



HOUSING FOR EVERYONE PLAN CHANGE 9

PRESENTATION TO NGATI RANGIWEWEHI | AUGUST 2022



ROTORUA
FOR TOMORROW

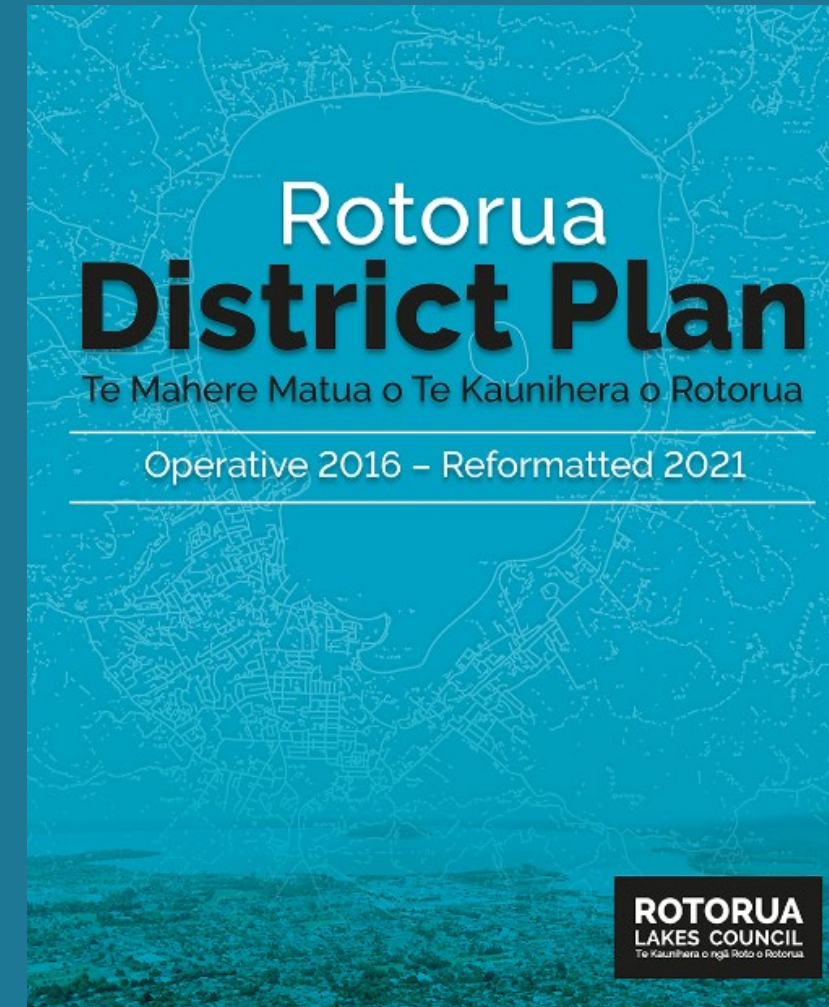
MAKING A CHANGE TO THE DISTRICT PLAN

District Plan

- 10-year 'rule book'- rules for sustainably managing use, subdivision and land development
- Provides zonings to all land
- Regulates - built or developed land within zones

Plan Change

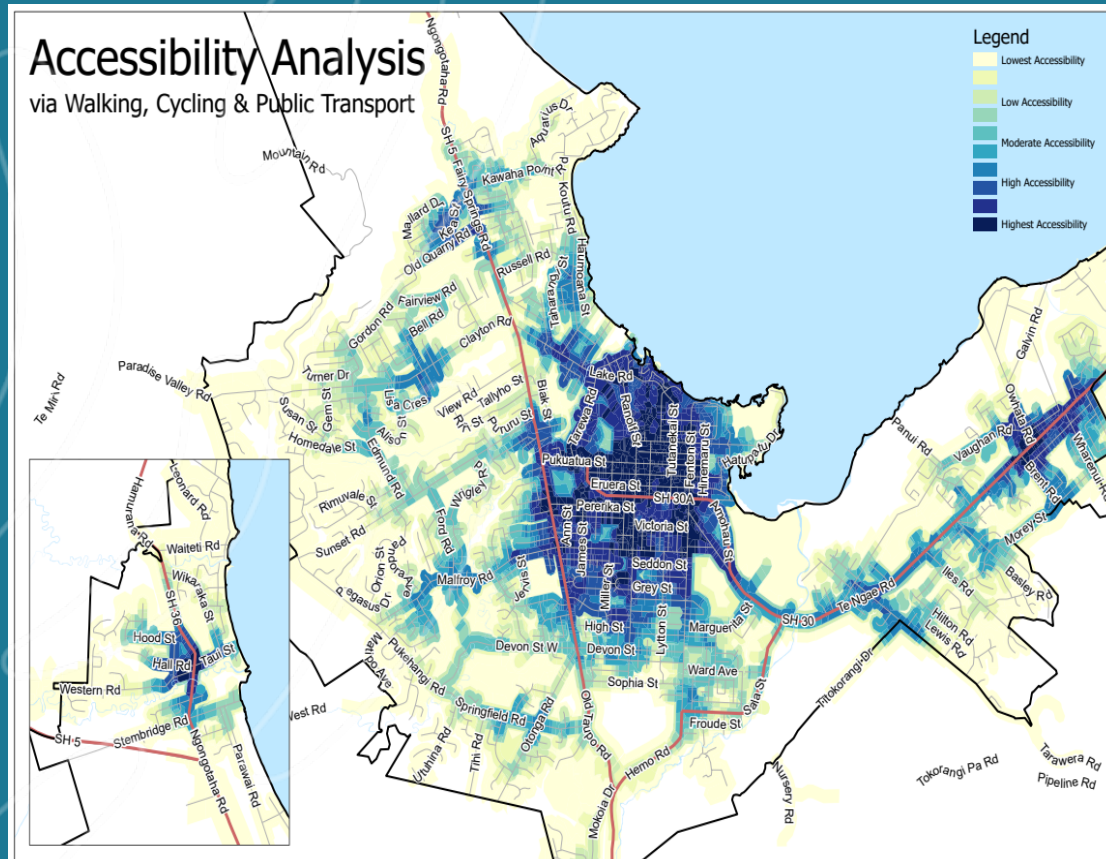
- Formal RMA process change DP provisions, incl. the objectives, policies, rules and zoning of land



GOVERNMENT DIRECTION SUPPORTS THIS

National Policy on
Statement Urban Development

RMA Amendment
Act 2022



Housing variety and choice

Government's new measure to boost housing supply in Rotorua Lakes District

15 Mar, 2022 10:54 AM

🕒 2 minutes to read



Housing Minister Dr Megan Woods. Photo / Mark Mitchell

Increasing Housing Supply

HOUSING FOR EVERYONE – PC9

Objectives:

- Increase housing supply
- Greater variety of homes
- More efficient use of urban land
- Easier to develop papakāinga
- Better framework funding for reserves
- Protect historical, cultural and environmental values (from increased development)
- Manage risks from natural hazards (from increased development)



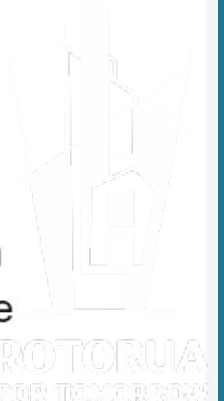
<https://letstalk.rotorualakescouncil.nz/>

August 11, 2022

Housing for Everyone - Plan Change 9

About this Change

Housing for Everyone – Plan Change 9 is a change we are making to our District...



HOW IS THIS ACHIEVED?

PC9 achieving through changes to:

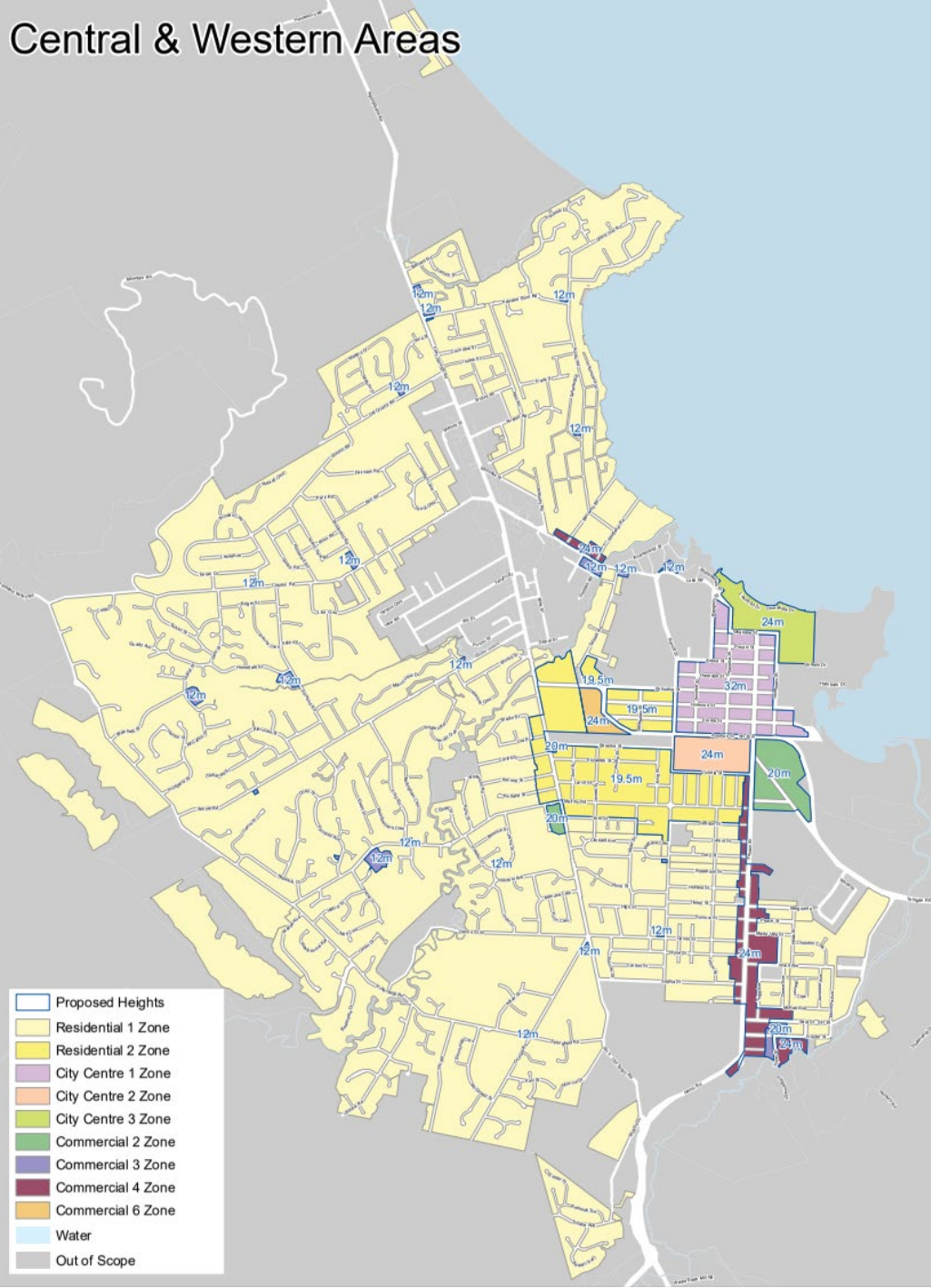
- Residential 1 and 2 zones
- Papakāinga
- Subdivision
- City Centre zones
- Commercial 4 zone
- Wharenui & Pukehangi

Supporting changes to ensure people are safe and values are protected:

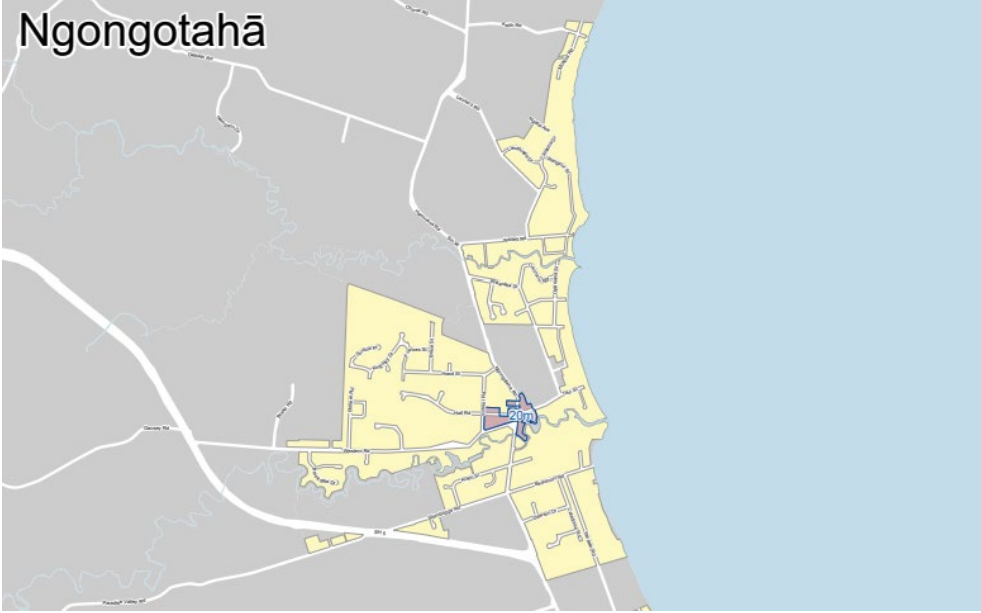
- Flood and geothermal hazards
- Transport
- Heritage
- Financial contributions



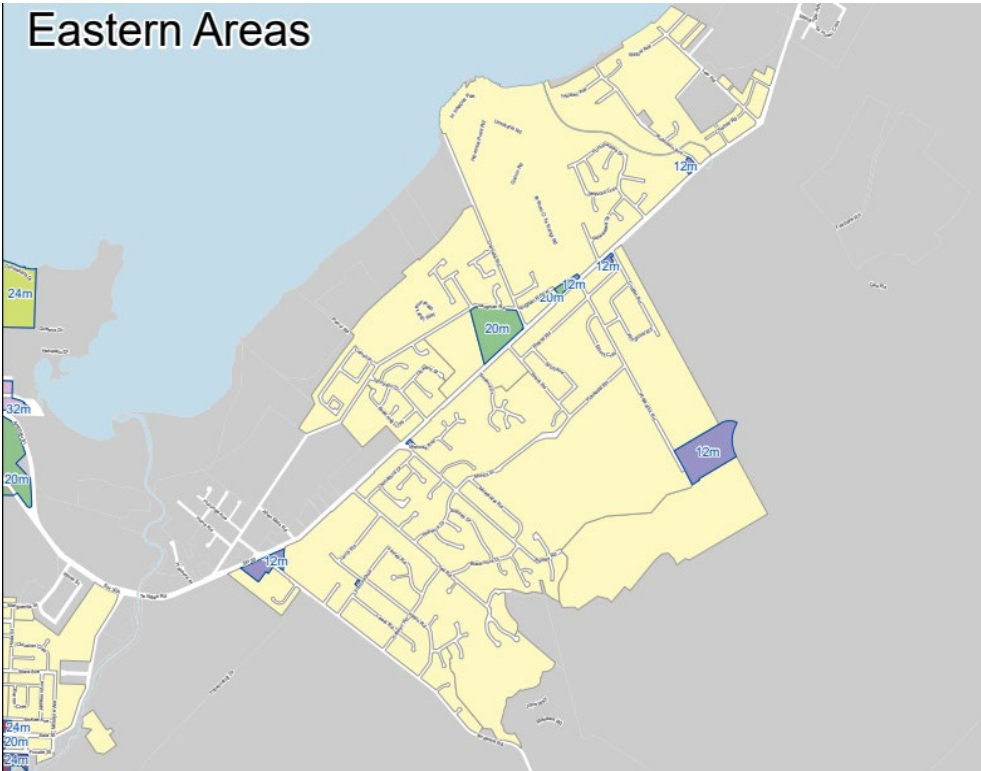
Central & Western Areas



Ngongotahā



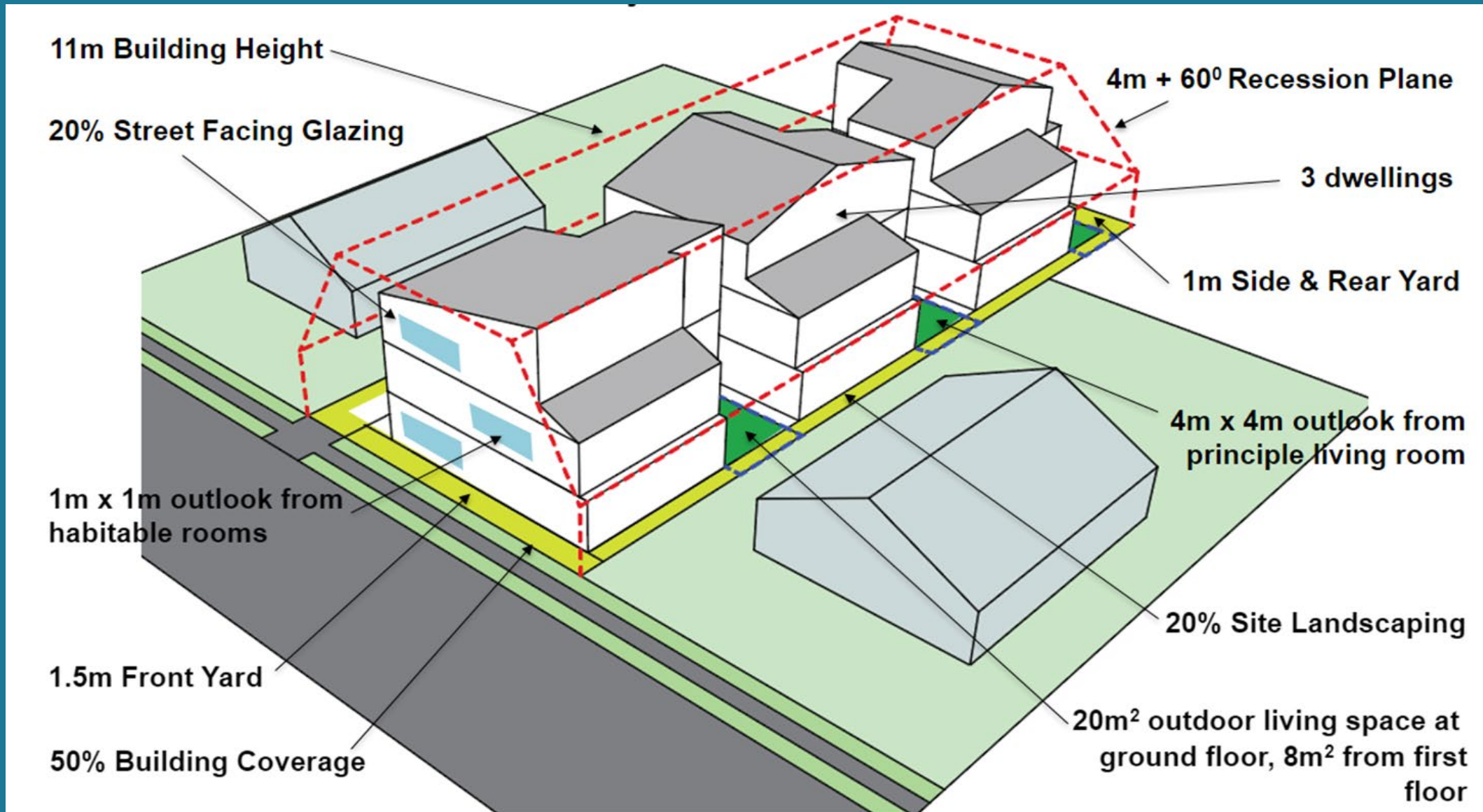
Eastern Areas



**ZONE
EXTENTS**

- Proposed Heights
- Residential 1 Zone
- Residential 2 Zone
- City Centre 1 Zone
- City Centre 2 Zone
- City Centre 3 Zone
- Commercial 2 Zone
- Commercial 3 Zone
- Commercial 4 Zone
- Commercial 6 Zone
- Water
- Out of Scope

Residential 1 & 2 Zones





PAPAKĀINGA

- A more enabling environment for development of papakāinga
- Workshops with iwi and hapū reps
- Existing provisions creating barriers to papakāinga developments.
- Will address quick wins e.g. deleting the requirement to be adjacent to Marae
- Greater density allowance in rural zones.
- More enabling for non-residential activities

A CLOSER LOOK AT THESE CHANGES

- Removing requirement that papakāinga need to locate on land that adjoins, or is adjacent to a Marae;
- Amending provisions to ensure that the framework for papakāinga in residential zones is in keeping with the MDRS and policy intent of the NPS-UD
- Introducing additional provisions to enable a greater density of papakāinga development in rural zones; and
- Introducing additional performance standards in order to provide better for non-residential papakāinga development, recognising that papakāinga is not limited to housing.



OTHER CHANGES

- Apply financial contributions to all permitted development.
- Reduce amount of contribution required.
- Reduced rates for minor household units.
- New rules for locating geothermal venting.
- New rules to manage effects on the transport network.

WEBSITE

[Housing for Everyone - Plan Change 9 | Let's talk | Kōrero mai \(rotorualakescouncil.nz\)](#)



August 11, 2022

Housing for Everyone - Plan Change 9

About this Change

Housing for Everyone – Plan Change 9 is a change we are making to our Distric...



[View project](#)

[Home](#) / [Housing for Everyone - Plan Change 9](#)

Housing for Everyone - Plan Change 9



About this Change

Housing for Everyone – Plan Change 9 is a change we are making to our District Plan to encourage greater development and housing choice, and it forms part of a series of actions the Government has developed to address housing in New Zealand. Specifically, Housing for Everyone – Plan Change 9 proposes changes to better support intensification through enabling medium density living across most of our urban area, and high density living close to and in the city centre and in our commercial centres.

[Plan Change 9 presentation - the basics](#)

How to Make a Submission

Submissions [Continue reading](#)

[Submission form](#)

[More information](#)

Documents

 [PC9 Form 5 Submission Form.docx \(45.3 KB\) \(docx\)](#)

 [Section 32 Report](#)

 [PC9 Provisions \(Appendix 1\)](#)

[More..](#)

FAQs

 [Background](#)

SUBMISSION WRITING SUPPORT

"Friend of submitter service"

- MFE provided FREE submission support service to help you 'have your say'
- Belinda Messenger is helping us
- Belinda is a qualified & independent planner (I.e. not involved PC so her advice is independent)
- Belinda can advise on:
 - process for lodging submissions,
 - how to present your view/s, and the
 - steps after a submission is lodged.
- Can't advise on merits of the plan change, or to write your actual submission.
- Her service is free and she is available Monday to Friday 9am-4pm
 - **Email:** planchange9@resourceplanning.nz
 - **Phone:** 0800 926 732
- Please contact her to book some time in advance

HIGH LEVEL TIMEFRAMES

Council
Notifies PC by
20 Aug 2022
*(no later than
this date)*

Submissions
**Aug – Oct
2022**

Summary of
Submissions
& Further
Submissions
**Oct - Dec
2022**

Prep. for
Hearings &
Circulation of
Material
Jan – Jul 2023

Hearings
**Aug – Oct
2023**

Panel
Recommends
& Council
Decision on
Recommend-
ations
**Sept – Dec
2023**

Refer to
Minister
rejected
Recommend-
ations
**Jan – Mar
2024**

Plan Change
made
Operative
Mar 2024
(deadline)



MDRS has immediate Legal
Effect- *(if no qualifying
matter applies to site)*



Submitters have no
Appeal Rights



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QUESTIONS?



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