

19 August 2022

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Dear ratepayer / property owner

**Notification of Housing for Everyone: Plan Change 9 to the Rotorua District Plan
Changes to the provisions for Papakāinga**

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 with 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 urban land. The plan change will enable greater housing choice in Rotorua by amending the current rules. This is an important part of addressing our housing shortage because it enables more houses to be built in areas that have access to jobs, public transport, amenities and other community facilities.

In addition, Plan Change 9 also proposes changes that impact the wider district and we particularly wish to highlight proposed changes to the rules for papakāinga in rural zones.

We have identified that you are a ratepayer or owner of one or more properties that is Māori land with rural zoning under the District Plan and, therefore, may be affected by the proposed changes to papakāinga provisions (or is adjacent to a property that may be affected).

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 to find further information

The attachment provides further information about Plan Change 9, focusing on the proposed changes with respect to papakāinga.

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 Policy.Planning@rotorualc.nz or on (07) 348 4199.

Yours faithfully

Rotorua Lakes Council, Planning and Development Solutions

Housing for Everyone - Plan Change 9

Further information about the proposal - Papakāinga

Reasons for developing Plan Change 9

Plan Change 9 to the Rotorua District Plan was developed in response to changes to the Resource Management Act 1991 (RMA) 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 and promote more efficient use of urban land. Council was required to notify a plan change by August 2022 to include specific changes to residential zones to enable greater intensification and consider other supporting changes to achieve these aims.

In addition, Council was able to propose changes to other specific parts of the District Plan, including changes to enable papakāinga housing in the district. Strong feedback from iwi and hapū during the development of the plan change was that the current district plan framework for papakāinga housing had not delivered the level of housing that was required for Rotorua district.

Amendments to the Rotorua District Plan Papakāinga Provisions

Plan Change 9 responds to the concerns about the District Plan framework for papakāinga and koēke housing with the following proposed amendments affecting rural zoned land:

- Delete the performance standard that requires papakāinga to locate on land that adjoins or is adjacent to a Marae;
- Amend the density standards to enable a greater density of papakāinga development in rural zones – apply a density standard of one residential unit per 2,000m² of net site area (instead of having to comply with the underlying rural zone density standards); and
- Introduce additional performance standards to clarify the activity status, and appropriate scale and intensity of non-residential activities that form part of a papakāinga development in rural zones.

Full details of the changes are available in the supporting technical reports on the Council's website: <http://letstalk.rotorualakescouncil.nz>.

Plan Change Process

Plan Change 9 is an intensification planning instrument under the RMA and will follow a special process called the Intensification Streamlined Planning Process (ISPP), introduced in the 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.

