



Planning Our Way Forward

Developers workshop

5 May 2022

Agenda

1. Building on what we've heard
2. Progress with FDS
3. Progress with Housing Plan Change:
 - Changes to zoning extents
 - Thinking on draft provision
4. Feedback and discussion



What We Heard From You

- General support for MDRS and intensification
- Small market for apartments so best to focus energy
- Infrastructure is a key constraint – requirements and process
- Demand in locations with access, views and amenity e.g. Owhata & Ngongatahā
- Business growth opportunity Eastern Corridor
- Residential Opportunities in CBD
- Higher-Density demand is lower, more likely to see terraced housing typologies

Infrastructure & Process

- We need to support you by ensuring there is infrastructure available and streamlined consenting practices in place
- How we plan to tackle this:

Planning	Funding & Delivery	Process
- Infrastructure strategies set out what we need now -FDS signal key trunk infrastructure needed to support growth in the future	-IAF application outcome -2024 LTP and Infrastructure Strategies -Relaxed planning rules= responsive infrastructure planning	-Improvements to Council processes incl. streamlining and standardising technical reviews

An aerial photograph of a coastal town, likely in New Zealand, showing a mix of residential housing, green spaces, and a large body of water in the background. The title 'Future Development Strategy' is overlaid in large white text.

Future Development Strategy

Progress to Date

- Opportunities and constraints analysis
- Regionally consistent approach
- Existing information sources
- Draft outcomes/principles developed
- Discussions with you, neighbouring Councils, iwi, and key landowners progressing
- Inform development of spatial scenarios as a next step



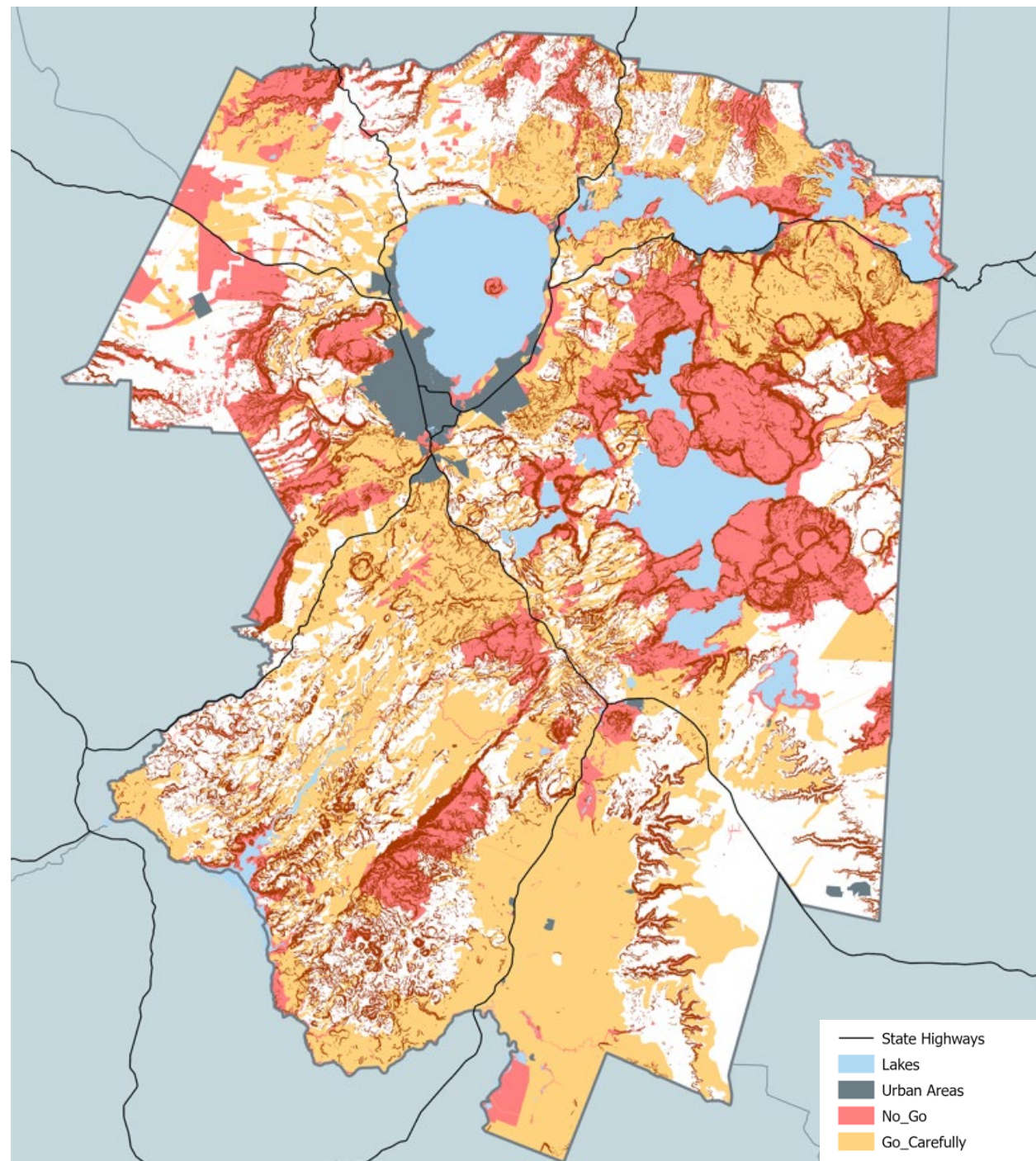
District Summary

No Go includes:

- ONFL, SNAs, LUC 2 land, QEII Covenants, Reserves, Flooding, Heavy Industry

Go Carefully includes:

- LUC 3, Peat Soils, Airport Noise, Low Amenity Infra, Transmission Corridors, Liquifaction, Fault Avoidance Zones, Culturally Significant Sites*
- **High/ Very High Risk of landslide shown as darker red.**
- Culturally significant sites require further discussion with iwi & hapū.
- 'Sensitive Rural Landscape' not considered a development constraint for the purposes of the FDS.



Urban Summary

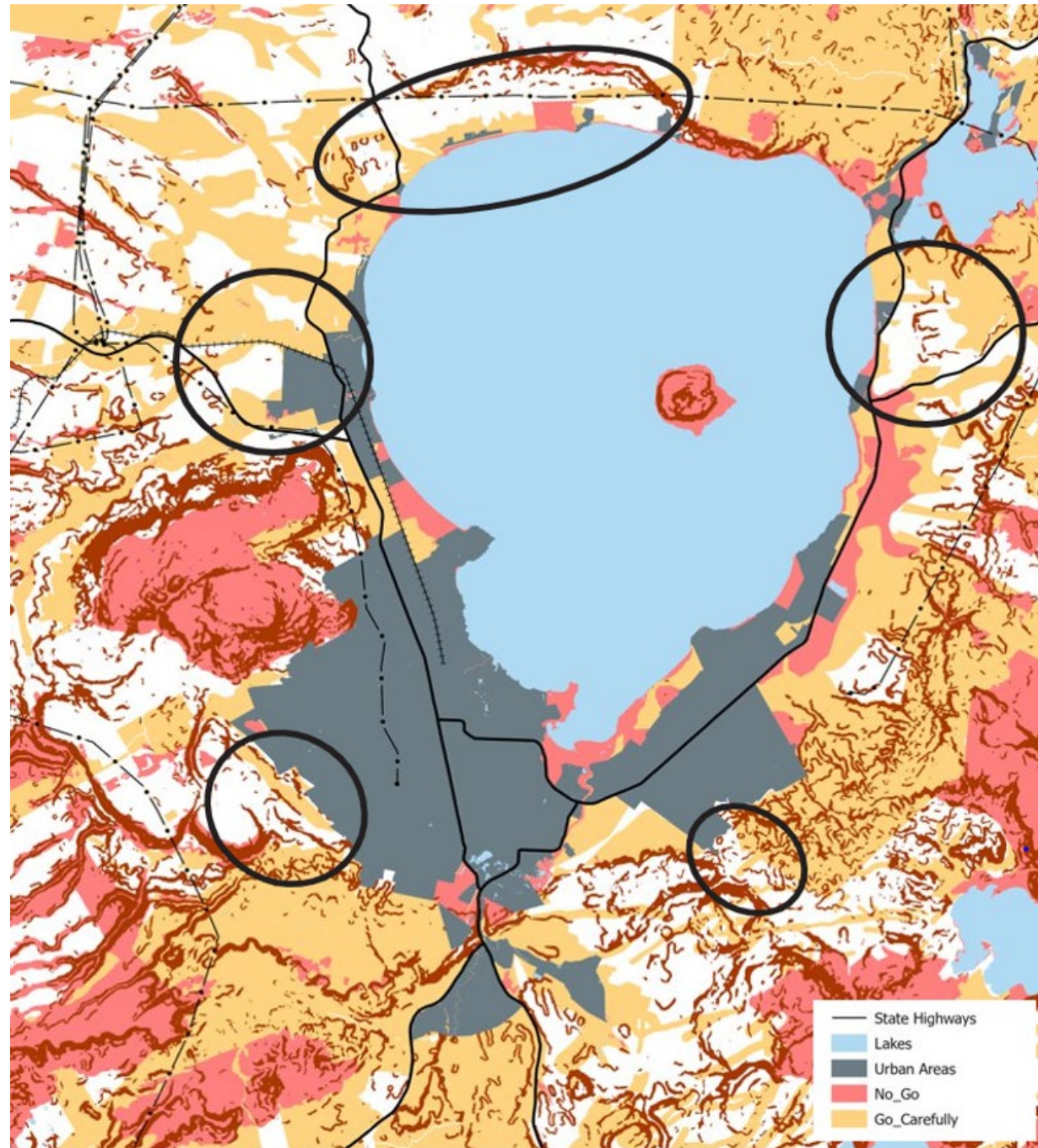
Existing Rural Lifestyle areas identified as relatively unconstrained:

- Brunswick Drive
- Fryer/ Hamurana Rds
- Ngongotaha & surrounds
- Pukehangi
- Tarawera Road

South of Rotorua:

- Extensive Maori Land holdings
- Possible Liquifaction
- Heavy Industry
- Landfill
- Landform

LUC 2 land identified around Wharenuī – further development may be challenging.



Key Opportunities for Spatial Scenarios- Urban

- **Intensification (largely addressed via Housing Plan Change).**
 - Future intensification (e.g. Ngongotaha) to be covered within FDS (subject to Plan Change scope)
- **Greenfield Growth**
 - Eastward residential expansion from Lynmore (Tarawera Road).
 - Ngongotaha (800 dwellings required by 2050)\
- **Business Land (ca. 36Ha of industrial land required by 2050)**
- Moving industrial land from central locations in Ngapuna & Ngongotaha (frees up potential residential land) in line with 2018 Spatial Plan
- Vacant land around Airport (already zoned)
- SH5/ SH30 area around Ngongotaha

Key Opportunities for Spatial Scenarios- Rural

- Rural Rotorua (1,320 dwellings required by 2050)
 - Hamurana – more intensive rural lifestyle or new formal township?
 - Greenfield growth around Mamaku
 - Provide some more limited opportunities for smaller rural townships
 - No major opportunities in Lakes A area – need to clarify key issues or constraints here

An aerial photograph of Rotorua, New Zealand, showing a dense residential area in the foreground, Lake Taupo in the middle ground, and rolling green hills and mountains in the background under a cloudy sky. The text 'Rotorua Housing Plan Change' is overlaid in large white letters.

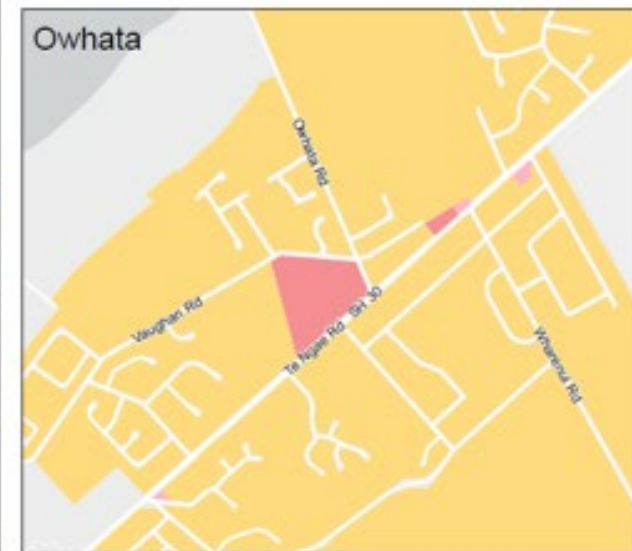
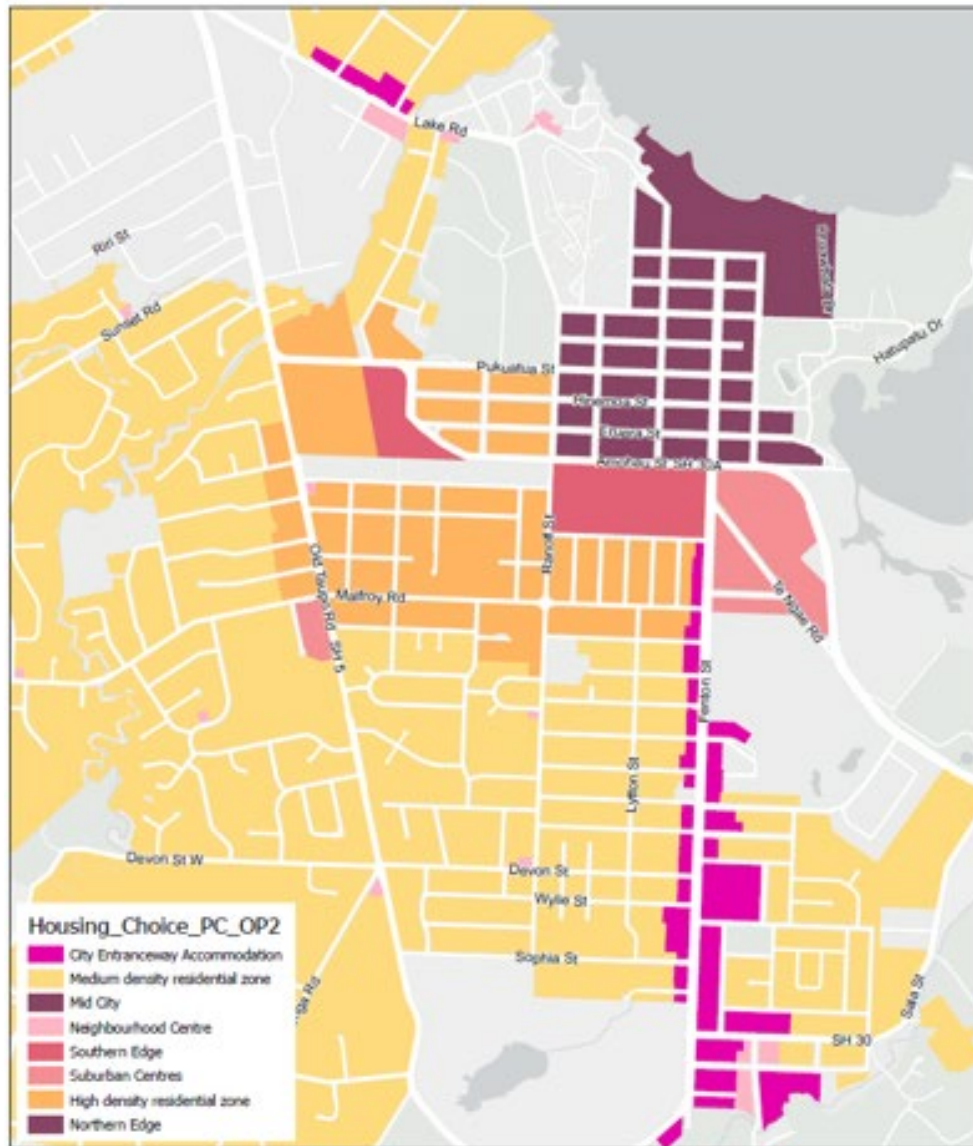
Rotorua Housing Plan Change

Recap

- Single Plan Change for Residential, City Centre and Commercial zones
- Papakāinga in urban and rural zones



Residential 1 & 2 Zone Extents



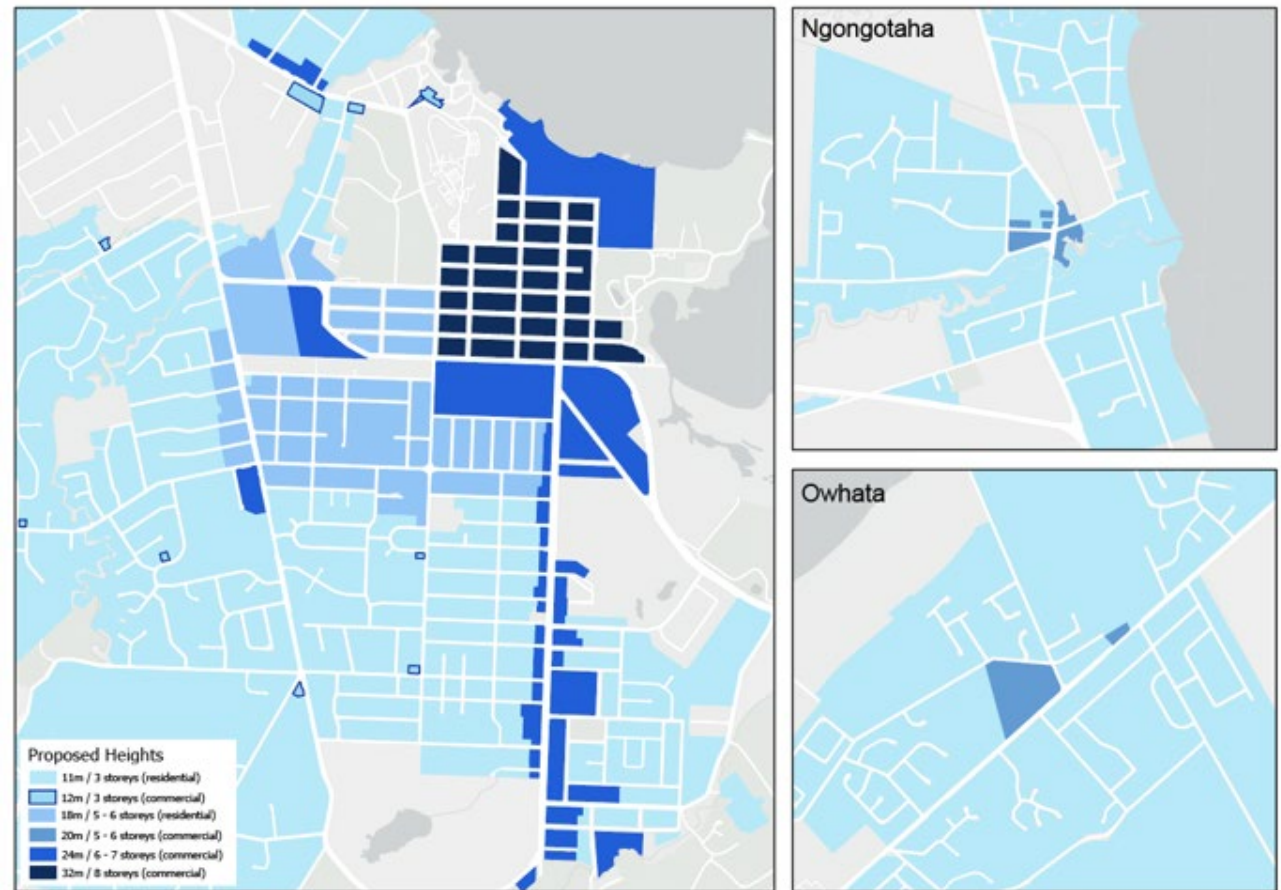
Mixed Use in the Central Area

- Better enabling housing within existing commercial/ mixed use areas:
 - City Centre 2 – Rotorua Central
 - Commercial 6 – Mitre 10/Kmart
 - Commercial 2 – Recycling Centre
 - Commercial 4 – Fenton Street
 - City Centre 3 – Northern Edge



Building Heights Proposed

- 32m/ 8 storeys in City
- Centre
- 24m/ 6 storeys in periphery/Fenton Street
- 18m/ 5 storeys for high density residential
- 20m/ 5 storeys in
- Ngongotaha/ Owhata centres



Summary of Standards

Standard	MDRZ	HDRZ	Business Zones
Dwellings per site	Up to 3 permitted 4+ restricted discretionary	Up to 3 permitted 4+ restricted discretionary	No limit above ground floor New buildings - restricted discretionary
Height	11m (+1m for roof)	18m	12 – 32m
HiRB	4m + 60 ⁰	<u>8m + 60⁰</u>	8m + 60 ⁰ when adjoining residential zone
Building Coverage	50%	50%	100%
Impervious Surfaces	70%	<u>80%</u>	100%
Landscaping	20%	20%	n/a
Outlook Space	4 X 4m/ 1 X 1m	4 X 4m/ 1 X 1m	4 X 4m/ 1 X 1m
Outdoor Living Space	3m - 20m ² @ GF / 1.8m - 8m ²	3m - 20m ² @ GF / <u>1.5m - 6m²</u>	1.5m - 6m ² (substitutable with increased floor area)
Windows to the Street	20% glazing	20% glazing	n/a
Maximum building length	<u>22m</u>	22m	n/a
Yards	1.5m front, 1m all others	1.5m front, 1m all others	3m when adjoining residential zone
Minimum dwelling size	<u>35m2 Studio/ 45m2 1-bed+</u>	35m2 Studio/ 45m2 1-bed+	35m2 Studio/ 45m2 1-bed+

Design Guidelines

- Preparation of design guidelines progressing
- Will provide worked examples and best practice "rules of thumb" for:
 - 4+ dwellings on a site
 - Proposals that infringe the standards
- Links with effects being managed by the standards



Papakāinga

- Hui with working group
- Plan Change include targeted changes:
 - Remove requirement to be adjacent to marae;
 - Introduce permitted standards for papakāinga in the rural zones e.g. more lenient density;
 - Special information requirements
- Other potential changes addressed through FDS and later Plan Change



Cultural Villages

- Survey of owners and residents
- Hui to be held- Ngāpuna, Whakarewarewa and Ōhinemutu villages
- Plan Change likely to retain the Residential 3 zone and Marae Protection Overlay



Natural Hazards

Management of Flood Risk

- Changes in Plan Change to clarify and strengthen flooding provisions
- Flood Risk Plan Change will go further
- Progress flood hazard mapping - river corridors and overland flow paths

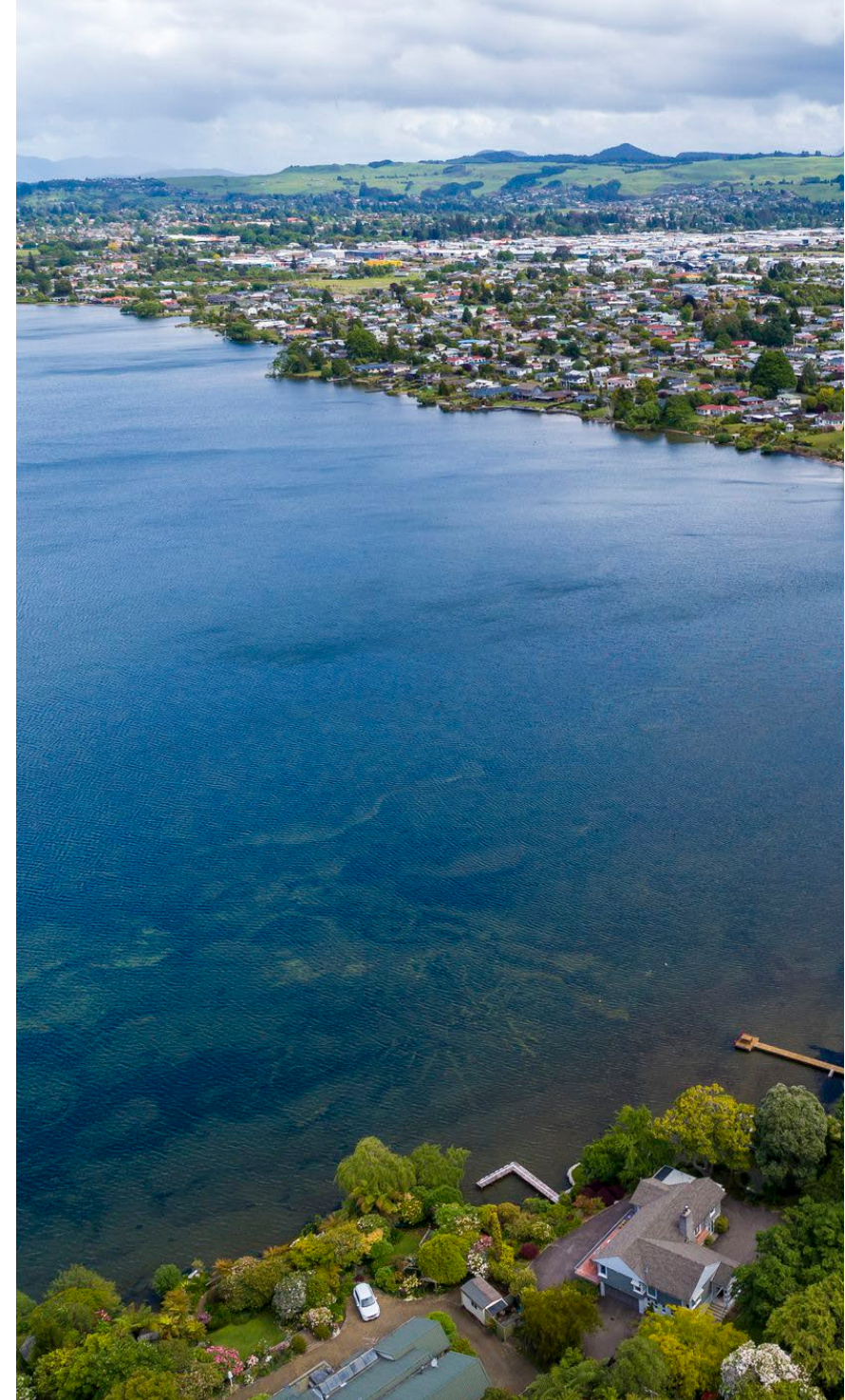
Management of Geothermal Risk

- Gap assessment to identify if any controls needed



Financial Contributions

- Extension of requirement for contribution to permitted housing development
- Considering potential reduction in level of Reserve Contributions for some types of housing (rural, infill)
- Broadening the provision of spending



Continuing Areas of Work

- **Infrastructure provisions**
 - Three waters
 - Transport
- **Development Areas**
 - Wharenui
 - Pukehangi
- **Industrial interface**
 - Technical work ongoing – changes to the plan unlikely at this stage



Questions and Discussion

What do you think about:

- 1) Residential Zone extents?
- 2) Residential rules?
- 3) Business Zones and heights?
- 4) Potential for mixed use around the city centre?
- 5) Natural hazards?
- 6) Financial Contributions?
- 7) Other areas of work?



Next Steps

- Any further feedback on the Plan Change welcome
- Keen to resolve key issues early
- Further consultant, stakeholder and iwi engagement happening now
- Focus on completing draft provisions and s32 – May/June
- Plan Change notification in August
- We will be clear on which rules have immediate legal effect from August
- Work on FDS progressing with a focus on the spatial scenarios

