

Part 2: District Wide Matters

ZONES

FGZ

FUTURE GROWTH ZONE

CONTENTS

FUTURE GROWTH ZONE	3
Introduction	3
Issues	3
Objectives.....	5
Economic and social well-being of the district	5
Development of the future growth areas and infrastructure	5
The provision of infrastructure	5
Subdivision and development.....	5
Provision of safe and attractive residential spaces.....	5
Policies	6
Economic and social well-being of the district	6
Development of the future growth areas and infrastructure	6
The provision of infrastructure	6
Subdivision and development.....	7
The development of rural land	7
Provision of safe and attractive residential spaces.....	7
Rules.....	8
Rules for Activities in the Future Community Assets Zone	8
Anticipated Environmental Results	11



FUTURE GROWTH ZONE

Status: FGZ is Operative

INTRODUCTION

The Rotorua District Council has undertaken significant research to ensure that the district is well planned and serviced. Such research has included annual reviews of growth assumptions and the Rotorua Basin Structure Plan which integrates the eastern and western structure plans.

The zones in this plan are based on the mid-growth forecasts provided in the Growth Assumptions 2011 report and are able to support this level of population growth to 2021. The district plan sets the zoning pattern for the next 10 to 15 years. The structure plans and growth assumptions have longer planning horizons out to 2051.

Future Urban Growth Zones

In 2013 the population for Rotorua was 65,280. When the District Plan was reviewed the population growth projections for Rotorua out to 2021 and 2051 are predicted to be within medium forecasts with Rotorua expected to grow by 0.37% per annum from 2011 to 2021, and 0.15% per annum from 2021 to 2051.

The district plan has identified areas of rural land that are suitable for future land conversion and are considered to be the city's future urban land bank. These are located in the southwest area of the district adjoining Pukehāngi Road. Much of this land has now been rezoned to enable development. However, the future Community Assets Zone remains within this area reflecting the future potential development of an educational facility, and as such provisions remain within this Chapter to guide any future consenting.

The Policy framework has also been retained should subsequent Future Growth Areas be included in the District Plan in the future.

ISSUES

There are five key issues influencing the policy framework in the Future Growth area.

FGZ-I1 Economic and social well-being of the district

Restricting land for urban expansion reduces development options to infill housing which can increase localised areas of traffic congestion and reduce privacy and useable lot sizes in turn impacting residential amenity and housing affordability. Whilst Rotorua is forecast to have limited population growth within the life of this district plan, the provision of land for urban development will increase the level of lifestyle choices provided to Rotorua residents and the ability to complete innovative and flexible developments. This will enable well designed development and provide the ability for the community to contribute to the social and economic well-being of Rotorua.

FGZ-I2 Development of the future growth areas and infrastructure

Fragmented development can effectively make further land conversion uneconomic. This is particularly so if development affects or pre-empts the effective and efficient location of infrastructure services and other supporting land use activities. In addition fragmented development can reduce the efficient use of rural land for agricultural practices. Large-scale development should occur in a planned and structured approach, taking into

account the environmental qualities and features of the land, as well as the need to provide strong and efficient connections with the existing urban area. No development should occur within the identified development zones until a comprehensive design process has been undertaken for each development zone, providing the community with an opportunity to have an input.

FGZ-13 The provision of infrastructure

Additional infrastructure such as water supply, roads, sewage, electricity and stormwater disposal is often necessary to service new development. Certain areas of development may have the potential to connect into existing infrastructure that has the capacity to meet the demand. In other instances an upgrade and/or extension will be required. There is a need to ensure any proposed infrastructure is capable of supporting the full development potential of the land, thus providing for the sustainable management and a reduction in economic cost of development in the future.

There is a need to co-ordinate subdivision and development with cost-effective infrastructure provision. Development that is inconsistent with the anticipated and planned settlement pattern carries a high risk of unforeseen effects on infrastructure, and in particular the transport network.

FGZ-14 Subdivision and development

The identified urban development areas are adjacent to the sensitive rural area in the Rotorua caldera which provides the valued rural backdrop to the Rotorua city and has been identified by the community as sensitive to urban growth. Within the future growth area there are components of the site which are less visible than others where development will maintain the amenity and character of the Rotorua district. In elevated areas that have higher visibility development will need to be designed in a manner to maintain these existing amenity and character values.

FGZ-15 The development of rural land

As urban activities, such as rural residential or low density residential development, occur within established rural areas, many of the effects associated with the operation of farms or other existing rural activities e.g. noise, dust, hours of operation, odour become less accepted by the community and as a consequence pressures are placed on existing operations to reduce their activities. These pressures are increased as the scale of urban activity increases particularly where it occurs in a fragmented manner. In contrast development of an industrial nature also has the ability to impact the existing amenity associated with residential activities located within the immediate vicinity. Reverse sensitivity effects associated with development within these growth areas will need to be avoided.

OBJECTIVES

Economic and social well-being of the district

FGZ-01

[12.3(1)]

Sufficient land area suited for future urban and economic development that provides the residents of Rotorua with a range of lifestyle and development choices.

Policies FGZ-P1 to FGZ-P2

Development of the future growth areas and infrastructure

FGZ-02

[12.3(2)]

Subdivision and development within growth areas completed in a structured and integrated pattern, with the environmental qualities of the land fully identified and sustainably managed.

Policies FGZ-P3 to FGZ-P5

The provision of infrastructure

FGZ-03

[12.3(3)]

Serviced development that safely connects to the existing road network, utility reticulation, provides a potable drinking water supply and sufficiently caters for the future development potential of the site.

Policies FGZ-P6 to FGZ-P9

Subdivision and development

FGZ-04

[12.3(4)]

The amenity values associated with the Rotorua caldera landscape and adjacent zones is maintained when subdivision and development occurs.

Policies FGZ-P10 to FGZ-P12

The development of rural land

FGZ-05

[12.3(5)]

Efficient and safe operation of the transport network and adjoining rural activities when development in future growth areas occurs.

Policies FGZ-P13 to FGZ-P14

Provision of safe and attractive residential spaces

FGZ-06

[1.3(4)]

Subdivision, use and development consistent with the anticipated settlement pattern that maximises the efficient use of zoned and serviced urban land and is co-ordinated with the provision of cost effective infrastructure.

Policies FGZ-P15 to FGZ-P18

FGZ-07

[1.3(5)]

Sufficient and suitable land zoned for future urban development that provides the residents of Rotorua with a range of lifestyle and development choices.

Policies FGZ-P19 to FGZ-P22

POLICIES

Economic and social well-being of the district

Objective FGZ-01

FGZ-P1 [12.3(1)(1)]	Identify areas within the district to meet future demand for residential development.
FGZ-P2 [12.3(1)(2)]	Ensure that development in the areas identified for new growth is carried out in a manner that meets the community's needs and avoids, remedies or mitigates adverse environmental effects.

Development of the future growth areas and infrastructure

Objective FGZ-02

FGZ-P3 [12.3(2)(1)]	Identify the key infrastructural, community, cultural and environmental opportunities and constraints for each new growth area and ensure that these are reflected in the development of each area.
FGZ-P4 [12.3(2)(2)]	Ensure that the activities carried out in the future urban area do not generate adverse environmental effects and or compromise future land use.
FGZ-P5 [12.3(2)(3)]	Avoid fragmented development that results in inefficiencies in the provision of infrastructure.

The provision of infrastructure

Objective FGZ-03

FGZ-P6 [12.3(3)(1)]	Manage urban subdivision and land development to connect with the existing infrastructure and transportation network, according to the capacity limitations of that network where available and the potential requirements for upgrading its capacity.
FGZ-P7 [12.3(3)(2)]	Require all subdivision and development to be coordinated with the planned provision of infrastructure, integrated with the transport network and the district's road hierarchy.
FGZ-P8 [12.3(3)(3)]	Provide for urban expansion where such growth does not adversely affect the safe and efficient use and development of land, roads and infrastructure.
FGZ-P9 [12.3(3)(4)]	Ensure a reasonable share of additional cost of infrastructure arising from subdivision and development is met by the applicant.

Subdivision and development*Objective FGZ-04*

FGZ-P10 [12.3(4)(1)]	Ensure that any development in the future development areas does not have an adverse impact on the caldera landscape.
FGZ-P11 [12.3(4)(2)]	Manage development to ensure it will not unduly conflict with existing activities on adjoining properties, compromise future urban development potential or give rise to adverse effects on the amenity of the caldera.
FGZ-P12 [12.3(4)(3)]	Ensure subdivision and development is designed in a manner that is cognisant of the amenity values associated with the Rotorua caldera and differences in amenity values within adjacent zones.

The development of rural land*Objective FGZ-05*

FGZ-P13 [12.3(5)(1)]	Restrict subdivision and development that compromise the safe, efficient and effective functioning of regionally significant infrastructure, including the transportation network.
FGZ-P14 [12.3(5)(2)]	Manage development to ensure it will not unduly conflict with existing activities on adjoining properties, compromise future urban development potential or give rise to adverse environmental effects.

Provision of safe and attractive residential spaces*Objective FGZ-06*

FGZ-P15 [1.3(4)(1)]	Ensure that subdivision, use and development is directed to areas with existing or planned service connections and/or to land that is zoned for future growth
FGZ-P16 [1.3(4)(2)]	Identify and zone appropriate areas of land for urban purposes to guide the future provision of infrastructure within the Rotorua District.
FGZ-P17 [1.3(4)(3)]	Avoid subdivision, use and development which results in the inefficient and/or uneconomic expansion of existing infrastructure and fragmented residential development.
FGZ-P18 [1.3(4)(4)]	Manage the demand on infrastructure by requiring subdivision, use and development to be adequately serviced by existing and/or planned provision of infrastructure including the transport network.

Objective FGZ-07

FGZ-P19 [1.3(5)(1)]	Ensure that development in the areas identified for new growth is carried out in a manner that meets the community's needs and avoids, remedies or mitigates adverse environmental effects.
FGZ-P20 [1.3(5)(2)]	Manage development to ensure it will not unduly conflict with existing activities on adjoining properties, compromise future urban development potential or give rise to reverse sensitivity effects
FGZ-P21 [1.3(5)(3)]	Identify the key infrastructural, community, cultural and environmental opportunities and constraints for each future growth zone and ensure that these are planned for in the development of each area.
FGZ-P22 [1.3(5)(4)]	Ensure that the activities carried out in the future urban area prior to residential development do not generate adverse environmental effects and or compromise future land use.

RULES

The rules in this chapter apply in addition to the rules in other chapters.

For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated that a rule overrides another rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1 - How the Plan Works.

Key relationships to note include:

1. The District Wide Matters chapters must also be considered. Examples of matters managed under these rules that are commonly associated with activities in the Future Growth Zone include (but are not limited to) earthworks, noise and light emissions and signs.
2. For subdivision refer to the separate chapter SUB – Subdivision. Some development areas also contain additional subdivision rules.

Rules for Activities in the Future Community Assets Zone

Development and Land Use Activities		
FGZ-R1	Educational facilities	[12.5(6)]
Applicable Spatial Layers Future Community Asset Zone	<p>1. Activity Status: Controlled</p> <p>Performance Standards:</p> <p>a. All activities/events within the future growth zones shall comply with the performance standards of Rural 1 Zone.</p> <p>Matters of Control:</p> <p>a. Building Design and Site Layout</p> <p>i. The design and orientation of buildings and structures and location of outdoor activities to mitigate potential adverse cumulative effects on adjoining sites and the streetscape.</p>	<p>2. Activity Status: Discretionary</p> <p>Where:</p> <p>Compliance is not achieved with the performance standards for FGZ-R1(1).</p>

	<ul style="list-style-type: none"> ii. How design conforms with the principles of Crime Prevention Through Environmental Design (CPTED) such as providing for passive surveillance. iii. How privacy and amenity of the adjoining properties is preserved by retaining separation distances and providing acoustic and privacy screening. iv. Compliance with the performance standards of the Residential 1 zone. <p>b. Parking, Turning and On-Site Circulation</p> <ul style="list-style-type: none"> i. The provision of adequate sight distances to prevent on-street congestion caused by the ingress and egress of vehicles to and from sites. ii. The extent to which access, on-site parking and turning areas are designed and located to provide efficient circulation on-site and avoid potential adverse effects on adjoining sites or the public road, the safety of pedestrians and the safe and efficient functioning of the road network. iii. If access is gained onto or within vicinity of a State Highway that the proposal is consistent with the standards of the State Highway Road Controlling Authority. <p>c. Noise</p> <ul style="list-style-type: none"> i. The potential adverse effects generated from noise associated with the congregation of people and vehicles. ii. The location of buildings within the site. iii. The proposed methods to mitigate the adverse effects of noise. iv. The hours of operation of the activity. <p>d. Whether the activity requires a contribution under the provisions of FC Financial contributions</p>	
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FGZ-R2	Buildings and Rural activities in accordance with the Rural 1 Zone	<i>[12.5(8)]</i>
Applicable Spatial Layers Future Community Asset Zone	Refer to RRZ - Rural 1 Zone	

ANTICIPATED ENVIRONMENTAL RESULTS

The efficiency and effectiveness of the policy framework of this part will be the focus of on-going monitoring and review. Effectiveness or achievement of the objectives will be assessed through performance indicators. The performance indicators will be developed to measure the following outcomes that the policy framework was put in place to achieve:

FGZ-AER1	Increased economic and social well-being of the Rotorua residents by providing well planned subdivision and development.
FGZ-AER2	Increased availability of well-designed lots that are connected to existing infrastructure that has the capacity to service the full development potential of the site or that can be upgraded to cater for the growth demands.
FGZ-AER3	Structured and coherent subdivision and development that does not restrict future development potential and does not decrease the amenity and landscape characteristics of the surrounding area.
FGZ-AER4	The provision and development of a range of different lifestyle and living options.
FGZ-AER5	Development and subdivision that is coordinated with zoned and serviced land and cost-effective infrastructure provision.