

19 August 2022

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Dear ratepayer / property owner

Notification of Housing for Everyone: Plan Change 9 to the Rotorua District Plan

We are writing to let you know about a plan change (Housing for Everyone: Plan Change 9) to the Rotorua District Plan and provide you a copy of the public notice.

Housing for Everyone: Plan Change 9 is a change we are making to our District Plan to enable more housing development and greater housing choice in Rotorua city, as well as more efficient use of residential and commercial land in the city with increased development densities. Plan Change 9 also proposes supporting changes that impact the wider district, including changes to the provisions for managing flooding, financial contributions and Papakāinga.

We have identified that you are a ratepayer or owner of one or more properties that may be affected by the changes to residential and/or commercial/ city centre zones, or by the supporting changes proposed. We want to let you know about the opportunity to make a submission.

If you would like to make a submission on any aspect on Plan Change 9 the process for making a submission is set out within the public notice attached to this letter.

Submissions close: 14 October 2022

How you may be affected:

According to our information, you are a ratepayer or owner of one or more properties affected by Plan Change 9 at:

[List properties]

In particular, one or more of these properties has been identified as affected (or adjacent to a property affected) in the following ways: *(Select Category)*

1. *Property zoned Residential 1 Zone, which is subject to the amendments to incorporate the new Medium Density Residential Standards.*
2. *Property zoned Residential 1 Zone, which is proposed to be rezoned Residential 2 Zone and subject to the amendments to enable high density residential development*
3. *Property zoned Residential 2 zone, which is subject to the amendments to enable high density residential development.*
4. *Property zoned Residential 2 zone, which is proposed to be rezoned Residential 1 Zone and subject to the amendments to incorporate the new Medium Density Residential Standards.*
5. *Property zoned Residential 3 zone, where Council is proposing to retain the current provisions and not apply the Medium Density Residential Standards on the basis of the cultural values associated*

with these villages. It should be noted that this has the potential to change through the Plan Change process in response to submissions and this is why you are being notified.

- 6. Property in City Centre or Commercial Zones, which is subject to amendments maximum height standards and other provisions).*
- 7. Property that may potentially contain building sites subject to new rules to manage how development responds to the potential for flood risk.*

How to find further information

Further information about Plan Change 9 is available in the attached summary and public notice.

Full details of the plan change and supporting technical reports and FAQs are available on our website (<http://letstalk.rotorualakescouncil.nz>). If you cannot get access to this electronic information or have any questions, please contact the Rotorua Lakes Council at info@rotorualc.nz or on (07) 348 4199.

Yours faithfully

Rotorua Lakes Council, Planning and Development Solutions

Plan Change 9

Further information about the proposal

Reasons for developing Plan Change 9 – requirements to enable housing and increased urban density

Plan Change 9 to the Rotorua District Plan was developed in response to changes to the Resource Management Act 1991 (RMA) (following the enactment of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021) and the National Policy Statement on Urban Development 2020 (NPS-UD), which collectively aim to encourage greater housing supply and choice in New Zealand's cities experiencing high levels of growth.

Rotorua has been identified as an area of acute housing need and therefore is required to apply new Medium Density Residential Standards (MDRS) in relevant residential zones in Rotorua City. These standards set out the rules that residential units must meet (with respect to matters such as the maximum number of residential units per site, maximum building height and minimum yards) to be permitted without resource consent. The new standards would essentially enable landowners to build up to three houses of up to three storeys on their site as of right (that is, without resource consent) on most sites, unless resource consent is required for another reason.

Additionally, the Council is required to amend the District Plan across all urban zones so that heights and densities of development enabled by the plan are consistent with the NPS-UD. This essentially requires that the heights and densities enabled reflect how close the area is to services and the demand for housing and business in that location.

Amendments to the Rotorua District Plan

Plan Change 9 responds to these requirements to enable housing and increased density with the following key proposals:

- *Residential Zones*
 - Amending the extents of the Residential 1 Zone and Residential 2 Zone and renaming these 'Medium Density Residential Zone' and 'High Density Residential Zone' respectively.
 - Incorporating the new MDRS into the Residential 1 Zone and Residential 2 Zones, but with some changes to enable higher density residential development in the Residential 2 Zone (for example an increased maximum height standard).
 - Retaining the existing provisions and not extending the MDRS to the Residential 3 Zone villages of Ngāpuna, Ōhinemutu and Whakarewarewa on the basis that cultural matters constitute a 'qualifying matter' that enable exclusion of the MDRS from these areas.
- *City Centre and Commercial Zones*
 - Amending the city centre and commercial zone provisions to increase the opportunity for permitted residential units;
 - Increasing height limits for buildings and amending other standards to enable increased density;
 - Amending provisions to support quality development through assessment of building design.

Plan Change 9 also includes changes to provisions that:

- Set the standards for papakāinga development throughout the district
- Manage flooding and geothermal hazards
- Protect heritage structures
- Set financial contributions from development for reserves

A more detailed overview of the key amendments proposed as part of Plan Change 9 by plan section is provided within the public notice attached to this letter.

Immediate Implications of the Plan Change

Rules permitting residential units that comply with the MDRS within the Residential 1 Zone and Residential 2 Zone have immediate legal effect from notification of the plan change on 20 August 2022 (unless a qualifying matter applies). This means that there is immediately greater opportunity for constructing housing without the need to apply for a resource consent on many residential zoned sites throughout Rotorua. (Refer to the supporting technical reports and FAQs on the Council's website for more detail on the qualifying matters that limit where the MDRS has immediate legal effect).

Other parts of Plan Change 9 will only have legal effect once decisions have been made and notified by Council, after the submission and hearings process.

Plan Change Process

Plan Change 9 is an intensification planning instrument under the RMA and will follow a process called the Intensification Streamlined Planning Process (ISPP), introduced in recent RMA changes. Key steps in this process involve notifying the plan change for submissions and a hearing of submissions by independent commissioners, as outlined below.



Please note, that the MDRS for residential zones are set out in the RMA and are not subject to a Council decision. Council will, however, make decisions on other parts of Plan Change 9.