



HOUSING FOR EVERYONE PLAN CHANGE 9

STAFF INFORMATION SESSION | 15 AUGUST 2022



ROTORUA
FOR TOMORROW



AGENDA

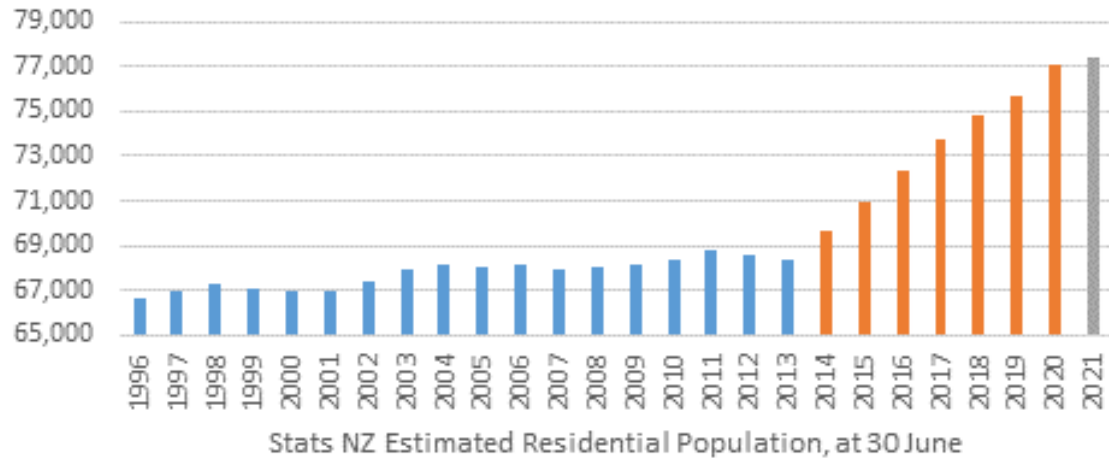
- Context & Our Response
- The District Plan & Plan Change 9
- Enabling Medium Density
- Enabling High Density & Mixed Use
- Overall Outcomes
- Qualifying Matters & Supporting Changes
- Engagement to Date
- Process & Key Dates
- Information



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Rotorua District Residential Population

■ 1996-2013 ■ 2013-2020 ■ 2020-2021



GROWTH CONTEXT

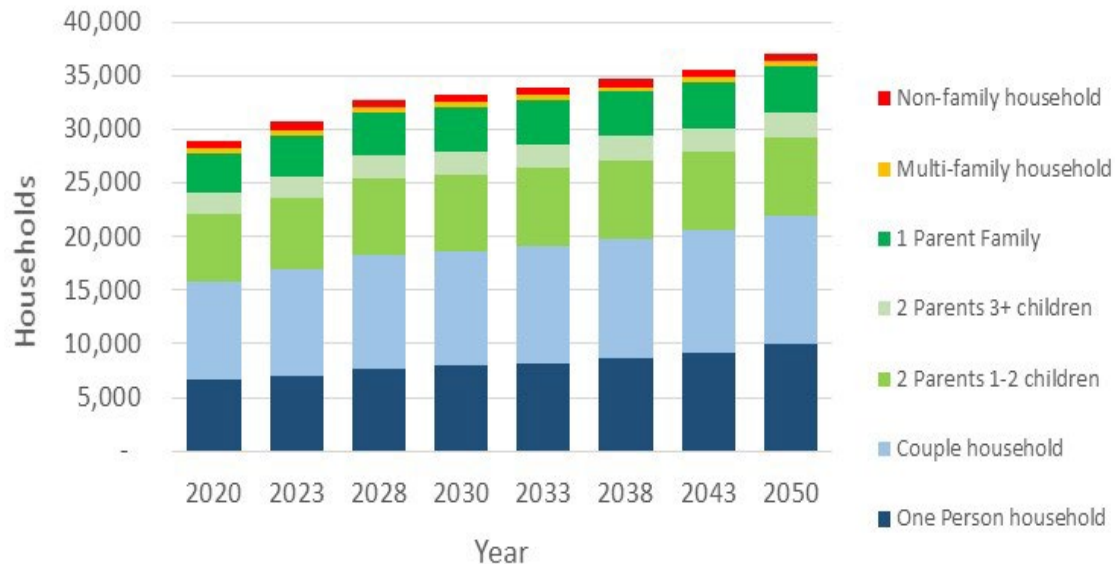
Growth & Change



+ 9,740 homes
by 2050



- 1890 homes
anticipated shortfall
by next year



Access to homes
increasing challenge
(increasing prices &
rents)

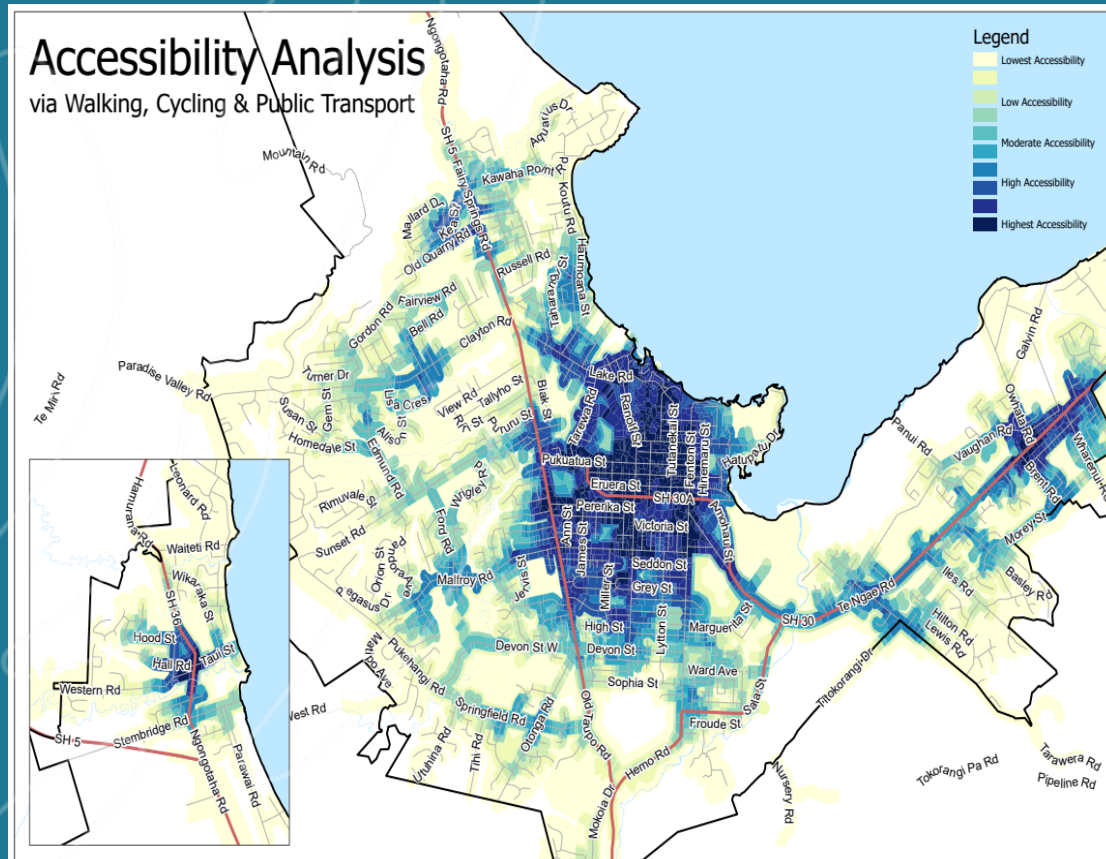


aging population means
smaller household sizes
over time

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



Less 'Growing Out'



More 'Growing Up'

Still need a mix of both





WHY GROW UP?



Better access to schools, jobs, parks and shops



Less car dependent



More people means vibrant neighborhoods and centres



More efficient use of infrastructure



Protects rural areas

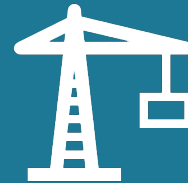


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THERE ARE STILL CHALLENGES



Some neighbourhoods
will experience change



Infrastructure
constraints



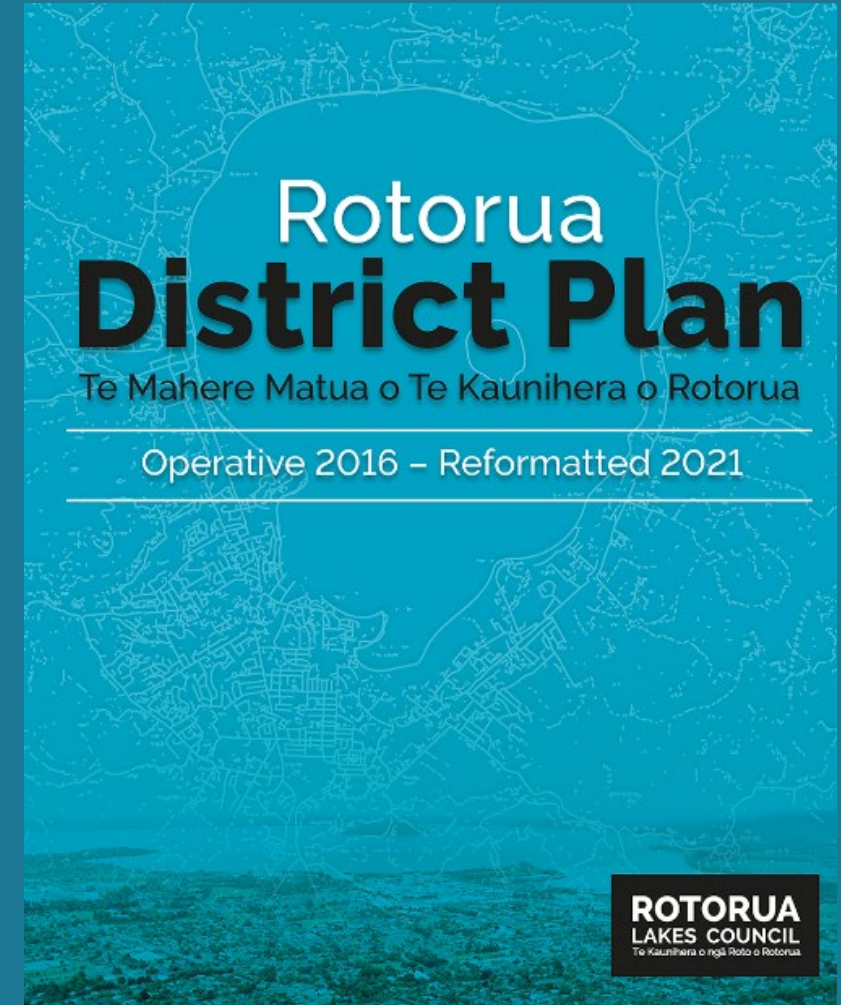
Managing hazards



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THE DISTRICT PLAN

- Framework- managing land use & development
- 10-year 'rule book'- rules for sustainably managing use, subdivision & development of land
- Where build & what kind of activities undertaken
- Provides zonings to all land
- Regulates- built or developed within zones
- PC is change to DP - public process requiring research, evaluation & consultation



WHY IS THE DISTRICT PLAN IMPORTANT?

Key: 1) Enabler for housing typology change & greater density
2) To building '*Rotorua for Tomorrow*'



Present



10 years



30 years

- Lag between planning & development outcomes
- Change will happen slowly over time

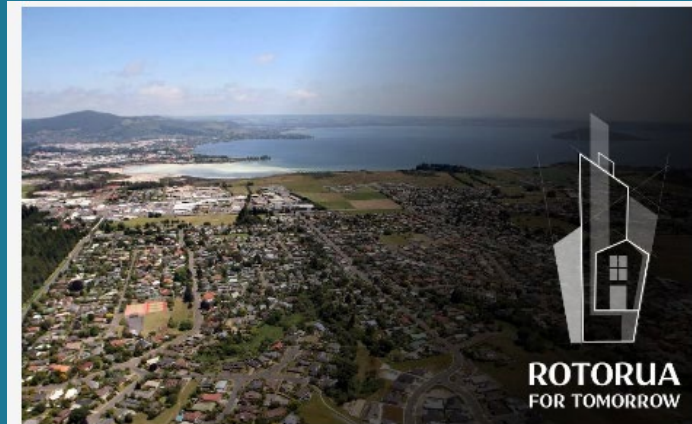


HOUSING FOR EVERYONE – PC9

- Gives effect to NPS-UD & Amendment Act
- IPI – Faster than normal process
- Single PC- Residential, City Centre & Commercial zones
- Papakāinga in urban & rural zones

Key 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
- Manage risks from natural hazards



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

Housing for Everyone - Plan Change 9

About this Change

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



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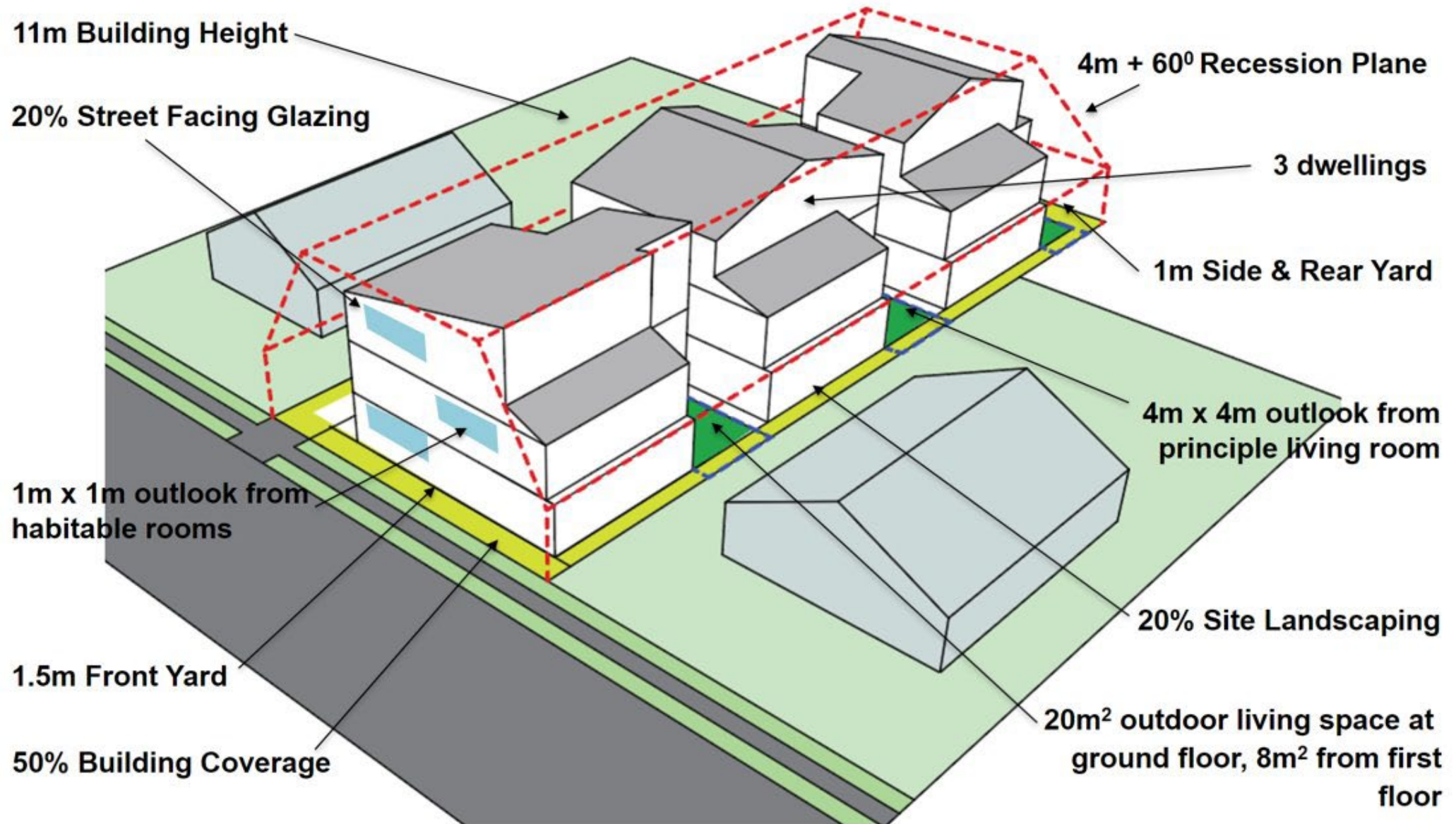
ENABLING MEDIUM DENSITY

- Amendment Act- Introduces MDRS
- Legal Effect- 20 August 2022
- Landowners build- 3 houses up to 3 storeys on a site as of right
- No resource consent proceed straight to building consent
- Currently most of our urban area enabled for low density
 - single storey house (7.5 m height); average 1 house per 450m² section
- Now enabling for medium density in same areas
 - 3 storey house (11/12 m height); up to 3 houses per site permitted



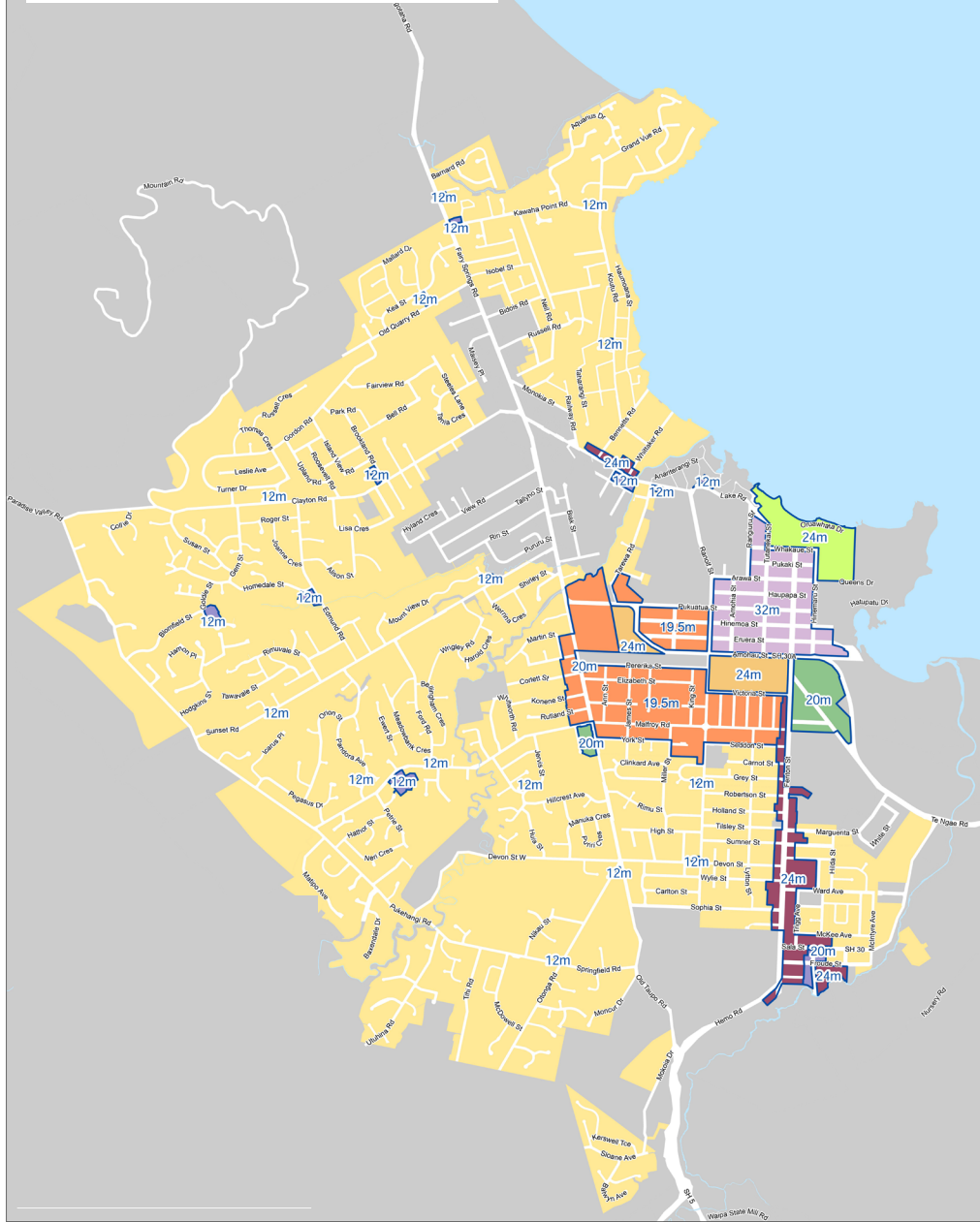
MEDIUM DENSITY RESIDENTIAL STANDARDS

Site built out to maximum

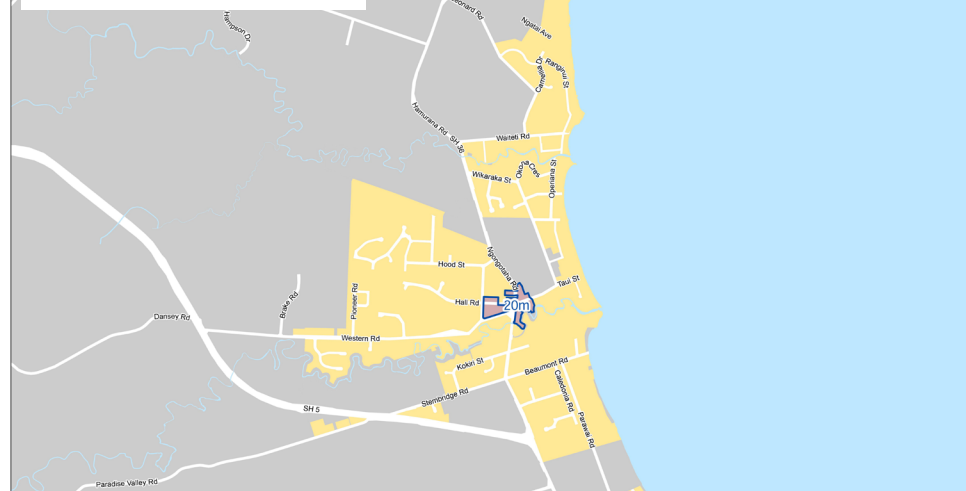


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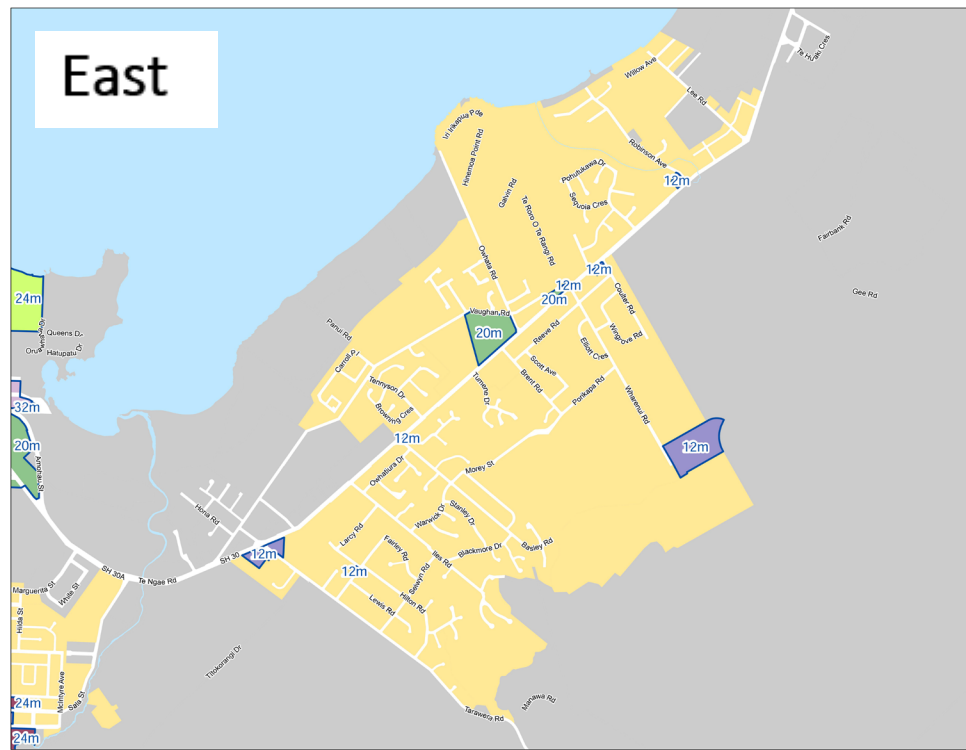
Central and West



Ngongotahā



East



RESIDENTIAL RESIDENTIAL ZONE EXTENTS

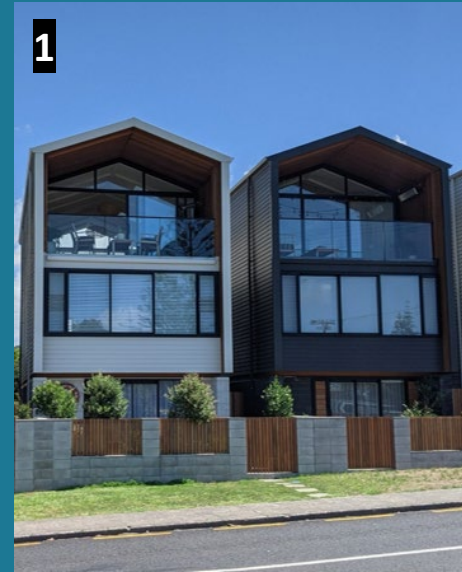
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- Proposed Medium Density Residential Standards
- City Entranceway Accommodation
- Mid City
- Neighbourhood Centre
- Southern Edge
- Suburban Centres
- Northern Edge
- Proposed High Density Residential Zone
- Out of Scope



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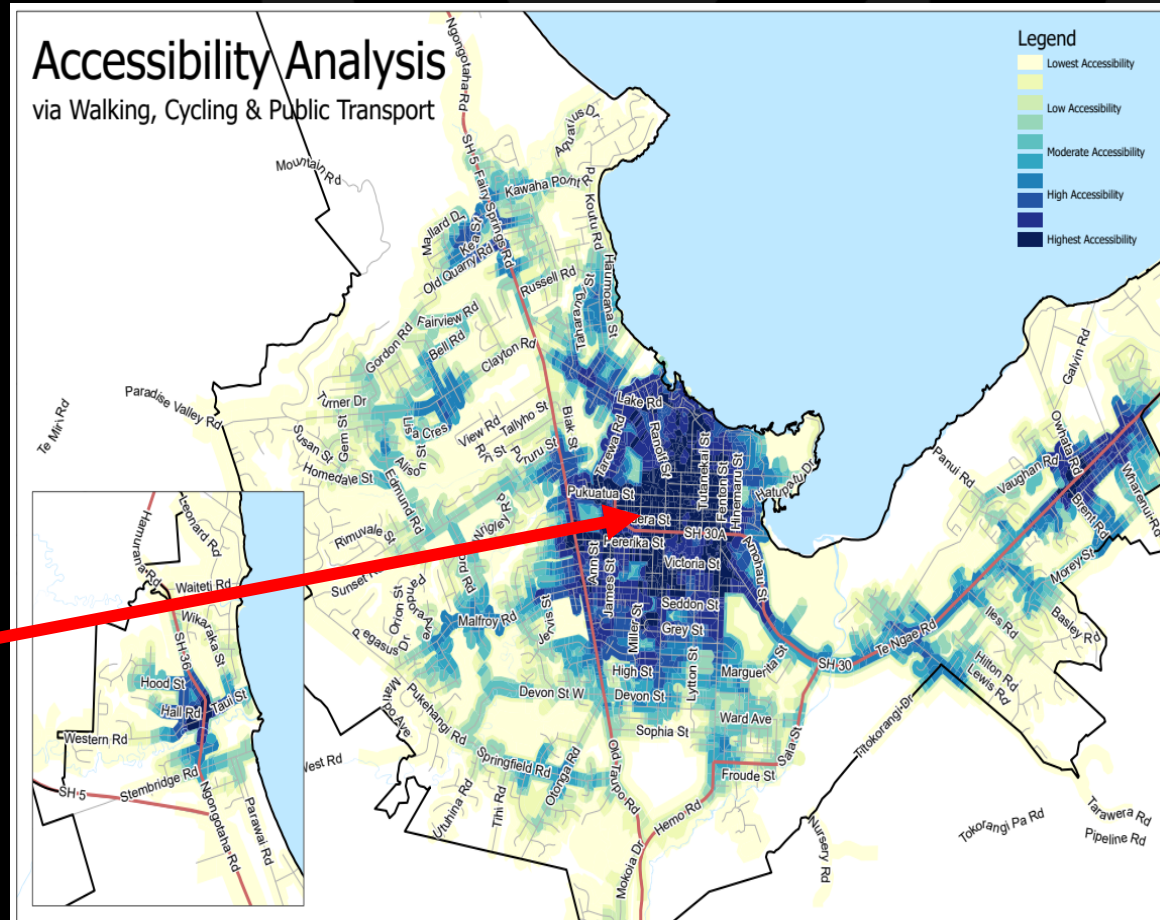
HOUSING TYPES ENABLED

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

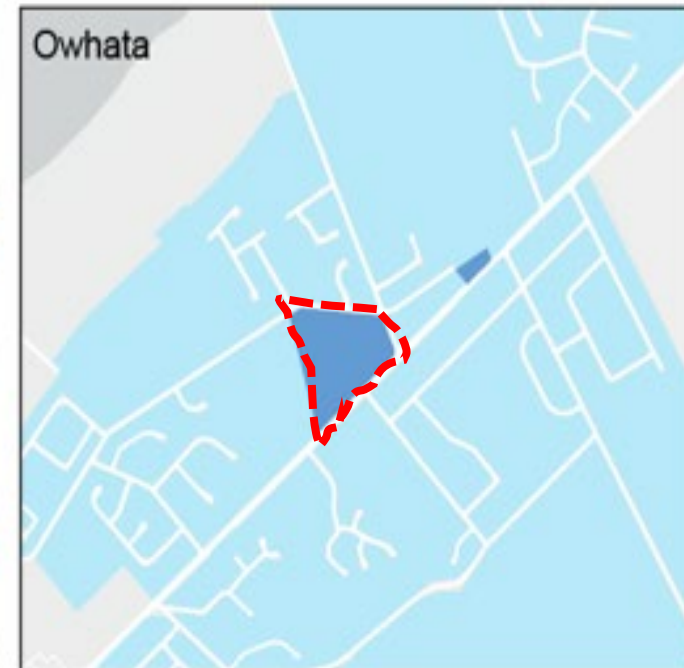
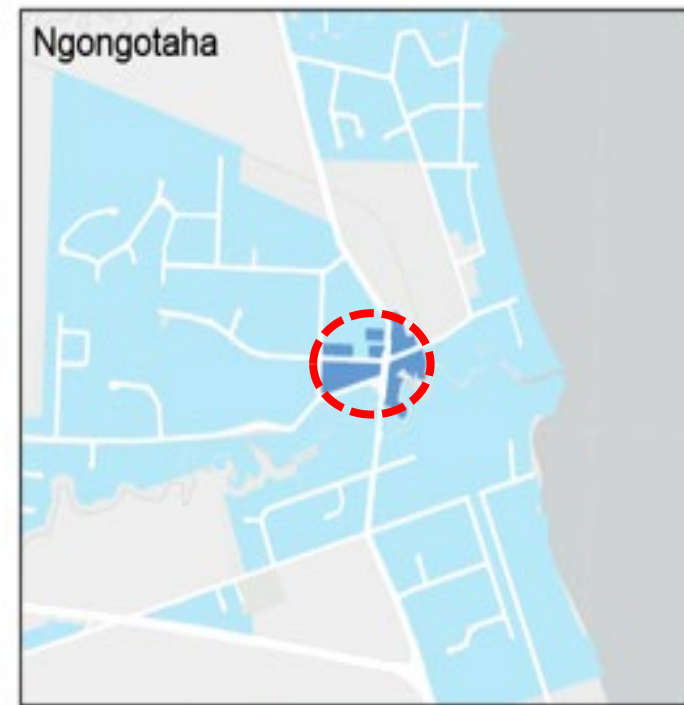
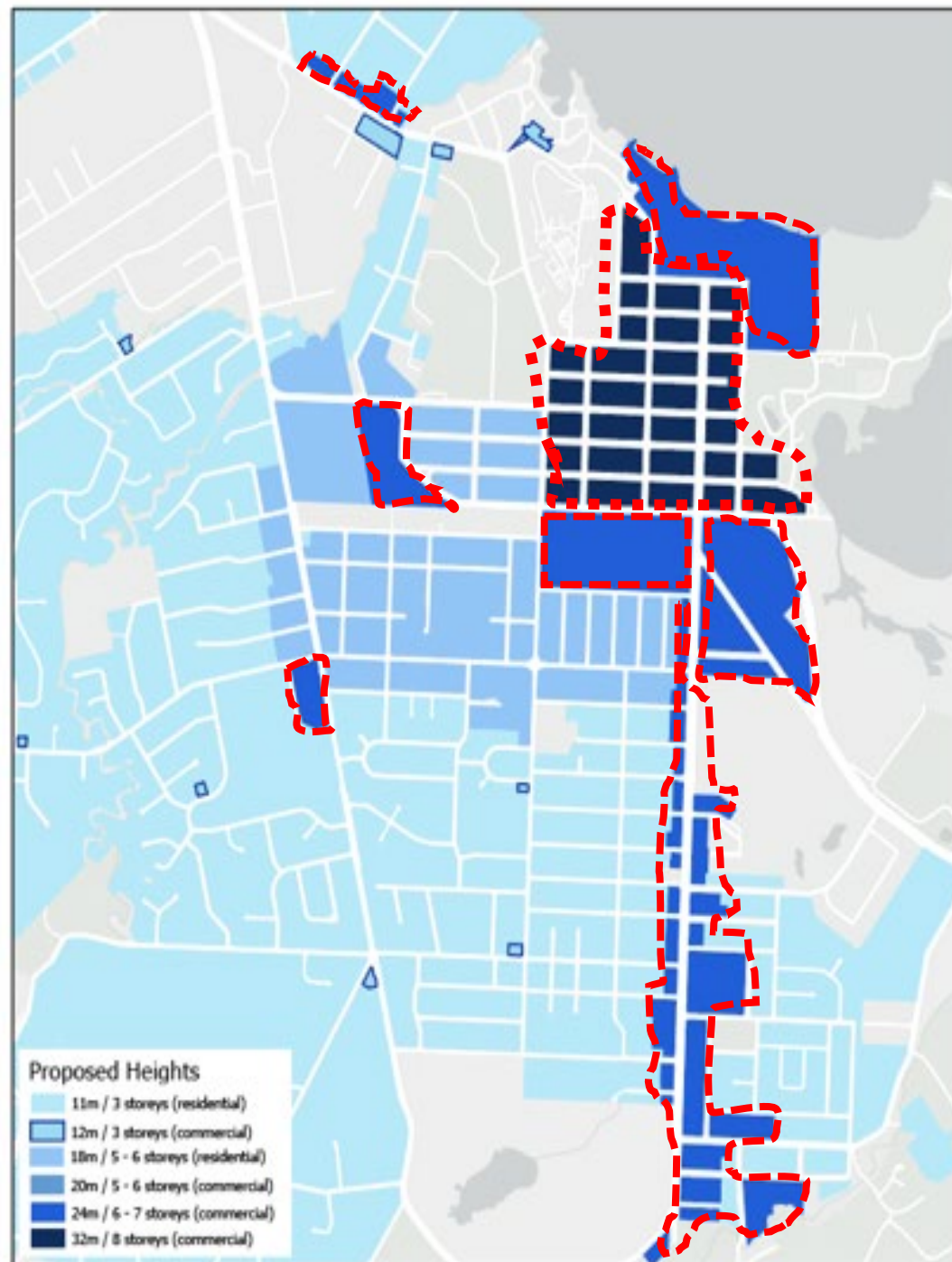
Better enabling housing within existing business zones:

- **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



OVERALL OUTCOMES

Good Urban Form

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

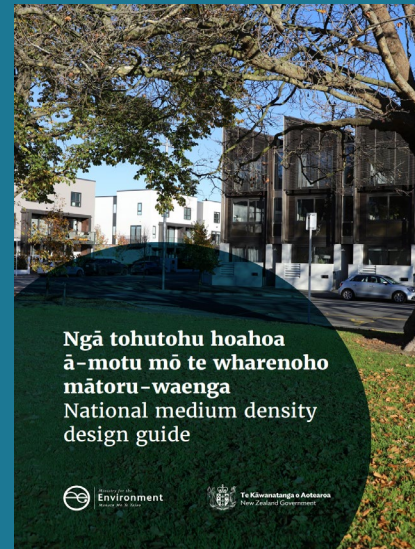


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ENCOURAGING GOOD DESIGN

- 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.

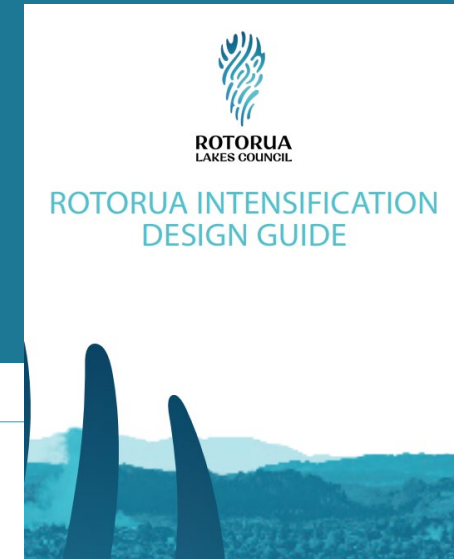


Hobsonville, Auckland
Setting back upper levels can create additional privacy.

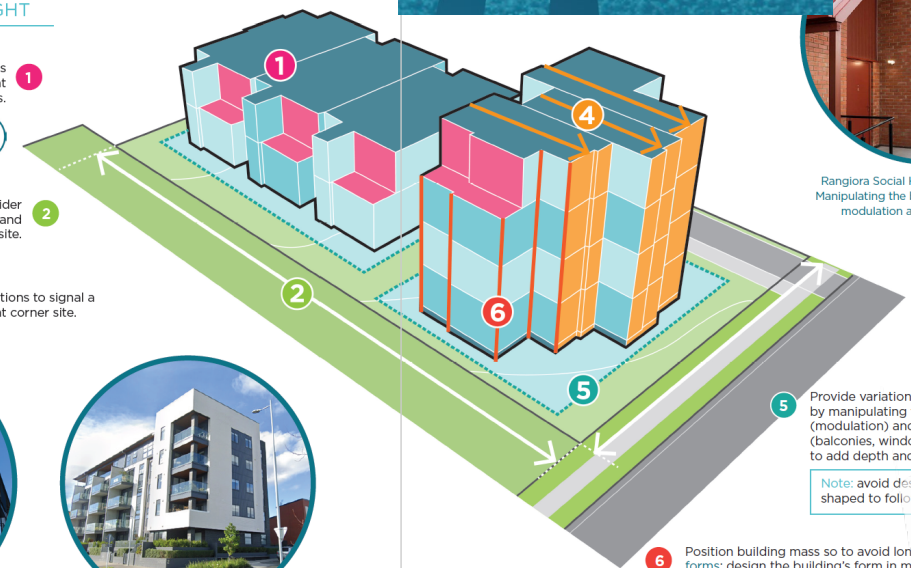


Kerewhenua Apartments, Hobsonville
Uses additional height at the corner to create a landmark building.

20



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.



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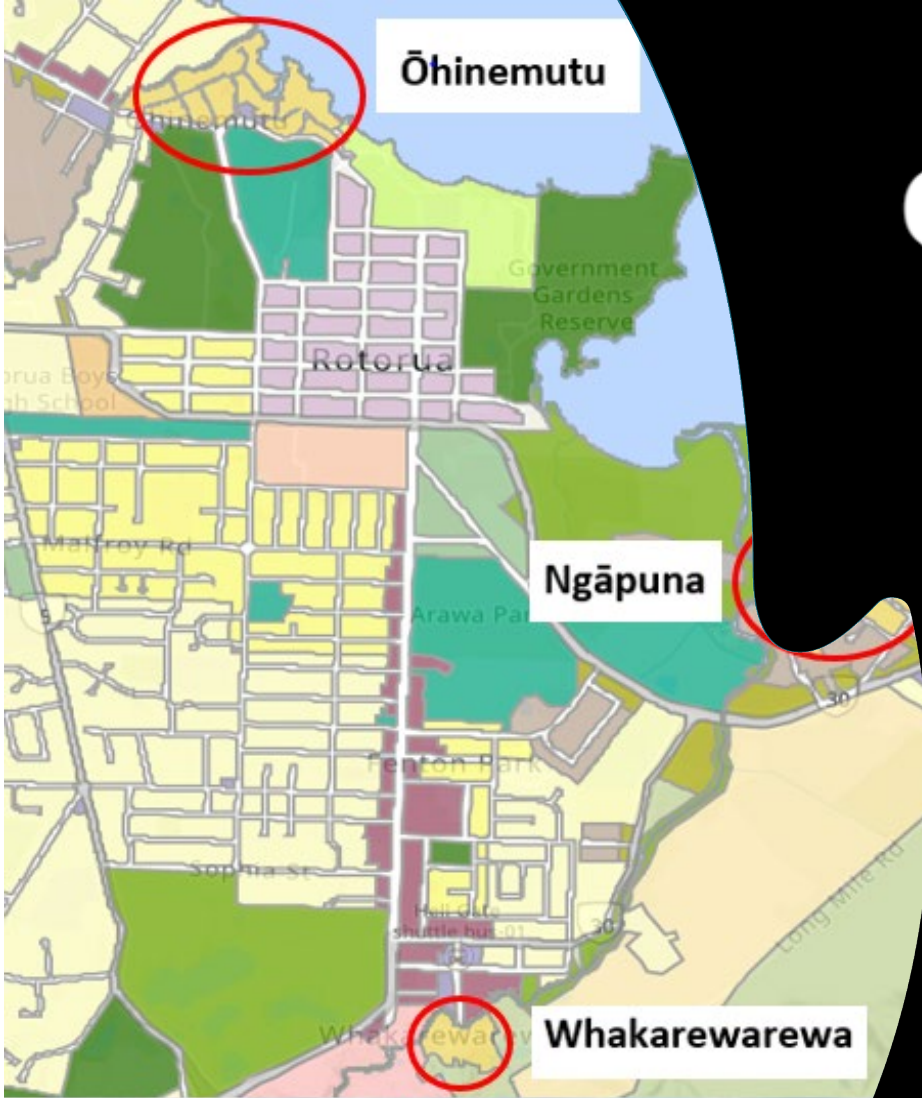
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QUALIFYING MATTERS

- 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

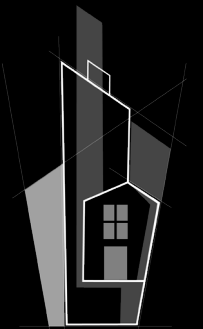


Existing

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

New

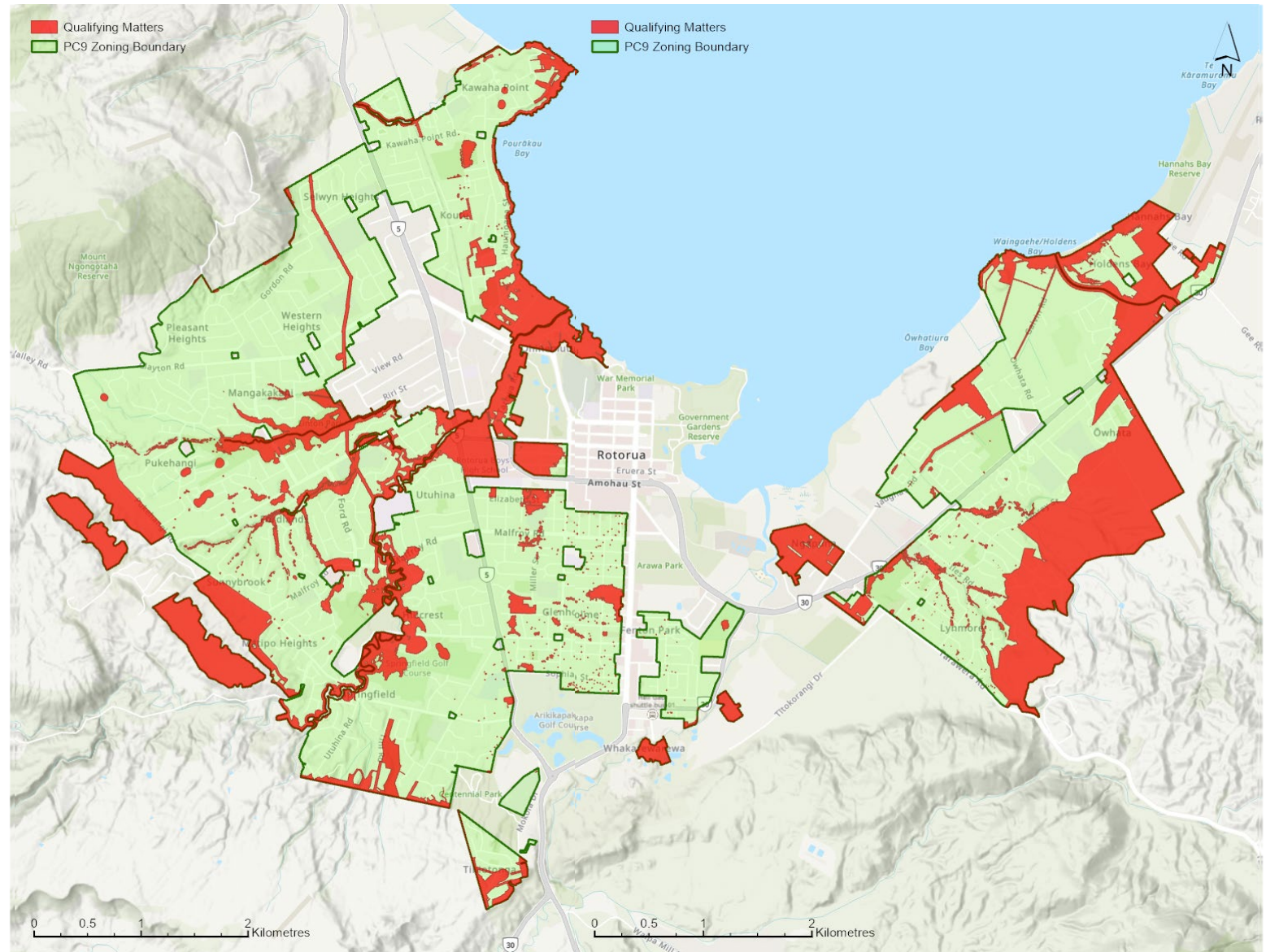
- Flooding
- Cultural Villages
- Historic Heritage



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SPATIAL EXTENT OF QUALIFYING MATTERS

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





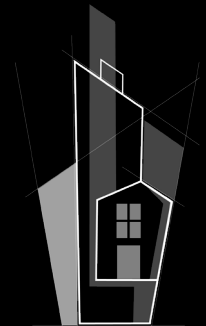
FINANCIAL CONTRIBUTIONS & TRANSPORT

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

- Proposed changes to manage the increased number of households



ENGAGEMENT TO DATE

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



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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INFORMATION

- Key information source website:
<http://letstalk.rotorualakescouncil.nz>
- 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
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