

Annexure 8: Relevant Operative District Plan Objectives and Policies

Strategic Direction – Economic Development

SDED-O1 Sustainable Rural, Residential, Industrial and Business Innovation Zones where activities contribute to the economic, social, cultural and environmental wellbeing and prosperity of the community.

SDED-P4 Manage the environment to enable ongoing growth of tourism and recreational activities that support the social, cultural and environmental attributes that are valued by the community and contribute to the identity of Rotorua.

Strategic Direction - Urban Form and Development

Well-Functioning Urban Environment

SDUD-O1 A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future:

SDUD-O2 A relevant residential zone provides for a variety of housing types and sizes that respond to—

- i. housing needs and demand; and
- ii. the neighbourhood's planned urban built character, including three storey buildings within the Residential 1 Zone and up to six storeys in the Residential 2 Zone.

SDUD-O3 There is at all times at least sufficient development capacity and land supply to meet expected demand for housing and business land over the short term, medium term and long term.

SDUD-O4 The primary focus for higher residential intensification and additional business or community services include areas:

- a) within and adjacent to centres or employment opportunities;
- b) well-serviced by existing or planned public or active transport;
- c) where there is high demand for housing or for business land in the area, relative to other areas within the urban environment.

Quality Environments

SDUD-O9 Urban development results in attractive, safe and healthy environments.

Commercial Zones

Commercial centres

COMZ-01 *A hierarchy of vibrant compact commercial and tourism centres that efficiently service and support the needs of the surrounding community and nationally significant tourism sector.*

COMZ-P3 *Neighbourhood Centres Provide for small neighbourhood centres within easy walking distance that support the day to day needs of the surrounding residential area.*

COMZ-P5 *City Entranceway Accommodation Enable a mix of high density residential uses, accommodation activities, including visitor accommodation, and supporting commercial activities.*

COMZ-P6 *Entranceway Tourism Provide for the development of tourism enterprises and Māori cultural experiences that maintains or enhances the amenity and vibrancy along the northern and southern city entranceways to the inner city, as shown on Planning Map 206.*

COMZ-P8 *Enable an increase in the density, diversity and quality of housing in identified zones, while maintaining their commercial function and managing potential reverse sensitivity effects.*

Design and appearance of buildings

COMZ-02 *Buildings and activities positively contribute to the mixed use character, safety and efficiency, and attractiveness of commercial centres and entranceways to Rotorua.*

COMZ-P8 *Enable and encourage high quality development that positively contributes to the safety and attractiveness of streets and public open spaces.*

COMZ-P9 *Manage the design of activities within commercial centres to maintain or enhance the character, public safety and efficient functioning of the transport network.*

COMZ-P13 *Require the design of residential units to achieve quality on site living environments for people by providing:*

- i) *Private outdoor living that is functional and accessible;*
- ii) *A reasonable level of visual privacy and outlook;*
- iii) *Safe and convenient pedestrian access to residential units from the street; and*
- iv) *Where located outside of commercial centres:*
 - i) *Opportunities for on-site landscaping; and*
 - ii) *Opportunities for passive surveillance of the street, while allowing privacy for residents.*

Commercial activities located within Non-Commercial Zones

COMZ-04 *Efficient use and development of commercial centres by the establishment of activities consistent with the intended purpose of each zone.*

COMZ-P14 *Restrict the location of retail and commercial activities in other zones of the district to maintain and enhance the vibrancy and amenity of the commercial zones*

Reverse sensitivity

COMZ-05 *Subdivision, use and development that enables the continued efficient operation of existing development and activities.*

COMZ-P4 *Manage the location and design of new subdivision, use and development within each zone to avoid adverse reverse sensitivity effects on existing activities.*

Residential Zones

Activities in the Residential 1 Zone

RESZ-01 *Land is used efficiently for medium density residential living that increases housing supply and choice.*

RESZ-02 *Development contributes to the creation of neighbourhoods with an overall medium density residential urban built character comprising residential buildings in a variety of forms and including three storeys, integrated with on-site landscaped areas.*

RESZ-03 *Development contributes to attractive and safe streets and open spaces.*

RESZ-04 *Development provides healthy, safe and quality living environments that contribute to the well-being of residents, within the context of a medium density residential environment.*

RESZ-05 *Development is supported by adequate infrastructure.*

RESZ-06 *Development supports the use of public and active transport.*

RESZ-07 *Non-residential activities in residential zones that are domestic in scale and character and do not have an adverse impact on the amenity values and character of the residential zones, or the vitality and viability of the City Centre or Commercial zones.*

RESZ-P1 *Enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, rest homes, and low-rise apartments.*

RESZ-P2 *Achieve the planned medium density residential urban built character by: 1. Enabling a variety of housing types and sizes, including 3-storey buildings; and 2. Encouraging development to provide a quality edge to the street through building design and orientation, setbacks, low or visually permeable fencing, and landscaping; and 3. Providing opportunities for space around buildings and on-site landscaping.*

RESZ-P3 *Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.*

RESZ-P4 Enable housing to be designed to meet the day-to-day needs of residents.

RESZ-P5 Require development to achieve quality living environments for residents on site by providing:

1. private open space that has access to sunlight;
2. a reasonable level of visual privacy and outlook;
3. opportunities for on-site landscaping; and
4. safe and convenient pedestrian access to residential units from the street.

RESZ-P6 Manage the potential adverse effects of development on adjoining sites, without limiting the ability to achieve the planned medium density residential urban built character, including by:

1. Setting buildings back from side and rear boundaries;
2. Managing the effects of the length of buildings along side and rear boundaries;
3. Providing opportunities for sunlight access to adjoining sites;
4. Encouraging the use of other design techniques such as building recesses, varied architectural treatment and landscaping along side and rear boundaries.

RESZ-P9 Manage the location and design of buildings for non-residential activities to ensure that the activity is in keeping with the appearance and character of the residential zone sought in RESZ-O2 and Policies RESZ-P7 to RESZ-P11

Activities in the Residential 2 Zone

RESZ-08 Land that has good accessibility by existing or planned active or public transport to a range of commercial activities, public open space and community services, is efficiently used for high density urban living that increases housing supply and choice.

RESZ-09 Development contributes to the creation of neighbourhoods with an overall high density residential urban built character, comprising residential buildings in a variety of forms and including six storeys, integrated with on-site landscaped areas.

RESZ-010 Development contributes to attractive and safe streets and open spaces.

RESZ-011 Development provides healthy, safe, and quality living environments that contribute to the well-being of residents, within the context of a high density residential environment.

RESZ-012 Development is supported by adequate infrastructure.

RESZ-013 Development supports the use of public and active transport.

RESZ-014 *Non-residential activities in residential zones that are domestic in scale and character and do not have an adverse impact on the amenity values and character of the residential zones, or the vitality and viability of the City Centre or Commercial zones.*

RESZ-P10 *Enable a variety of housing typologies with a mix of densities within the zone, including attached and detached dwellings, rest homes, and low-rise apartments.*

REZ-P11 *Achieve the planned high density residential urban built character by:*

- 1. Enabling a variety of housing types and sizes, including 6-storey buildings;*
- 2. Encouraging development to provide a quality edge to the street through building design and orientation, setbacks, low or visually permeable fencing, and landscaping; and*
- 3. Providing opportunities for space around buildings and on-site landscaping.*

RESZ-P12 *Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.*

RESZ-P13 *Enable housing to be designed to meet the day-to-day needs of residents.*

RESZ-P14 *Require development to achieve quality living environments for residents on site by providing:*

- 1. private open space that has access to sunlight;*
- 2. a reasonable level of visual privacy and outlook;*
- 3. opportunities for on-site landscaping; and*
- 4. safe and convenient pedestrian access to residential units from the street.*

RESZ-P15 *Manage the potential adverse effects of development on adjoining sites, without limiting the ability to achieve the planned medium density residential urban built character, including by:*

- 1. Setting buildings back from side and rear boundaries;*
- 2. Managing the effects of the length of buildings along side and rear boundaries;*
- 3. Providing opportunities for sunlight access to adjoining sites;*
- 4. Encouraging the use of other design techniques such as building recesses, varied architectural treatment and landscaping along side and rear boundaries.*

RESZ P16 *For proposals of four or more residential units ensure adequate infrastructure can be provided to support the development.*

RESZ P17 *For proposals of four or more residential units, provide adequate storage for cycles on site.*

RESZ-P18 *Manage the location and design of buildings for non-residential activities to ensure that the activity is in keeping with the appearance and character of the residential zone sought in RESZ-O2 and Policies RESZ-P7 to RESZ-P11.*

Activities in all Residential Zones - Reverse sensitivity

RESZ-03 *Non-residential activities in residential zones that are domestic in scale and character and do not have an adverse impact on the amenity values and character of the residential zones, or the vitality and viability of the City Centre or Commercial zones.*

RESZ-P6 *Manage the location and design of new subdivision, use and development within each zone to avoid adverse reverse sensitivity effects on existing activities.*