

16 September 2022

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Address

Tēnā koe,

District Plan Updates – Housing for Everyone: Plan Change 9

We are writing to let you that on the 20th of August 2022, Rotorua Lakes Council (“Council”) prepared Plan Change 9 to the Rotorua District Plan (“PC9”). PC9 is unique and includes a number of amendments that have immediate legal effect, while the remainder of the Plan Change will undergo the Intensification Streamlined Planning Process. Our records show that you are a holder of a hard copy of the Rotorua District Plan and so we have included the below letter and pages containing the amendments to the District Plan.

Plan Change 9 Seeks to:

- Give effect to Policy 5 of the National Policy Statement for Urban Development 2020 (“NPS-UD”) and incorporate the Medium Density Residential Standards (“MDRS”) as required under the RMA following its amendment by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021;
- Increase housing supply;
- Achieve a well-functioning urban environment;
- Enable more efficient use of urban land including by amending building height limits;
- Enable a greater variety of homes that meet Rotorua’s needs;
- Enable Māori to express their cultural traditions and norms with particular reference to papakāinga development;
- Ensure development is integrated with infrastructure planning and funding for reserves;
- Protect historical, cultural and environmental values; and
- Ensure that significant risks from natural hazards are appropriately managed.

Information on PC9, the submission process, and timeframes can be found at:

- <http://letstalk.rotorualakescouncil.nz>.
- Rotorua Lakes Council, 1061 Haupapa Street, Rotorua
- Te Aka Mauri – Rotorua Library, 1238 Pukuatua Street

Should you have any questions on Housing for Everyone: Plan Change 9 please contact Council on 073484199 or email at: policy.planning@rotorualc.nz

Hard Copy District Plan Updates - Instructions

The above changes have been made to the online version of the District Plan, but replacement pages are required in Volume 1, 2 and 3 of the hard copy plans. We have identified you as a District Plan Text Holder. Please find attached to this letter the pages that need to be replaced, which include:

Part	Heading	Chapters/Content	Page Number(s)
Part 1	Interpretation	Definitions	2-3
Part 2	Strategic Direction	Urban Form and Development	16-23
Part 2	Hazards and Risks	Natural Hazards	22-29
Part 2	Historical and Cultural Values	Historic Heritage	4-7
Part 2	Natural Environment Values	Ecosystems and Biodiversity	4-61
		Natural Character	
		Natural Features and Landscapes	
Part 2	Subdivision	Subdivision	2-9
Part 2	General District Wide Matters	Earthworks	4-5
		Financial Contributions	10-13
		Light	22-23
		Noise	26-27
		Papakāinga and Kaumātua Housing	56-59
Part 3	Zones	Residential Zones	Whole chapter
		Rural Zone	2-5
		City Centre Zones	2-9
		Commercial Zones	2-7
		Industrial Zones	2-3
		Business and Innovation Zones	2-3
Part 3	Development Areas	Development Areas	Whole chapter

If you have any questions about the replacements please email anna.bindon@rotorualc.nz.

Yours faithfully,

Anna Bindon

Graduate Policy Planner