



Planning Our Way Forward

Industry Group's Forum

Agenda

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

Introduction

What we need to achieve:

- Well managed growth & a well-functioning District
- Sustainable and efficient urban growth
- More homes and greater access to homes
- Greater housing choice- more homes of all types
- Realisation of iwi aspirations



National Direction

Central Government has provided the direction and tools to enable Council to deliver the homes we need at pace.

National Policy Statement on Urban Development (NPS-UD)

Directive to ensure cities are well-functioning allow growth 'up' and 'out' in locations that have good access to existing services, public transport networks and infrastructure.

Resource Management (Enabling Housing Supply and Other Matters) Amendment Act

Legislation to rapidly accelerate housing supply

Growth Context



+ 1890
Housing
shortfall
(2023)



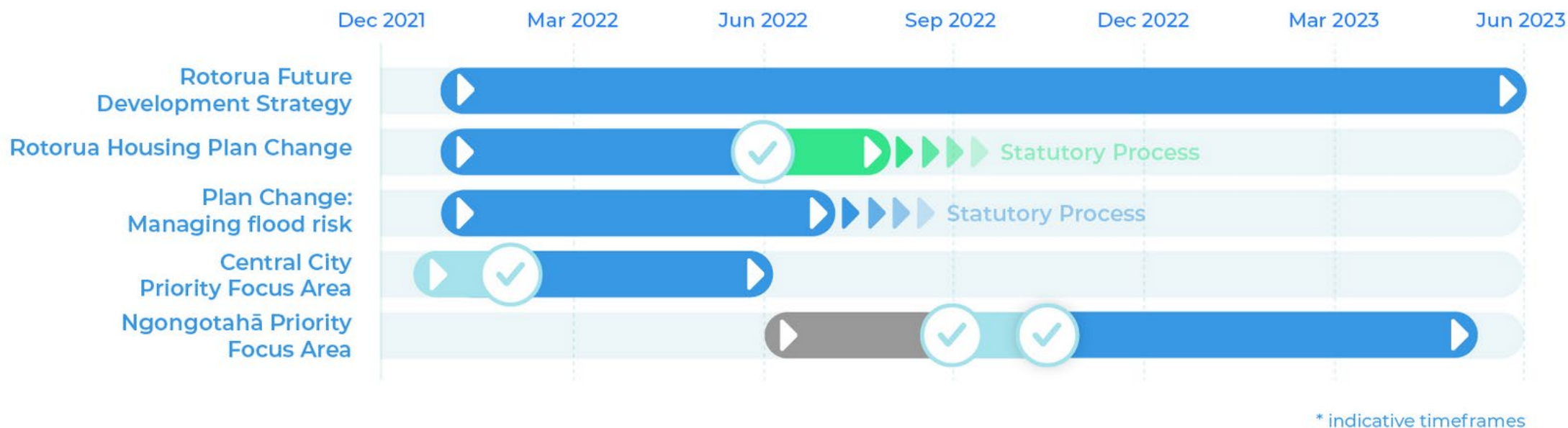
+ 6,240
Additional
capacity
required in District
Plan
by 2030



+ 9,740
Additional
capacity
Required in
District Plan
by 2050

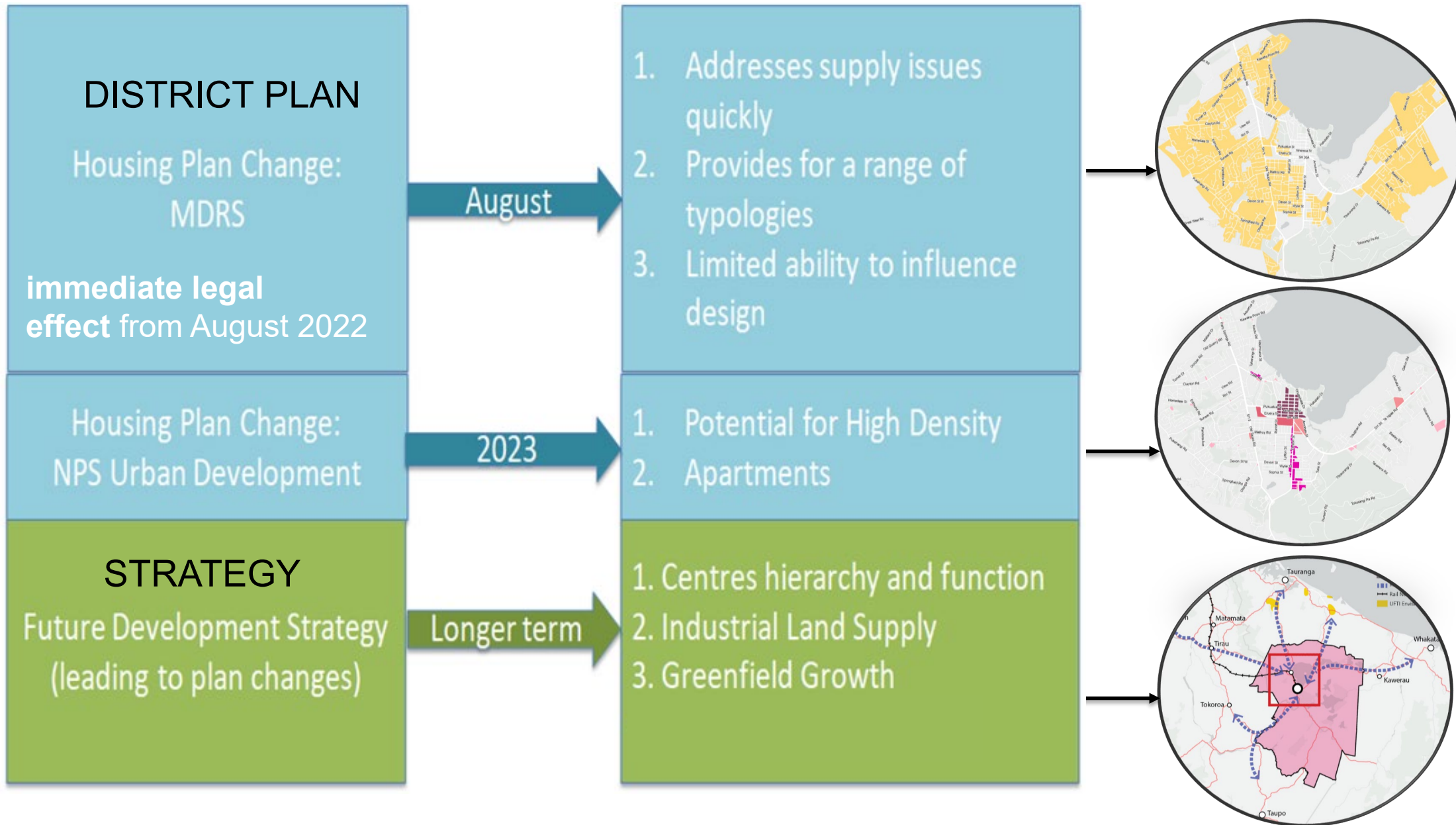
Greater proportion of new homes need to be 1 or 2 bedroom

Planning Our Way Forward – Key Projects



Key: milestone notified plan change preliminary work frameworking plan development

Key Initiatives- PC & FDS

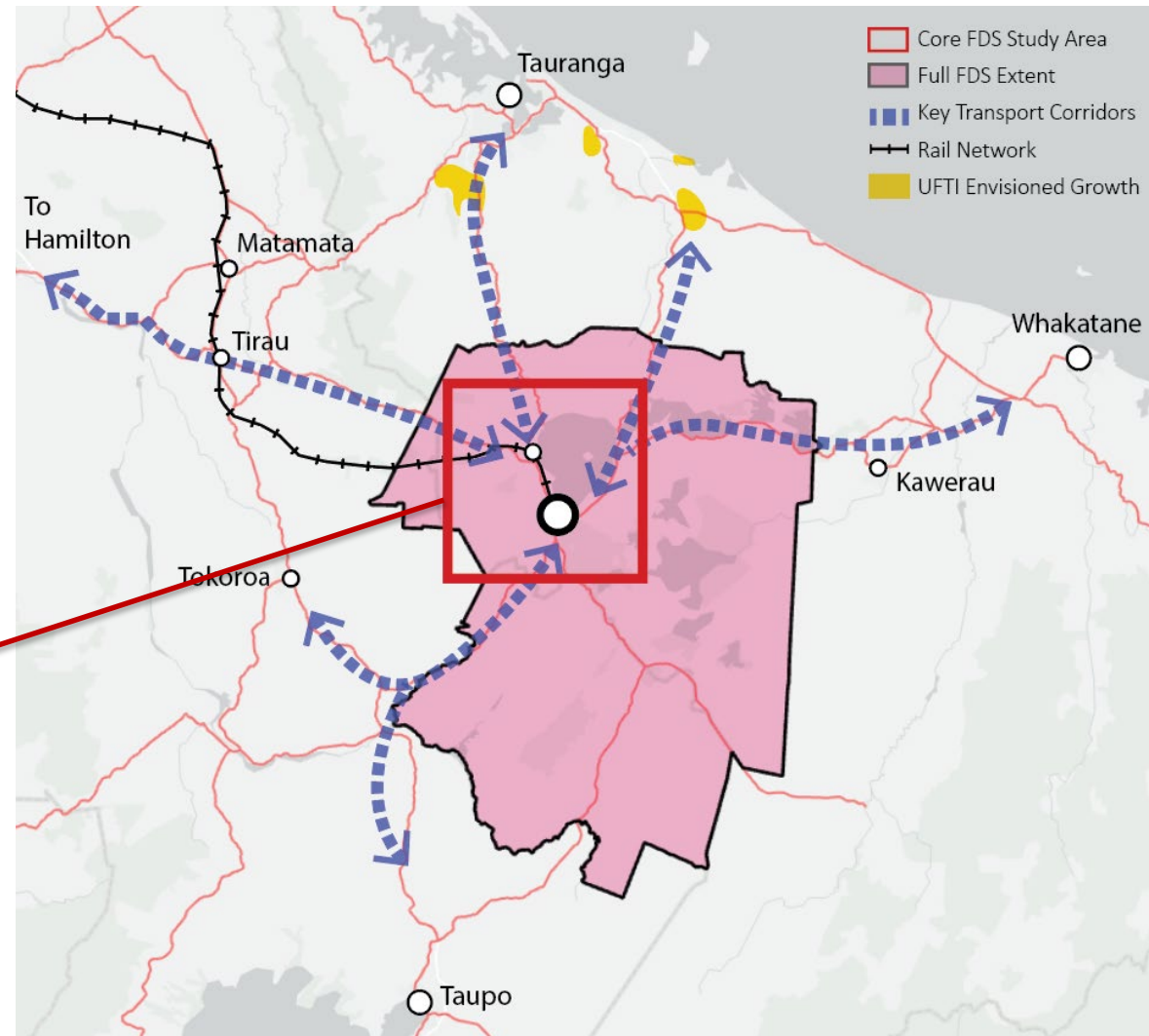


Future Development Strategy

- 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

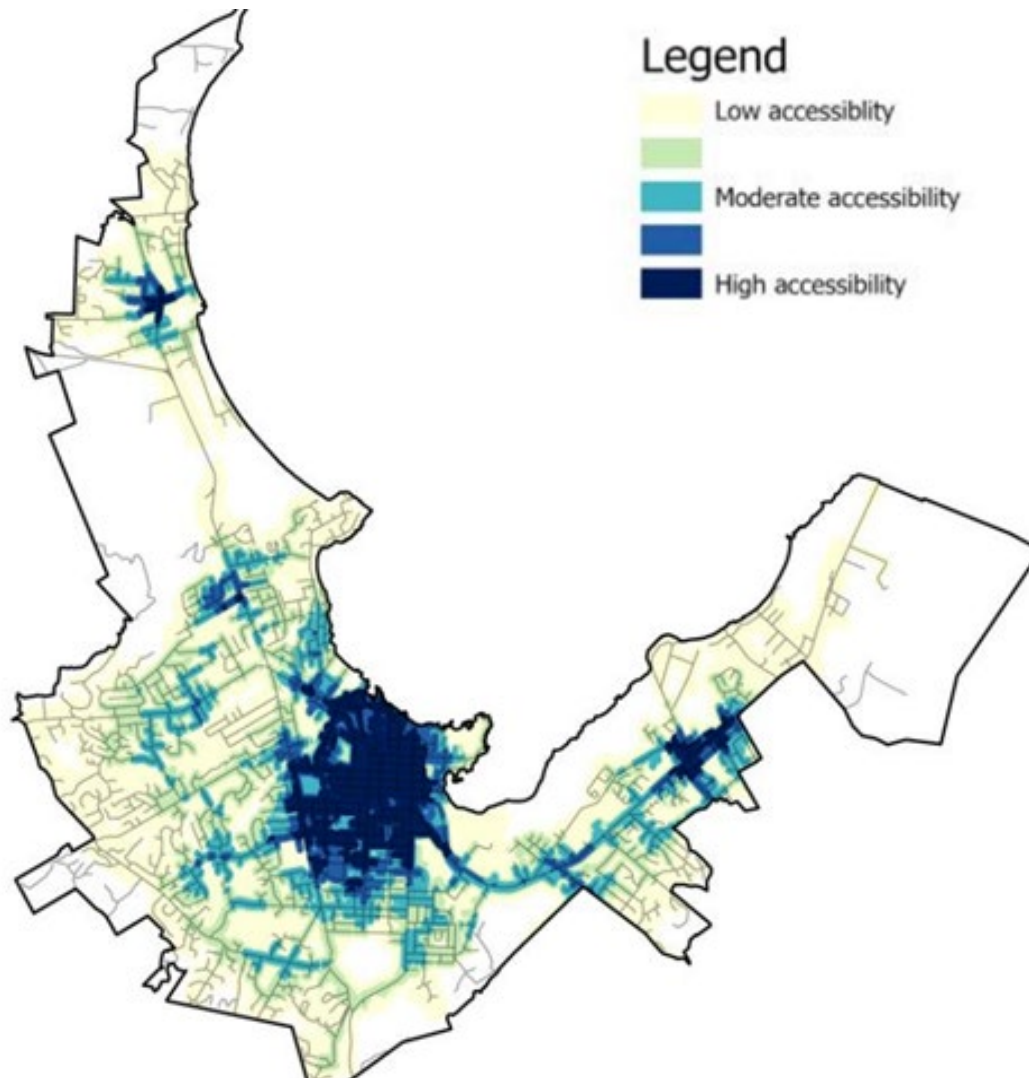
- Focus will be on urban area around Rotorua (aligned within NPS-UD requirements).



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
- Implementation Plan.

Work has begun- Accessibility Analysis



Future Development Strategy

- **Questions and discussion**

- What work do you have underway? Timing?
- Opportunity to integrate?
- Where do you see the big opportunities?

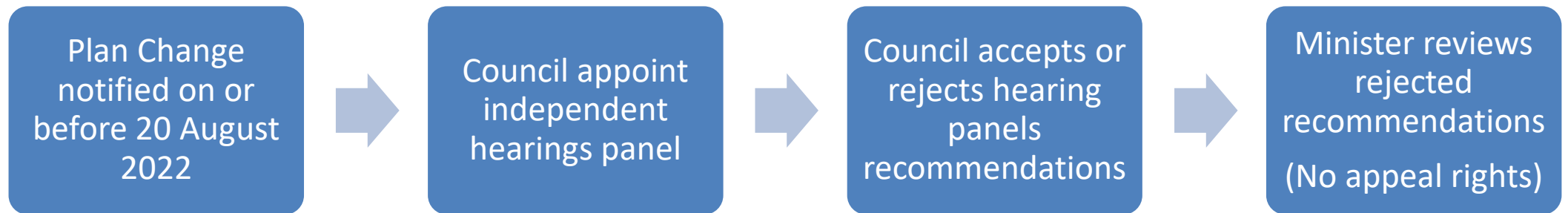
Rotorua Housing Plan Change

- 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

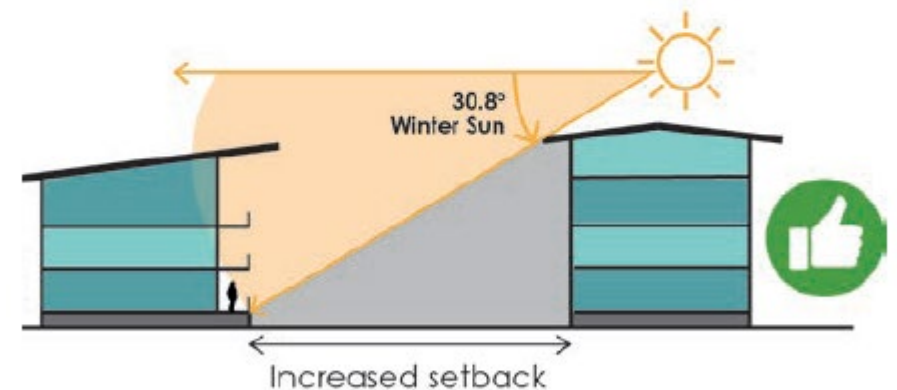
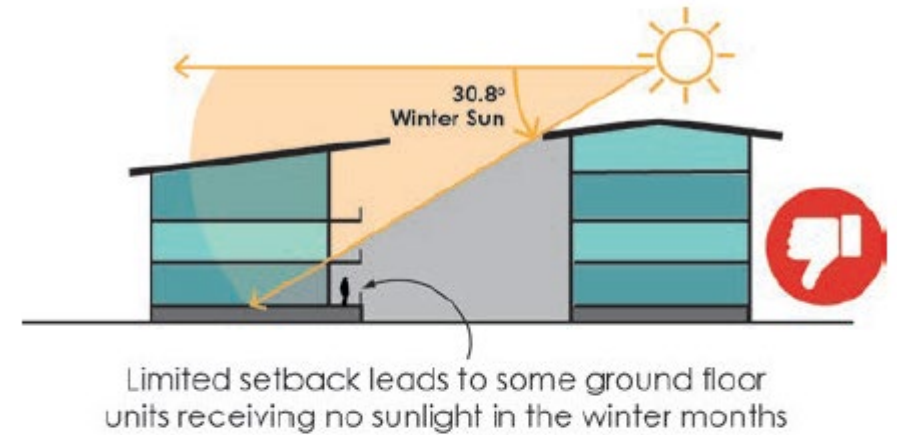
Intensification Streamlined Planning Process



- 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.

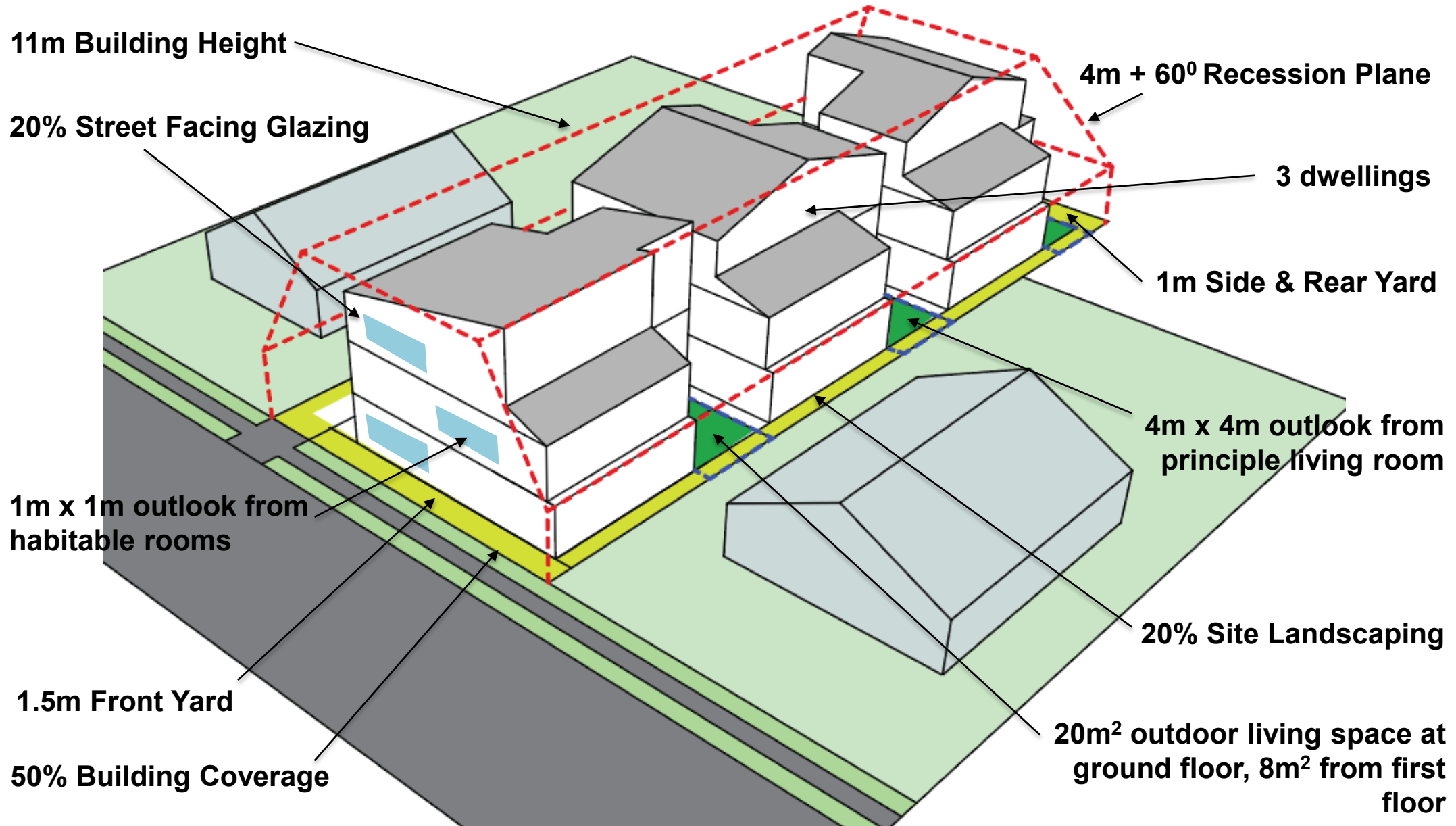
Achieving high quality design

- 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.



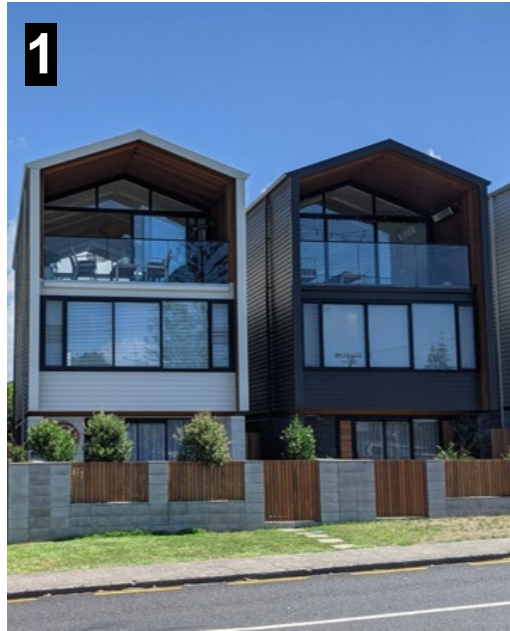
Guideline 11 Appropriate building separation at setback can help lead to not impinging on neighbour's access to sunlight.

Medium Density Residential Standards



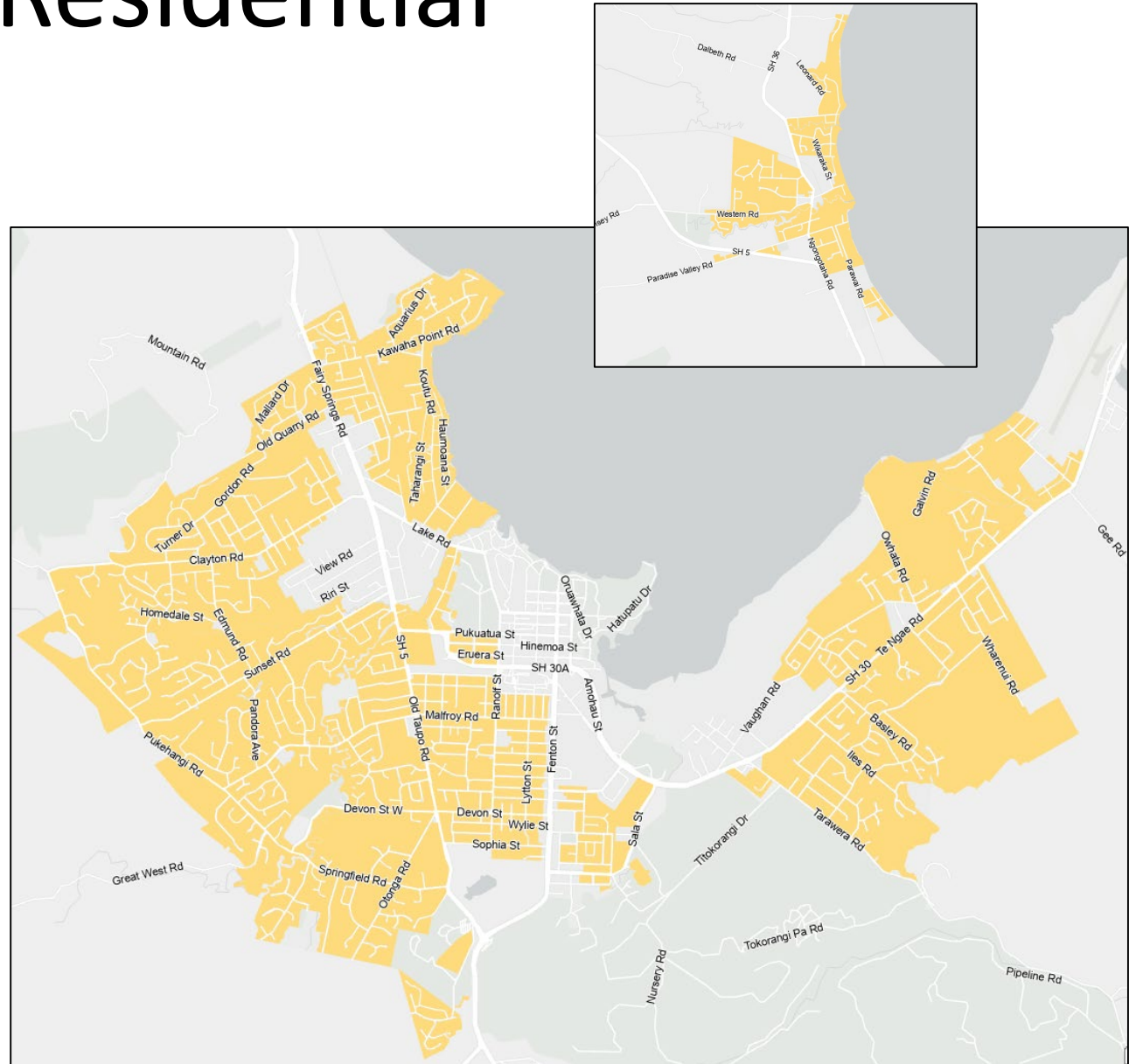
Housing types enabled

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.



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.



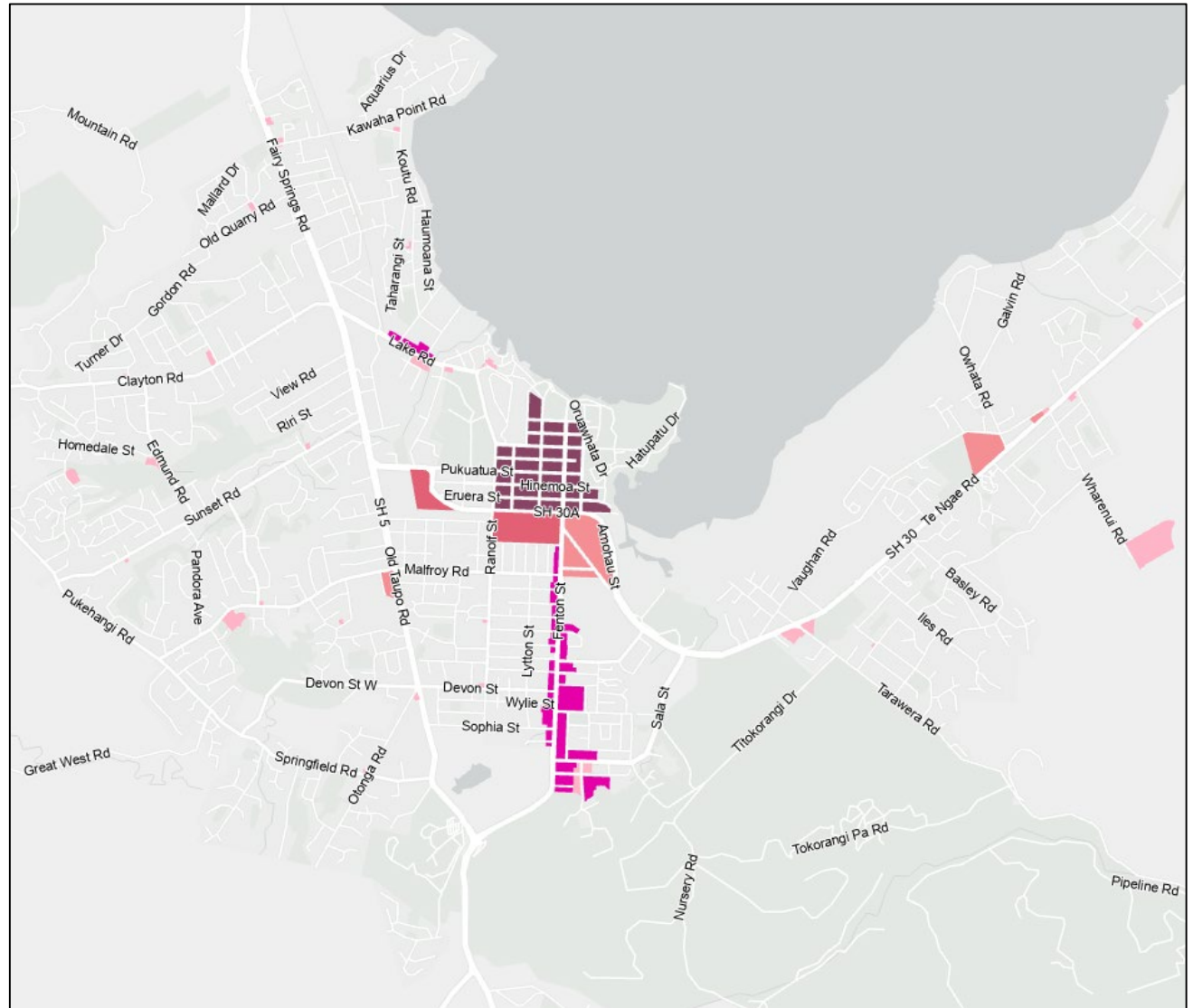
Plan Change – High Density Zone

- 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 & 3
 - 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:
 - Do you think these changes will support the delivery of more housing and employment?
 - Where do you see opportunities for high density / apartments?
 - Are there other rules in the District Plan that are a major barriers for you & your clients?



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?