



Planning Our Way Forward

Consultants workshop

5th May 2022

Agenda

- Building on what we've heard
- Progress with FDS
- Progress with Housing Plan Change
 - Changes to zoning extents
 - Thinking on draft provisions
- 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.
- Geotechnical and Flooding Constraints.
- Demand in locations with access, views and amenity e.g. Owhata & Ngongatahā.
- Opportunities for more efficient use of rural residential areas and CBD
- Business growth opportunity eastern corridor.

Infrastructure & Process

- We need to support development 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 Rotorua, New Zealand. The foreground shows a dense residential area with many houses and green spaces. In the middle ground, there's a large body of water (Lake Taupo) and a sandy beach area. The background features rolling hills and mountains under a cloudy sky. The text "Future Development Strategy" is overlaid in large white letters.

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.



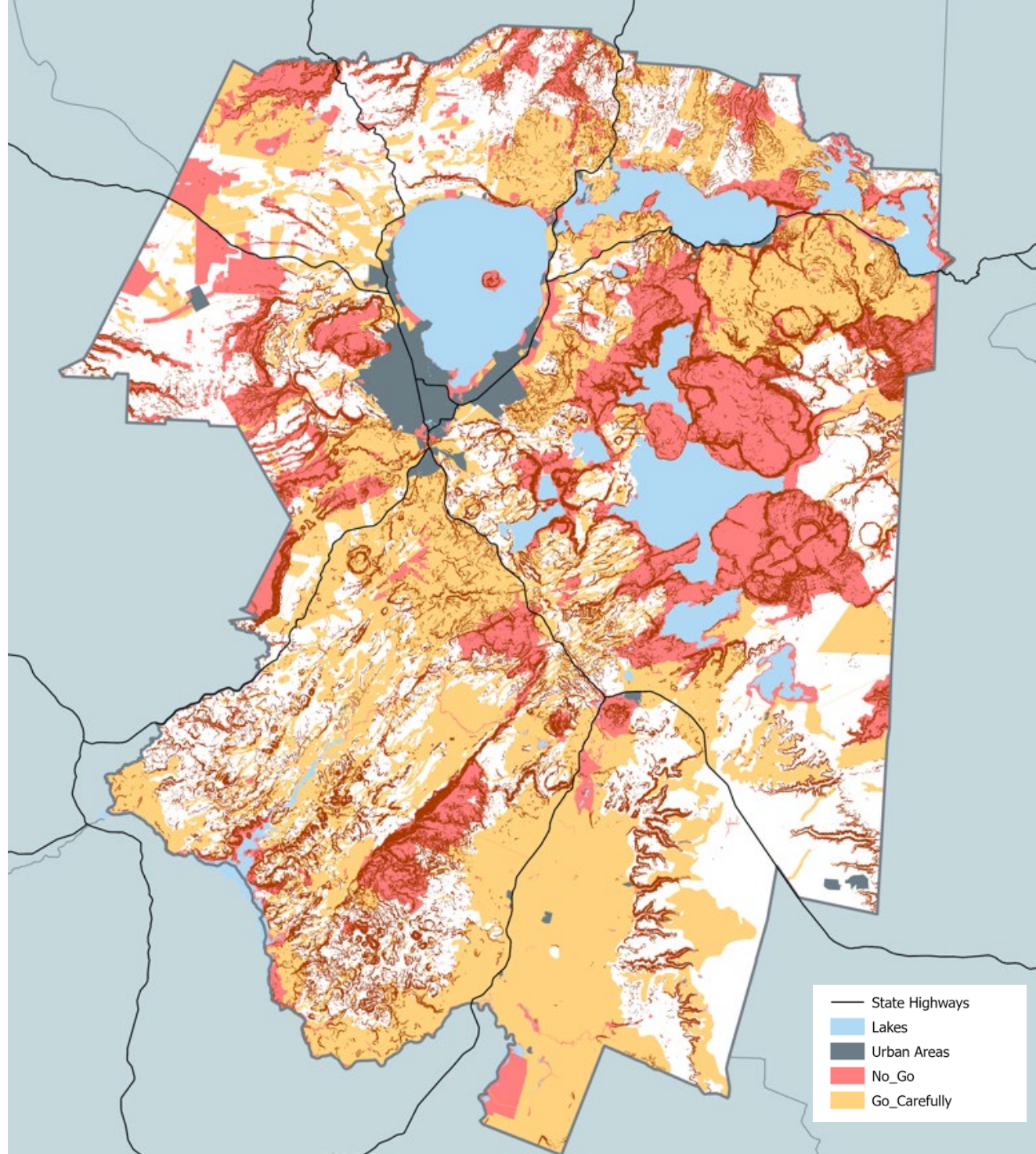
District Summary

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

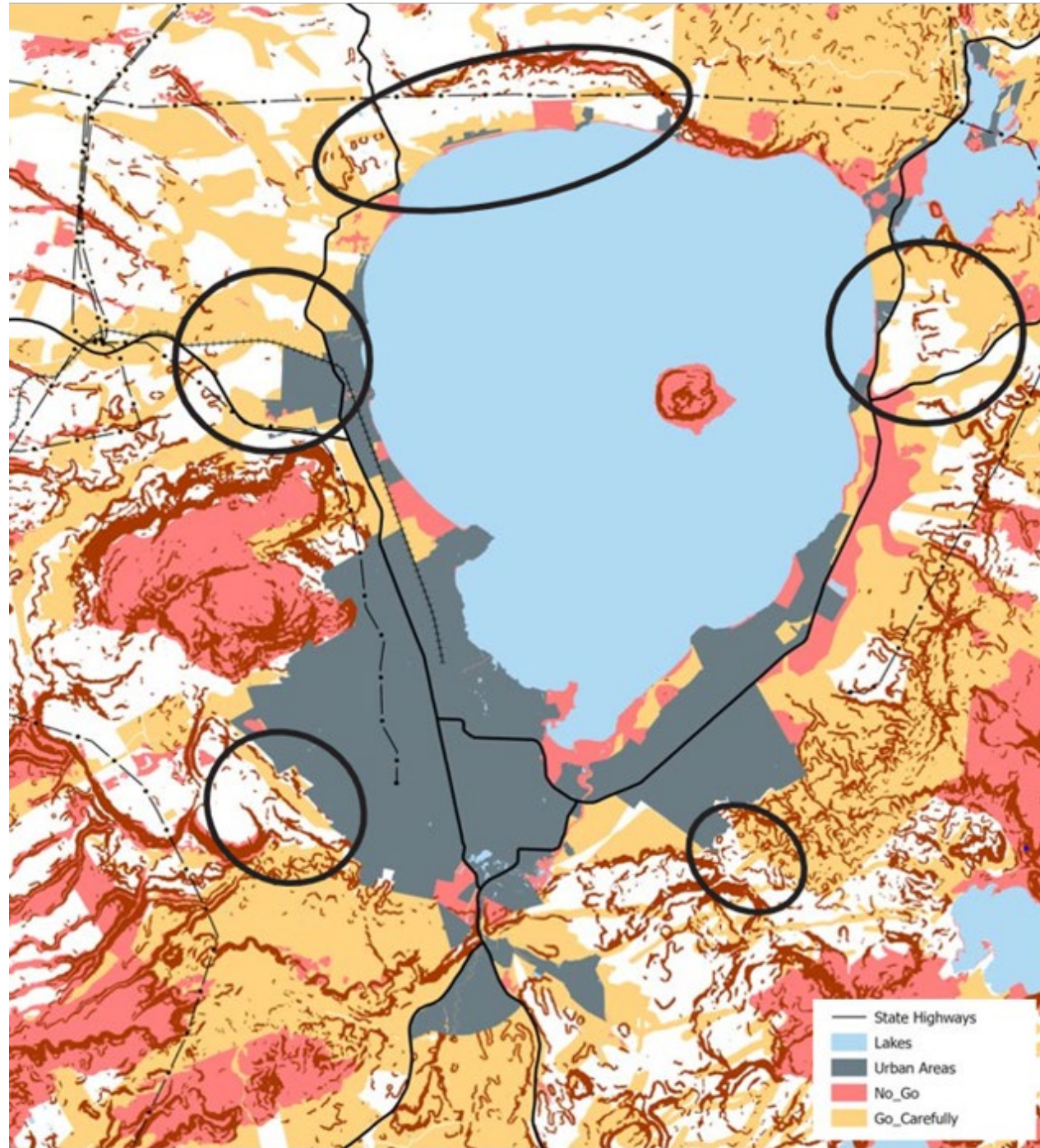
Existing Rural Lifestyle areas identified as relatively unconstrained:

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

South of Rotorua:

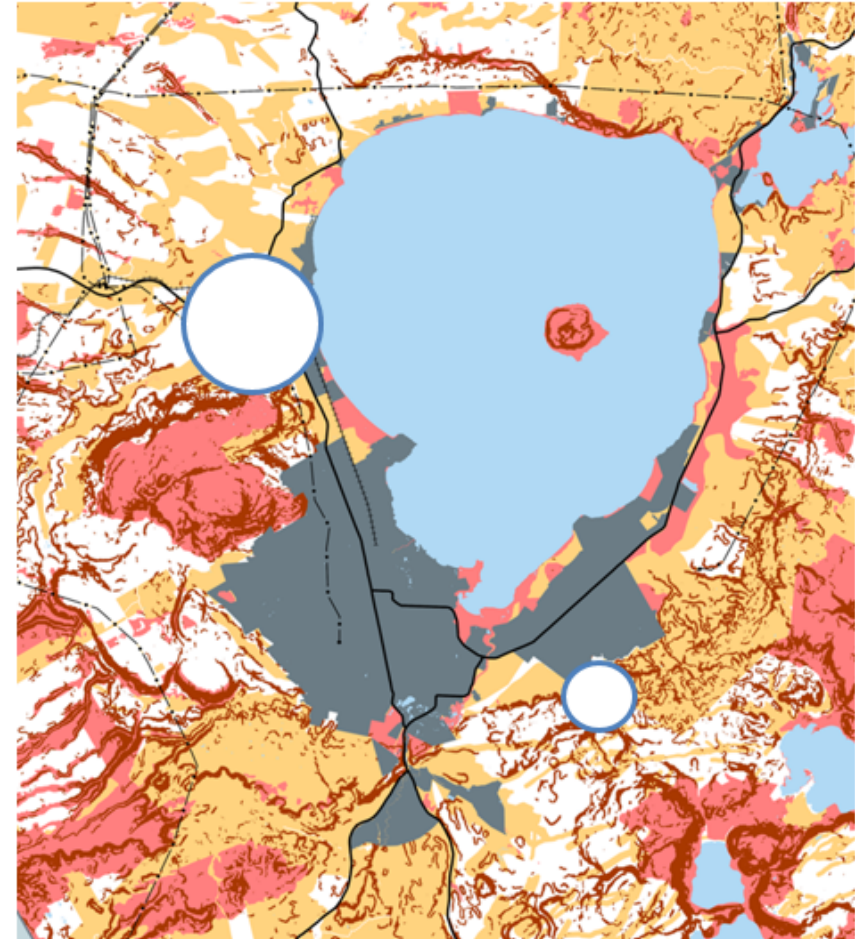
- Extensive Maori Land holdings
- Possible Liquifaction
- Heavy Industry
- Landfill
- Landform

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



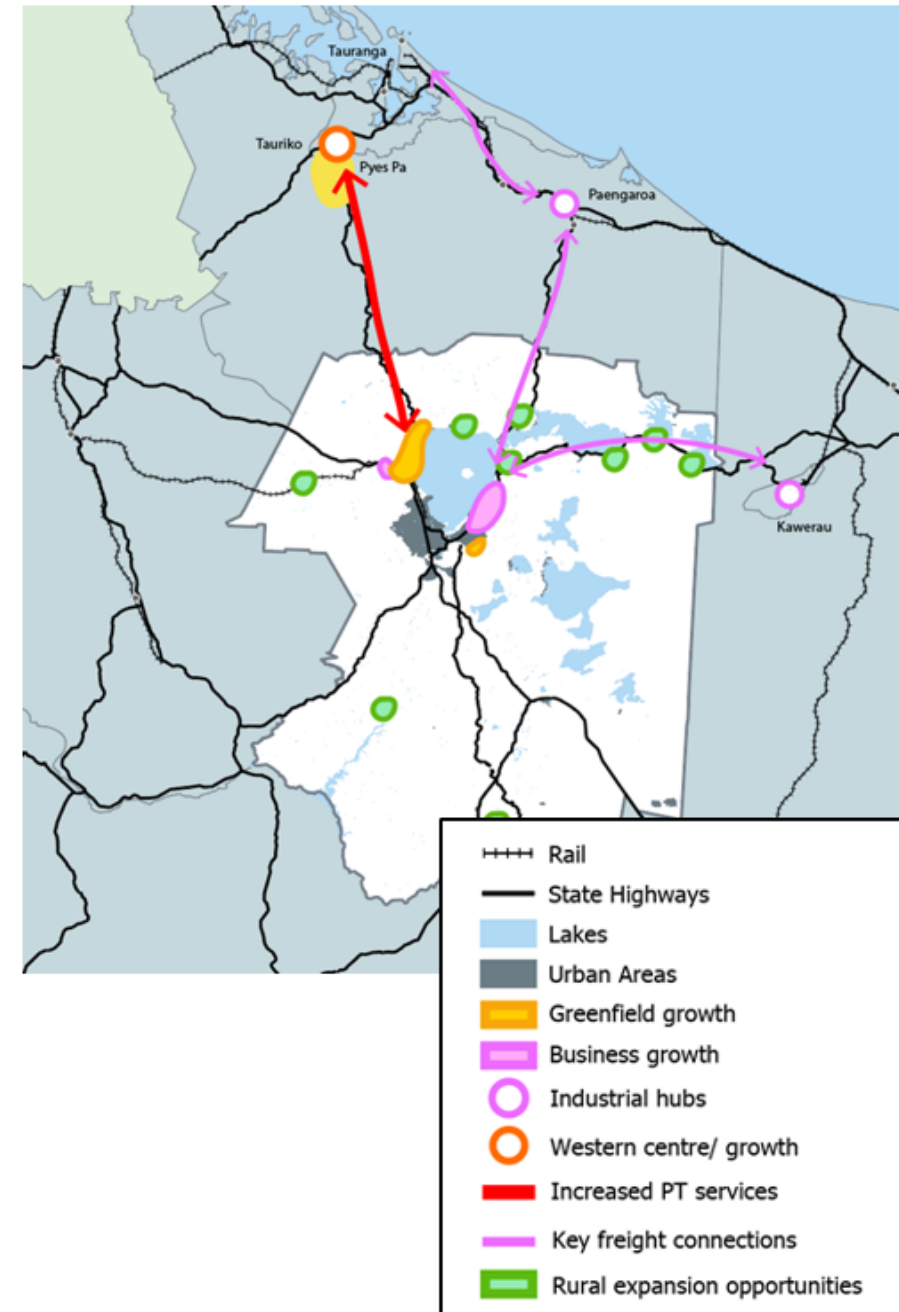
Key Opportunities for Spatial Scenarios- Urban

- 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).



Key Opportunities for Spatial Scenarios- Urban

- 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 hills and mountains in the background under a cloudy sky. The text 'Rotorua Housing Plan Change' is overlaid in large white letters.

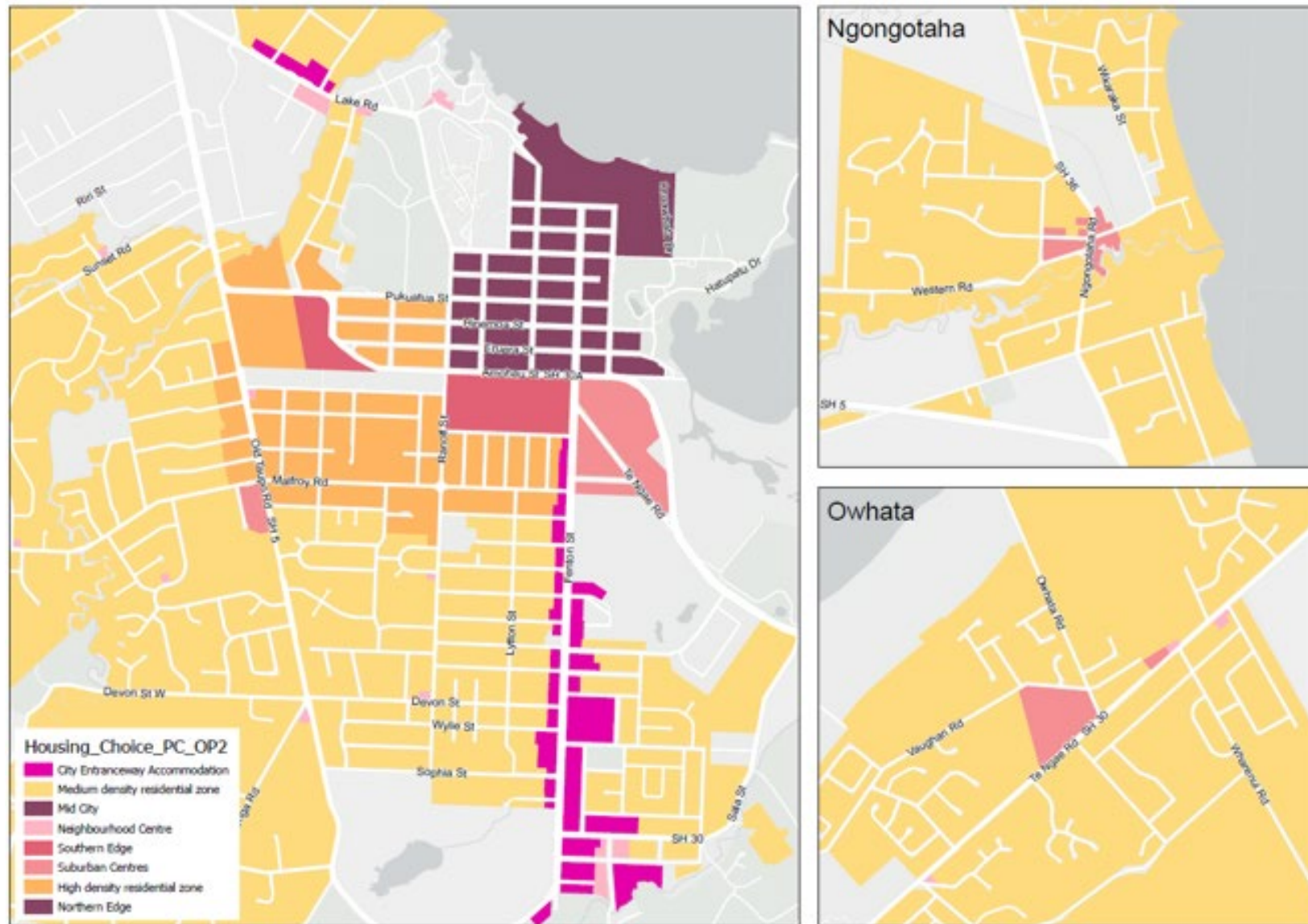
Rotorua Housing Plan Change

Recap

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



Residential 1 & 2 Zone Extents



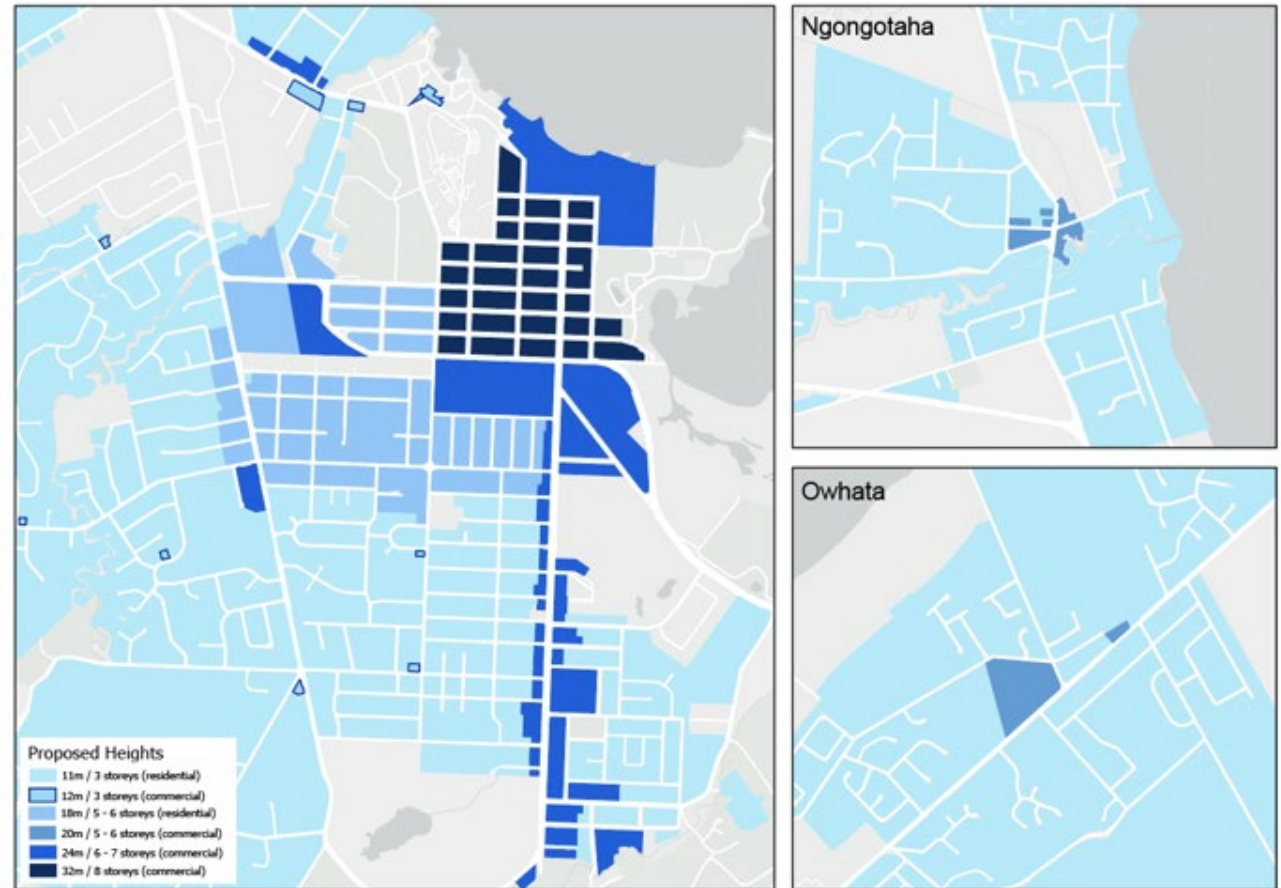
Mixed Use in the Central Area

- 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 on amendments with working group.
- Plan Change will 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 people who live there and hui with Ngāpuna and Ōhinemutu villages.
- Plan Change likely to retain the Residential 3 zone and Marae Protection Overlay unchanged.



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.

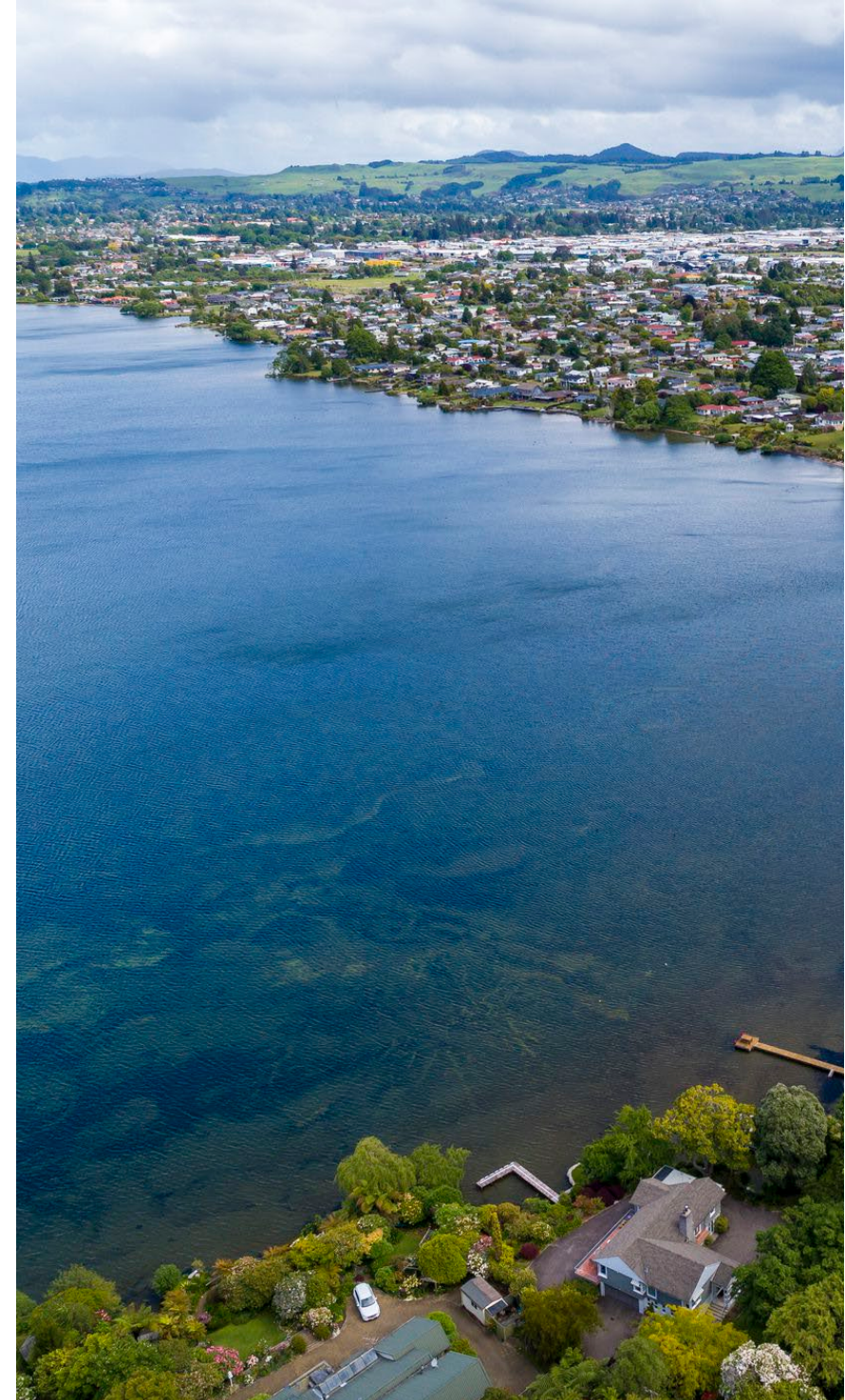
Management of Geothermal Risk

- Undertaking a 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:**
 - Residential Zone extents?
 - Residential rules?
 - Business Zones and heights?
 - Potential for mixed use around the city centre?
 - Natural hazards?
 - Financial Contributions?
 - Other areas of work?



Next Steps

- Further feedback on the Plan Change welcome
- Keen to resolve key issues early if we can.
- Further developer, 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.

