

4 November 2022

File Ref: 69-06-080

Doc No: RDC-129105

«Name»

«Email»

HOUSING FOR EVERYONE – PLAN CHANGE 9 - OPEN FOR FURTHER SUBMISSIONS

Tēnā koe,

We are writing to let you know that Housing for Everyone- Plan Change 9 is now open for further submissions and how to view the submissions already received.

The period for further submissions starts on Saturday 12 November 2022 and is open until **Friday 25 November 2022**. The two-week period is not determined by Council but is a legislated timeframe, defined under the Resource Management Act 1991.

Background

Plan Change 9 is a change 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. It includes changes to standards to enable medium density living across most of our urban area, and high density living close to and in the city centre and in commercial centres. It also makes changes to city centre and commercial zones (e.g. increased height limits) as well as proposing changes to other parts of the District Plan, including rules for Papakāinga and management of flooding.

You were previously sent a letter about the plan change when it was notified for submissions in August. Council undertook a significant programme of pre-notification engagement with developers, development consultants, mana whenua, schools and community groups to create awareness and understanding among key stakeholder groups and encourage them to make submissions.

We are now seeking further public input on the changes proposed by submitters.

Key points raised in the submission process

The table below lists some of the key changes sought by submitters. Please note, this is only a selection of the points raised and we encourage you to read the complete summary, as well as the full submissions, which are available on our website: rotorualakescouncil.nz/planchange9

Hard copies are also available at Council's customer service centre at 1061 Haupapa Street and Te Aka Mauri Rotorua Library at 1127 Haupapa Street.

Topic	Some of the key changes sought by submitters	Submitter examples
Extent of proposed High Density Residential Zone (Residential 2 Zone)	Submitters had different views on how far the High Density Residential Zone should extend, ranging from: a request to extend the zone south to encompass the area between SH5 and Fenton Street all the way to the Rotorua Golf Club;	Kainga Ora, Waka Kotahi, Sigma

	- requests for more limited extensions of the High Density Residential Zone in certain locations, such as a request to extend the zone in Tarewa Rd, York St, Seddon St; - requests to remove the High Density Residential Zone all together.	
Extent of proposed Medium Density Residential Zone (Residential 1 Zone)	Submitters sought to rezone certain locations to Residential 1 - Medium Density Residential Zone to enable residential development, such as: Rezoning 171 Fairy Springs Road (bordering the current residential area opposite Mitai) from Commercial 5 Zone to Residential 1 Zone.	Summerset Holdings
Changes to height and density standards	The plan change proposes to make height and density standards more enabling in the Residential 2 – High Density Zone and Commercial and City Centre Zones. Some submitters sought that these standards be made even more enabling.	Kainga Ora, Pukeroa Oruawhata Group
Papakāinga density standards in Rural Zones	The plan change proposes to delete the requirement for papakāinga to locate adjacent to marae and to permit one papakāinga residential unit per 2,000m ² of net site area (instead of having to comply with the underlying rural zone density standards). Submitters sought a range of changes, from reinstating the existing rural zone density standards, to provision for even higher density in Rural Zones than what was proposed.	Ministry for Housing and Urban Development

What is a “further submission”?

This is an opportunity to support or oppose what someone else has submitted on the plan change.

Who can make a further submission?

Further submissions can be made by people from the following areas of interest:

- **A person who has an interest greater than the public in general.** For example, if you own property in or adjacent to residential, commercial or city centre zones in Rotorua city affected by Plan Change 9; or you own Māori land in rural zones affected by the proposed changes to the rules for papakāinga.
- **A person representing a relevant aspect of the public interest.** For example: a representative or advocacy organisation.
- **The local authority itself.**

How can I make a further submission?

Further submissions can only address matters in the submissions that have already been made. The Council website has instructions and the form for making a further submission.

Any further submissions must be made by **Friday 25 November 2022**.

What will happen next?

Those who made submissions on the plan change will have the opportunity to present their submissions to an Independent Hearings Panel (commissioners), before the commissioners make a recommendation on the plan change.

More information about the plan change process can be found on Council’s website:

rotorualakescouncil.nz/planchange9. If you have any further questions about the proposal or the submissions process please email us at policy.planning@rotorualc.nz.

Nāku, nā,

RMA Policy Team, Planning and Development – Rotorua Lakes Council