



DEVELOPING ROTORUA WORKSHOP
Future Development Strategy &
Housing Plan Change
Mana Whenua Workshop No 2

14 March 2022

Agenda

- Rotorua Growth Context
- Overview of Planning our Way Forward Programme
- Rotorua Future Development Strategy
- Rotorua Housing Plan Change:
 - Residential Zone Changes, including Residential 3 Zone
 - Qualifying Matters
 - Commercial Zone Changes
 - Papakāinga
 - Process
- Next Steps

Rotorua for Tomorrow

Taking action to create homes and thriving communities

RLC and Te Arawa recognise we need to plan for and build more homes and thriving communities in a way that:

- Is affordable, environmentally sustainable, and good for communities,
- Ensures we have a well-connected and well-functioning city and district.

He Papakāinga, He Hāpori Taurikura (Homes and Thriving Communities Strategy 2020)

Te Arawa Vision 2050

Te Arawa Wellbeing Compass



Growth Context



+ 1,890

Housing
Shortfall
2023



+ 6,240

Additional
capacity Required
in District Plan
By 2030



+ 9,740

Additional
capacity Required
in District Plan
By 2050

A greater proportion of new homes need to be 1 or 2 bedroom

How do we address this?

Changes to the District Plan

- Make it easier to build homes in urban areas and in papakāinga,
- Allow for more housing choices (more apartments, townhouses, smaller sections etc)

Future Development Strategy to identify where will growth happen in the future, what kind of growth do we want to see?

Provide good infrastructure to support growth (transport, drinking water, wastewater, stormwater and the effects of climate change)



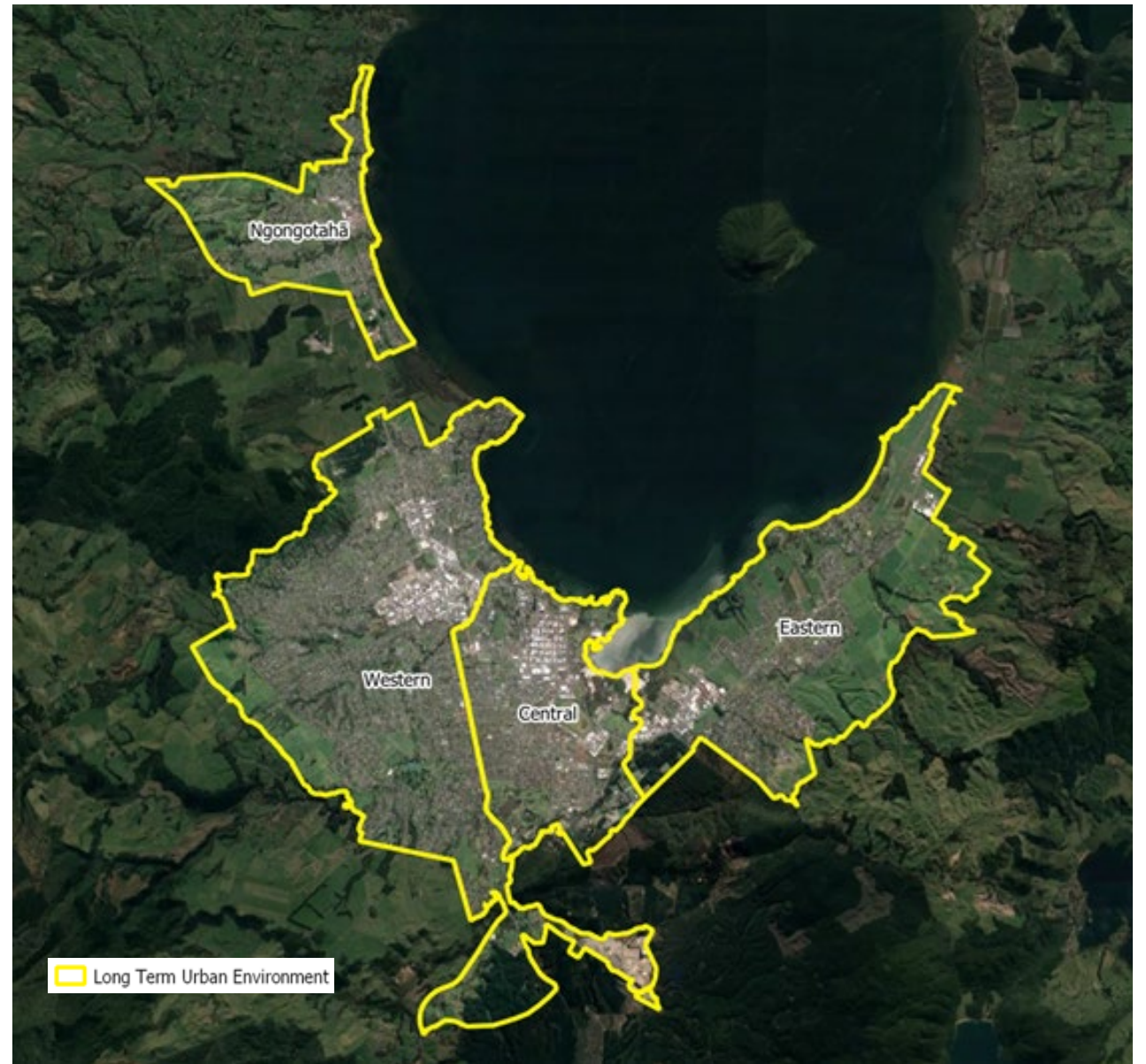
This mana whenua workshop focuses on:

1. Enabling more housing in the Rotorua urban area (what are the opportunities and concerns for mana whenua)?
2. Papakāinga
3. Mana whenua involvement in the work programme going forward...

Growth in the Rotorua Urban area



Rotorua Urban Area



Current Issues with District Plan

The district plan provides for limited housing choice:

- Enables single detached houses on generous sites
- But households are getting smaller and there is a need for more 1 – 2 bedroom homes on smaller sections in addition to larger whānau homes

ACTION 1: Rotorua Housing Plan Change

Enabling more homes and more housing options

By August of this year, RLC will introduce a Plan Change for the Rotorua urban area that enables more housing:

- Residential 1 and 2 zones: likely to include medium density rules
- Residential 3 zone (villages): is change needed?
- High Density Residential Zone: Possibly central city and Fenton St
- Commercial Zone: Keep the boundaries but allow apartments to be built

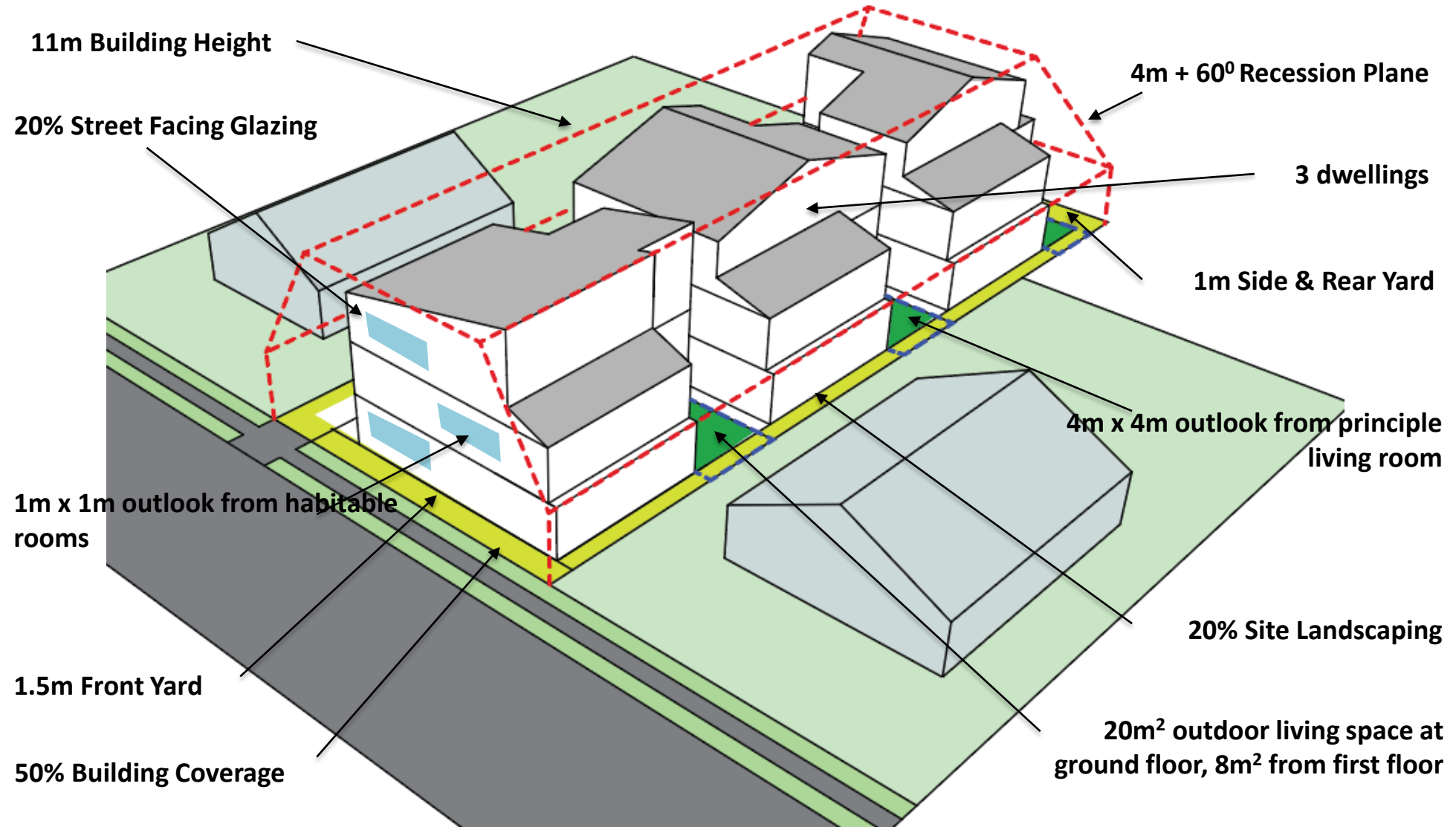


Previous Hui & Medium Density

- Also discussed what people felt were the opportunities and challenges with medium density neighbourhoods

Medium Density Opportunities	Do it right- underpinned by Te Arawa values Better access to affordable housing Use existing infrastructure capacity Benefits developers, landowners & homeowners who can develop whenua More opportunities for inter-generational living Employment opportunities -More people to live closer to services & goods -In the building and development sectors. Provides housing choices in the same neighbourhood so we can stay in our area as our needs change.
Medium Density Challenges	Doing it wrong, particularly by not underpinning with Te Arawa values and a strong drive to improve wellbeing. Not considering design that could lead to the delivery of ghettos, ugly, depressing with no sunlight. Putting additional pressure on infrastructure. Increasing pressure on transport.

Medium Density Residential Standards

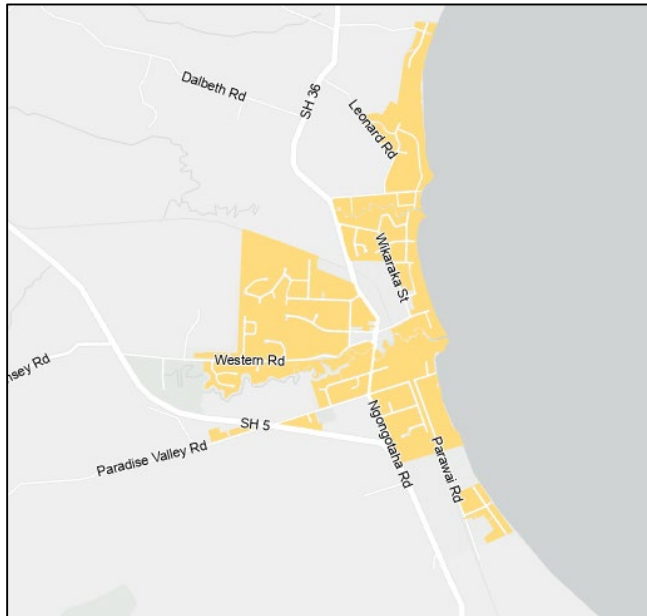


Medium density examples

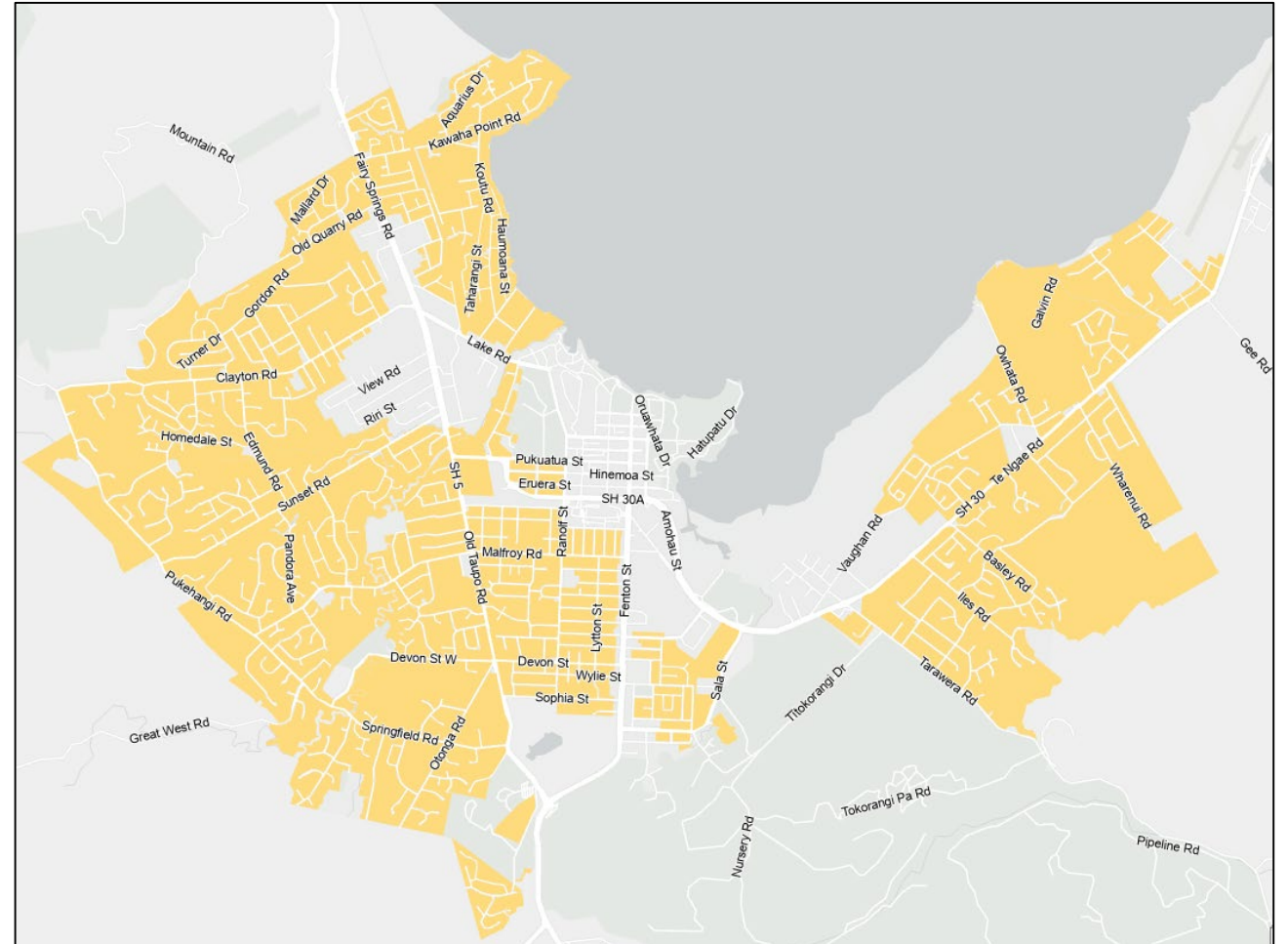
1. Detached townhouses, Waihi Beach.
2. Two-storey walk-up apartments, Palmerston North.
3. Two-storey terraces, Dunedin.
4. Single-level duplexes, Rangiora.
5. Three-storey walk-up apartments, Hamilton.



Residential 1 and 2 zones



Ngongotahā



Impact of medium density on marae in urban areas

**Do marae have concerns about
medium density housing?**



Residential 3 Zones - Ōhinemutu, Whakarewarewa and Ngāpuna

- What development outcomes would you like to see within these zones?
- Are the heights and densities in the MDRS appropriate?

	Current	MDRS
Height	7.5m	11m + 1m
Density	1 house / 250m ²	3 houses /site
Front Yards	3m	1.5m
Side and Rear	2.5m	1m
Height envelope	3m +45 degrees	4m + 60 degrees
Building coverage	50%	50%
Glazing, landscaping, outlook space	No controls	Controls

Residential 3 Zones

- Are there cultural values associated with Ōhinemutu, Whakarewarewa and Ngāpuna that need to be protected?

	ONFL	SNA	Other
Ōhinemutu	Adjoins	Yes - in some areas	Marae Height Protection, Archaeological Sites, Heritage Sites
Whakarewarewa	Yes	Yes	Marae Height Protection, Heritage buildings
Ngāpuna	Yes – in some areas	No (but nearby)	Marae Height Protection,

Residential 3 Zones

Natural hazards – geothermal activity, and in some areas flooding, will naturally constrain development.



Is it appropriate to enable greater development potential through the Medium Density Residential Standards or leave the zoning as it is?

Papakāinga



Papakāinga - The Issues

- We know that issues can include:
 - Finance
 - Land tenure
 - Agreement between land owners
 - Trustees/owners having time to progress projects
 - Resource consents
- What have we missed?



Current District Plan - Papakāinga

- Papakāinga is defined as:
“A settlement developed by and for tangata whenua on land in their traditional rohe including but not limited to residential activities.”
- Kaumātua Flats are a Permitted Activity (density 150m²) if on or adjacent to a marae
- Generally, resource consent is required if the site is not on or adjacent to a marae

RLC ACTION 2: Papakāinga

Review the papakāinga rules in the District Plan to make it easier to build papakāinga in rural areas

Potential Papakāinga Development Guide setting out the steps you need to take (a 'how to' guide)

- **Have you had difficulties with the existing District Plan rules for papakāinga ?**
- **What changes are needed to make papakāinga easier to build?**

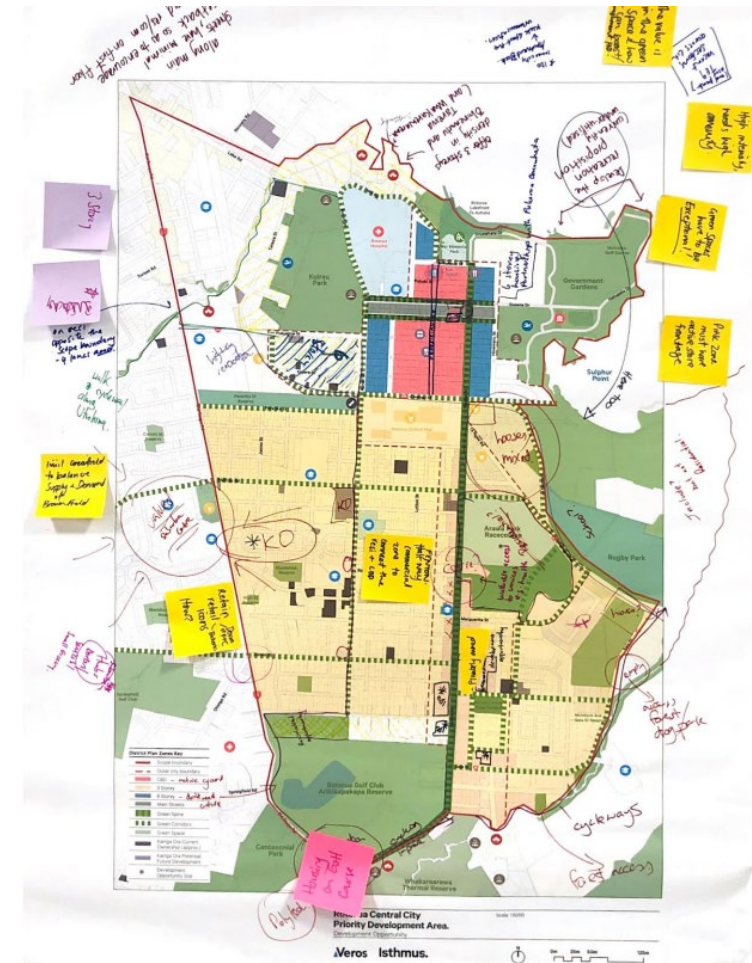


Plan Change – High Density Zone

- **Where are the opportunities for intensification or greater height within Rotorua?**
- **What in your view are appropriate heights and housing types within the Rotorua context?**
- **Which areas would terrace housing or apartments be most suited?**

Priority Areas - Central

- A shared vision for growth for Central Area.
- A clear monitoring framework to ensure delivery against commitments.
- Key initial focus in parallel to plan change will be on housing and creating great neighborhoods (higher density and mixed use).
- Aligned to the work around the FDS the next focus will be on commercial elements within the PA area.



Next steps



Next Steps

- 'Bang the Table' website will be open for the next two weeks to identify your concerns and aspirations re: Housing Plan Change and Papakāinga Rules
- **Next Workshop (End April/ Early May)**
 - Future Development Strategy
 - We will provide an update on the Housing Plan Change and Papakāinga Rules
- **Final workshop – June**

We have suggested that each cluster nominate 2 reps to help ensure that RLC's work on the on the plan changes aligns with the korero from the workshops. The role will be active over the over the next 6 to 12 months