



# Plan Our Way Forward

## Programme outline and delivery milestones

***We are committed to addressing our current growth and associated housing issues but also ensuring that we have well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. To do this we have established a 'Planning Our Way Forward' Programme:***

- To give effect to the National Policy Statement – Urban Development (NPS-UD) 2020*
- To plan well for growth and the sustainable delivery of housing in short, medium and long term*
- To enable intensification in appropriate locations throughout the Rotorua District in support of the 'compact city' model of growth*

We are currently in the process of establishing our evidence base that will inform our strategies, plans and policies required for us to comply with the NPS-UD 2020 to provide an enabling framework for us to manage growth, housing delivery and quality urban outcomes. The key component of the evidence base is the Housing and Business Development Capacity Assessment (HBA), which we aim to complete by October 2021.

Prior to the completion of the HBA we are embarking on a Gap (Section 35) Analysis of the District Plan with respect to urban development. This analysis will take into account the new policy context since the District Plan was made operative in 2016, particularly in relation to the NPS-UD 2020. Further to the District Plan GAP analysis and in line with Policy 1, 3 & 5 of the NPS-UD 2020 we are evaluating and mapping accessibility based on proximity to amenity i.e. public transport, commercial centres, employment centres, schools, open space, services, social facilities and healthcare. This will help us to determine where intensification may be suitable across the urban area or where interventions might be needed to improve the accessibility to and the quantity and quality of amenity.

Another key piece of work that we will be undertaking which will be informed by the HBA is a centres assessment. The assessment will consider the role, function and envisaged growth of our city centre, commercial centres and key corridors. This will result in us redefining our centres hierarchy that is reflected in the current operative plan and is critical before we can confirm our settlement pattern that will inform future areas of higher density as a result of intensification.

With a strong evidence base established, RLC will be in the position to implement an intensification plan change. As we grow, we need to ensure we have enough homes for people to live in and housing types to accommodate our changing population. To allow Rotorua to grow up as well as out and enable more housing choice, our District Plan rules need to make it easier to provide for more types of housing. The Plan Change will effectively:

- help address our shortage of developable land and housing supply
- enable more housing choice through a variety of housing types and site sizes that meet people's needs
- reduce pressure on urban expansion and the associated infrastructure costs
- create more liveable, unique, connected and healthy neighbourhoods
- deliver a more compact city
- give effect to central government and regional policy requirements
- create quality built form outcomes

Alongside the development of an intensification plan change we will develop a design guide or an urban/residential outcomes framework which will provide urban design guidance for new multi-unit residential development in Rotorua. The outcomes and guidelines described in this Framework are intended to be used by applicants, developers and RLC in the design and review of new development proposals - to facilitate the delivery of high-quality residential outcomes for Rotorua.

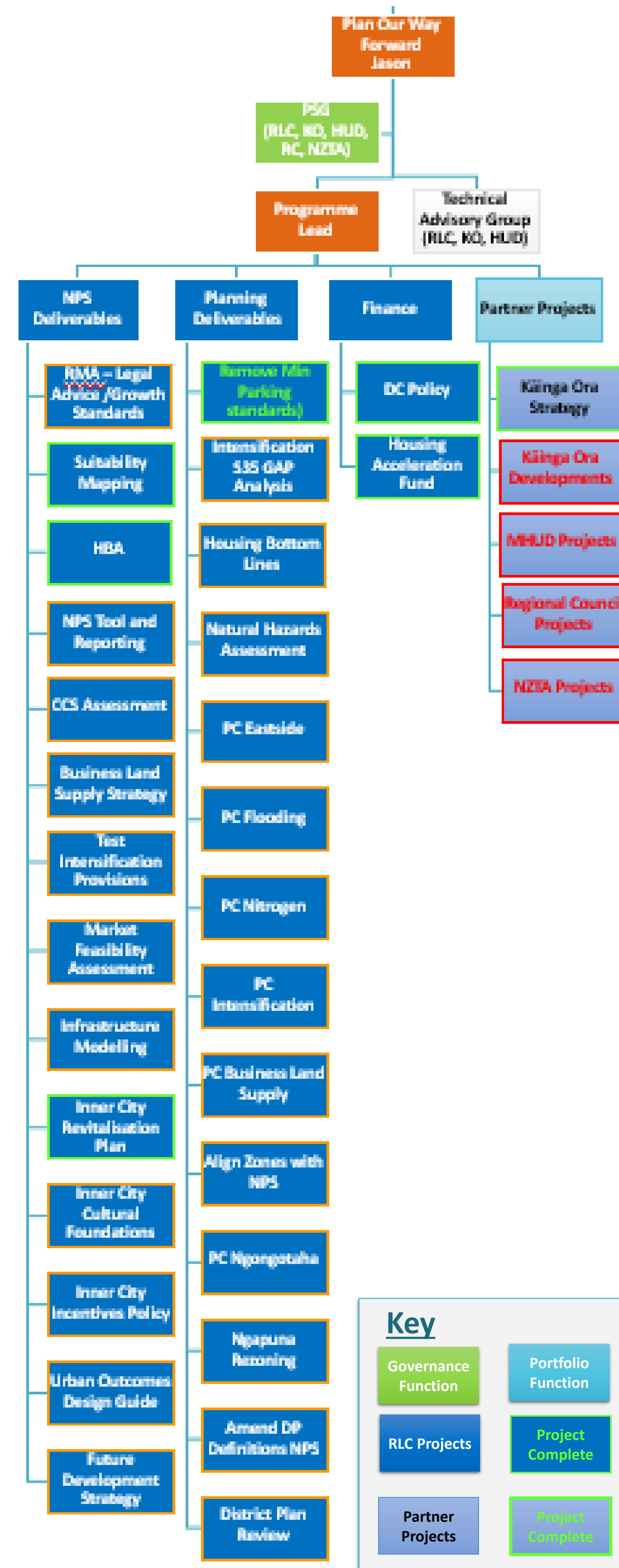
It is expected that the likelihood of flooding will increase over time because of climate change. It is crucial that surface water resulting from rainfall, which can cause flooding of properties and houses, is properly managed to reduce the risk to property and lives. The purpose of a Flooding Plan Change is to ensure that future land use, subdivision and development within Rotorua is planned to be resilient to flooding. The plan change will introduce a new rule framework to the District Plan to manage the effects of flooding from intense rainfall on people, properties and infrastructure.

In order to further accommodate growth it is anticipated that other plan changes will be initiated to address the business land supply and greenfield growth. In order to fund our growth we are considering the Development Contributions (DCs) Policy and review our current Financial Contributions Policy to ensure that those people developing properties and who directly benefit pay their share of the growth related costs of that infrastructure.

Prior to the next LTP (2024) and to comply with the NPS-UD 2020 we will be developing a Future Development Strategy. A Future Development Strategy (FDS) sets out the long-term picture for future urban growth for the District. The FDS determines how best to accommodate future housing and business needs for the long-term benefit of the community and the environment. The FDS shows where growth is to be located to support housing and business requirements and enables Council to plan for future infrastructure needs through a realigned 30 Infrastructure strategy. Given how fast we have been growing and the associated housing issues we will continue to plan for high growth and will monitor and track how and where we are growing to enable us to respond to changing trends.

## Programme Details

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| <b>Sponsor</b>  | Jean-Paul Gaston   |  |
| <b>Value \$</b>   | \$16,7500,000 approx. + staffing costs   |  |
| <b>Timeframe</b>  | 2021 – 2031  |  |
| <b>Programme Steering Group Members</b>   | <p><b>Jean-Paul Gaston (Sponsor)</b></p> <p><b>Jason Ward (Chair)</b></p> <p><b>Stavros Michael</b></p>  | <p><b>DCE District Development (Sponsor) Manager, Planning &amp; Development Solutions</b></p> <p><b>DCE for Infrastructure and Environmental Solutions</b></p> <p><b>DCE Te Arawa Partnerships</b></p> <p><b>Programme Portfolio Manager</b></p> <p><b>Programme Lead – Plan Our Way Forward</b></p> <p><b>Ministry of Housing and Urban Development (MHUD)</b></p> <p><b>Kāinga Ora (KO)</b></p> <p><b>Bay of Plenty Regional Council (BoP RC)</b></p> <p><b>New Zealand Transport Agency (NZTA)</b></p> <p><b>Rotorua Economic Development Agency (RED)</b></p> |
| <b>Joint Governance Group for Build Our Way Out and Plan our Way Forward programmes</b> | <p><b>Gina Rangi</b></p> <p><b>Elrond McCarthy</b></p> <p><b>Damon Mathfield</b></p> <p><b>Nick Mcnab</b></p> <p><b>Brendon Liggett</b></p> <p><b>Ruth Feist</b></p> <p><b>Anna Nord</b></p> <p><b>Michael Hancock</b></p>   |  |
| <b>Programme Lead</b>   | <b>Damon Mathfield</b>   |  |
| <b>Technical Advisory Group Members</b>   | <p><b>Core Membership</b></p> <p><b>RLC</b></p> <p>Damon Mathfield Programme Lead – Plan Our Way Forward (Chair)</p> <p>Jason Ward – Manager, Planning &amp; Development Solution</p> <p>Sean Callis – Strategy Advisor</p> <p><b>Kainga Ora</b></p> <p>Darren Toy – Regional Director</p> <p>Tanya Mead - Principal Planner - Strategic</p> <p>Gurv Singh – Team Leader</p> <p>Brendon Liggett - Development Planning Manager</p> <p>Anna Wood – Principal Spatial Planner</p> <p><b>MHUD</b></p> <p>Nick McNabb -</p> <p>Dan Shenton -</p> | <p><b>Intermittent Membership (RLC Internal)</b></p> <p>Jean-Paul Gaston – DCE District Development</p> <p>Regan Fraser - Infrastructure Business Manager</p> <p>Elrond McCarthy - Programme Manager</p> <p>Kate Dahm – Team Lead, Planning (Policy)</p> <p>Lorelle Barry – Team Lead Planning (Consents)</p> <p>Kim Smith – Senior Policy Advisor</p> <p>Simon Thurston - Senior Policy Planner</p> <p>Simon Bell – Development Support Manager</p> <p>Stephanie Kelly – Senior Strategic Advisor</p> <p>Greg Manzano - Infrastructure Planning Manager</p>       |
| <b>Intensification Plan Change Working Group Members</b>                                | <p><b>Core Membership</b></p> <p>Damon Mathfield Programme Lead – Plan Our Way Forward</p> <p>Jason Ward – Manager, Planning &amp; Development Solution</p> <p>Kate Dahm – Team Lead, Planning (Policy)</p> <p>Kim Smith – Senior Policy Advisor</p> <p>Simon Thurston - Senior Policy Planner</p>   | <p><b>Intermittent Membership</b></p> <p>Jean-Paul Gaston – DCE District Development</p> <p>Elrond McCarthy – Programme Portfolio Manager</p> <p>Tristan Adams – Economic Development Programme Manager</p>  |
| <b>Inner City Revitalisation Plan Working Group</b>                                     | TBC  |  |



**Key**

|                     |                    |                     |                           |                 |
|---------------------|--------------------|---------------------|---------------------------|-----------------|
| Governance Function | Portfolio Function | Programme Function  | Advisory or Working Group | HAF Related     |
| RLC Projects        | Project Complete   | Project In Progress | Project Planning Phase    | Project On Hold |
| Partner Projects    | Project Complete   | Project In Progress | Project Planning Phase    | Project On Hold |