

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 Historic Heritage**

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 sites containing historic structures and specified adjacent sites, in order to protect historical values.

We have identified that you are a ratepayer or owner of one or more properties that contain a historic heritage building or structure or are a specified adjacent site and, therefore, may be affected by the proposed changes to the historic heritage provisions.

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 historic heritage.

Full details of the plan change, 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 – Historic Heritage Structures

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.

Council has proposed changes to the District Plan, to more effectively manage adverse effects on historic heritage structures to respond to the greater building height and bulk enabled by Housing for Everyone – Plan Change 9. The proposed changes were informed by technical advice received from a heritage architect.

Amendments to the Rotorua District Plan Historic Heritage Structures Provisions

Plan Change 9 responds to concerns about the District Plan framework for historic heritage structures. In particular the amendments include a new rule framework for new buildings or additions on the same site as the feature as follows:

- a) Require resource consent as a restricted discretionary activity for new buildings that are on the same site as a heritage structure within the Residential 1, Residential 2 and Commercial 4 zones;
- b) Apply matters of discretion to (a) that enable consideration of how any new buildings integrate with, and are sympathetic to, the heritage values of the structure.

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

Legal Effect of Historic Heritage Structures Provisions

Section 86B(3) of the RMA outlines that a rule in a proposed plan has immediate legal effect if the rule protects historic heritage. Therefore, the proposed provisions in Housing for Everyone – Plan Change 9 relating to historic heritage structures have immediate legal effect from notification. These rules however, are still subject to the plan change process as outlined below and are open to submissions.

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.



