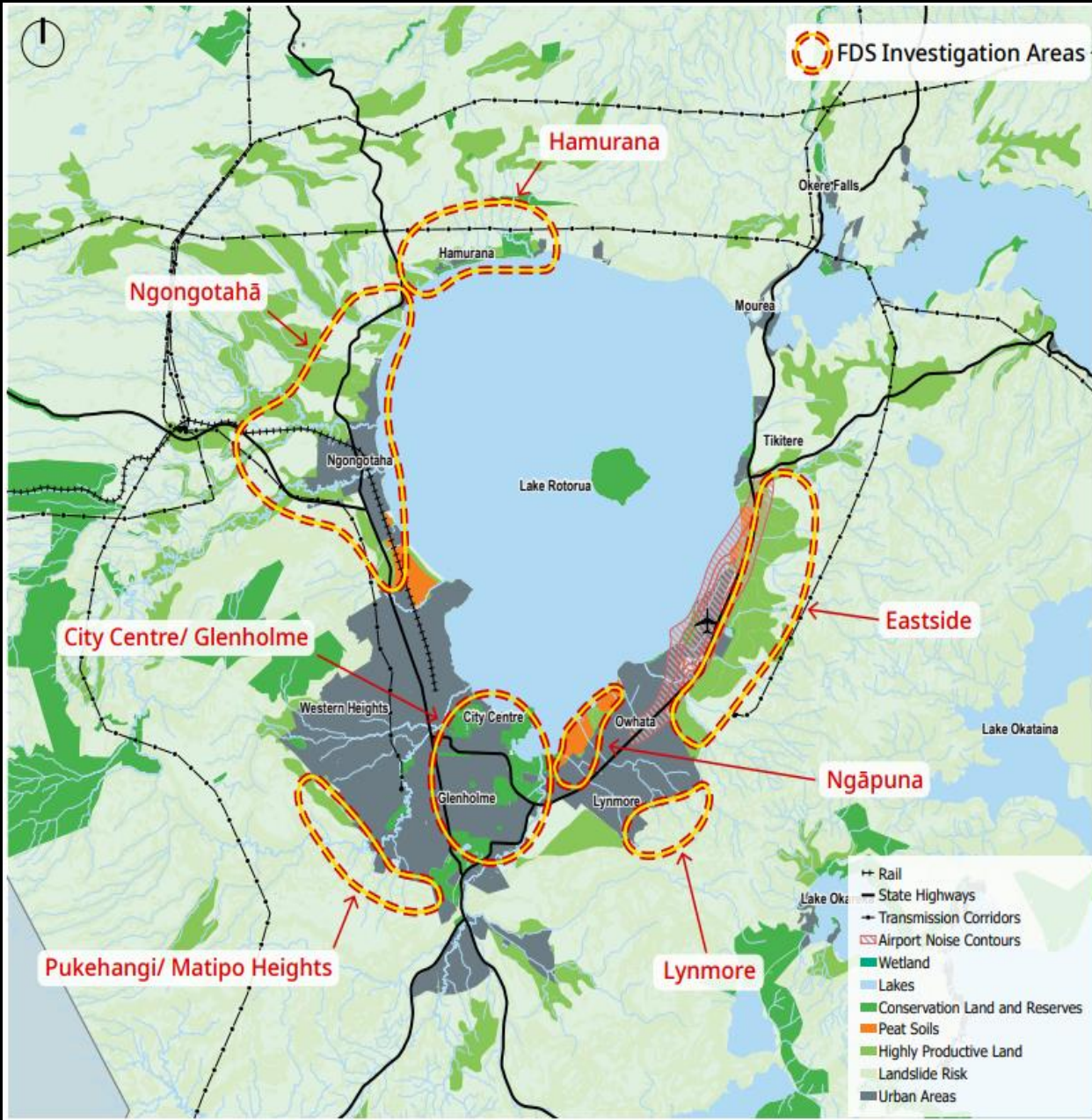
1. Key industrial connections to Paengaroa, Kawerau and Broadlands
2. Improved connections with Tauranga and proposed new centre/ growth area around Tauriko
3. Growth at Ngongotahā potentially benefits from growth in Tauranga/ WBOP- Would need to respond to its function as a key gateway into Rotorua





ROTORUA DISTRICT

1. Opportunities and constraints analysis undertaken
2. Ngongotahā and Pukehangi are least constrained greenfield areas
3. Widespread constraints across south of District
4. Main outstanding issue is flooding. Therefore conservative approach when considering growth in Ngongotahā (flood modelling only available later this year)



SPATIAL SCENARIOS

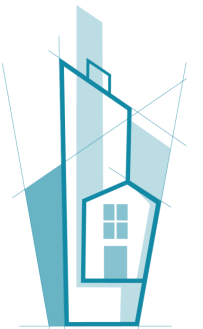
1. Broad options for future growth
2. Developed based on analysis and feedback received so far
3. More technical work is needed e.g. flood modelling
4. Next step will be to evaluate and refine
5. Outcome will be a preferred spatial scenario
6. Will inform more detailed work e.g. supporting infrastructure





ROTORUA DISTRICT

1. We need about 1,300 more houses by 2050 in rural areas
2. Most of this demand can be met by existing Rural Residential areas
3. We also need about 600 new homes in rural settlements and villages across the balance of the District
4. Further engagement with iwi and hapū to understand their aspirations for rural areas



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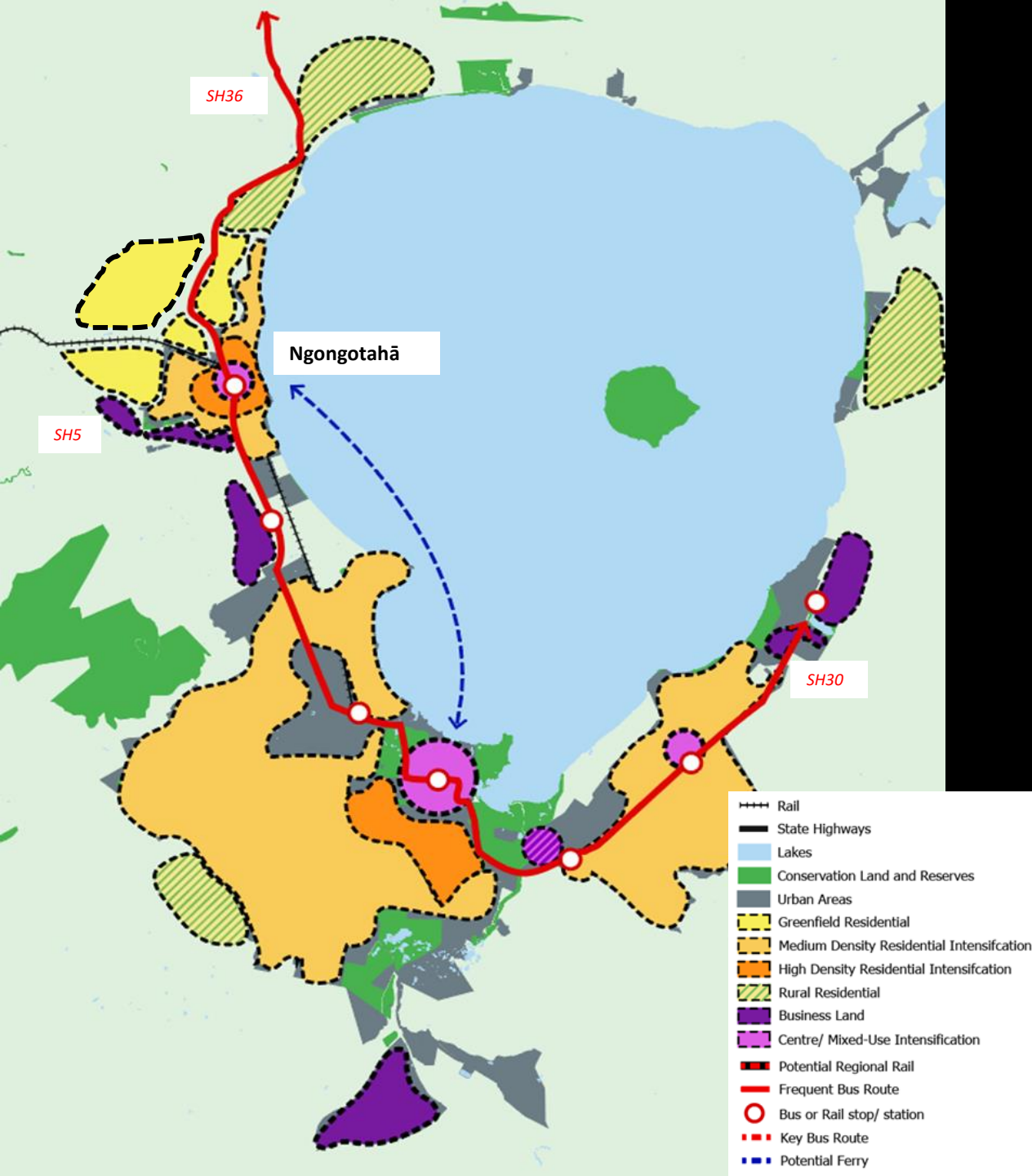
DRAFT GROWTH SCENARIOS

- NPS-UD requires us to develop spatial scenarios for consideration and consultation
- We have considered four growth scenarios:
 1. Ngongatahā Growth Node
 2. Multi-nodal Intensification
 3. State Highway 36 Growth Corridor
 4. Eastside Growth Focus



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1. NGONGOTAHĀ GROWTH NODE



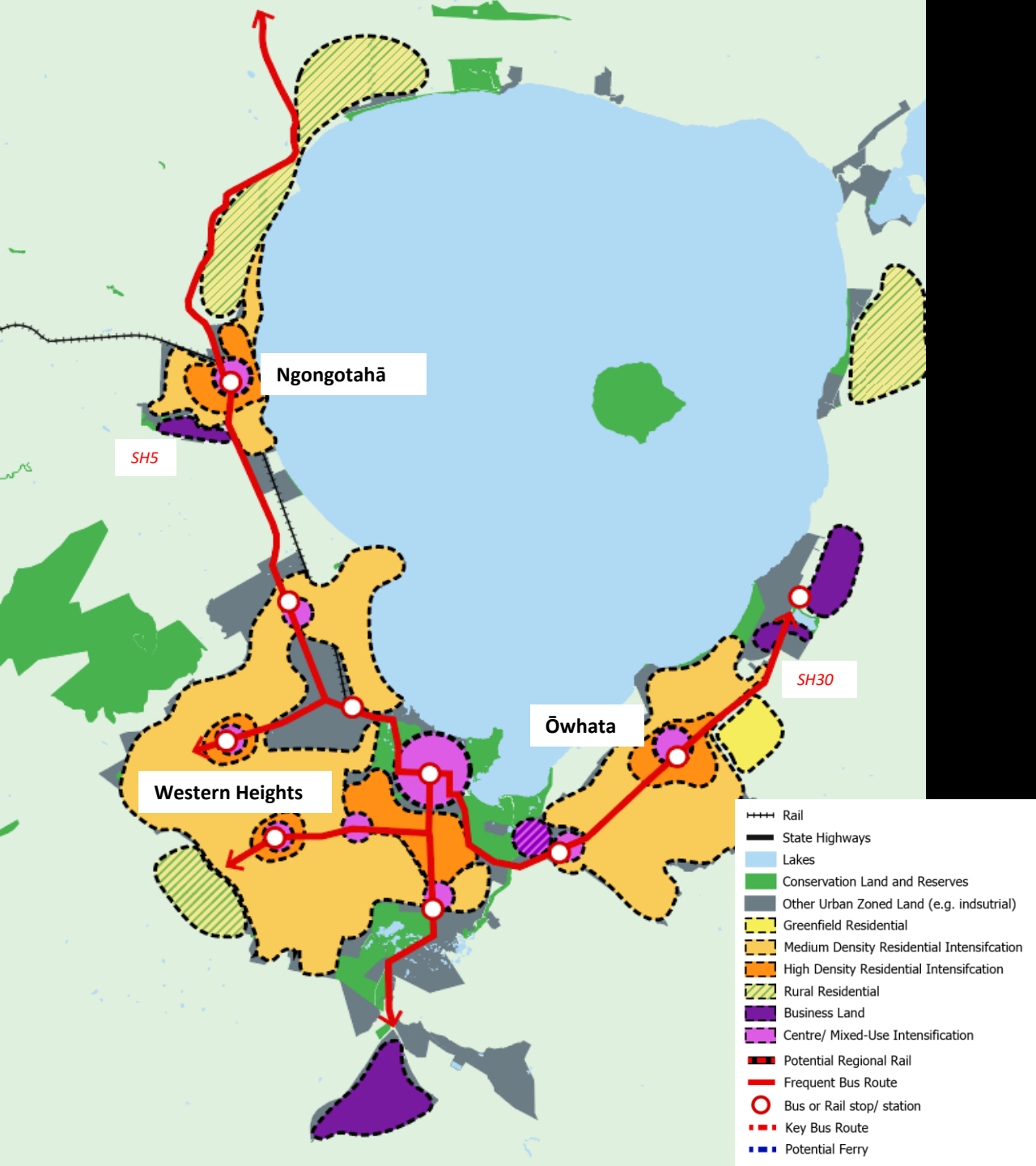
- Aligned with proposed Intensification Plan Change (higher densities in Ngongotahā)
- City Centre and Ngongotahā Priority Areas
- Greenfield expansion around Ngongotahā towards SH5 and north along SH36
- Potential establishment of ferry or regional rapid rail connection with station at Ngongotahā
- Improved public transport connection with Tauranga
- Frequent cross-town bus route linking Ngongotahā with Ngāpuna, Ōwhata and Airport employment areas

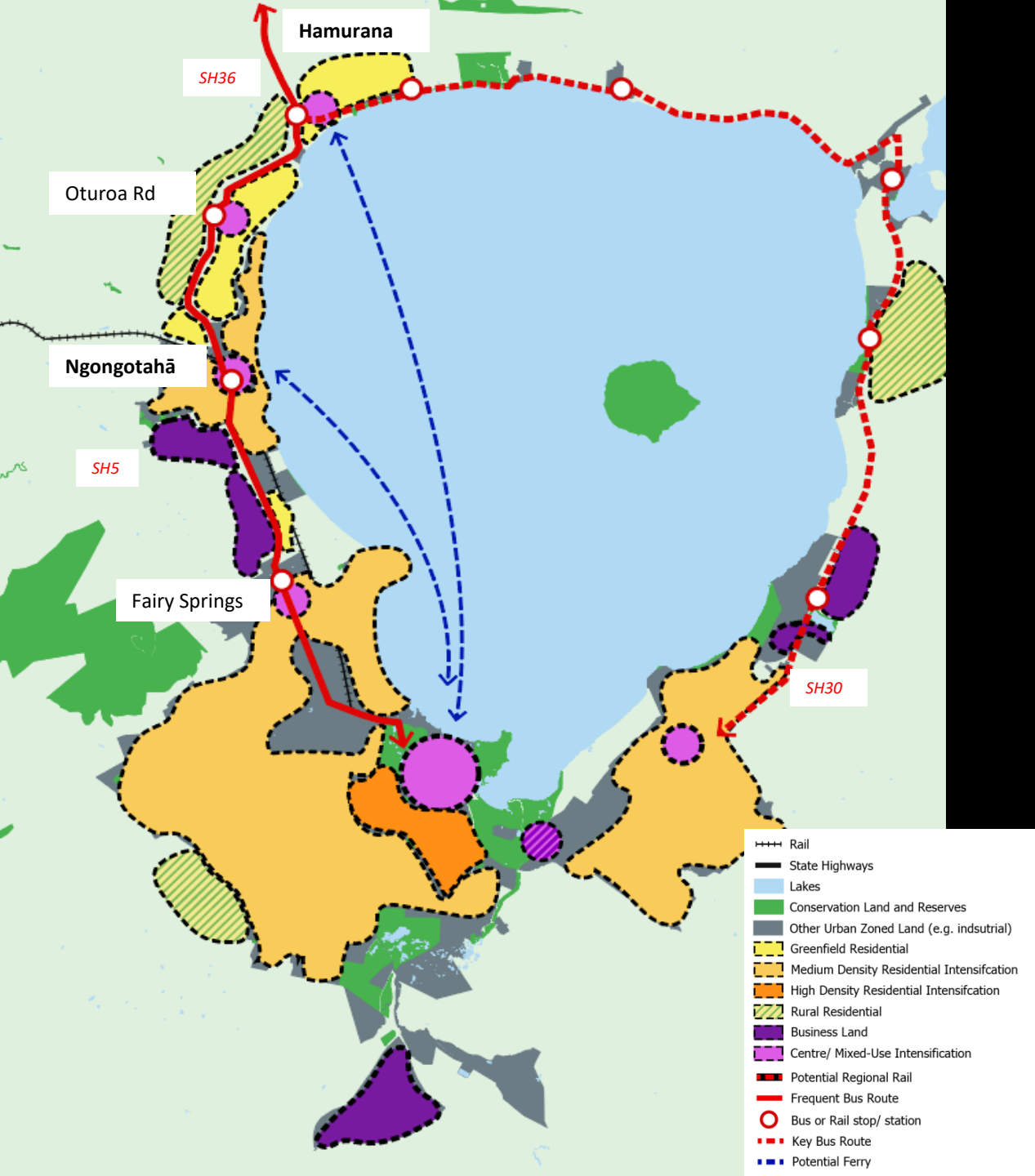


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2. MULTI-NODAL INTENSIFICATION

- Intensification aligned with Plan Change but with higher densities proposed around key nodes (e.g. Ngongotahā, Ōwhata, Western Heights)
- Greenfield expansion around Ōwhata/Wharenui
- New industrial/business land along SH30 around airport and SH5
- Improved Public Transport connection with Tauranga
- Frequent bus routes linking key nodes





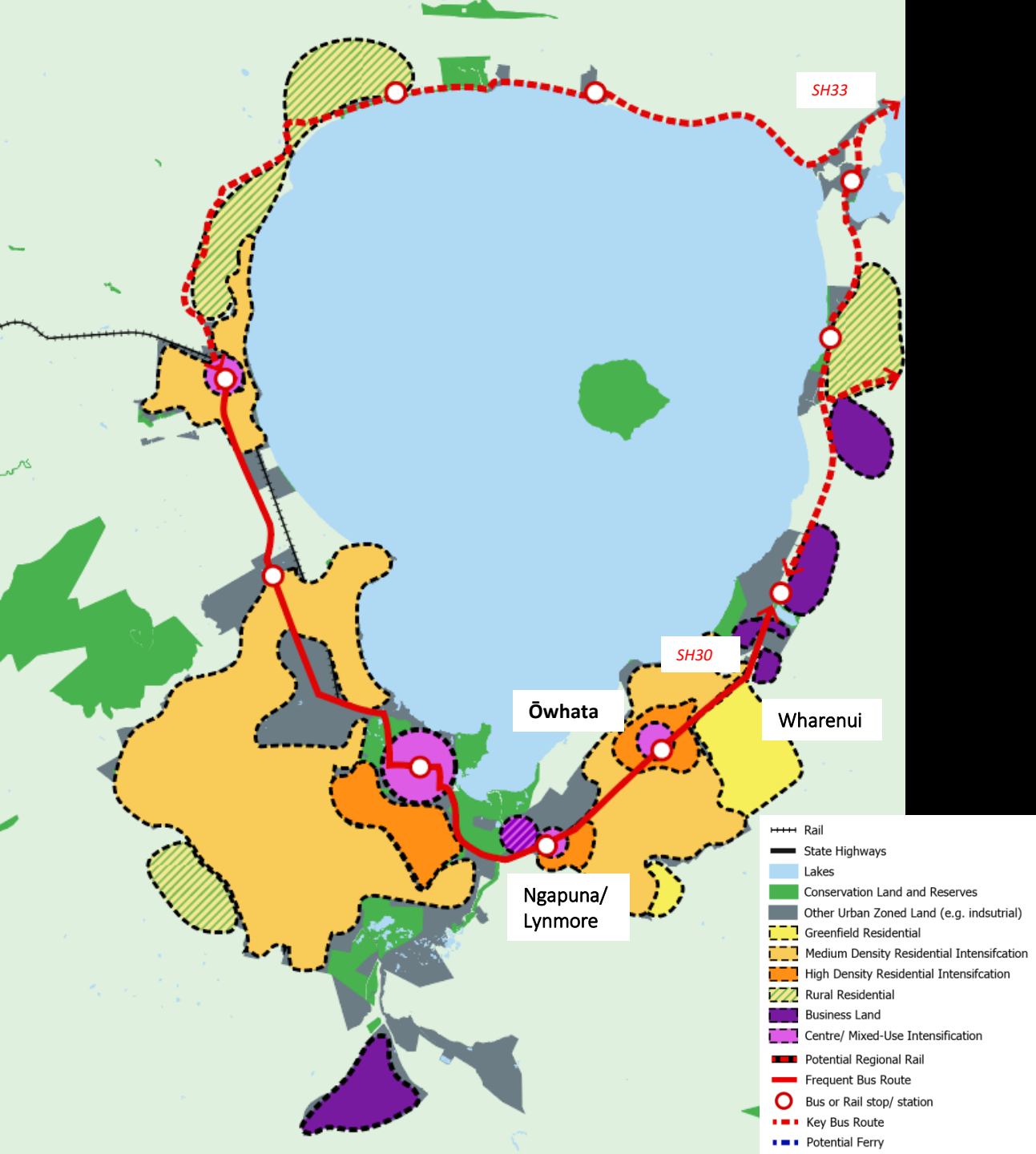
3. STATE HIGHWAY 36 GROWTH CORRIDOR

- Intensification aligned with Plan Change 9
- Greenfield expansion north of Ngongotahā to Hamurana and south to Fairy Springs (2,000 – 2,500 homes)
- New/ enlarged centres at Hamurana and Oturoa Road
- New industrial / business land along SH30 around airport and SH5
- Potential ferry links with Ngongotahā and Hamurana
- Frequent Public Transport connection between Tauranga and Rotorua
- Potential to refine further to focus growth closer to Ngongotahā



4. EASTSIDE GROWTH FOCUS

- Aligned with proposed Intensification Plan Change
- Higher densities around Ōwhata and Ngāpuna/Lynmore
- Further greenfield expansion of Wharenui block
- New industrial / business land along SH30, SH30/33 intersection and around airport
- Public Transport connections towards industrial areas in Kawerau and Paengaroa (also linking with lakeside townships)



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BREAKOUT SESSIONS

30 Minutes

In your group talk through each of the draft scenarios:

1. Thinking about the draft outcomes, list briefly the pro's and con's of each scenario
2. Have we missed anything? Are there opportunities we haven't reflected?

This will help us refine the scenarios as a next step



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NEXT STEPS

- Feedback from you and other stakeholders
- Hui with iwi and hapū to discuss scenarios
- Update scenarios to identify business options
- Undertake further technical work and evaluate the scenarios
- Report back to you later in the year
- Engage with the community on the scenarios later in the year



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PLAN CHANGE 9

BROAD APPROACH



Aligned with draft FDS outcomes

- *Vibrant city heart*
- *Homes that match needs*
- *A liveable community*
- *Our taiao is healthy and flourishing*
- *Resilience and climate change*



MEDIUM DENSITY RESIDENTIAL ZONE



DESIGN GUIDANCE

4.2 FACADE DESIGN AND ROOFLINES



Northcote Development, Auckland.
An example of using material to create facade articulation

- 1 Design buildings located on corner sites, with two street frontages, to emphasise their special street corner position. Techniques include:

- Locating prominent building entranceways at the front corner of the building.
- Using architectural features, such as balconies, windows and continuous rooflines, to wrap around the building at the corner.
- Cutting / chamfering the building's front corner back from the corner boundary, to create a transition space between the public street and the building's entrance.

- 2 A corner building must consider the two streets it is located on and use its building form and appearance to signal if one street is more significant than the other



The Ockham, Auckland.
The building chamfer's and uses architecture to address the corner.

The below tags indicate where the design guideline is especially relevant.



DUPLEX



TERRACE HOUSES



WALK-UP



APARTMENTS



- 3 Apartments, terrace houses and units within multi-unit developments should be expressed as separate entities in a building's form and facade. This provides a residential scale to large buildings and enables identification of individual homes. Techniques include modulation, orientation of units, varied rooflines, placement of windows, doors, balconies etc. and colour and material changes.



Karaka Grove, Takapuna.
Use of different roof shapes to individualise each unit.

- 4 Design roof forms to express a building's character, modulate large buildings into smaller forms, create visual interest and/or identify a key building on a site with multiple buildings.

Note: avoid excessively high or steeply sloping roofs.

- 5 Design a building's facade to:
- Highlight and define parts of the building, such as entries and windows.
 - Have well-proportioned windows and openings that relate to the shape, form and size of the building.
 - Use materials, texture and colour to highlight the building's form and details.

- 6 Use roof eaves (or the absence of them) to provide visual interest to the building's form and clearly define the edge of the roof, as well as providing weather protection.



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 GUIDANCE

4.0 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.

4.1 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.

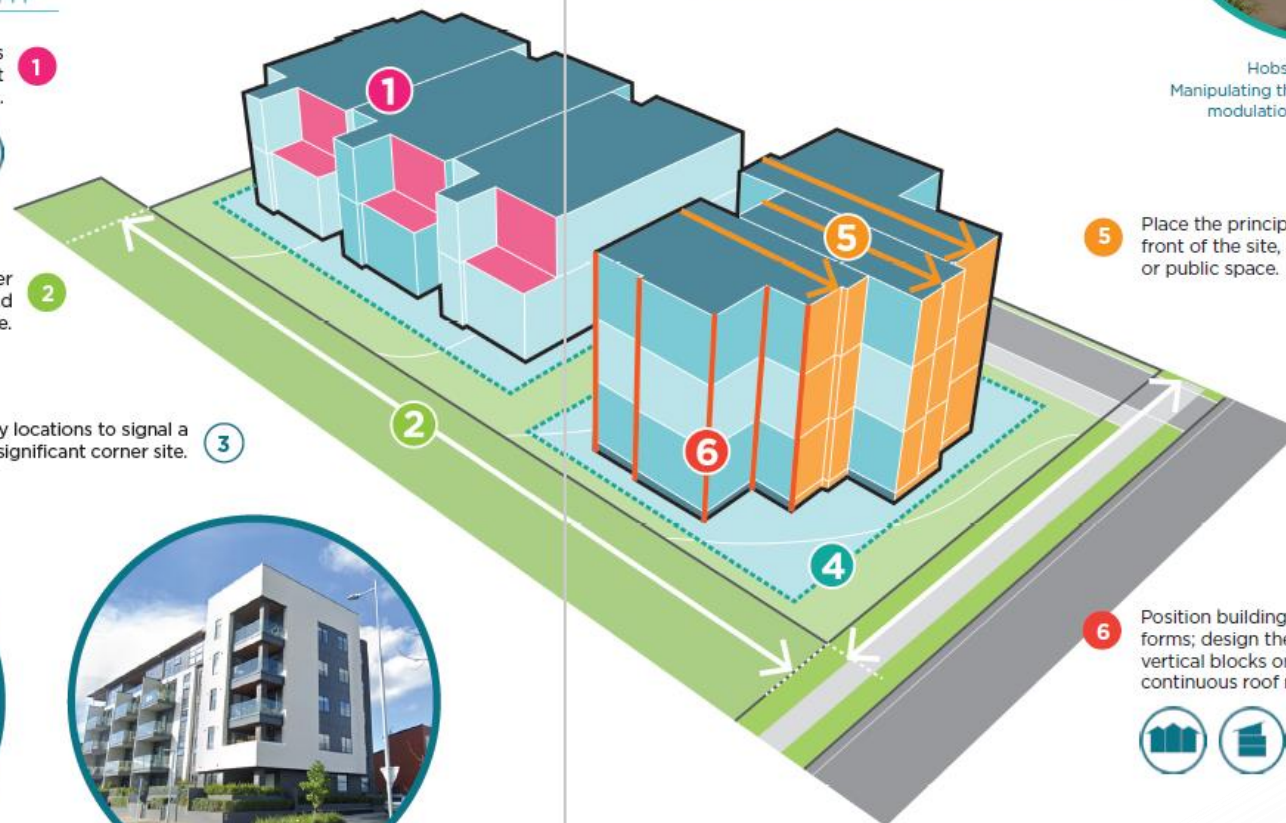
Use building height in key locations to signal a landmark building or significant corner site.



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



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



4 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.



Hobsonville, Auckland
Manipulating the building form can create modulation and visually interest.

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

6 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.



The below tags indicate where the design guideline is especially relevant.



DUPLEX



TERRACE HOUSES



WALK-UP



APARTMENTS



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BUSINESS ZONES

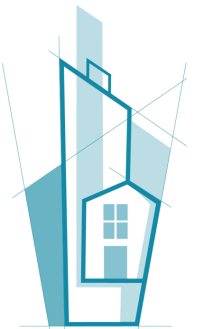


**No specific design guidelines, but could be added in the future. Design guidance for residential apartments can apply in some instances.*

A scenic view of a coastal village. In the foreground, there's a wooden building with a grey roof. Behind it, a large church with a red roof and a steeple stands next to a building with a bright red roof. A parking lot with several cars is in front of the church. The village is situated on a grassy bank overlooking a body of water. In the background, there are rolling hills under a blue sky with white clouds.

CULTURAL VILLAGES

- Engagement with village residents in May
- Strong preference to retain the current zoning
- Continue discussions during submissions
- Can make changes after notification
- On-going hui planned



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PAPAKĀINGA

- Workshops with iwi and hapū representatives in April / May
- Issues with existing provisions creating barriers to papakāinga developments
- Plan Change 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

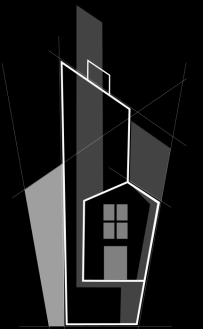


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HAZARDS AND FINANCIAL CONTRIBUTIONS

- No major changes since April workshop
- Strengthening flooding provisions
- Gap analysis of geothermal risks
- Financial contributions to apply to all permitted development
- Minor amendments in response to feedback



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DISCUSSION & FEEDBACK

Any questions or feedback on:

- Medium Density Residential Zone
- High Density Residential Zone
- Business Zones
- Cultural Villages
- Papakāinga
- Hazards and Financial Contributions



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NEXT STEPS

- Continue to work through feedback on draft provisions
- Community open day 8th June on FDS and Plan Change
- Update and finalise Plan Change
- August Committee meeting to approve the Plan Change for notification



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