



Planning Our Way Forward

Developer's Forum

Agenda

- Rotorua growth context
- Your previous feedback
- Overview of Planning our Way Forward programme
- Rotorua Future Development Strategy
- Rotorua Housing Plan Change
- Next steps

Your previous feedback

- Significant shortage of feasible land.
- Stormwater is a key constraint and impacts feasibility and affordability.
- Restrictive density rules in residential zones.
- Limited ability to deliver smaller houses types.
- Other standards are restrictive e.g. height.
- Other non-RMA constraints impact feasibility.
- *More enabling planning framework needed to deliver housing and jobs.*

National drivers

- National Policy Statement – Urban Development.
- Well-functioning urban environments.

Places should be:

- *Accessible.*
- *Connected.*
- *well designed and resilient.*

Homes should be:

- Stable and affordable.
- Healthy and of a high quality.
- Accessible.
- Environmentally sustainable and energy efficient.

Our direction

Rotorua is growing and changing, and we have a real opportunity to build a city & district that we can all be proud of, that meets our needs now, and in the future, and keeps the things that we all love.

We are building *Rotorua for Tomorrow*.

2018 Spatial Plan objectives:



Build homes that match needs



Create thriving neighbourhoods



Enhance our playgrounds and environment



Support iwi aspirations



Create a vibrant city heart



Grow jobs



Build supporting infrastructure

Growth Context

HBA Findings



+ 3,560

Additional
dwellings
required
by 2023



+ 6,240

Additional
dwellings
required
by 2030



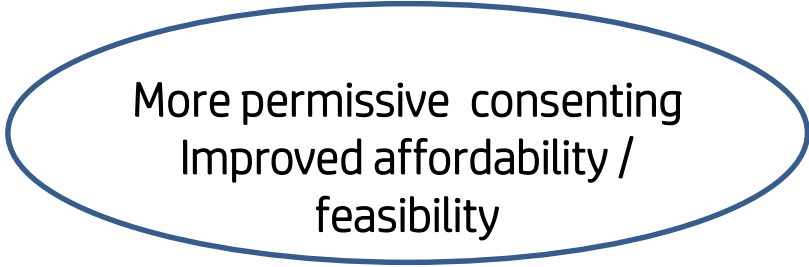
+ 9,740

Additional
dwellings
required
by 2050

Our plan

- Work with our community to refresh our forward plan – a Future Development Strategy (update the Spatial Plan).
- Introduce an intensification plan change (August 2022) & infrastructure/funding plan.
- Priority Area action plan for central city.

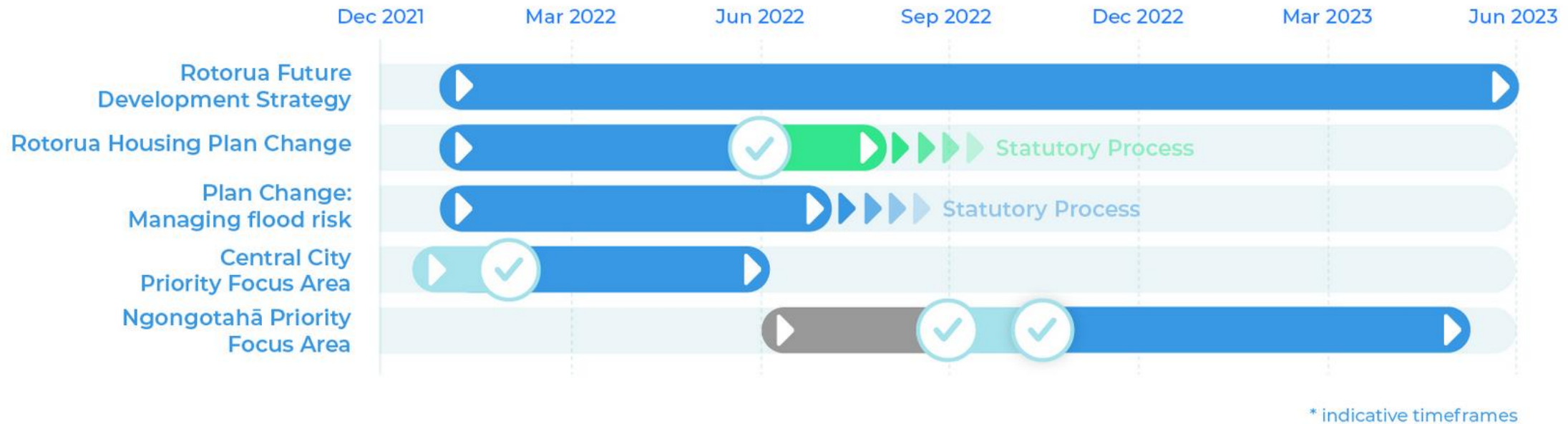
Enable greater housing
choices



More permissive consenting
Improved affordability /
feasibility

Infrastructure enabled

Planning Our Way Forward – Key Projects



Key: milestone notified plan change preliminary work frameworking plan development

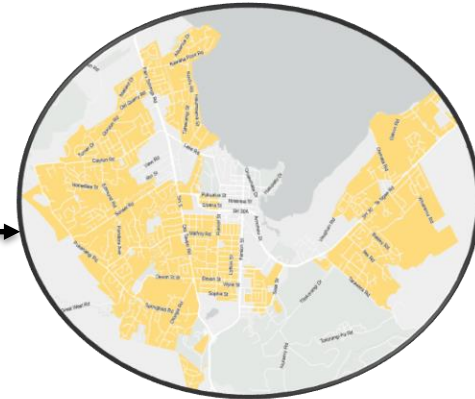
Over Arching Approach- PC & FDS

DISTRICT PLAN

Housing Plan Change:
MDRS

August

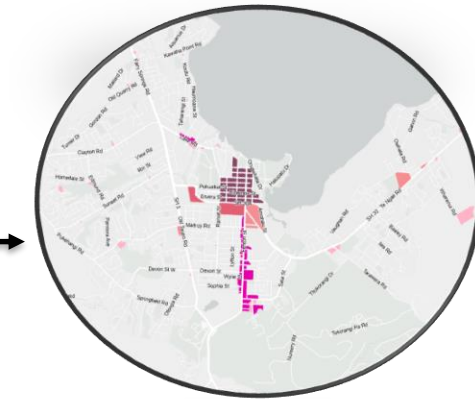
1. Addresses supply issues quickly
2. Provides for a range of typologies
3. Limited ability to influence design



Housing Plan Change:
NPS Urban Development

2023

1. Potential for High Density
2. Apartments

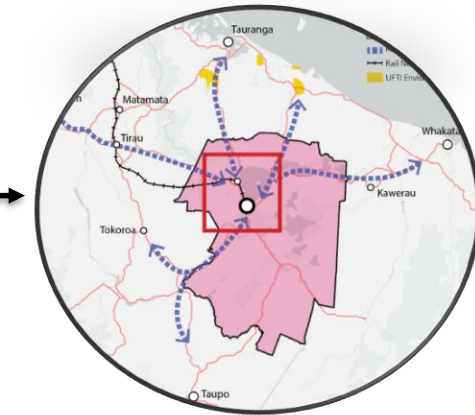


STRATEGY

Future Development Strategy
(leading to plan changes)

Longer term

1. Centres hierarchy and function
2. Industrial Land Supply
3. Greenfield Growth
4. Refine Intensification



Implementation Time Frames

Future Development Strategy

- **Stage 1:** Project Set-up: Dec 21-Jan
- **Stage 2:** Baseline Analysis & Initial FDS Development: Jan-April
- **Stage 3:** Community & Stakeholder Engagement: April-May
- **Stage 4:** Developing Spatial Scenarios and Drafting FDS: Jun-Dec 22
- **Stage 5:** Public Consultation and Hearing: Jan-Apr
- **Stage 6:** Update and Finalise: May-Jun 23

Housing Plan Change and Urban Design Guidelines

- **Stage 1:** Project Set-Up: Dec 21-Jan
- **Stage 2 & 3:** Baseline analysis & review and Scoping of Plan Change Jan-April
- **Stage 4:** Drafting of Plan Change Provisions & Design Guidelines March
- **Stage 5:** Community and stakeholder engagement: April-May
- **Stage 6:** Update and finalise: May-Jun 22

-Notification Aug 2022- Most rules will have legal effect i.e. MDRS

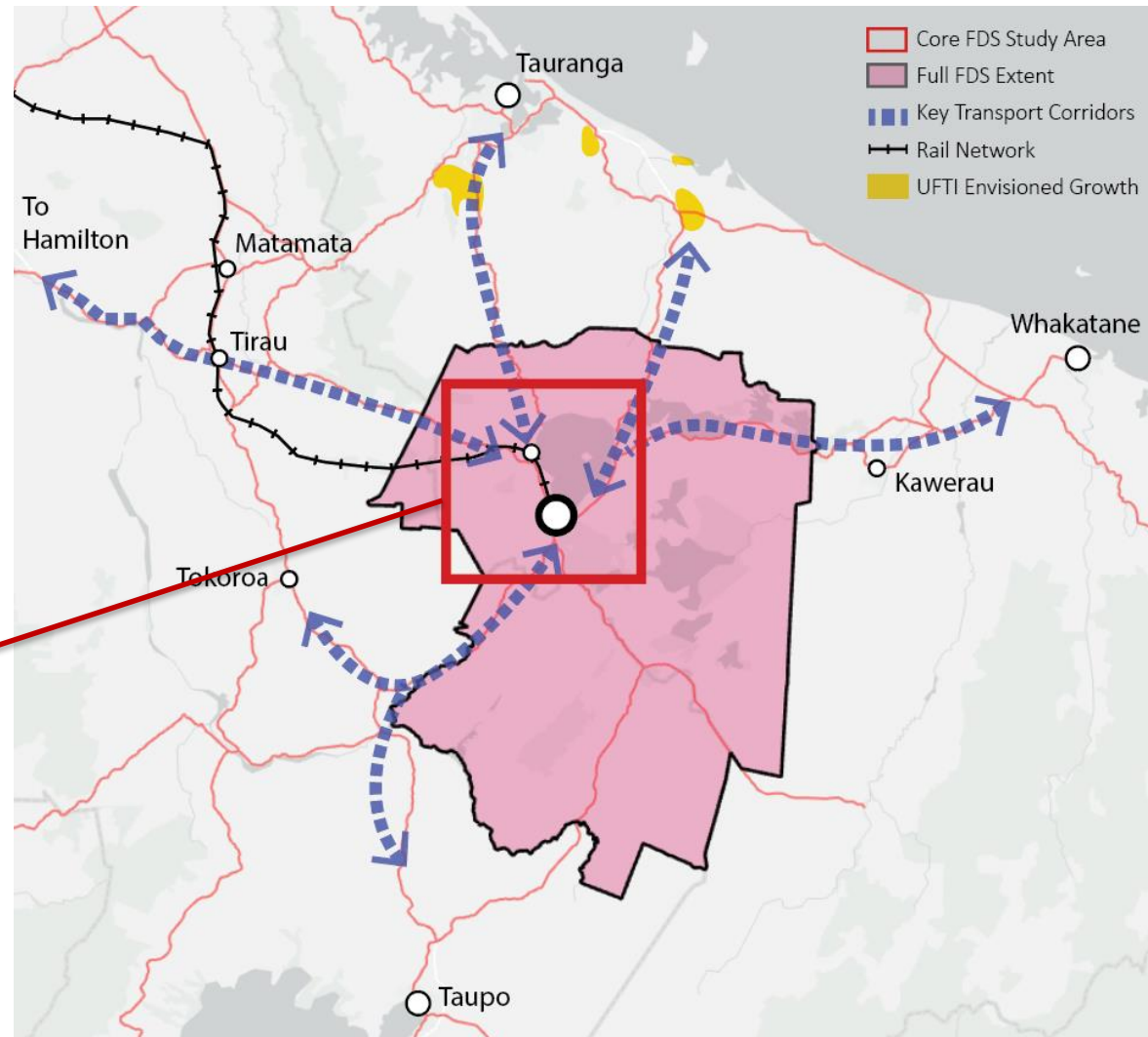
-Public PC process Aug 2022 - 2023

Future Development Strategy

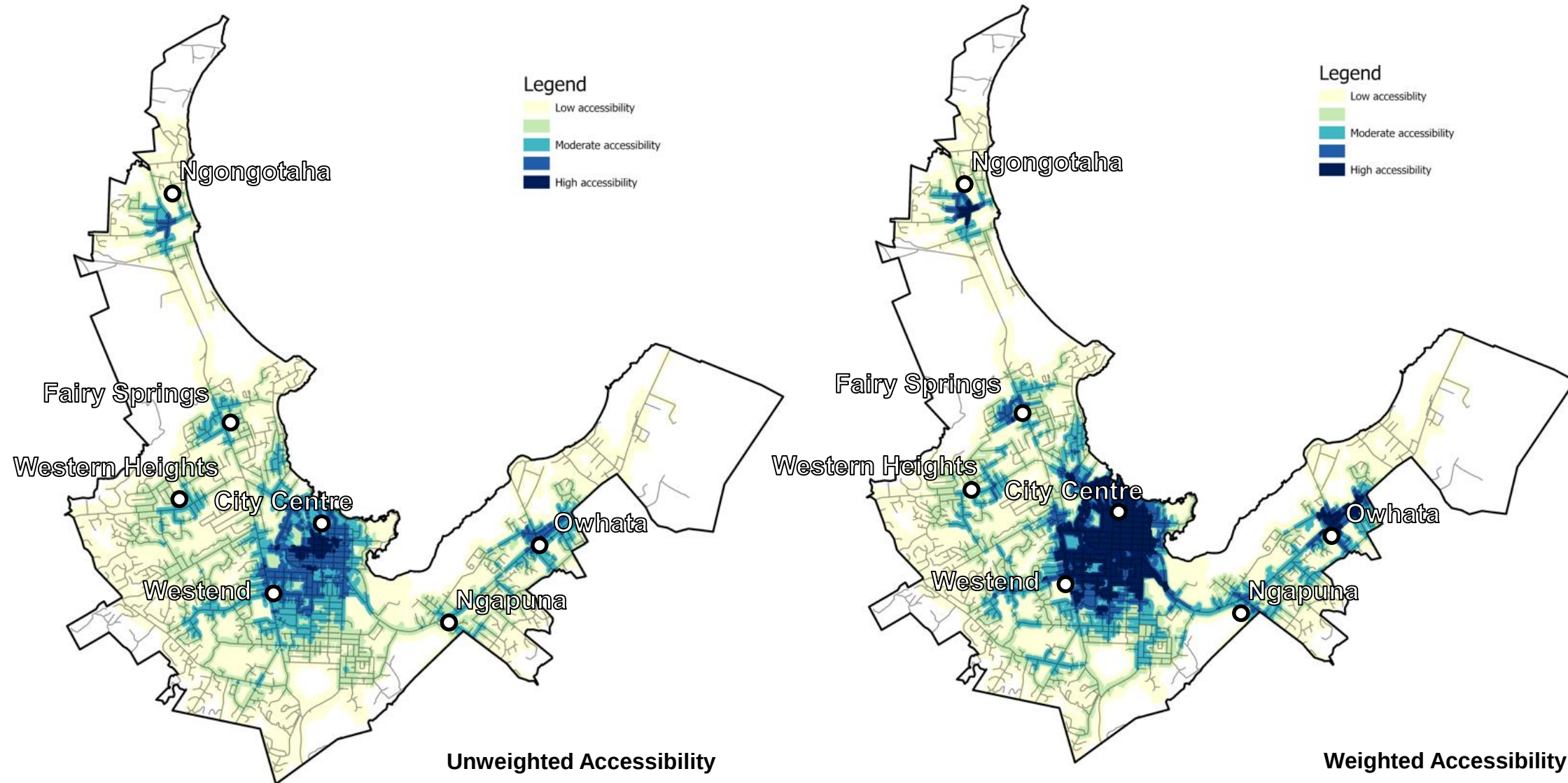
- Key strategic document guiding land use and infrastructure decisions.
- **Complete mid-2023.**
- Inform Infrastructure Strategy & and a future Regional Spatial Strategy.
- Address key aspect urban development/ growth issues:
 - Centres hierarchy and function
 - Industrial land supply
 - Direct the location of greenfield growth
- Baseline analysis underway to understand opportunities and constraints.

Area to be covered

- Focus will be on urban area around Rotorua (aligned within NPS-UD requirements).

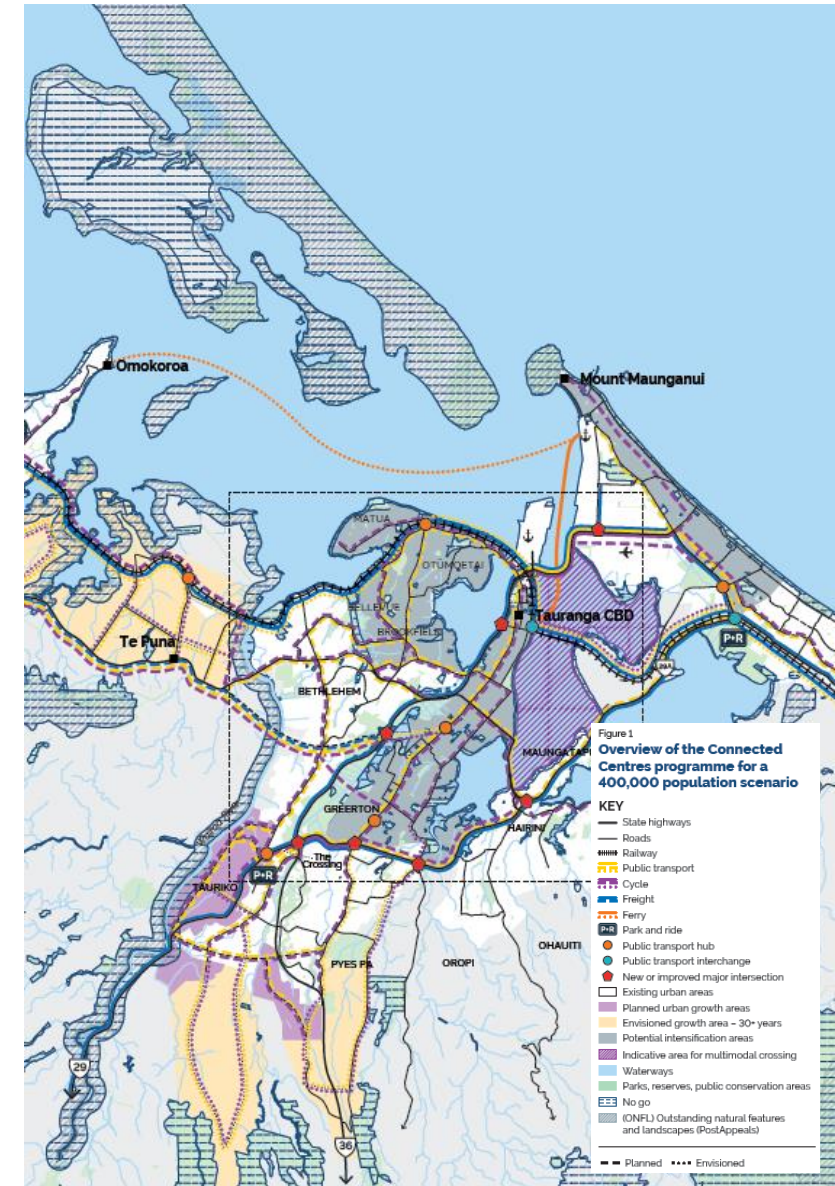


Accessibility analysis



FDS Content

- Baseline Review – identify development constraints (e.g. hazards, HPL)
- Develop ‘spatial scenarios’ of different ways Rotorua could grow.
- Assessment of advantages/ disadvantages of spatial scenarios.
- Iwi and hapū aspirations.
- Consideration of major sub-regional links and proposed growth areas in WBOP.
- Consideration of key growth issues around ‘Lakes A’ area.
- Implementation Plan.

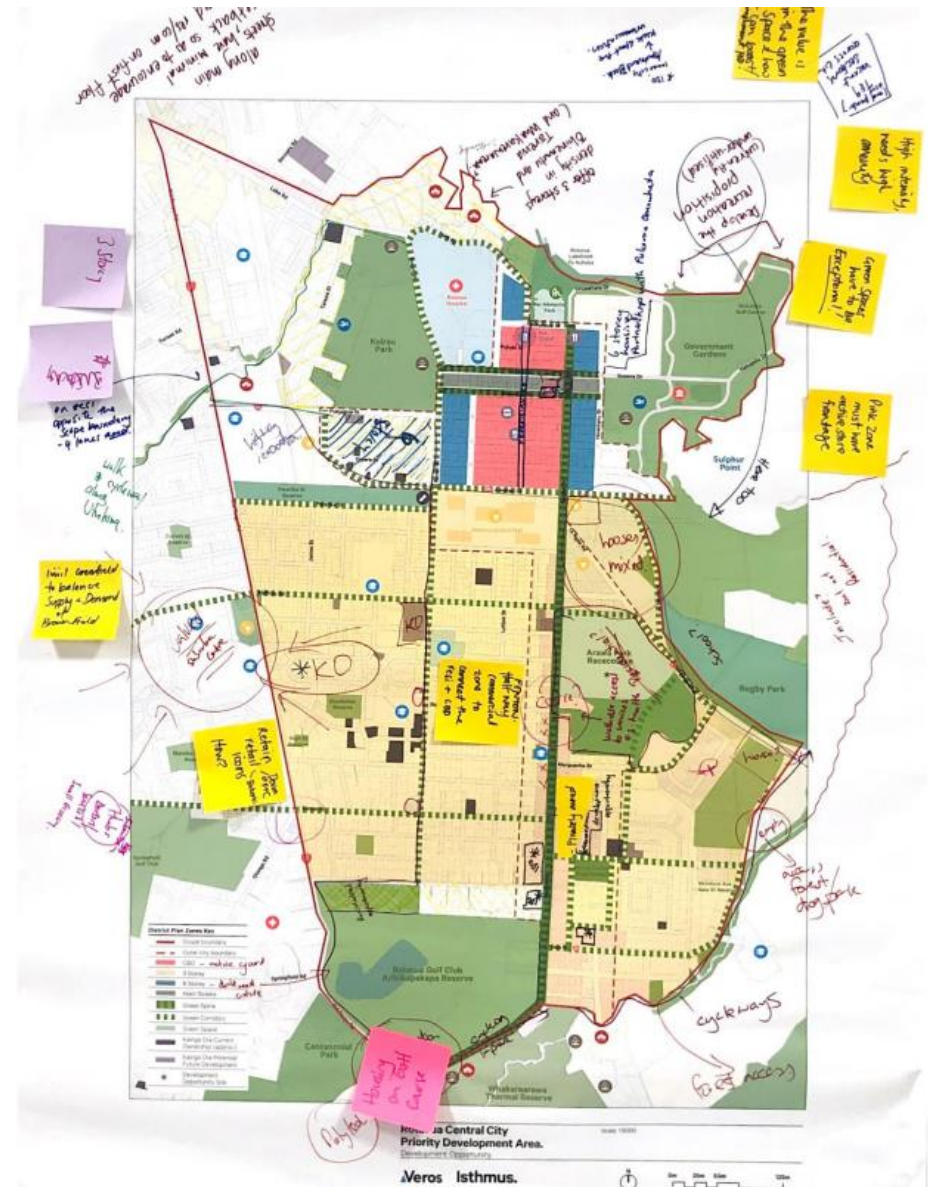


Future Development Strategy

- Key questions for you:
 - What do you see as the key opportunities and constraints to growth in Rotorua over the next 30 years?
 - Do you have any information to share that would help us better understand the issues?
 - Where do you think the key growth areas are?

Priority Development Area Plan

- A shared vision for growth
- An agreed Framework for investment
- A clear plan of action with clearly allocated roles in relation to workstreams
- A shared commitment to delivery with specific partnerships outlined
- A clear monitoring framework to ensure delivery against commitments
- Housing Plan Change can implement aspects e.g. height



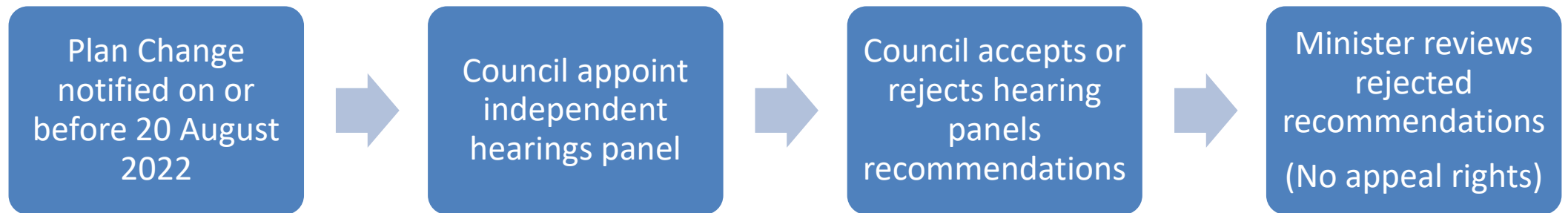
Rotorua Housing Plan Change

- Enable more housing in Rotorua:
 - Heights and densities;
 - Supporting design provisions.
- Align with NPSUD and Housing Supply Amendment Bill.
- Existing urban area only.
- Narrow scope needed to deliver within timeframes.
- Single Plan Change for Residential, City Centre and Commercial zones.



Plan Change – Process

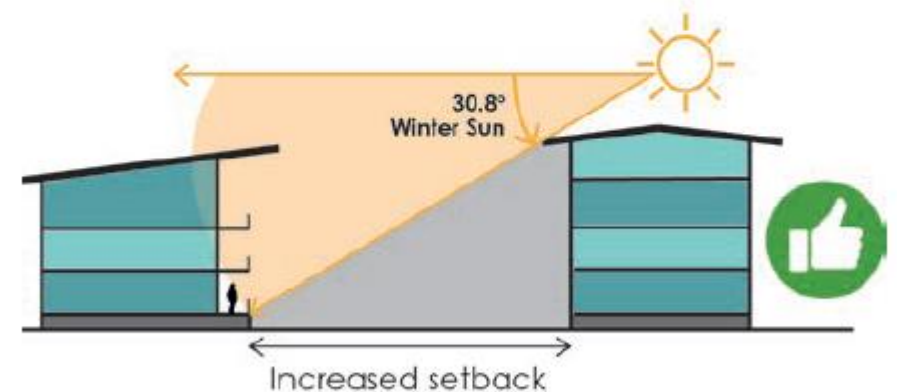
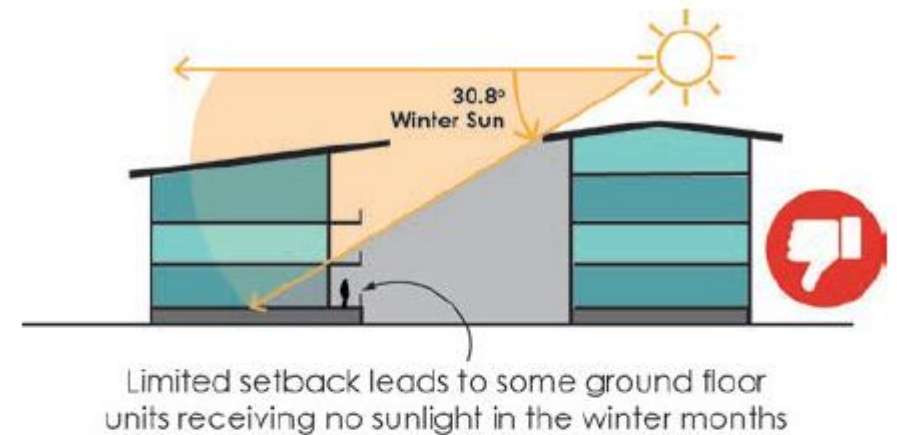
Intensification Streamlined Planning Process



- MDRS has **immediate legal effect** from notification.
- No appeal rights mean that the Plan Change can be operative mid-2023.
- Process set by legislation and no ability to change.
- Standard Plan Change process could be 18 months – two years.

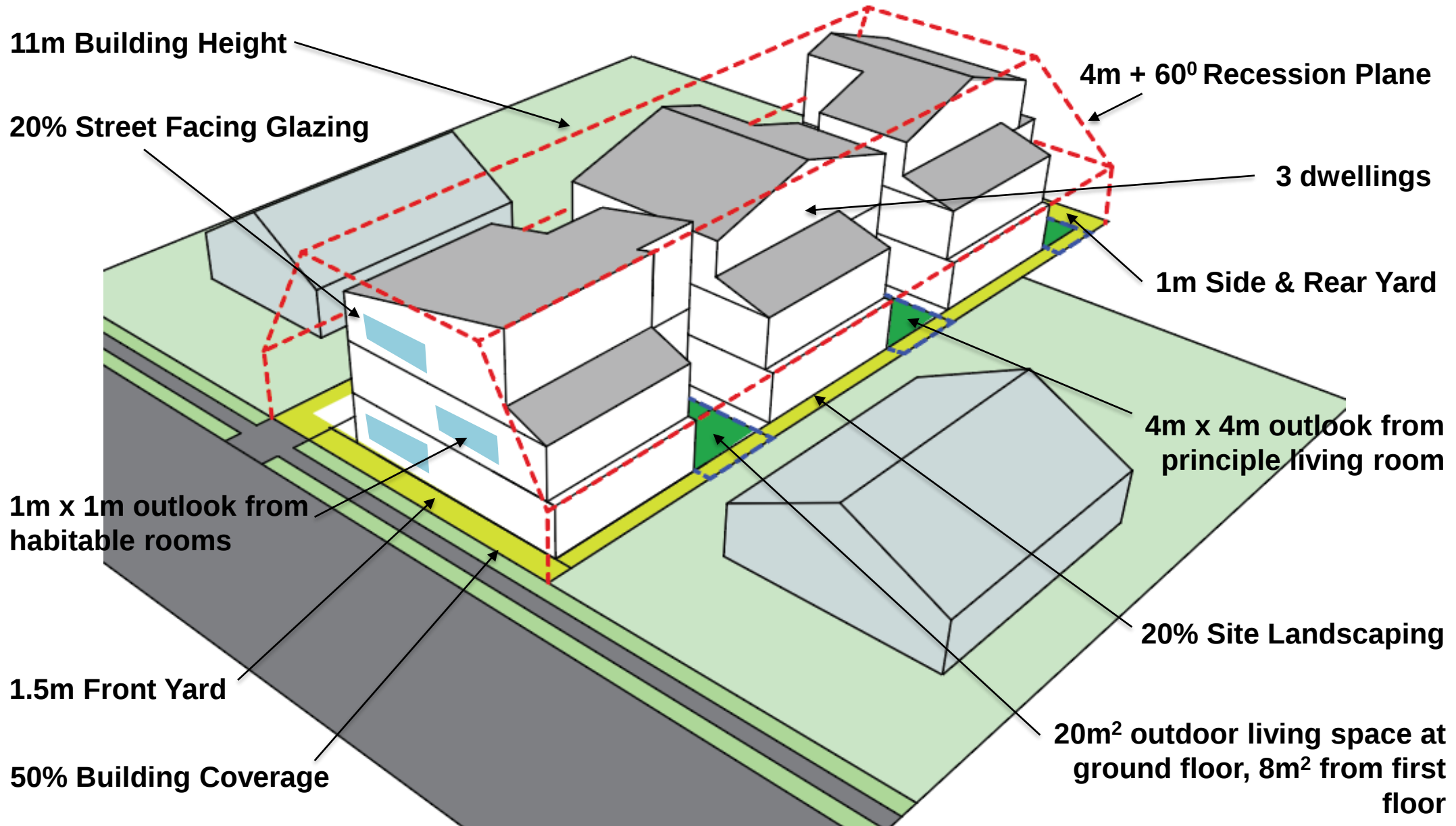
Achieving high quality design

- Permitted standards for up to 3 dwellings.
- Mfe design guidance being prepared for permitted development. Encourages good practice.
- Urban design assessment for 4+ dwellings.
- Supporting design guidelines being developed focussed on multi-unit development.
- Key issues include:
 - On-site amenity;
 - Streetscape interface;
 - Privacy;
 - Site layout/ building position;
 - Design quality.



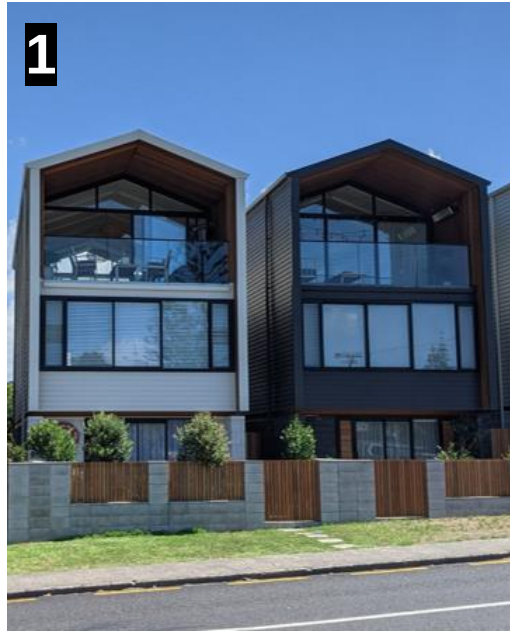
Guideline 11 Appropriate building separation at setback can help lead to not impinging on neighbour's access to sunlight.

Medium Density Residential Standards



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.



MDRS Examples

Permitted Development

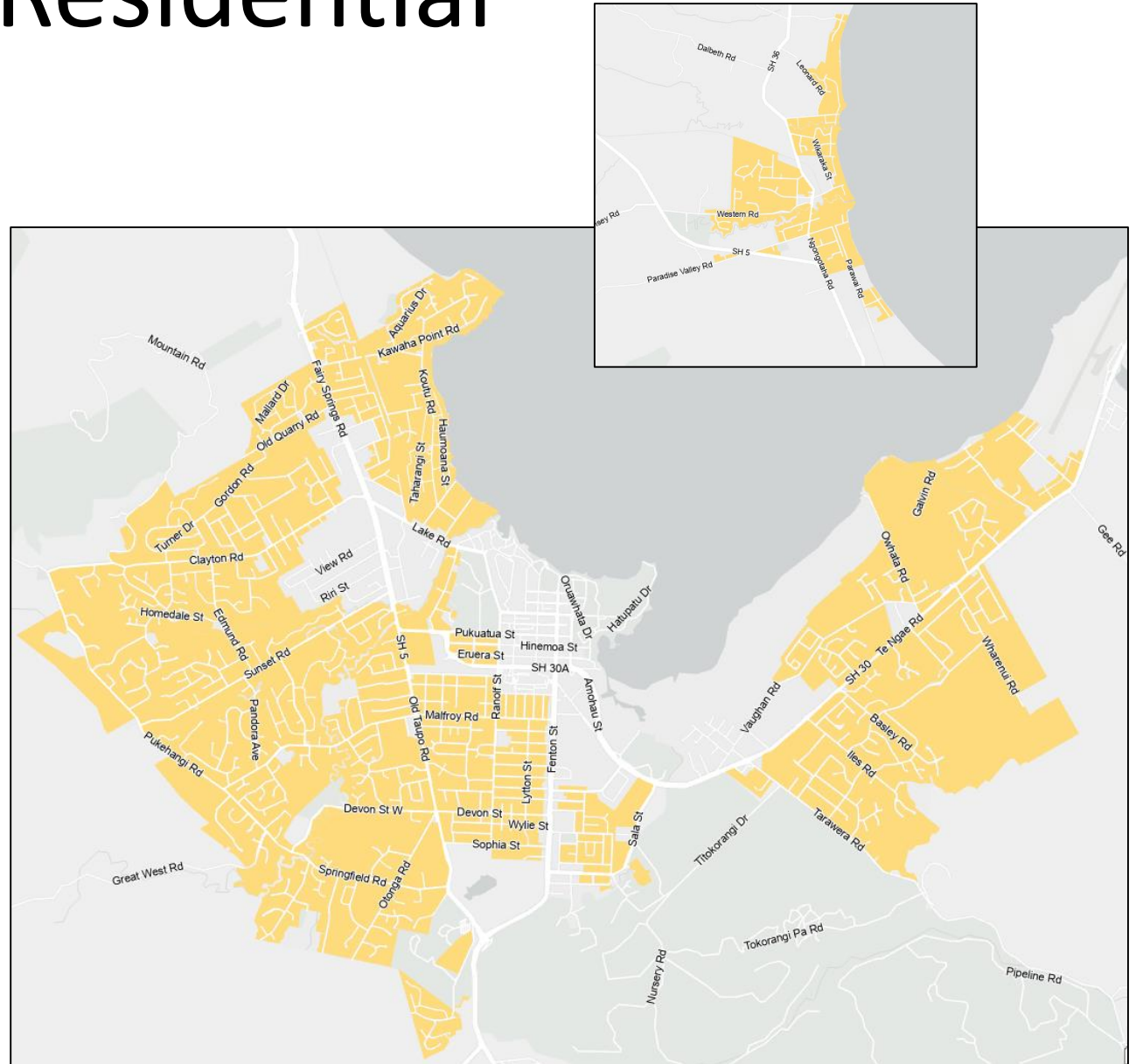


Comprehensive Development (RDA)



Plan Change - Residential

- Residential 1 & 2 zones rezoned to Medium Density Residential Zone as minimum.
- Potential to introduce a High Density Residential zone.
- Discussions with Iwi regarding Residential 3 zone and approach to managing cultural values in these areas.



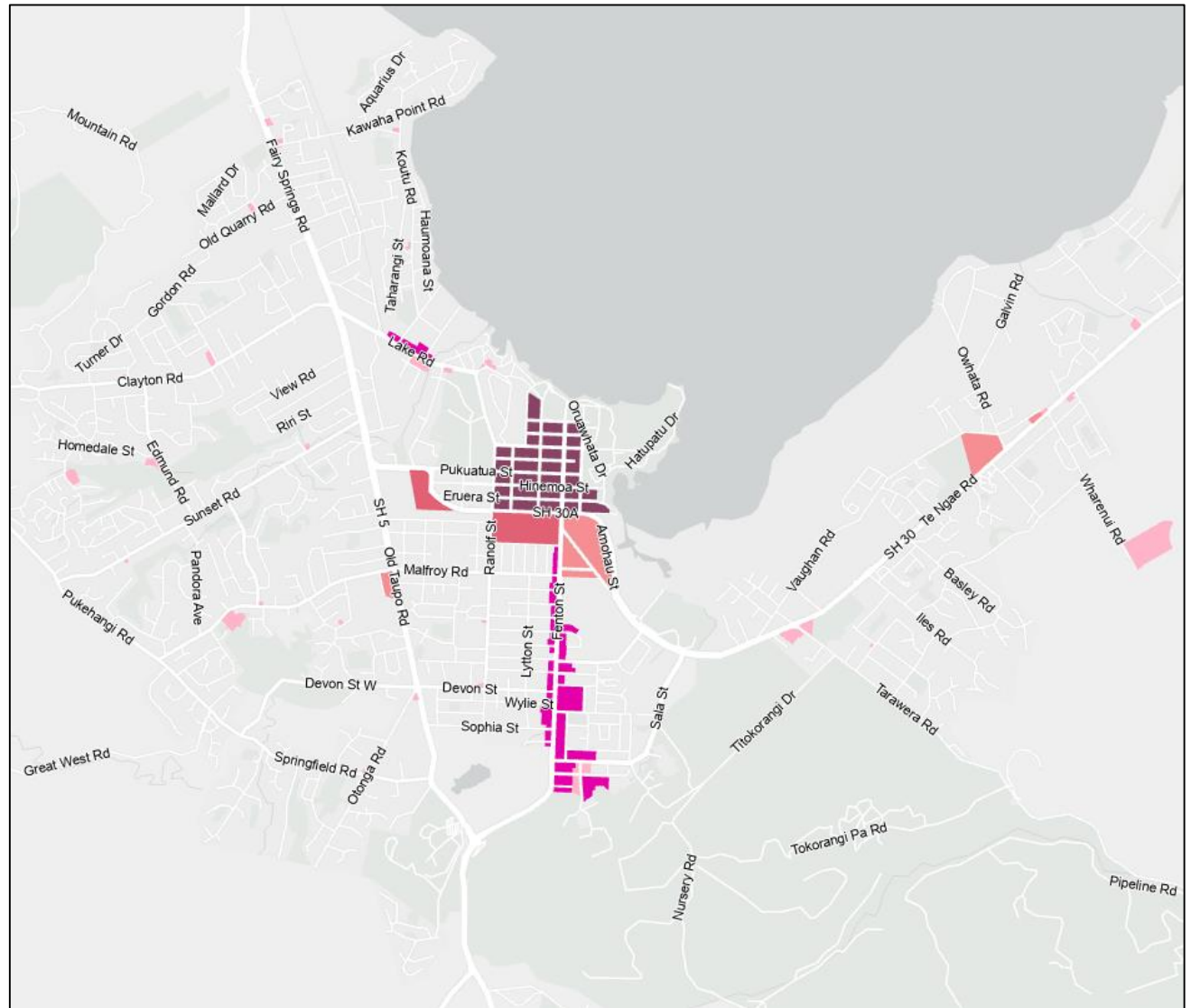
Plan Change – High Density Zone

- Extent of a High Density Residential zone informed by accessibility and market demand analysis.
- Design testing can inform the standards to be applied e.g. height and height in relation to boundary.
- Standards must be the same as, or more enabling than the MDRS.



Plan Change – Commercial Zones

- Housing focus.
- Retain existing zone boundaries:
 - City Centre 1
 - City Centre 2 & Commercial 6
 - Commercial 1-4
- Heights and densities enabled will be key.
- Review supporting design standards e.g. minimum apartment size.



Plan Change – Out of Scope

- Matters to be addressed through subsequent plan changes/ District Plan review:
 - Centres Hierarchy/ commercial activities
 - Industrial zones
 - Open Space zones
 - Rural zones
 - Lakes A Zone
 - Residential 4 and 5 zones



Plan Change – Qualifying Matters

- Height and density can be restricted where there is protected values or known development constraints - *“Qualifying Matters”*
- Existing qualifying matters include: E.g. Natural Hazards, Historic and Cultural Values, Significant Natural Areas
- Proposed to “roll over” the current rules and strengthen where appropriate to limit development rather than including these sites in a lower density zone.



Plan Change

- Key questions for you:
 - Will these changes support you to deliver more housing and employment?
 - Would you take up opportunities in a high density residential zone? If so, where?
 - Are there other rules in the District Plan that are a major barriers for you?



Next Steps

- Collate evidence base and supporting documents
- Develop draft Plan Change
- Iwi, stakeholder, community engagement
- How do you want to be involved going forward?
 - Use this forum to test?
 - One-on-one discussions as required?