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Submissions on Plan Change 8 (Natural Hazards) **Volume 2**

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Lake Ōkāreka COMMUNITY ASSOCIATION

SUBMISSION ON PROPOSED PLAN CHANGE 8 (NATURAL HAZARDS) TO THE ROTORUA DISTRICT PLAN

SUBMITTER: Lake Ōkāreka Community Association (LŌCA)

DATE: 3 September 2025

CONTACT: Mitch Collins, Chair, [redacted]

Introduction

This submission is made by the Lake Ōkāreka Community Association (LŌCA) on Proposed Plan Change 8 (Natural Hazards) (PC8) to the Rotorua District Plan. LŌCA is an incorporated society representing the residents and landowners of the Lake Ōkāreka community. The Association's purpose is to promote and protect the interests of the community and the unique natural environment of Lake Ōkāreka.

LŌCA supports the strategic intent of PC8 to adopt a modern, risk-based approach to the management of natural hazards. However, the Association **strongly opposes** specific provisions and methodologies relating to Fault Rupture and Flooding as they are proposed to apply to the Lake Ōkāreka community. These proposals are based on technically invalid, incomplete, or outdated information and fail to meet the statutory requirement to use the best available information. Consequently, they risk imposing inequitable and unnecessary costs and restrictions on landowners.

LŌCA seeks significant amendments to these sections to ensure a fair, evidence-based outcome. The Association offers conditional support or seeks minor amendments for provisions relating to other hazards.

The following table summarises LŌCA's position on the key provisions of Plan Change 8.

Table 1: Summary of LŌCA's Position on Key Plan Change 8 Provisions

Plan Change Provision	Subject Matter	LŌCA's Position	Summary of Reason / Relief Sought
SDNH-01, SDNH-02	Strategic Direction	Support	Supports a risk-based approach focused on acceptable risk and resilience.
Public Consultation	General Approach	Oppose Process	Council failed to engage with the Lake Ōkāreka community prior to notification, a significant process flaw given the implications of the plan change for residents.
Definition of 'Fault Rupture Hazard Area' & Rules NH-R1 to NH-R3	Fault Rupture	Oppose Application to Lake Ōkāreka	Imposes definitive rules based on uncertain evidence. The fault location and recurrence interval are not confidently established. The onus is on Council to provide definitive evidence, not the community **Relief Sought:** Place the area in an "Area of Geological Investigation" to allow for a Council-led investigation before any rules are applied.
Use of BOPRC 2022 Flood Levels	Flooding	Oppose	The methodology is technically invalid. It uses historical data from before the 2021 outlet upgrade and ignores the new infrastructure's physical capacity. It also fails to incorporate water balance modelling that incorporated climate change projections. **Relief Sought:** Require new flood levels determined by a comprehensive, physically-based water balance model that accounts for the outlet's full capacity and climate change. Remove the inaccurate flood map from GeyserView.
Wildfire Provisions (e.g., RURZ-S5A)	Wildfire	Support with Amendment	Support refined firefighting water supply standards but seek clarification that requirements are practical and cost-effective for the lakeshore environment.
Land Stability Provisions	Land Stability	Support	Supports the removal of static maps and a consistent approach to site-specific assessment, aligning with the principle of using best available information.
Geothermal Hazard Provisions	Geothermal	Oppose Application to Lake Ōkāreka	Acknowledge the provisions but seek an exclusion for Lake Ōkāreka, as geothermal activity is not a primary hazard for the residential area.

Part 1: General Submissions on the Strategic Framework

1.1 Lack of Public Consultation

A significant flaw in the development of Plan Change 8 was the lack of public consultation with the Lake Ōkāreka community prior to its formal notification. While the Resource Management Act (RMA) does not mandate pre-notification consultation with the general public, it is considered best practice, especially for plan changes with significant implications for property owners. Given that PC8 introduces new Fault Rupture Hazard Areas and relies on disputed flood modelling that directly impacts properties, homes, and insurance, the failure to engage with affected parties represents a serious process deficiency. A more collaborative initial process, by Rotorua Lakes Council and specifically Bay of Plenty Regional Council, would have allowed the robust technical concerns raised in this submission to be addressed prior to notification, leading to a more sound and widely accepted plan change.

1.2 Conditional Support for the Use of Best Available Information

LŌCA strongly supports the principle of removing static hazard maps from the District Plan to allow for the use of the best and most up-to-date information. However, this support is conditional upon this principle being applied rigorously and consistently. As this submission demonstrates, the Council's proposals for both Fault Rupture and Flooding directly contradict this core principle by relying on uncertain or technically invalid data while ignoring more relevant and current information available.

Part 2: Specific Submission on Fault Rupture Hazards

2.1 The Inequity of Imposing Definitive Controls Based on Uncertain Information

Plan Change 8 proposes to define a new "Fault Rupture Hazard Area" based on the 2025 GNS Science update to the New Zealand Active Faults Database (NZAFD). This has identified a new Fault Avoidance Zone (FAZ) affecting properties along Acacia and Pryce Roads. However, a more detailed, site-specific assessment (the Berryman Report) highlights a profound level of uncertainty, concluding that it is "not possible to refine the FAZ at this locality" due to historic landscape modification from residential development. The report also confirms the fault has an "Unknown" recurrence interval.

It is inequitable and contrary to the principles of good administration to impose significant restrictions on private property based on evidence that is admittedly uncertain and incomplete. This approach penalises landowners due to a lack of definitive data, not because of a proven, quantified high risk.

2.2 LŌCA's Position: A Collaborative, Council-Led Path Forward

LŌCA does not dispute the potential existence of a fault. It disputes the imposition of restrictive rules based on the current level of uncertain information. Reflecting advice to avoid any conflict of interest or liability, LŌCA insists that Council fund and commission the necessary investigations to resolve the current uncertainty. While LŌCA and its members welcome a collaborative approach and are willing to participate in a Council-led process, the responsibility to provide a robust evidentiary basis for planning rules remains with the regulator. We welcome further investigation to the LiDAR survey in the locality and ask that other new faults affecting Lake Ōkāreka houses be included in this scope.

2.3 Relief Sought

In light of the significant uncertainty, LŌCA seeks the following relief:

- **OPPOSE** the application of the "Fault Rupture Hazard Area" and rules NH-R1 to NH-R3 to the newly identified fault trace at Lake Ōkāreka at this time.
- **SEEK AN AMENDMENT** to designate the affected area as an "Area of Geological Investigation" for a defined period (e.g., 24 months).
- During this period, the Council will be responsible for commissioning the necessary geotechnical investigations to determine the fault's characteristics.
- **SEEK A FURTHER AMENDMENT** stipulating that upon completion of the Council's investigation, the "Fault Rupture Hazard Area" will be applied only if, and precisely where, warranted by conclusive scientific findings.

Part 3: Specific Submission on Flooding Hazards

3.1 A Flawed and Technically Invalid Methodology

LŌCA **strongly opposes** the adoption of flood levels for Lake Ōkāreka as detailed in the Bay of Plenty Regional Council's (BOPRC) *Rotorua Lakes Design Levels Technical Report 2022*. The methodology used in this report is not merely "outdated"; it is **technically invalid** for this specific application. To adopt these levels would be a direct violation of the principle to use the best available information.

The report's Gumbel statistical analysis is based solely on the historical record of lake levels from 1971 to 2020. This approach is invalidated by two fundamental flaws:

1. **Violation of Stationarity:** The Gumbel method relies on the assumption that the underlying physical processes generating the historical data will continue unchanged into the future. The 2019-2021 upgrade of the lake's outlet was a deliberate, large-scale engineering intervention designed to permanently alter the lake's hydrological response. The pre-2021 system and the post-2021 system are two physically distinct entities. Using data from the old, under-capacity system to predict the performance of the new, high-capacity system is a textbook statistical error that renders the analysis invalid.
2. **Omission of Climate Change and Best Available Information:** The purely statistical method is inherently incapable of incorporating the projected physical effects of climate change, such as increased rainfall intensity. This is in direct contradiction to Ministry for the Environment (MfE) guidance, which mandates that flood risk assessments must incorporate climate change impacts. The analysis also fails to use the single most important piece of "best available information": the existence and full performance capability of the new outlet infrastructure.

3.2 Underestimation of the Outlet's True Capacity

The current flood modelling is artificially constrained by the outlet's consented operational discharge of 500 l/s. This fails to account for the physical reality of how the system would be operated during an extreme flood event. The council's own documentation, including the *Lake Ōkāreka: Lake Level Management Plan - June 2025*, explicitly states the gravity pipeline has a physical emergency capacity to pass flows of up to approximately 800 L/s, dependent on the lake level. The 2017 engineering assessment also acknowledged that flow rates well in excess of 500 L/s would be needed to manage significant rainfall events.

A 1% AEP flood event is an emergency; to assume operators would be constrained by the 500 L/s limit—a limit primarily set to manage downstream erosion under normal conditions—is not a physical reality. This artificially inflates the modelled flood level, overestimating risk to the community by underestimating the capacity of the infrastructure built to protect it.

3.3 Relief Sought

- **OPPOSE** the adoption of flood levels for Lake Ōkāreka derived from the *Rotorua Lakes Design Levels Technical Report 2022*.

- **SEEK THE IMMEDIATE REMOVAL** of the current, inaccurate 1% AEP flood hazard map for Lake Ōkāreka from Council's public online mapping service (GeyserView) and any other public platforms, as it is misleading to property owners and the public.
- **SEEK AN AMENDMENT** requiring that new flood design levels be determined by a comprehensive, physically-based water balance model, prepared by BOPRC in a collaborative partnership with RLC and LŌCA. This model must, as a minimum, account for:
    - The **full physical and emergency capacity** of the upgraded outlet structure, utilising a complete stage-discharge performance curve up to ~800 L/s.
    - The explicit and direct incorporation of climate change projections for future rainfall intensity.
    - Updated design storm rainfall data.
- **DEFER** the determination of regulatory freeboard levels until a credible Base Flood Elevation has been established by the new model. Freeboard is a factor of safety applied to a robustly calculated flood level; applying it to a flawed level is a meaningless exercise.
- **SEEK A FURTHER AMENDMENT** requiring that if the new model identifies the current resource consent limit of 500 l/s (RM19-0347) as a primary cause of future flood risk, then BOPRC must initiate a review of the consent (as per consent conditions) to ensure it enables, rather than prevents, the infrastructure from delivering its intended level of flood protection.

Part 4: Submissions on Other Natural Hazards

4.1 Wildfire

LŌCA generally supports the direction of the proposed wildfire provisions.

> **Relief Sought:** The Association seeks clarification that any requirements for on-site water storage for firefighting must be implemented in a manner that is practical, cost-effective, and avoids adverse effects on the sensitive lakeshore environment.

4.2 Land Stability Hazards

LŌCA supports the proposed changes to the management of land stability hazards, as they align with the core principle of using the best available, site-specific information.

4.3 Geothermal Hazards

While acknowledging the proposed changes, LŌCA opposes the application of these provisions to Lake Ōkāreka.

> **Relief Sought:** The Association seeks an amendment to **exclude the Lake Ōkāreka residential area** from the geothermal hazard provisions. While geothermal activity is significant elsewhere in the district, it is not a primary hazard for our community, and a district-wide application is therefore inappropriate in this instance.

Conclusion

The Lake Ōkāreka Community Association supports the strategic shift in Plan Change 8 towards a risk-based approach to natural hazards. However, the plan change as notified contains critical flaws in its application to our community that are procedurally unfair and technically invalid. LŌCA has detailed the specific relief sought to address these deficiencies, demanding an evidence-based and collaborative process that relies on the best available science.

The Association wishes to be heard in support of its submission.

To the Planning Team, Rotorua Lakes Council

Name of submitter: Sarah-Jayne McCurrach

Organisation: Natural Hazards Commission Toka Tū Ake

Email: resilience@naturalhazards.govt.nz

Date: 29 August 2025

Thank you for the opportunity to submit on Plan Change 8 – Natural Hazards.

About the Natural Hazards Commission Toka Tū Ake (NHC)

The Natural Hazards Commission Toka Tū Ake (NHC) is a Crown Entity responsible for providing residential property owners (who have a current contract of fire insurance for their residential property) with insurance against damage from natural hazards, covered by the Natural Hazards Insurance Act 2023 (NHI Act). NHC provides limited cover for:

- building and land damage from earthquakes, landslides, tsunami, volcanic and hydrothermal activity, and fire following these hazards, and
- land damage only from storm or flood and fire following these hazards.

Why NHC is providing this submission

NHC's primary objective is to *'reduce the impact of natural hazards on people, property, and the community'*. To achieve this objective, NHC's functions, as set out in the NHI Act, include: facilitate research and education; and contribute to the sharing of information, knowledge, and expertise (with the Crown, public and private entities, and the public generally), including in relation to:

- natural hazards and their impacts,
- community resilience to natural hazards, and
- planning for, and recovering from, natural hazards.

As NHC is the 'first loss' insurer for residential damage resulting from natural hazards listed in the NHI Act, NHC carries financial risk on behalf of the Crown. We also see the impacts of natural hazards in the insurance claims we receive. This means that NHC has leading insights and a strong interest in reducing risk from, and building resilience to, natural hazards across New Zealand.

Our investments in research and education about natural hazards enable us to use and translate this information to support evidence-based, policy and planning. Our focus is on ensuring long-term resilience by encouraging building in areas that will remain safe and sustainable for future generations. Developing in zones at high risk from natural hazards exposes future owners to complex and potentially hazardous situations, which could compromise the longevity and safety of these developments.

Climate change is also increasing the occurrence and severity of natural hazards covered by the NHC Scheme. Therefore, we support clear, risk-based policy frameworks that reduce natural hazard risks, allow for resilient and sustainable land use planning to manage risk, and support community education and resilience towards natural hazards.

When we make submissions on council strategies and plans, our submissions relate to the suitability of the land proposed for development *without* mitigations. We do not submit on any individual planned or proposed developments. It is up to councils to decide whether the risks to land can be managed, and whether the appropriate mitigations and management strategies are in place for individual consent applications.

Our advice and recommendations are not intended to impede development, but to highlight the importance of careful and precautionary choices to support resilient and sustainable communities in the future. Our goal is to support councils to ask the right questions and make risk-informed decisions.

Therefore, our advice to councils is to consider the risks and impacts on communities the district plan may create for the future. We encourage councils to ensure that they are satisfied that:

- Natural hazard risk has been assessed on a multi-hazard basis, over multiple timeframes, to at least 50, or preferably 100, years into the future, and using multiple climate change scenarios.
- Risks are mitigated to tolerable levels for the community and council. For example, is 'nuisance flooding' tolerable if it is ongoing?
- New developments do not create any new or further risks for neighbouring suburbs – now, or in the future.
- There is a plan for managing any residual risks after mitigation.
- 'Status quo' of risk and risk tolerance are acceptable where long-term decisions are being made. E.g., an existing community being flood-, liquefaction-, or tsunami-prone is not justification for a new development having the same risks.

We advise councils to engage with private insurers to assess their tolerance for providing insurance to locations, risks, and developments if there is any doubt. Insurability should be a key consideration when thinking about the risks and impacts on communities that are being created for the future.

Rotorua is exposed to a range of natural hazards including earthquakes (ground shaking, fault rupture, and liquefaction), flooding, landslides, wildfire, and geothermal and volcanic activity. Climate change is also expected to bring more frequent and intense rainfall events, which can exacerbate the effects of flooding and other natural hazards like landslides.

NHC encourages territorial authorities to use risk-based frameworks in district plans to reduce risk and increase resilience to natural hazards. Plan Change 8 – Natural Hazards contains provisions that we support in this regard, and we have provided suggestions in other areas that could be improved.

We welcome the opportunity to discuss our submission with council officers and provide further assistance, if this would be helpful. Please feel free to contact us at any time.

Yours sincerely,

Sarah-Jayne McCurrach

Head of Risk Reduction, NHC Toka Tū Ake

Form 5, Clause 6 of Schedule 1, Resource Management Act 1991

Natural Hazards Commission Toka Tū Ake Submission on Plan Change 8 – Natural Hazards

To: Rotorua Lakes Council

Via Council submission email: policy.planning@rotorualc.nz

Submitter: Natural Hazards Commission Toka Tū Ake (NHC)

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1. **This is a submission on the following:**

The Plan Change 8 – Natural Hazards notified on 25/07/2025

2. **NHC could not gain an advantage in trade competition through this submission.**

3. **NHC does not wish to be heard in support of this submission.**

4. **This document and the attached Appendices comprise the NHC submission. This submission relates to Plan Change 8 – Natural Hazards in its entirety.**

5. **The submission from NHC is:**

NHC supports, is neutral, and opposes Plan Change 8 – Natural Hazards to the extent outlined in this submission.

a) **Consistent rules and policies** - NHC supports the rules and policies for natural hazard risk management being consistent across the district, including in the Lakes A Zone. A consistent approach supports the reduction of impacts from natural hazard events.

b) **Natural Hazard Mapping/Overlays** - NHC supports the use of regulatory hazard mapping, in the form of overlays, to spatially identify areas of the district that are prone to natural hazards. NHC requests that these remain as regulatory maps within the District Plan.

c) **Development in Fault Rupture Hazard Areas** – NHC recommends that rules are updated to reflect a risk-based approach. The current rules set out by Rotorua Lakes Council refer to low importance buildings without providing a definition and allow for habitable buildings in Fault Rupture Hazard Areas. Ministry for the Environment (MfE) has developed guidelines for planning near active faults[1], which should be uses to strengthen the approach for managing development near active faults. These guidelines reconcile fault types and building importance categories to ensure a risk-based approach and reduce the impacts to people and property.

d) **Planning rules for volcanic hazards** – NHC understands that there are no planning rules for volcanic hazards in Rotorua Lakes District because of a lack of hazard and risk information. We recommend that when additional information is made available by Bay of Plenty Regional

[1] [1]Ministry for the Environment (2003). Planning for Development of Land on or Close to Active Faults.

Council Regional Council (as per s32 report), planning rules are included to reduce the impacts to people and property.

Provided at Appendix 1 is a table containing submission points that address the above, and other matters of relevance.

6. NHC seeks the following decision from the local authority:

That the specific amendments, additions or retentions which are sought as specifically outlined in Appendix 1, are accepted and adopted into Plan Change 8 – Natural Hazards, including such further, alternative, additional, or consequential relief as may be necessary to fully achieve the relief sought in this submission.

Date:	29/08/2025
Address for service:	Natural Hazards Commission Toka Tū Ake PO Box 790, Wellington 6140
Contact person:	Sarah-Jayne McCurrach, Head of Risk Reduction
Email:	resilience@naturalhazards.govt.nz

Appendix 1

Provision	Description	Support/ Oppose/ Amend	Reasoning	Requested Action
General	Removing hazard overlays from the District Plan and using information stored in an external GIS viewer.	**Oppose**	We oppose removing natural hazard mapping from the District Plan due to concerns over the ability for people to contest the information (i.e. natural justice). The first fundamental principle of natural justice is that affected parties should be given the opportunity to be heard. Having natural hazard maps outside the District Plan raises concerns that if there is not a process established that enables those potentially affected to have a say, the maps could be changed without notifying or consulting with residents as required for a District Plan change. Natural hazard information is subject to ongoing updates, particularly in the context of climate change. While access to the most current data is essential for informed decision-making, it is equally important to ensure that consultation processes are embedded within policy frameworks. This approach upholds principles of natural justice in relation to existing property use rights and supports the provision of scientifically robust and credible information.	Retain hazard maps as regulatory maps with the District Plan.
Definitions				
Acceptable Risk	Risk that is low, and the costs of further reducing risk are largely disproportionate to the benefits gained.	**Support**	We support providing a definition for 'acceptable risk' to ensure a consistent approach to the application of rules and policies. The definition provided by Council outlines their expectations for acceptable risks and will contribute to a risk-based approach.	Retain the provision.

Fault Rupture Hazard Area	The area around an active fault trace that includes the likely area of fault rupture plus an additional width of at least 20m on either side to allow for secondary ruptures and uncertainty in the location of future deformation.	**Support**	We support providing a clear definition for 'Fault Rupture Hazard Areas' to provide clarity and ensure the consistent application of rules and policies. The definition provided by the Council is consistent with the MfE Guidelines[1] for planning within active fault areas and can be used for risk-based planning. [1]Ministry for the Environment (2003). Planning for Development of Land on or Close to Active Faults.	Retain the provision.
Overland Flowpath	The land overflown by a concentrated flow of water in an intense rainfall event, as it flows towards the stormwater network, streams, rivers, or lakes. Overland Flowpath includes a secondary flowpath which is activated when the primary (often piped) stormwater system gets blocked or when the capacity of the piped system is exceeded. For the purposes of this definition, an Overland Flowpath includes, but is not limited to, an artificially designed route using formed or hard surfaces. Overland Flowpaths referred to in rules and performance standards shall be limited to those with a catchment of 4000m^2 or more.	**Support**	We support providing a definition for Overland Flowpaths to provide clarity and ensure the consistent application of rules and policies. Overland Flowpaths can be high-risk areas due to increased velocity and depth of flood water in these locations. A clear definition can support avoidance and mitigation of these areas and can reduce the impacts to people and property in flood events.	Retain the provision.
Wildfire	Any natural-caused or unplanned human-caused fire that is burning in and consumes natural fuels: forest, brush, grass, for example.	**Support**	We support adding a definition for wildfire to provide clarity and ensure the consistent application of rules and policies. Despite the current limitations in assessing wildfire risk in Rotorua, the district has many characteristics that make it vulnerable to wildfire and national projections indicate that with climate change, wildfire risk is increasing across the country[1,2]. Including a definition and corresponding rules and policies to manage wildfire risk represents a precautionary	Retain the provision.

			approach and can contribute to reducing the impacts to people and property in wildfire events. [1]Macara, G., & Sutherland, D. (2024). *Wildfire risk in New Zealand, 1997-2023: Prepared for Ministry for the Environment. NIWA Client Report No 2024295WN.* [2]Fire and Emergency New Zealand (2023). *Climate and Wildfire Risk Evidence Brief – report #205.*	
Strategic Direction: Natural Hazards and Climate Change Resilience				
SDNH-I1	The Rotorua District is exposed to a range of natural hazards due to its location within the Taupō Volcanic Centre, and its unique geography, geology, and climate. These hazards include flooding, geothermal activity, slope stability hazards, ground condition hazards (including liquefaction and soft, compressible soils), fault rupture and volcanic hazards, such as caldera unrest. These events pose risks to people, property, infrastructure, and the natural environment. Climate change is expected to increase the frequency and severity of some natural hazards, particularly flooding, slope stability and wildfire. Subdivision and land use activities influence the vulnerability and exposure of individuals and communities to these risks. Some areas known to be at high risk have already been intensively developed, resulting in expectations of continued development and increasing the potential consequences of hazard events.	**Support**	We support outlining the issues that pertain to natural hazard risk management. Specifically, we support the recognition of climate change, residual risk, and the recognition that there may community expectations for continued development in high-risk areas. Identifying these complexities and challenges is useful for developing rules and policies to reduce the impacts to people and property in natural hazard events.	Retain the provision.

	In some cases, occupation of hazard-prone areas may reflect important cultural values, social or economic values. For example, geothermal areas have traditionally been favoured by Māori for settlement and cultural use. Similarly, lakeside areas that are susceptible to flooding are often valued for recreation, tourism and residential living, contributing to community identity. Effective management of natural hazard risk is often challenged by limitations in available information, including uncertainty around hazard extent, frequency, and potential impacts.			
SDNH-O1	The risks from natural hazards to people, property and the environment associated with land use, subdivision and development are acceptable.	**Support**	We support requiring the risks to people, property, and the environment to be acceptable. Assessing tolerance to natural hazards is an essential way to support effective management and to reduce the impacts to people and property.	Retain the provision.
SDNH-O2	Land use, subdivision and development are resilient to the current and future effects of climate change.	**Support**	We support land use, subdivision, and development being resilient to the current and future effects of climate change. Climate change is expected to bring more intense and frequent rainfall events to the Bay of Plenty Region[1], which can exacerbate the effects of flooding and landslides. Climate change also has the potential to affect other natural hazards such as wildfire, meaning it is essential communities can be resilient to climate change. [1]Bay of Plenty Regional Council (n.d.). Our future climate.	Retain the provision.
SDNH-P1	When assessing whether the natural hazard risks associated with subdivision or land	**Support**	We support this policy because it covers key aspects of hazard risk management that can contribute to reducing the impacts to people and property in future natural	Retain the provision.

	use are acceptable, and identifying risks that must be avoided or mitigated: 1. Assess the likelihood and potential consequences of natural hazards affecting the land and any potential to exacerbate risks beyond the site. 2. Use the best available information, including relevant national and regional guidance. 3. Take into account: a. The predicted effects of climate change, applying a precautionary approach where the extent of the impact is uncertain. b. Cumulative effects over time and across multiple activities. c. Residual risk, including the potential failure of structural hazard defences. d. For developments undertaken by tangata whenua, the cultural significance of the site or activity, which may justify acceptance of a higher level of natural hazard risk. 4. Promote opportunities to reduce existing natural hazard risks affecting established land uses.		hazard events. Specifically, we support the consideration of cumulative effects, residual risk, and climate change. Although these can provide added complexities and challenges for hazard risk management, they are essential to support the reduction of impacts to people and property.	
SDNH-P2	Strengthen, maintain and protect natural systems and features (such as wetlands and floodplains) that contribute to reducing the risks natural hazards and the effects of climate change.	**Support / Amend**	We support maintaining natural systems as they can be effective for reducing the impact to people and property in natural hazard events. Natural systems play a vital role in water management, reducing the impacts to people and property in flood events. However, we	The following amendment is made: Strengthen, maintain and protect natural systems and features

			recommend that the wording of the policy is adjusted slightly to provide clarity.	(such as wetlands and floodplains) that contribute to reducing ~~the risks~~ natural hazards risks and the effects of climate change.
Hazards and Risks: Natural Hazards				
NH-PAA Fault Rupture	Manage the risks to people and property associated with fault rupture by requiring an assessment of fault rupture risk and mitigation options for: 1. Subdivision to facilitate building on land susceptible to fault rupture. 2. New buildings on land susceptible to fault rupture.	**Support / Amend**	We support assessing fault rupture risk and mitigation options for subdivision and new buildings on land susceptible to fault rupture. However, we recommend aligning this policy to the MfE Guidelines for development close to active faults[1]. The effects from fault rupture include significant ground movement (often >5m of horizontal movement[1]), which would destroy buildings and infrastructure. There is no way of accurately predicting how and where ground deformation will occur in an earthquake, as each earthquake event is unique. Therefore, the risk-based approach from MfE should be applied. [1]Ministry for the Environment (2003). Planning for Development of Land on or Close to Active Faults.	The following amendment is made: Manage the risks to people and property associated with fault rupture by requiring an assessment of fault rupture risk and mitigation options in line with the best available guidelines for land use planning near active faults, for: 1. Subdivision to facilitate building on land susceptible to fault rupture. 2. New buildings on land susceptible to fault rupture.
NH-PA Flooding	Manage the risks to people, property and the environment associated with development in areas susceptible to flooding by: 1. In areas where the anticipated flood depths are low and, therefore, the likely risks to people and property are less, requiring new buildings and larger additions to existing buildings to have floor levels above the flood level for the 1% AEP event	**Support / Amend**	We support specifying that consents will be declined if the risk is not shown to be acceptable. Alongside the definition for acceptable risk this is a clear way to reduce the impacts to people and property in natural hazard events. We recommend providing clear definitions for 'low flood depths' and when 'flood depths are higher'. Definitions can provide clarity and ensure the consistent application of rules and policies. Definitions for high and low flood hazard could be considered from Hamilton City Council Plan Change 14[1]:	The Council provides definitions for high and low flood hazard.

	with an allowance for climate change and freeboard. 2. In areas where anticipated flood depths are higher and, therefore the potential risks to people and property are greater, requiring a flood risk assessment for new buildings and larger additions to existing buildings and their associated site works and declining consent if the flood risks are not shown to be acceptable. The assessment shall correspond to the nature and scale of the anticipated flooding on site and shall include assessment of: a. The extent to which the flood risks (including residual risks) on site are managed to an acceptable level; b. Whether the development will increase risks (including residual risks) to other people, property, infrastructure or the environment; c. Safe evacuation routes and refuges; and d. Impacts on Overland Flowpaths and river corridors.		• *Low - flooding up to 50cm high, and moving at speeds up to 1m per second. Low does not mean safe.* • *Medium – flooding between 50cm and 1m high, or moving at speeds between 1m – 2m per second.* • *High – flooding more than 1m high, or moving faster than 2m per second.* [1]Hamilton City Council (2025). Plan Change 14 – Flooding.	
NH-PB Flooding	Maintain the function of Overland Flowpaths and river corridors to safely convey flood water and reduce risk to life, property and infrastructure by: 5. Considering legal protection of Overland Flowpaths at the time of subdivision through methods such as consent notices, easements or vesting of land in Council.	**Support**	We support maintaining the function of Overland Flowpaths by considering legal protection. Overland Flowpaths represent low points in terrain where surface runoff will flow. Maintaining their function can reduce the impacts to people and property in flood events by ensuring water can flow and preventing buildings and other structures being placed in high-hazard areas. The	Retain the provision.

			option for legal protection is a beneficial addition to the current options for maintaining Overland Flowpaths.	
NH-P2 Land Stability	Require an assessment of slope stability and ground condition hazards (including landsides, liquefaction and soft, compressible soils), associated risks and mitigation options for sites proposed to be subdivided for development. The assessment shall be undertaken by a suitably qualified and experienced person and appropriate to the site's hazard susceptibility and risks.	**Support**	We support assessing slope stability and ground conditions for sites proposed to be subdivided. Assessing ground conditions, including any potential for landslides and liquefaction, can support a risk-based planning approach and reduce the impacts to people and property.	Retain the provision.
NH-P5 Wildfire	Mitigate the risks of wildfire associated with development by: 1. Requiring firefighting water supply for activities in more densely populated zones and papakāinga to reduce the risk of wildfire occurring. 2. Encouraging subdivision design in rural areas and at the rural-urban fringe to consider the potential risks of wildfire and, where appropriate, include measures that may help reduce the risks. Such measures may include: a. identifying suitable locations for building platforms and accessways that reduce exposure to wildfire hazards and facilitate egress; b. facilitating access for emergency services; and c. choice of plant species to reduce the risk of fire.	**Support / Amend**	We support adding a policy for wildfire risks. Despite the current limitations in assessing wildfire risk in Rotorua, the district has many characteristics that make it vulnerable to wildfire and national projections indicate that wildfire risk is increasing across the country[1,2]. This policy to manage wildfire risk represents a precautionary approach and can contribute to reducing the impacts to people and property in wildfire events. However, we suggest that the Council provides a clear threshold for 'more densely populated areas' to provide clarity and ensure the consistent application of rules and policies. [1]Macara, G., & Sutherland, D. (2024). *Wildfire risk in New Zealand, 1997-2023: Prepared for Ministry for the Environment. NIWA Client Report No 2024295WN.* [2]Fire and Emergency New Zealand (2023). *Climate and Wildfire Risk Evidence Brief – report #205.*	The Council provides a clear threshold for 'more densely populated areas'.

NH-R1 Additions to existing buildings or replacement buildings in the Fault Rupture Hazard Area	**1. Activity Status:** Permitted **Performance Standards:** a. Replacement buildings within the Fault Rupture Hazard Area shall be within the existing building footprint. **2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for NH-R1(1). **Matters of Discretion:** a. The extent to which natural hazard risks are avoided or remedied and the worsening of any hazard identified. b. In order to assess the risk arising from locating a habitable building within a Fault Rupture Hazard Area, a natural hazard assessment report from a suitably qualified geotechnical engineer shall be provided for new buildings located within the Fault Rupture Hazard Area with this identifying the potential location of the fault line, its recurrence interval and any subsequent building design and location requirements or restrictions on use.	**Support**	We support that replacement buildings within Fault Rupture Hazard Areas must be within the existing buildings footprint. This approach is in line with the MfE guidelines for planning near active faults[1] and ensures the protection of existing use rights and can support risk reduction by preventing an increase in exposure. [1]Ministry for the Environment (2003). Planning for Development of Land on or Close to Active Faults.	Retain the provision.
NH-R2 Low importance buildings in the Fault Rupture Hazard Area	**1. Activity Status:** Permitted	**Amend**	We recognise that some activities and buildings or structure types (typically with low levels of vulnerability or not sensitive to natural hazards) can be located within Fault Rupture Hazard Areas. This is in line with the MfE guidelines for planning near active faults[1]. However, we suggest providing a clear definition or explanation for what the Council deems as low importance buildings.	Provide a definition for low importance buildings.

			This definition could be adopted from the MfE guidelines. Buildings Importance Category 1: Structures with a total floor area of less than 30m^2, farm buildings, isolated structures, towers in rural situations, fences, masts, walls, in-ground swimming pools. [1]Ministry for the Environment (2003). Planning for Development of Land on or Close to Active Faults.	
NH-R3 New buildings in the Fault Rupture Hazard Area	**1. Activity Status:** Restricted Discretionary **Matters of Discretion:** a. The extent to which natural hazard risks are avoided or remedied and worsening of any hazard identified; and b. In order to assess the risk arising from locating a habitable building within a Fault Rupture Hazard Area, a natural hazard assessment report from a suitably qualified geotechnical engineer shall be provided for new buildings located within the Fault Rupture Hazard Area with this identifying the potential location of the fault line, its recurrence interval and any subsequent building design and location requirements or restrictions on use.	**Amend**	We recommend amending this provision so that it is more aligned to the MfE guidelines for planning near active faults[1]. The MfE guidelines specify at which recurrence interval different types of buildings (including habitable buildings) could be located near active faults. The rule should be explicit about when different building types could be in a Fault Rupture Area to support a risk-based approach and ensure the consistent application of rules and policies. [1]Ministry for the Environment (2003). Planning for Development of Land on or Close to Active Faults.	The following amendment is made: **1. Activity Status:** Restricted Discretionary **Matters of Discretion:** a. The extent to which natural hazard risks are avoided or remedied and worsening of any hazard identified; and b. In order to assess the risk arising from locating a habitable building within a Fault Rupture Hazard Area, a natural hazard assessment report from a suitably qualified geotechnical engineer shall be provided for new buildings located within the Fault Rupture Hazard Area with this identifying the potential location of the fault line, its recurrence interval and any subsequent building design and location requirements or restrictions on use.

				c. Building Importance Categories and Recurrence Intervals (as per MfE guidance) will be used to assess whether a new building will be permitted in a Fault Rupture Hazard Area.
NH-R5 Buildings and Structures in an Overland Flowpath	**1. Activity Status:** Restricted Discretionary **Where:** a. The building or structure results in a change to the entry or exit point of an Overland Flowpath on a site, pipes or reduces the capacity of the Overland Flowpath; and b. The activity is not authorised by a stormwater discharge permit granted by the regional council. **Matters of Discretion** a. The extent to which natural hazard risks are avoided or mitigated and the worsening of any hazard.	**Support**	We support buildings and structures in Overland Flowpaths being restricted discretionary. Overland Flowpaths represent low areas in terrain where flood waters preferentially flow during floods. Often, they can result in high levels of risk as the depth and velocity of water can be increased. Maintaining and limiting development in Overland Flowpaths is effective to reduce the impact to people and property in flood events.	Retain the provision.
NH-R8 New buildings and additions to building in the Geothermal Systems Overlay	**1. Activity Status:** Permitted **Where:** The activity is an addition to an existing building that does not increase the building footprint by more than $20m^2$ **4. Activity Status: Restricted Discretionary** **Where:** a. The activity is a new or residential unit or an addition to a residential unit that	**Support**	We support any additions to buildings being a permitted activity provided it does not increase the building footprint by more than $20m^2$. A limited increase to the building footprint is still able to ensure that the risk to people and property is unlikely to be increased to an intolerable level. We also support the matters of discretion considering how risks to people and property on and off the site will be managed, as this can contribute to reducing the impacts to people and property.	Retain the provision.

	increases the building footprint by more than 20m^2; and b. No building consent is sought for the activity **Matters of Discretion:** a. Measures to manage the risks to people and property on and off site from geothermal hazards.			
Natural Environment Values: Natural Character				
NATC-R3 Buildings and infrastructure adjacent to water bodies 7f & 8f	**Matters of discretion:** The extent to which natural hazard risks are avoided or mitigated and the worsening of any hazard.	**Support**	We support adding a consideration of natural hazard risk into the matters of discretion. This can contribute to reducing the impacts to people and property in future natural hazard events.	Retain the provisions.
Subdivision				
SUB-I2 Natural and manmade constraints	Site suitability issues for subdivision in Rotorua include: 1. High Water tables. 2. Flooding from high lake levels, rivers/streams overflowing, surface water inundation, ephemeral streams and overland flowpaths. 3. Land stability (including landslides, liquefaction and soft, compressible soils) 4. Young, erodible soils 5. Geothermal hazards 6. Potential for wildfire	**Amend**	We support outlining specific issues for site suitability including high water tables, flooding, land stability, geothermal hazards, and wildfire. However, for completeness and to ensure consistency across all the rules and policies we recommend also including reference to Fault Rupture. There are a number of active faults within the Rotorua Lakes District, which create site suitability issues for subdivision, and should be recognised.	The following amendment is made: 1. High Water tables. 2. Flooding from high lake levels, rivers/streams overflowing, surface water inundation, ephemeral streams and overland flowpaths. 3. Land stability (including landslides, liquefaction and soft, compressible soils) 4. Young, erodible soils 5. Geothermal hazards

				6. Potential for wildfire 7. Fault rupture hazard
SUB-P16	Ensure applications for subdivisions demonstrate that the water supply capacity is sufficient for the development and includes capacity for firefighting purposes in the more densely populated zones.	**Support / Amend**	We support requiring water capacity to be sufficient for firefighting as this can reduce the impacts to people and property in wildfire events. However, we recommend providing a clear definition for what the Council means for 'more densely populated areas' to provide clarity and ensure a consistent approach to rules and policies.	The Council provides a definition for 'more densely populated areas'.
SUB-S8 Site suitability	3a As part of a subdivision consent application information will be required to establish whether the site is or is likely to be subject to damage through land stability hazards (including landslides, liquefaction and soft, compressible soils). It shall be demonstrated that the site is suitable for subdivision and for the intended future use, and that it will not worsen the effects on other property of any land stability hazard.	**Support / Amend**	We support consent application information being required to demonstrate that the site is suitable for development. Landslides, liquefaction, and compressible soils can cause significant damage to residential properties. Identifying and avoiding land stability hazards can reduce the impacts to people and property in future hazard events. However, we recommend strengthening this performance standard to refer to relevant guidance for planning in landslide prone[1] and liquefaction prone areas[2]. These guidelines have been developed to support a risk-based approach and to support the identification of suitable sites for subdivision. [1]GNS Science (2024). Landslide planning guidance: Reducing landslide risk through land use planning. [2]MBIE & MfE (2017). Planning and engineering guidance for potentially liquefaction-prone land Resource Management Act and Building Act aspects.	The following amendment is made: 3a As part of a subdivision consent application information will be required to establish whether the site is or is likely to be subject to damage through land stability hazards (including landslides, liquefaction and soft, compressible soils). It shall be demonstrated that the site is suitable for subdivision and for the intended future use, and that it will not worsen the effects on other property of any land stability hazard. Site suitability will also be determined using: i. GNS Science (2024). Landslide planning guidance: Reducing landslide risk through land use planning. ii. MBIE & MfE (2017). Planning and engineering guidance for potentially liquefaction-prone

				land Resource Management Act and Building Act aspects.
SUB-MC1 2j, SUB-MD1 2k, SUB-AC1 1n	The extent to which natural hazard risks are avoided or mitigated and the worsening of any hazard.	**Support**	We support a general matter of control being the extent to which natural hazards are avoided or mitigated. Assessing natural hazard risk management as part of matters of control and/or matters of discretion is a useful way to support the reduction of impacts from natural hazards.	Retain the provisions.
General District Wide Matters: Earthworks				
EW-S1 General earthworks performance standards	1g Residential zones, City Centre Zones, Commercial Zones, Industrial Zones, Business and Innovation Zones: it shall not result in a change to the entry or exit point on a site of an overland flowpath, or the catchment size of an overland flowpath, except where the earthworks are for an activity authorised by a stormwater discharge permit granted by the regional council.	**Support**	We support ensuring that earthworks will not impact Overland Flowpath entry or exit points or catchment size. Overland Flowpaths represent low areas in terrain where flood waters preferentially flow during floods. Often, they can result in high levels of risk as the depth and velocity of water can be increased. Maintaining Overland Flowpaths by protecting their entry and exit points is effective to reduce the impact to people and property in flood events.	Retain the provision.
General District Wide Matters: Temporary activities				
TEMP-MD3, TEMP-MC2 Natural Hazards	1. The extent to which natural hazards risks are avoided or mitigated and the worsening of any hazard	**Support**	We support a general matter of control and matter of discretion being the extent to which natural hazards are avoided or mitigated. Assessing natural hazard risk management as part of matters of control and/or discretion is a useful way to support the reduction of impacts from natural hazards.	Retain the provisions.
Area-Specific Matters				
RESZ-MD1 2, RURZ-MC4 1, RURZ-MD1 4, CCZ-MC4 a, CCZ-MD1 b,	The extent to which natural hazards risks are avoided or mitigated and the worsening of any hazard	**Support**	We support a general matter of control and matter of discretion being the extent to which natural hazards are avoided or mitigated. Assessing natural hazard risk management as part of matters of control and/or	Retain the provisions.

COMZ-MC2 1, COMZ-MD4 1, INZ-MC3 1, INZ-MD3 1, BIZ-MC3 1, BIZ-MD1 1, CNSZ-MC3 1, CNSZ-MD2 1, DSTZ-MC3 1, DSTZ-MD2 1, CAZ-MC3 3, CAZ-MD2 4, WTRZ-MC3 5, WTRZ-MD2 6 Natural Hazards			discretion is a useful way to support the reduction of impacts from natural hazards.	
RESZ-AC1 16, RURZ-AC1 26a, INZ-AC1 14, BIZ-AC1 15, CNSZ-AC1 10, DSTZ-AC1 10, CAZ-AC1 10 10, WTRZ-AC1 10 General Assessment criteria	The extent to which natural hazards risks are avoided or mitigated and the worsening of any hazard. The likelihood and consequences of a natural hazard event will be assessed to determine the level of risk associated with natural hazards	**Support**	We support a general assessment criteria being the extent to which natural hazards are avoided or mitigated. Assessing natural hazard risk management as part of potential conditions is a useful way to support the reduction of impacts from natural hazards. We also support assessing the likelihood and consequence an of event as natural hazard risk is defined as the potential likelihood and consequence of an event. Identifying these components can support a risk-based approach to natural hazard risk management and reduce the impacts to people and property in future events.	Retain the provision.
RURZ-S5A Servicing	A water supply adequate for firefighting purposes shall be provided to the development in accordance with the New	**Support**	We support requiring an adequate water supply for firefighting purposes. Despite the current limitations in assessing wildfire risk in Rotorua, the district has many	Retain the provision.

	Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509: 2008.		characteristics that make it vulnerable to wildfire and national projections indicate that wildfire risk is increasing across the country[1,2]. This policy to manage wildfire risk represents a precautionary approach and can contribute to reducing the impacts to people and property in wildfire events. Referencing a specific standard for compliance is also useful to provide clarity and ensure the consistent application of rules and policies. [1]Macara, G., & Sutherland, D. (2024). *Wildfire risk in New Zealand, 1997-2023: Prepared for Ministry for the Environment. NIWA Client Report No 2024295WN.* [2]Fire and Emergency New Zealand (2023). *Climate and Wildfire Risk Evidence Brief – report #205.*	
Lakes A Zone				
S1.1 Significant resource management issues	The Lakes A Zone of the District Plan contains specific provisions to manage the unique and sensitive attributes of the lakes' environment. The provisions of the Lakes A Zone operate independently to the rest of the District Plan, except in relation to Natural Hazards. The Natural Hazards chapter (SDNH) in the Strategic Direction section of Part 1 of the District Plan, and the Natural Hazards chapter (NH) in the Hazards and Risks section of Part 2 of the District Plan also apply to the Lakes A Zone.	**Support**	We support ensuring that natural hazards are managed consistently across the district. Rotorua Lakes District and the Lakes A Zone are exposed to a range of different natural hazards that can cause impacts to people and property. Rules and policies for hazard risk management should be consistent to support the reduction of impacts to people and property.	Retain the provision.
S1.1.13 Natural Hazards	The lakes environment is exposed to a range of natural hazards due to its location within the Taupō Volcanic Centre, and its unique geography, geology, and climate. These hazards include flooding, geothermal activity, slope stability hazards, ground	**Support**	We support outlining the issues that pertain to natural hazard risk management. Specifically, we support the recognition of climate change, residual risk, and the recognition that there may community expectations for continued development in high-risk areas. Identifying these complexities and challenges is useful for	Retain the provision.

	condition hazards (including liquefaction and soft, compressible soils), fault rupture and volcanic hazards, such as caldera unrest. These events pose risks to people, property, infrastructure, and the natural environment. Climate change is expected to increase the frequency and severity of some natural hazards, particularly flooding, slope stability and wildfire. Subdivision and land use activities influence the vulnerability and exposure of individuals and communities to these risks. Some areas known to be at high risk have already been intensively developed, resulting in expectations of continued development and increasing the potential consequences of hazard events. In some cases, occupation of hazard-prone areas may reflect important cultural values, social or economic values. For example, geothermal areas have traditionally been favoured by Māori for settlement and cultural use. Similarly, lakeside areas that are susceptible to flooding are often valued for recreation, tourism and residential living, contributing to community identity. Effective management of natural hazard risk is often challenged by limitations in available information, including uncertainty around hazard extent, frequency, and potential impacts.		developing rules and policies to reduce the impacts to people and property in natural hazard events.	

S3.1 Objectives	Note: The Natural Hazards chapter (SDNH) in the Strategic Direction section of Part 1 of the District Plan, and the Natural Hazards chapter (NH) in the Hazards and Risks section of Part 2 of the District Plan also apply to the Lakes A Zone, in addition to the objectives and policies for the Lakes A Zone.	**Support**	We support ensuring that natural hazards are managed consistently across the district. Rotorua Lakes District and the Lakes A Zone are exposed to a range of different natural hazards that can cause impacts to people and property. Rules and policies for hazard risk management should be consistent to support the reduction of impacts from natural hazards.	Retain the provision.
A5.1.1 Earthworks	**5.1 Activity Status:** Permitted Earthworks complying with the following conditions: 7 The earthworks shall not result in a change to the entry or exit point on a site of an overland flowpath, or change the catchment size of an overland flowpath, except where the earthworks are for an activity authorised by a stormwater discharge permit granted by the regional council;	**Support**	We support ensuring that earthworks will not impact Overland Flowpath entry or exit points or catchment size. Overland Flowpaths represent low areas in terrain where flood waters preferentially flow during floods. Often, they can result in high levels of risk as the depth and velocity of water can be increased. Maintaining Overland Flowpaths by protecting their entry and exit points is effective to reduce the impact to people and property in flood events.	Retain the provision.
C5.1.1 Earthworks	**5.1 Activity Status:** Permitted Earthworks complying with the following conditions: 8 Bush Settlement Management Area: the earthworks shall not result in a change to the entry or exit point on a site of an overland flowpath, or change the catchment size of an overland flowpath, except where the earthworks are for an activity authorised by a stormwater discharge permit granted by the regional council;	**Support**	We support ensuring that earthworks will not impact Overland Flowpath entry or exit points or catchment size. Overland Flowpaths represent low areas in terrain where flood waters preferentially flow during floods. Often, they can result in high levels of risk as the depth and velocity of water can be increased. Maintaining Overland Flowpaths by protecting their entry and exit points is effective to reduce the impact to people and property in flood events.	Retain the provision.

A6.1.1 Building platforms	**6.1 Activity Status:** Permitted Building platforms complying with the following conditions: 2. They are outside an ephemeral watercourse ~~or the 2% AEP lake flood level~~; and	**Oppose / Amend**	We oppose the complete removal of an AEP specification as part of the conditions for building platforms. Ensuring that building platforms are located outside of the lake flood level is essential to reduce the impacts to people and property. We recommend amending this provision to ensure that building platforms are outside of the 1% AEP lake flood level as per the hazard information held on GeyserView. Planning for at least a 1% AEP event is becoming standard across the country, with many Councils adopting this threshold (e.g. Wellington City Council, Auckland Council, and Whangārei District Council).	The following amendment is made: 2. They are outside an *ephemeral watercourse* or the 1% *AEP lake* flood level; and
B6.1.1 Building platforms	**6.1 Activity Status:** Permitted Building platforms complying with the following conditions: 1. They are outside an ephemeral watercourse ~~or the 2% *AEP lake* flood level~~; and	**Oppose / Amend**	We oppose the complete removal of an AEP specification as part of the conditions for building platforms. Ensuring that building platforms are located outside of the lake flood level is essential to reduce the impacts to people and property. We recommend amending this provision to ensure that building platforms are outside of the 1% AEP lake flood level as per the hazard information held on GeyserView. Planning for at least a 1% AEP event is becoming standard across the country, with many Councils adopting this threshold (e.g. Wellington City Council, Auckland Council, and Whangārei District Council).	The following amendment is made: 2. They are outside an *ephemeral watercourse* or the 1% *AEP lake* flood level; and
34.1 Potable water supply	**34.1 Activity Status:** Permitted Water supply systems complying with the following conditions: 2. Settlement Management Area and Bush Settlement Management Area: Every habitable building shall be provided with a water supply adequate for firefighting purposes with a water supply adequate for firefighting purposes in accordance with	**Support**	We support requiring an adequate water supply for firefighting purposes. Despite the current limitations in assessing wildfire risk in Rotorua, the district has many characteristics that make it vulnerable to wildfire and national projections indicate that wildfire risk is increasing across the country[1,2]. This policy to manage wildfire risk represents a precautionary approach and can contribute to reducing the impacts to people and property in wildfire events. Referencing a specific standard for compliance is also useful to provide clarity	Retain the provision.

	the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509: 2008		and ensure the consistent application of rules and policies. [1]Macara, G., & Sutherland, D. (2024). *Wildfire risk in New Zealand, 1997-2023: Prepared for Ministry for the Environment. NIWA Client Report No 2024295WN.* [2]Fire and Emergency New Zealand (2023). *Climate and Wildfire Risk Evidence Brief – report #205.*	
Matters of discretion A38.3.1, E38.3.1, RD 38.1.1	The extent to which natural hazard risks are avoided or mitigated and the worsening of any hazard.	**Support**	We support matters of discretion being the extent to which natural hazards are avoided or mitigated. Assessing natural hazard risk management as part of matters of discretion is a useful way to support the reduction of impacts from natural hazards.	Retain the provisions.

Q1 **Which parts of Plan Change 8 are you submitting on?**

Multi Choice

Flooding

Q2 **My submission is:**

Long Text

We live at Lake Okareka and we understand that the council is proposing to use flood levels from a 2022 Bay of Plenty Regional Council report which we believe to be out of date data and doesn't reflect the flood mitigation work completed and most current data.

As a result of the 2017 high lake levels, the Regional Council upgraded the Lake Outlet Control System to ensure that the lake could never “flood” private properties, utility infrastructure, community amenities, or wildlife habitats again. That upgrade was specifically designed to prevent future flooding.

The report which is proposed to be used is fundamentally flawed as uses historical lake level data from 1971-2020 and completely ignores the upgrade to our lake outlet completed in 2021.

Using data from before the upgrade was put in place is illogical and ignores the best and most current information.

Our Lake Ōkāreka Community Association (LOCA) and Neil Oppatt (a neighbour) have made lengthly submissions and we support the position taken by them both. I have attached Neils submission as the size limit does not allow me to attach both.

Q3 **What changes do you want made to the District Plan?**

Long Text

We would like Rotorua Lakes Council to reject the BOPRC 2022 report for Lake Ōkāreka. New flood levels must be calculated using a proper water balance model that accurately accounts for the full capacity of our upgraded outlet.

Effectively, the Lake Outlet Control System can remove the risk of flooding at Lake Okareka - therefore Plan Change 8 Flood Risk is not needed.

Again our Lake Ōkāreka Community Association (LOCA) and Neil Oppatt (a neighbour) have made lengthly submissions and we support the position taken by them both. I have attached Neils submission as the size limit does not allow me to attach both.

Q4 **Tukuatu he puka wea ki konei | Upload a submission**

File Upload

https://participate.rotorualakescouncil.nz/download_file/2246

Q5 **Tō Ingoa | Name**

Short Text

Bruce and Lenna Wallace

Q8 **Do you wish to present your submission publicly at a hearing?**

Multi Choice

No

Q9 **If others make a similar submission, we will consider presenting a joint case with them at a hearing.**

Multi Choice

No

Q10 **We could gain an advantage in trade competition through this submission.**

Multi Choice

No

Q1 **Which parts of Plan Change 8 are you submitting on?**

Multi Choice

Flooding
Wildfire
Fault Rupture

Q2 **My submission is:**

Long Text

I support the positions taken by the Lake Ōkāreka Community Association (LOCA) and Neil Oppatt, and thank them for the time they have spent preparing their submissions.

I strongly oppose specific proposals for fault rupture and flooding at Lake Ōkāreka, as they are based on uncertain, flawed or outdated information that could unfairly impact property owners. These owners could face increased insurance premiums or be unable to reinsure their properties, have reduced property values or extra consenting requirements which may not be necessary.

Wildfire: I also support LOCA's submission that the requirements for this need to be practical and cost-effective. These should be priority considerations on which the council bases all of its decisions. I question whether lake water is able to be used for this purpose where it is accessible and the same for swimming pools.

Preparedness must be balanced with practicality and fairness when finalising this plan.

Q3 **What changes do you want made to the District Plan?**

Long Text

Q4 **Tukuatu he puka wea ki konei | Upload a submission**

File Upload

Q5 **Tō Ingoa | Name**

Short Text

Kara Dorset

Q8 **Do you wish to present your submission publicly at a hearing?**

Multi Choice

No

Q9 **If others make a similar submission, we will consider presenting a joint case with them at a hearing.**

Multi Choice

Yes

Q10 **We could gain an advantage in trade competition through this submission.**

Multi Choice

No

Q1 **Which parts of Plan Change 8 are you submitting on?**

Multi Choice

Geothermal Hazards
Land Stability Hazards – Slope Stability, Liquefaction, Soft Soils
Fault Rupture
Wildfire
Flooding
Strategic Objectives and Policies

Q2 **My submission is:**

Long Text

We support the position taken by the Lake Okareka Community Association.

Q3 **What changes do you want made to the District Plan?**

Long Text

Refer to the Lake Okareka Community Association submission.

Q4 **Tukuatu he puka wea ki konei | Upload a submission**

File Upload

Q5 **Tō Ingoa | Name**

Short Text

R & S Hunt

Q8 **Do you wish to present your submission publicly at a hearing?**

Multi Choice

No

Q9 **If others make a similar submission, we will consider presenting a joint case with them at a hearing.**

Multi Choice

No

Q10 **We could gain an advantage in trade competition through this submission.**

Multi Choice

No

Submission on Rotorua District Plan - Proposed Plan Change 8 – Natural Hazards

Submitter Details

Submission by: Summerset Group Holdings Limited

Summerset is one of New Zealand's leading and fastest growing retirement village operators, with more than 9,100 residents living in our village communities. We offer a range of independent living options and care, meaning that as our residents' needs change, we have support and options within the village. Summerset has 40 villages which are either completed or in development, and in addition 7 greenfield sites, spanning from Whangārei to Dunedin. We employ over 3,100 staff members across our various sites.

Address for Service for Submission

C/- Rose Bayes-Powell, Development Manager

[redacted]

Submitter Location and Background

Summerset holds existing resource consents for a retirement village development on Fairy Springs Road in Rotorua. The site is located near the Waiowhiro Stream and Lake Rotorua, and has been consented for development to accommodate retirement living and care facilities. The development is protected under Section 10 of the Resource Management Act (RMA), but future amendments or new consents may be subject to the provisions of Plan Change 8.

Summerset is committed to ensuring the safety and wellbeing of its residents. Flood hazard management is a critical consideration in our development planning and operations. Our existing consents incorporate robust flood assessment and mitigation strategies, and we continue to engage with technical experts and local authorities to ensure best practice approaches are adopted.

Submission

Summerset requests that Plan Change 8 (PC8) be placed on hold pending the adoption of the proposed National Policy Statement for Natural Hazards (NPS-NH). The NPS-NH is expected to introduce a nationally consistent framework for assessing and managing natural hazard risks, including flooding. Proceeding with PC8 ahead of the NPS-NH risks introducing provisions that may soon be inconsistent with national direction, creating uncertainty for future resource consents and potentially requiring further plan changes to align with the NPS-NH. Deferring PC8 until the NPS-NH is adopted will allow Rotorua Lakes Council to ensure alignment with national policy, avoid duplication of effort, and support a coherent approach to managing natural hazard risks.

Summerset is concerned about the implications of Plan Change 8, particularly the flood-related provisions that may affect future development or amendments to existing consents. While the current development is protected, the proposed objectives and policies under PC8 already have legal effect and introduce more stringent requirements for demonstrating how flood-related effects are avoided or mitigated.

Summerset supports the intent of NATC-R3 to manage natural hazards and risks. However, we are concerned that the current wording may not adequately account for site-specific constraints and the practical limitations of full avoidance. We request that the rule be amended to allow for a balanced assessment of mitigation measures, recognizing that some residual risk may remain despite best-practice design and engineering. We are also concerned about the proposed inclusion of a new matter of discretion under rule NATC-R3, which relates to "the extent to which natural hazard risks are avoided or remedied, and the worsening of any hazard." Given the site constraints, it may not be possible to fully avoid or mitigate natural hazards, and retaining this matter of discretion could present challenges in obtaining future consents.

While our primary concern relates to flood hazard provisions, we also acknowledge the broader scope of PC8, including land instability and liquefaction risk. We support a planning framework that enables site-specific responses to these hazards, informed by expert assessments.

Relief Sought

The submitter seeks the following relief:

- That Plan Change 8 (PC8) be placed on hold pending the adoption of the proposed National Policy Statement for Natural Hazards (NPS-NH), to ensure alignment with national direction;
- That the proposed matter of discretion under rule NATC-R3 be removed or amended to allow for more flexible consideration of mitigation measures where full avoidance is not feasible;
- That the Council consider the use of existing technical flood assessments to support future applications without requiring redundant reassessment;
- That the Council consider provisions enabling site-specific responses to other natural hazards, including land instability and liquefaction;
- Such other relief that will meet the concerns of the Submitter; and
- Such consequential relief necessary to give effect to this submission.

Other

Summerset Group Holdings Limited will not gain an advantage in trade competition through this submission.

Level 27, Majestic Centre, 100 Willis St, Wellington
PO Box 5187, Wellington 6140
Phone: 04 894 7320
Website: www.summerset.co.nz

Summerset Group Holdings Limited is directly affected by an effect of the subject matter of the submission that adversely affects the environment; and does not relate to trade competition or the effects of trade competition.

Summerset Group Holdings Limited wishes to be heard in support of its submission.

If others make a similar submission, the submitter will consider presenting a joint case with them at any hearing.

Oliver Boyd

GM Acquisitions and Development NZ
Summerset Group Holdings Limited

Date: 8 September 2025

Level 27, Majestic Centre, 100 Willis St, Wellington
PO Box 5187, Wellington 6140
Phone: 04 894 7320
Website: www.summerset.co.nz

ROTORUA LAKES COUNCIL

Submission Form:

Plan Change 8 to the Rotorua District Plan (Natural Hazards)

Which parts of Plan Change 8 are you submitting on? Required

- [x] Strategic Objectives and Policies
- [x] Flooding
- [x] Wildfire
- [x] Fault Rupture
- [x] Land Stability Hazards – Slope Stability, Liquefaction, Soft Soils
- [x] Geothermal Hazards
- [ ] Other (please specify)

My submission is:

Detail which parts of Plan Change 8 you support, oppose, the amendments you seek, and the reasons why.

Due to position of our Property a: 21 mamaku Street mamaku. We think the natural Hazzads will not apply to our property To be included with the Hazzards as of Rotorua does not seem right. If these hazzards did exist and happen. Rotorua civil Defence. To meet at Mamaku

(continue on separate page if needed)

What changes do you want made to the District Plan?

For Properties to be Properly identified

Submitter/ Organisation name

Tō Ingoa | Name Required

This will be published with the submission.

Darren Pene

Tō Īmēra | Email address Required

This is the main way we will contact you about your submission. This email address will be published in a list of submitter contact details which is made available at the Further Submission stage. This is because if someone wants to respond to your submission, they must also send you a copy of their further submission.

[redacted]

Tō Wāea | Contact number Required

This will only used to contact you directly about your submission and won't be published to the public.

[redacted]

Do you wish to present your submission publicly in front of elected members at a hearing? Required

- [x] Yes
- [ ] No

If others make a similar submission, we will consider presenting a joint case with them at a hearing.

- [ ] Yes
- [x] No

We could gain an advantage in trade competition through this submission.

- [ ] Yes
- [x] No

Email your submission to Planning.Policy@rotorualc.nz; or
Drop off your submission into the Council office, 1061 Haupapa Street, Rotorua; or
Post to Rotorua Lakes Council, DX Mailbox number (JX 10503), Rotorua 3046; or

Te Tumu Paeroa
Office of the Māori Trustee
PO Box 5038
Wellington 6140
New Zealand

8 September 2025

Rotorua Lakes Council
1061 Haupapa St, Rotorua 3010
info@rotorualc.nz

Tēnā koe,

Proposed Plan Change 8 Natural Hazards

Thank you for the opportunity to make a submission on Proposed Plan Change 8 Natural Hazards (**PC8**) to the Rotorua Lakes District Plan (the **Plan**).

Background

1. The Māori Trustee administers, as trustee or agent, approximately 78,000 hectares of Māori freehold land on behalf of approximately 100,000 individual Māori landowners. Te Tumu Paeroa is the organisation that supports the Māori Trustee to carry out her functions, roles and responsibilities. Additional information regarding the Māori Trustee and Te Tumu Paeroa can be found is on Te Tumu Paeroa's website, www.tetumupaeroa.co.nz.

2. The views expressed in this submission represent the Māori Trustee's position as the Responsible Trustee of approximately 480 hectares of Māori freehold land within the Rotorua Lakes Council (**Council**). The majority of the whenua is in rural areas and is primarily utilised for agricultural and forestry purposes at present. The Māori Trustee's views may not be shared by all owners of the lands she administers.

3. She makes the following submissions.

General Points

Implications for whenua Māori

4. The Māori Trustee is concerned that the overall direction of PC8 will generate additional barriers and financial burden to whenua Māori and Māori freehold landowners. By placing the onus and cost on landowners to manage their natural hazard risks at place, PC8 does not sufficiently recognise the challenges that Māori freehold landowners are likely to experience in managing or responding to natural hazard risks, because:

a. The ability of Māori freehold landowners to fund natural hazard investigation and mitigation assessments is hindered by the generally modest returns of whenua Māori, and difficulties with lending, and servicing debt, which arise due to the unique legal status of whenua Māori.[1]
b. The fragmented and small size of land blocks[2] and collective ownership structures create additional complexities and can at times limit owners' engagement with and occupation of their whenua. Whenua Māori is often subject to leases, meaning owners can be disconnected from decision-making processes, particularly when planning processes only require engagement with the occupier rather than the owners of the whenua.

5. The Māori Trustee considers that any decisions that relate to Māori freehold land under PC8 should be made by the owners or the governing structures with ownership interests in that whenua.

Strategic Directions

6. The Māori Trustee supports the intent of objective **SDNH-O2**, but she considers that further clarification and definition of 'resilience to the current and future effects of climate change' is required in PC8.

7. The Māori Trustee considers that the directive under **SDNH-P1(2)** to "*Use the best available information, including relevant national and regional guidance*" should explicitly reference mātauranga Māori. Including mātauranga Māori in SDNH-P1(2) enables a more holistic assessment of a natural hazard risk and would assist Māori freehold landowners and communities to have input in the management of natural hazards on their lands, informed by robust intergenerational knowledge.

8. The Māori Trustee supports the intent of **SDNH-P1(3)** in that it provides for the cultural significance of a site or activity to tangata whenua when assessing acceptable risk. However, she considers that the term "tangata whenua" does not appropriately provide for the rights and interests of Māori freehold landowners, as well as iwi and hapū, when considering the cultural significance of a site or an activity on Māori freehold land. Tangata whenua as defined by the Resource Management Act means the iwi, or hapu, that holds mana whenua over that area. The Māori Trustee considers that Māori freehold landowners should be recognised to a similar extent by the policy in respect of their own Māori freehold land blocks. This is particularly important given the papakāinga aspirations many Māori freehold landowners have for their whenua, which may be adversely affected by the policy otherwise.

9. She considers that SDNH-P1(3) should be amended to add the phrase "*including Māori landowners*" after "tangata whenua".

[1] There is a distinct difference between Māori freehold land and general land. Māori freehold land has two main characteristics which make it a unique land tenure: its economic value and its cultural value. An interest in Māori freehold land is, like general land, an economic asset that may be used, traded, sold or transferred. However, unlike general land, Te Ture Whenua Māori 1993 contains robust provisions to ensure that land remains in the hands of its owners, and these can reduce the ability of Māori Freehold landowners to obtain finance. Te Ture Whenua Māori 1993 recognises that Māori land is a taonga tuku iho of special significance to Māori passed on from generation to generation. An interest in Māori freehold land is also considered a whakapapa link for owners to their tūpuna, whānau, hapū and iwi, whether they reside on the whenua or not.

[2] In the Rotorua Lakes District, the median area of a land block within the Māori Trustee's portfolio is 18 ha and the mean area is 32 ha.

10. The Māori Trustee supports the intent of policy **SDNH-P2** to "*strengthen, maintain and protect natural systems and features",* provided that the policy only contemplates culturally and environmentally appropriate options and actions.

Flooding

11. The Māori Trustee does not currently support the PC8 Flooding policies **NH-PA** and **NH-PB**. She considers there has been insufficient analysis undertaken by Council to determine flood risks outside of the "Western Rotorua Flood Model" area. These policies may have significant implications for the use and development of whenua Māori in that part of the district not modelled. This makes it difficult to understand whether flooding is a significant risk in other locations, and whether the policies NH-PA and NH-PB are appropriate across the whole district. In addition the Māori Trustee is concerned that policy NH-PB(5) contemplates easements or vesting of land in Council, which is inappropriate for Māori freehold land.

12. The Māori Trustee further does not support the proposed rule **NH-R5** "*Buildings and Structures in an Overland Flowpath*". The Māori Trustee considers that NH-R5 may impact future activities on land for which she is Responsible Trustee, however, there is insufficient information on where overland flowpaths may occur to enable analysis. The Māori Trustee requests that Council either:

    a. Expressly state that NH-R5 does not apply over locations within Rotorua Lakes district where the flooding risk has not been assessed or mapped; or,

    b. Provide more comprehensive and detailed information about the potential and extent of overland flowpaths in urban and urban fringe locations outside of the western Rotorua area to clarify where NH-R5 would apply.

Land Stability

13. The Māori Trustee does not support the PC8 Land Stability policy **NH-P2**. The wording of the policy suggests that significant specialist assessment will be required to assess whether there is a slope stability risk, which will increase financial cost to Māori landowners, and perpetuate barriers to use and development of whenua Māori. The Māori Trustee also considers that the use of the phrase "suitably qualified and experienced person" should be clarified to prevent ambiguity about who may undertake a specialist assessment.

14. The Māori Trustee considers that NH-P2 should reference an accessible information source for landowners to make initial investigation into the slope stability and ground condition hazards of their land. The Māori Trustee believes that Council must offer basic information, potentially through the District Plan, or through resourcing an enquiry service, to enable owners to determine a likely level of risk before requiring the engagement of experts for costly specialist assessments.

Geothermal Hazards

15. The Māori Trustee supports the direction and intent of PC8 Geothermal Hazards policy **NH-P3** that recognises "*the cultural significance of co-existing with geothermal activity*". However, she considers that the wording "*development in papakāinga*" (emphasis added) remains too narrow in scope, as it appears to imply that the policy only applies to existing papakāinga. This does not adequately recognise or provide for the papakāinga aspirations of Māori freehold landowners throughout the district.

Fault natural hazards

16. The Māori Trustee supports the proposed renaming of the fault hazard from "Fault Avoidance Area Overlay" to "Fault Rupture Hazard Area".

17. In relation to the identification of fault natural hazards under PC8, the Māori Trustee supports **Option 1** "Update maps and rename the overlay". She does not support the Council preferred **Option 2** that removes fault mapping from the District Plan. She considers that Council has not recognised that Option 2 disadvantages landowners who are familiar with the District Plan as a vital first information resource to identify whether a fault natural hazard risk exists on, or in proximity to, an area of interest. The Māori Trustee requests that Council adopts Option 1. She considers the Council should update the District Plan maps based on the 2025 fault knowledge in this plan change, and recommends maps are regularly updated as part of any future plan changes. Council could additionally refer plan users to publicly available up to date information for applicants to optionally consider. This assists to manage the issue of maps becoming out of date between plan changes.

Conclusion

18. The Māori Trustee wishes to present her submission publicly in front of elected members at a hearing and looks forward to discussing it with the Rotorua Lakes Council.

19. The Māori Trustee does not wish to present a joint case with others who make a similar submission at a hearing.

20. The Māori Trustee and Te Tumu Paeroa will not gain an advantage in trade competition through this submission.

21. Please contact Teree Brown to arrange a time for the Māori Trustee to speak to this submission. Teree can be contacted on [redacted]y email at [redacted].

Ngā manaakitanga,

Dr Charlotte Severne
Māori Trustee

ROTORUA LAKES COUNCIL
Te Kaunihera o ngā Roto o Rotorua

Doc ID: ECM_21564016

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1061 Haupapa Street
DX Box JX10503
Rotorua 3046
New Zealand
☎ +64 7 348 4199
✉ info@rotorualc.nz
🌐 rotorualakescouncil.nz

8 September 2025

Rotorua Lakes Council
[sent electronically]

Attention: Policy Planning, Destination Development

Submission on Plan Change 8 Natural Hazards

This is a submission on Plan Change 8 Natural Hazards to the Rotorua District Plan, which is provided on behalf of Rotorua Lakes Council. It relates to Rules NH-R1 to NH-R8 and addresses gaps or potential gaps in the proposed provisions relating granny flats.

Rotorua Lakes Council could not gain an advantage in trade competition through this submission. Rotorua Lakes Council does not wish to be heard in support of this submission.

Issue

The Government has proposed changes to the Building Act 2004 (the 'Building Act') and a new National Environmental Standard (the 'NES') under the Resource Management Act 1991 ('RMA') to enable minor residential units ('granny flats') to be constructed without building consent or resource consent. The final detail of these changes has yet to be confirmed and there may remain issues to address through the District Plan to ensure that management of natural hazards can continue and is integrated notwithstanding these changes. Plan change 8 already proposes a rule to address potential gaps in the management of geothermal hazards presented by the granny flat changes, but these may require further refinement.

Explanation

- The Government is currently progressing the Building and Construction (Small Stand-along Dwellings) Amendment Bill (the 'Bill') and has also consulted on new National Environmental Standards for Minor Residential Units. These changes are intended to enable minor residential units ('granny flats') to be constructed without resource consent and building consent.
- The Bill and consultation information for the NES suggest that the Government also intends some protection for processes that manage natural hazards:
    - Under the Bill, minor residential units would not be exempt from the requirement to obtain building consent where the land is subject to a natural hazard (as advised by the consent authority and defined in the Building Act), unless adequate provision has been made to account for this; and
    - The consultation material for the NES included a proposal that District Plan rules relating to matters of national importance under the RMA (which include the

management of significant risks from natural hazards) would continue notwithstanding the national environmental standard.

- The final amendments to the Building Act and NES have yet to be confirmed and there is likely to be a need to address gaps or issues arising from these changes for the management of natural hazards or ensure integration of the District Plan with these changes.
- In anticipation of these changes, PC8 proposes a restricted discretionary activity status for new residential units and building additions in geothermal systems where no building consent is sought. This recognised that current management of geothermal hazards in the Rotorua District relies primarily on the building consent process and the performance standard to submit an assessment of geothermal hazards at the time of application for building consent. However, geothermal hazards are not defined as a 'natural hazard' under the Building Act so these processes to manage this natural hazard through the building consent process may no longer be available.
- With increased certainty about the upcoming changes, there may be opportunities to improve efficiency and more closely align the approach to minor residential units that do not require building consent with the approach to other buildings.

Decision sought:

That further amendments to Rules NH-R1 to NH-R8 be made to ensure the efficient and effective management of natural hazards affecting minor residential units (granny flats), considering the expected legislative changes and the forthcoming National Environmental Standard.

Yours faithfully

Jean-Paul Gaston
Manahautū Huraina Rotorua | Group Manager, Destination Development

From: "Mike Allen" [redacted]
Sent: Sat, 6 Sep 2025 11:06:42 +1200
To: "Kim Smith" <Kim.Smith@rotorualc.nz>
Cc: [redacted]
Subject: Lake Tarawera Ratepayers Association - Submission for Plan Change B

Thankyou for the opportunity to submit on proposed changes incorporated in Plan Change B

We are generally supportive of the proposed changes and would like three points considered/acknowledged:

1. We would like to acknowledge the constructive and helpful engagement we encountered in dealing with Kim Smith.

2. We understand the Lake Okareka Residents Association has sought an updated review of Fault Line assumptions and findings - this will hopefully refine and narrow the proposed restrictions. While we note there has been some progress on the scope of restriction in the Tarawera catchment but we would request that the Tarawera Catchment is included in proposed further review

3. We request that RLC engage directly with BoP RC to update Hydrology Assumptions which appear to be based around historic (higher) lake levels and do not account for the long term decline in lake levels. We think this will reduce some barriers for proposed Papakaianga housing

Mike Allen
[redacted]

Q1 **Which parts of Plan Change 8 are you submitting on?**

Multi Choice

Flooding
Other: Earthquake Fault Lines

Q2 **My submission is:**

Long Text

Submission RLC Plan Change 8

I oppose the creation of a new “Fault Rupture Hazard Zone” along Acacia and Pryce Rd.
The evidence as to location, frequency and level of possible movement is uncertain and I agree with the submission of the Lake Okareka Community Association that the area should be designated as an Area Of Geological Investigation until such time as more specific information is obtained as to the potential risk if any.

I also oppose the use of Bay of Plenty Regional Councils historic lake level data to define which areas constitute a flooding hazard. The data is out of date due to the substantial improvements made to the lake outlet works. I again support the Lake Okareka Community Association’s submission that any setting of the flood hazard level be based on current available data and up to date modelling.

Q3 **What changes do you want made to the District Plan?**

Long Text

Q4 **Tukuatu he puka wea ki konei | Upload a submission**

File Upload

Q5 **Tō Ingoa | Name**

Short Text

Jack Smith

Q8 **Do you wish to present your submission publicly at a hearing?**

Multi Choice

No

Q9 **If others make a similar submission, we will consider presenting a joint case with them at a hearing.**

Multi Choice

Yes

Q10 **We could gain an advantage in trade competition through this submission.**

Multi Choice

No

Q1 **Which parts of Plan Change 8 are you submitting on?**

Multi Choice

Flooding
Wildfire
Fault Rupture
Land Stability Hazards – Slope Stability, Liquefaction, Soft Soils

Q2 **My submission is:**

Long Text

Land Stability Hazards - SUPPORT
Wildfire - SUPPORT
Fault Rupture - OPPOSE
Flooding - OPPOSE

Q3 **What changes do you want made to the District Plan?**

Long Text

Land Stability Hazards - Support site specific assessments rather than static maps
Wildfire - Support new rules for fire fighting water supply standards but would like more detail for lakeside environments
Fault Rupture - I oppose the creation of a new fault hazard area at Lake Okareka due to uncertain evidence. RLC needs further investigation and evidence on the exact location and activity level of these fault lines. (Berryman reports). NZ as a whole has a complex and dynamic geological landscape. Areas cannot be labelled "Fault Hazard" without evidence. I support RLC to further investigate.
Flooding - I oppose RLC adopting the BOPRC 2022 report which collected data up to 2000 and does not include 2021 upgrade work done on an outlet pipe designed to prevent further floods. New flood modelling is required.

Q4 **Tukuatu he puka wea ki konei | Upload a submission**

File Upload

Q5 **Tō Ingoa | Name**

Short Text

Jules Averill

Q8 **Do you wish to present your submission publicly at a hearing?**

Multi Choice

No

Q9 **If others make a similar submission, we will consider presenting a joint case with them at a hearing.**

Multi Choice

Yes

Q10 **We could gain an advantage in trade competition through this submission.**

Multi Choice

No

Kim Smith

From: [redacted]
Sent: Sunday, 7 September 2025 1:13 pm
To: RLC RMA Policy Services
Subject: Changes to Plan 8 - R.L.C

LOCA notes flood mitigation work by Bay of Plenty Regional council in 2021 increased outflow to the Waitangi Stream. The increase was considerable and significant and this should be accepted and recorded by the Rotorua Lakes Council.
Your Sincerely - James Blakely (9 Acaia Rd, Okareka)

Q1 **Which parts of Plan Change 8 are you submitting on?**

Multi Choice

Wildfire
Fault Rupture

Q2 **My submission is:**

Long Text

Fault Zones: Why is the fault avoidance zone that crosses the intersection of Alexander and Spencer Roads, at Lake Tarawera, substantially larger than most of the other fault avoidance zones on the map? Being Map PC8 - Faults and Western Flooding.
Is there any evidence for that zone on the map being larger?

Wildfires: We believe there is no practical reason for the proliferation of water storage tanks in the settlement area of the Lakes A Zone. Half of the Tarawera properties have lake frontage, and another large percentage are close to the lake with water easily relayed up to them. With a substantial FENZ water tanker stationed at Lake Okareka, that supply of water covers those removed from close proximity to the lake.
Furthermore, we believe the nature of vegetation and predominately East facing contour limit the flammability of the Tarawera Bush. The lack of bushfires supports this.

Q3 **What changes do you want made to the District Plan?**

Long Text

We want the Fault Avoidance Zone that covers our section reduced in size. (2 Alexander Road, Lake Tarawera.)
We want the water storage tanks proposed for the Lakes A Zone removed from the Plan Change 8 proposal document and therefore the District Plan.

Q4 **Tukuatu he puka wea ki konei | Upload a submission**

File Upload

Q5 **Tō Ingoa | Name**

Short Text

Carol Gilchrist and Dave Townsend

Q8 **Do you wish to present your submission publicly at a hearing?**

Multi Choice

Yes

Q9 **If others make a similar submission, we will consider presenting a joint case with them at a hearing.**

Multi Choice

Yes

Q10 **We could gain an advantage in trade competition through this submission.**

Multi Choice

No

Q1 **Which parts of Plan Change 8 are you submitting on?**

Multi Choice

Flooding
Wildfire
Fault Rupture
Land Stability Hazards – Slope Stability, Liquefaction, Soft Soils

Q2 **My submission is:**

Long Text

Land Stability Hazards - SUPPORT
Wildfire - SUPPORT
Fault Rupture - OPPOSE
Flooding - OPPOSE

Q3 **What changes do you want made to the District Plan?**

Long Text

Land Stability Hazards
- Support site specific assessments rather than static maps
Wildfire
- Support new rules for fire fighting water supply standards but would like more detail for lakeside environments
Fault Rupture
- We oppose the creation of a new fault hazard area at Lake Okareka due to uncertain evidence. RLC needs further investigation and evidence on the exact location and activity level of these fault lines. (Berryman reports). NZ as a whole has a complex and dynamic geological landscape. Areas cannot be labelled "Fault Hazard" without evidence. I support RLC to further investigate.
Flooding
- We oppose RLC adopting the BOPRC 2022 report which collected data up to 2000 and does not include 2021 upgrade work done on an outlet pipe designed to prevent further floods. New flood modelling is required.

Q4 **Tukuatu he puka wea ki konei | Upload a submission**

File Upload

Q5 **Tō Ingoa | Name**

Short Text

Craig Cunningham

Q8 **Do you wish to present your submission publicly at a hearing?**

Multi Choice

No

Q9 **If others make a similar submission, we will consider presenting a joint case with them at a hearing.**

Multi Choice

Yes

Q10 **We could gain an advantage in trade competition through this submission.**

Multi Choice

No

SUBMISSION ON PLAN CHANGE 8 (NATURAL HAZARDS) – LAKES A ZONE
Rotorua District Council

Submitted by: Peter & Wendy Lewis
Property: 69 Acacia Road, Lake Okareka
Date: 2 September 2025

We make this submission as longstanding residents at 69 Acacia Road, Lake Okareka, since December 1980. No claim is made that we are qualified hydrologists or stormwater engineers (in relation to the "Flood" aspect of the proposed plan change), nor do we have any professional expertise in scientific fields associated with the "Fault Avoidance Zones".

Flood Risk Management

1. In relation to the Flood Risk Management, aspect of the proposed Plan Change, we support the "replacement" submission from former Bay of Plenty District Councillor, Neil Oppatt, dated 15 August 2025, and make the following further comments.
2. Our property at 69 Acacia Road, Lake Okareka, is one of the lowest lying lake edge properties at Okareka and we have resided there since December 1980. The properties either side of us are also low lying, but are currently owned by non-permanent resident parties.
3. We have direct personal knowledge and experience of rising and falling lake levels spanning the 45 years of our residence.
4. During the first decade of our ownership of the property, we experienced some flooding during periods of very heavy rainfall, but these were always a consequence of stormwater incursion from Acacia Road, not from lake level rise. Both ourselves (on our property) and Rotorua District Council (on the road and roadside) carried out works over the next decade and, as a result of those works, there have been no stormwater incursions on to our property since the very early 2000s.
5. As far as incursion from flood level rise, in the early years of our occupation, the lake occasionally encroached slightly on to the lower (lake edge) level of our property, but only briefly and minimally. We had always understood that these events occurred following periods of heavy rain, and usually when the management of the manual system for controlling the level of the lake at the outlet had been neglected (from time to time various representatives of the District Council confirmed this to us).
6. At some point in the mid to late 1980s, and we can't remember exactly when, we raised the bottom level of our property by about 30 cms (originally, about halfway between our house and the lake, the property had a slight bank and we simply levelled the lawn). From that time until now, apart from the exceptional events of 2017, there has been no encroachment on to our property.
7. At some point (maybe around 2000) we also shortened the original jetty at our property and put a slightly raised (maybe 15cms) top on to the jetty. Prior to this, the lake had infrequently risen to a level slightly above the top of the original jetty, but not often. Since the level of the jetty was raised, and again apart from the event of 2017, the lake has not risen over the level of the jetty.
8. The events of 2017 are well known and documented.
9. Photographs are attached showing the flooding in 2017 which remained on our property for almost 8 months and led to the loss of 37 years of plantings.
10. Since the completion of the outlet works there has been no encroachment of the lake on to our property.
11. We attended, remotely, the recent meeting at the Lake Okareka Fire Station and were astonished to learn that the reports upon which this aspect of the proposed Plan Change is based rely on data predating the post-2017 works to the outlet. When queried about this, the representative of BOPRC (I think, Mark Townsend) was dismissive and rude, indicating that the Regional Council collates its reports 10 yearly and cannot be expected (nor afford) to do so more frequently! With the greatest respect, this is bizarre, when very substantial amounts of work have been carried out

(post the most recent available data) to deal with the very issues which the proposed Plan Change seeks to address.

12. He seemed to indicate, although we may have misunderstood, that for an accurate assessment to be made post the remedial works, many more years of data would be necessary.
13. If that is the case, then Rotorua Lakes Council should postpone this aspect of the review until such a report is available.
14. It also became clear at the meeting that this proposed change was based on "desk top" reviews. It is astonishing that such a significant change to the District Plan with such far reaching impacts on residents (particularly in relation to the cost of, and even the availability of, insurance against flood risk) should take place without taking the time to seek the input of those in situ (for nearly 45 years) on one of the theoretically most vulnerable properties.

Fault Zones

1. In relation to the proposed change in respect of Fault Zones, this is outside our scope of knowledge, save to observe that we as residents are aware that our properties are located in a caldera, surrounded by other caldera, and on the North Island Volcanic Plateau (the Central Plateau).
2. We look out over a volcano which erupted less than 150 years ago.
3. It is no surprise that there is a Fault Zone running through the peninsula. It would be a surprise if there was not.
4. No doubt all of the properties constructed on the Acacia Road peninsula, and indeed at Lake Okareka, and the whole of the Rotorua area, were constructed with the knowledge that they are located in an active seismic area, and all consents given for their construction took this into account.
5. If the sole purpose of the Plan Change in relation to Fault Zones is to further clarify what has always been known and will have no impact on building requirements (it having been made manifestly clear at the Fire Station meeting that it is impossible to determine the extent of any actual, let alone increased likelihood, of risk), then we do not object, but ask that it be made clear that there is no intention that this change will lead to an increase in the cost of "compliance" beyond what has always been necessary in this area. In other words, nothing has changed.

General Observations

1. Council(s) have obviously been working on these matters for many years. The first that we have heard of it is in late July 2025 with a date for the filing of submissions set for 8 September 2025.
2. This is not genuine consultation, in relation to a matter of significant importance.

This submission is made pursuant to the provisions of the Resource management Act 1991 and we do not seek to be heard in support of this submission.

Signatures:

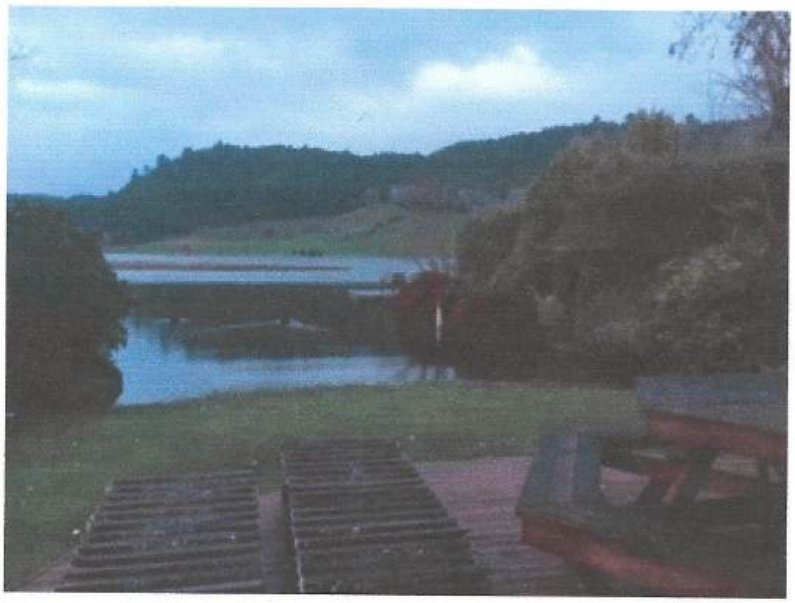
Peter Lewis

Wendy Lewis

Date: 2 September 2025

Photographs for Submission on Plan Change 8 – Lewis, 69 Acacia Road, Lake Okareka

This shows the pontoon at the beginning of the jetty.



This is taken from the deck – distance to the edge of the flood water from the edge of the deck is about 10 metres. Distance from the edge of the flood water to the historic edge of the lake also about 10 metres.

Q1 **Which parts of Plan Change 8 are you submitting on?**

Multi Choice

Fault Rupture

Q2 **My submission is:**

Long Text

My submission is relevant to the new provisions for the management of fault hazard risks.

Q3 **What changes do you want made to the District Plan?**

Long Text

I would like to include a 'no blame' provision in the management plan so that landowners who are aware of the risks of building in a rupture zone can take the responsibility of doing so, even when advised against building in such an area; that is, they could sign a form absolving the council of any blame for damage caused by a fault rupture.

I live on the westerly part of Poutakataka Road in Ngakuru and the whole area is defined by faults. There is almost no place 'safe' to build because the rupture zones shown in the maps provided by the council documentation are not all the ones that can be traced across our farm.

Q4 **Tukuatu he puka wea ki konei | Upload a submission**

File Upload

Q5 **Tō Ingoa | Name**

Short Text

Pamela Robyn Lyons-Montgomery

Q8 **Do you wish to present your submission publicly at a hearing?**

Multi Choice

No

Q9 **If others make a similar submission, we will consider presenting a joint case with them at a hearing.**

Multi Choice

Yes

Q10 **We could gain an advantage in trade competition through this submission.**

Multi Choice

No

Q1 **Which parts of Plan Change 8 are you submitting on?**

Multi Choice: Fault Rupture

Q2 **My submission is:**

Long Text: I am opposed to any change to Plan Change 8 and wish it to remain in status quo. I have lived here for 33 years and was issued a permit to build in 1992.To my knowledge in this time there have been no rupture fault events. We do experience earthquakes, but they are common throughout the whole of the Rotorua district.
I am extremely concerned that if such information is put on my Lim report my property value will be greatly reduced. Secondly any building project would become prohibitively expensive or indeed impossible.
I cannot see how any of these changes would improve natural hazard management.

Q3 **What changes do you want made to the District Plan?**

Long Text: None.

Q4 **Tukuatu he puka wea ki konei | Upload a submission**

File Upload

Q5 **Tō Ingoa | Name**

Short Text: Maria Luscombe

Q8 **Do you wish to present your submission publicly at a hearing?**

Multi Choice: Yes

Q9 **If others make a similar submission, we will consider presenting a joint case with them at a hearing.**

Multi Choice: Yes

Q10 **We could gain an advantage in trade competition through this submission.**

Multi Choice: No

Rotorua Lakes Council
1061 Haupapa Street
Rotorua 3010

Kia ora koutou katoa,

PLAN CHANGE 8; NATURAL HAZARDS SUBMISSION – ROTORUA PLANNING CONSULTANTS GROUP

Upon review of Plan Change 8 – Natural hazards (PC8), we have a identified a number of approaches that do not align with good planning practises, and we are unclear on how PC8 will be consistently implemented and legally enforceable without these matters addressed.

We have summarised each of these below, and given the broad extent of each issue, we believe that these impact the plan as a whole, including the rule framework.

Overarching Comments

1. Lakes A Plan

   We generally support the approach to increase alignment between the Lakes A Plan and the wider district. However, cross referencing the two plans will be confusing and cumbersome to the general public. Lakes A zone should have its own distinct rules relating to natural hazards within it.

2. Removal of planning maps

   PC8 proposes to remove a number of natural hazard maps and enforce the rule framework through information contained within external models online mapping resources. Whist it is understood that there is a desire to take into account the most recent information available, this approach does not provide for a clear and consistent implementation of the plan.

   Maps, along with rules and definitions, be amongst the most commonly referred to parts of the plan. As with rule text, accuracy in what maps portray and how they portray it is very important, particulars when they form part of a plan rule, as is the case with Natural hazards.

   The data collected to create a map is required to have gone through a robust methodology and be overseen by a person or person with relevant experience in that relevant field. This methodology is required to be made available to the general public, alongside a plan change to enable those potentially affected to understand the process and make informed submissions.

   A plan, or map referred to by rule framework, cannot change overnight to impact new properties. Such changes are required to be dealt with through a notified plan change process. Any changes required to a model must be within set parameters, these being outlined and potential effects addressed as part of a plan change.

It is unclear how a robust section 32 analysis was able to be completed, without understanding the level of future economic, social, Cultural and environmental impacts

3. Reliance on external mapping systems and models

As material incorporated by reference in a plan or proposed plan has legal effect as part of the plan, the same degree of care should be taken in regard to its consideration as any other plan provision.

Any map or model used for the enforcement and implementation of a district plan is required to be robust with a low level of inaccuracy. Rather, the reliance on external sources provides an element of ambiguity and does not provide any certainty for homeowners, insurance companies, or developers on if their property is impacted by a hazard or not.

Such maps and models should be notified alongside a plan change to enable the general public to consider the methodology used to inform each model, and the internal process completed for any updates.

Schedule 1 of the Act sets out the legal requirements for the incorporation of external material into plans, these include:

- the local authority must give public notice under clause 34(2)(c) of the availability of the externally referenced material before it notifies a proposed plan, plan change or variation.
- a local authority must, before notifying a proposed plan, plan change or variation incorporating material by reference, allow persons a reasonable opportunity to comment on that material and consider any comments made

The material referenced within PC8 has not been notified in a manner that meets the requirements of Clause 34. In addition, it is noted that flooding models referred to in the plan change have not yet been finalised by RLC and are still in the process of being developed.

A number of the models and maps referred to within PC8 are managed by external agencies, and the methods used to identify and update these have not been made available to the public and are not managed by RLC. There is no understanding of the level of inaccuracies, or the subsequent effect these errors and updates may have on landowners within the district.

4. Refining the scope of the rule framework.

It is proposed to manage development based on broad overlays, without actually defining and managing the associated risk.

One example is the Rotorua Geothermal field which underlies the majority of the urban area. A large proportion of this does not contain geothermal bores, have surface features, or experience hot ground and geothermal gas. It is considered more appropriate to refine the rule framework to sites that contain such geothermal hazards as listed above.

The second example is earthworks. The plan change intends to address land instability through significant reductions to the permitted earthworks volumes and levels across a number of zones.

If there is a concern with land instability, then there are other more refined approaches available, such as managing earthworks by slope or by managing the level of ground alteration relative to site boundaries. A more comprehensive consideration of the permitted earthworks provisions for each zone should be undertaken, before making such significant changes.

5. Research

There does not seem to be any research completed by RLC or external agencies confirming that earthworks within rural zones have resulted in an increased risk of land instability, or that wildfires are an issue within this district.
No research has been completed justifying the removal of planning maps, and how the efficient and effective implementation of the plan will continue to be achieved. A brief review of other plans within NZ has not identified this approach as being used by other local or regional authorities.
No research has been provided identifying how the external material referenced by the plan is the best material for its purposes.

2.0 Specific Natural Hazards

The below provides specific commentary on the approach proposed for each natural hazard.

1. Wildfire

It is considered that this natural hazard is not relevant to Rotorua at the district level. If it is deemed to be an issue, it is more appropriately addressed at a regional scale.
The proposed rule framework does not specifically address the hazard of 'wildfire'; rather, it focuses on improving access to water for the purposes of structural firefighting.
Several questions arise from the proposed provisions:

- SUB-P16 – What is the definition of "densely populated areas"? Are urban areas now required to install water tanks, or can reliance on Council water infrastructure continue?
- RURZ-S5A – The servicing rules for the Rural and Lakes A Zones now appear to require the provision of a firefighting water supply at the resource consent stage. Does this imply that Council infrastructure is no longer sufficient?

Rules are being introduced in relation to a hazard that has not previously posed a significant issue within the district and may not be relevant in this context.
It is therefore recommended that this section be removed from the plan in its entirety.

2. Flooding

There are significant concerns regarding the flood modelling intended to support Plan Change 8 (PC8).
An example is the Lake Okareka flood modelling. The current flood model available on the GeyserView mapping tool, which indicates substantial flood risk for certain properties, is based on 2020 data and reflects a worst-case scenario. However, this model does not incorporate critical mitigation measures completed since then.

In 2021, the Bay of Plenty Regional Council completed significant flood mitigation works that increased the outflow capacity of the Waitangi Stream. Despite this, the model continues to rely on historical lake level data from 1971 to 2020 and does not reflect the substantial improvements made through the multi-million-dollar upgrade of the lake's outlet system.

Moreover, the modelling is based solely on rainfall-runoff assumptions and does not account for active lake level management strategies currently in place.

A specific concern relates to the flood-prone contour adopted in PC8 of 355.900 m (Moturiki Datum 1953). This is considerably higher (by approximately 1.45 metres) than the 1% AEP (100-year ARI) peak lake level of 354.45m.

The use of this outdated modelling carries significant risks. If adopted into the District Plan in its current form, it could affect the ability to obtain building consents and have long-term implications for insurance and property values.

Furthermore, once this information is embedded into an operative plan, there is very limited ability to update or correct the model or associated maps without initiating a formal plan change process.

It is strongly recommended that the flood modelling be updated to reflect current conditions, including the 2021 mitigation works and active lake level management. This updated modelling should be publicly notified as part of the plan change to ensure that flood risk is accurately represented and appropriately managed.

3. Overland flow paths

A new rule is proposed managing building and structures where these may '*alter an entry or exit point on a site of an overland flow path'*. It is unclear how this will be determined and is likely to be open to interpretation.

A performance standard or a rule needs to be black and white. It will be difficult to determine whether any earthworks, a new building or structure will trigger the need for a resource consent for being located in an overland flow path.

The rule is proposed to apply only in more intensely developed zones, where the risks are apparently higher. The track change document states this applies to the urban zones, including the city centre and commercial zones, and the Rural residential fringe (RR2) Given the commercial and city centre zones are connected to the public stormwater reticulation system, is there really a high risk associated with an overland flow path within these areas? Have the site coverage provisions of each of these zones been altered to reflect this hazard?

No map is available to determine where the overland flow paths are. Page 26 of the section 32 report states RLC is developing a GIS-based analysis of overland flow paths and areas vulnerable to stormwater blockages. Page 42 then states:

> *'The mapping is not considered critical to the implementation of the proposed rule and earthworks performance standard, since overland flow paths can be determined from topography and existing mapping tools. However, it should assist RLC and the public to identify their location. It will need to be checked on site to determine how structures and changes in terrain not included in the model may alter the location of flow paths. This mapping does not form part of the plan change proposal but is discussed for context.'*

This is incorrect. At this stage there is insufficient information available to understand the effects of this new rule, impacting the ability to make an informed submission.

4. Geothermal

The geothermal fields were incorporated into the plan in 2016 as a result of the RPS which mapped the geothermal fields within the district. The RPS then classified these based on their values, characteristics and heat, this informing future development potential and informing allocation. These fields were not mapped as a tool to manage natural geothermal hazards and area not of a scale to be mapped at a property level.

The Rotorua geothermal field underlies the majority of the urban area. A large area this does not have geothermal bores, surface features, or experience hot ground and geothermal gas. It is considered more appropriate to refine the rule framework to address the risk of geothermal activity and manage development within sites which have such characteristics listed above.
PC8 seems to imply that development within these areas will be managed to reflect cultural values, rather than the natural hazards and potential risk to property and life.

It is also unclear what building that increases the risk of a natural hazard may be constructed onsite without a building consent – other than a granny flat. Again, there are numerous areas that are not subject to geothermal hazards and should have the ability to construct a granny flat onsite without the need for a consent. The approach proposed is not addressing the actual risk associated with the hazard.

5. Earthworks

The level of fill and cut for rural zones has been significantly reduced and does not enable the general rural/farming and development activities expected within the Rural 1 environment to occur. The earthworks standards in their current form, focus on amenity and character of an environment, rather than natural hazards, and the level of earthworks provided for within the Rural 1 zone reflected this.

The reason for this change seems to be solely related to land instability. No assessment has been completed on the effects of the change outside of natural hazards.

If there is a concern with land instability, the more appropriate approach would be to manage earthworks by slope, which can be completed using the land instability maps – and/or by management of earthworks relative to distance from site boundaries (in terms of how earthworks on a site can affect stability of adjoining properties).

The proposed approach of having a blanket restriction for the same cut and fill heights across all zones, heavily relies on the listed (mostly existing) exemptions to set intricate parameters of whether these standards do or do not apply to certain activities. This approach is considered to set confusing expectations and inefficiencies in being able to readily determine a permitted activity status or not for earthworks for any given activity. Use of listed exemptions is commonplace in plan writing and the approach in itself is not of issue. However, the earthworks performance standards should at least be tailored to each zone, so as to correspond to the scale and type of land use and subdivision activities envisaged for each.

The proposed changes to the exemption regarding earthworks for a building platform or access, also bring in a reliance on a separate and external building consent process, driven by different legislation. The Building Act 2004 and its exemptions are often in a state of play. Using a building consent as a trigger for whether earthworks are exempted

or not from permitted activity requirements under a district plan, creates significant uncertainty. The applicability of the permitted activity exemptions to any given activity should be black and white and should be able to stand on their own - regardless of a process under the Building Act 2004.

If a comprehensive update of earthworks provisions is beyond the scope of this plan change, then the proposed changes should be withdrawn, until a more fulsome update of the District Plan takes place.

6. Fault Hazard Management

The removal of fault mapping is supported as the information identified was often out of date or inaccurate. As the fault information is being updated continually, reference to accurate mapping is supported. However, there is no differentiation between high and low recurrence interval faults and therefore the management framework is too conservative.

Reference to external mapping is supported for assessment of subdivisions and the identification of building platforms and access in appropriate locations. The evaluation is appropriate to the subdivision consent process. This requirement to assess risk of natural hazards, like faults, is already in place under s106 of the RMA 1991 (and noting this obligation is also now in place for land use consents under 106A).

However, for buildings and development, clarification and amendments are required to avoid duplication and unnecessary consent processes. Reference to external mapping which is subject to amendment is inappropriate for permitted activity status which requires certainty within the District Plan provisions. Given that evaluation is required at the time of building consent, requiring resource consent in addition is unnecessary and will not add value to the process.

Minor buildings which do not require building consent must still meet the relevant standards and resource consent should not be required in addition. The risk to such structures is likely to be minor and management should be left to the Building Act process.

Clarification of definitions used is also required.

It is requested that the fault hazard management is amended to refer to the subdivision process only and not buildings otherwise permitted. Use of simple assessment criteria could be utilised in the Plan to reinforce the need to consider fault risks/effects.

It is noted that Taupo District Council went through a recent plan change process to remove fault hazard mapping, based on the subdivision consent and building consent processes being the primary mechanisms for ensuring that the risks posed to buildings from potential fault lines are mitigated. That approach provides a helpful ‘case study’ to assist with optioneering and which does not appear to have been explored.

Please feel free to contact Rebecca Burton if you require any further clarification on any of the above listed matters.

Sincerely,

Ann Nicholas, Brett Farquhar, Darren Clark and Rebecca Burton

ROTORUA PLANNING CONSULTANTS GROUP

Barker & Associates
Auckland

PO Box 1986, Shortland Street, Auckland 1140
Level 4, Old South British Building, 3-13 Shortland Street, Auckland

B&A
Urban & Environmental

8 September 2025

To: Rotorua Lakes Council
Via email: info@rotorualc.nz
Attn: Kim Smith

Submission on District Plan Change 8 Natural Hazards (PC-8)

Submitter Details

Name of Submitter: Newvid Holdings Trust **("NHT")**

1. NHT makes this submission on Plan Change 8 Natural Hazards ("**PC-8**") as prepared by Rotorua Lakes Council. PC-8 aims to improve how Council manage natural hazard risks throughout the district, including in the Lakes A Zone, from flooding, active fault rupture, land stability (slope stability, liquefaction and soft soils), geothermal hazards and wildfire.
2. NHT could not gain advantage in trade competition through this submission.
3. NHT is directly affected by effects of the subject matters of the submission that –
    a. Adversely affects the environment; and
    b. Do not relate to trade competition or the effects of trade competition
4. NHT wishes to be heard in support of their submission.
5. If any other submitters make a similar submission, NHT would consider presenting a joint case with them at the hearing.

Overview of NHT site

6. NHT has an interest in PC-8 that is greater than the interest of the general public. The Trustees of NHT, David Muller and Michael Foley, own 19 Pryce Road, Lake Okareka, Rotorua legally described as Lot 2 Deposited Plan 31482 (Record of Title SA826/121), which is located within the plan change area (**Figure 1**).

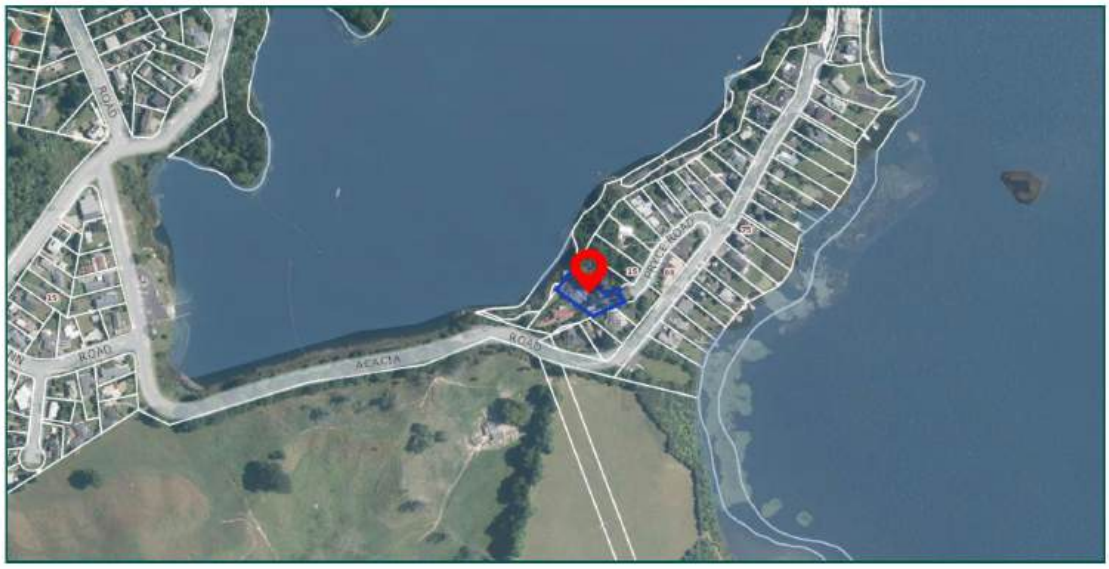


Figure 1: Subject Site - Source Emaps

Scope of Submission

7. NHT generally support the proposed changes by PC-8 to provide better safety and security to people and property but have significant concern with respect to the revised changes proposed in relation to the inclusion of fault line data and out of date Bay of Plenty Regional Council flood modelling. In particular, NHT opposes PC-8 for the reasons outlined within **Attachment 1**.

Relief Sought

8. NHT seeks the following relief on PC-8:

    a. That the specific feedback in **Attachment 1** is addressed and necessary changes incorporated into the Plan provisions.

    b. Any further necessary consequential amendments required to achieve (a) above.

    NHT looks forward to working collaboratively with Rotorua Lakes Council to address the above relief and is happy to meet with Rotorua Lakes Council policy staff or consultants to work through these matters.

Address for Service:

Barker & Associates Limited
Attn: Matt Norwell
PO Box 1986
Shortland Street
Auckland 1140
[redacted]

Copied to:

Andrew Muller, Muller Management Trust
[redacted]

Barker & Associates
Auckland

PO Box 1986, Shortland Street, Auckland 1140
Level 4, Old South British Building, 3-13 Shortland Street, Auckland

Urban & Environmental

Attachment 1: NHT specific submissions

Sub-#	Feedback Topic	Support/Oppose/Seek Amendment	Comments/Reasons	Relief Sought
Entire Plan				
1	Flooding	Seek Amendment/ Oppose	Flood mapping is proposed to retain as a fluid spatial layer within the District Plan and not be formed within static maps. This is defined as provisions shall apply to 'Applicable Spatial Layers' which allows Council to use the most up to date data and information to inform the required standards to address flooding events including minimum freeboards. While NHT supports flood hazard mapping sitting outside the district plan NHT would seek more clarity and articulation on how as new information comes into Councils hands is shared to the public. NHT also oppose the use of the flood modelling information produced by BoPRC in which Council is using to determine the minimum floor levels for a 1%AEP flood event with an allowance for climate change in respect to Lake Ōkāreka. This is because the	Seek clarity from Council on the timing of updated information being available to Council but not the public GIS systems and understating the process of communication for when updates to the Hazard GIS systems occur to ensure people are aware they need to check the GIS prior to undertaking developments. Remove BoPRC Lake Ōkāreka flood modelling as a natural hazard overlay and seek BoPRC to undertake new Lake Ōkāreka lake level modelling based on upgraded systems to ensure accurate information and data is used.

Sub-#	Feedback Topic	Support/Oppose/Seek Amendment	Comments/Reasons	Relief Sought
			BoPRC modelling was based on information prior to the 2021 upgrades of the lake pumpstation which has significant impacts on managing lake levels during extreme weather events. NHT also oppose the changes to the objectives and policies relating to Flooding. The reference to "declining consent" if flood risks are not shown to be acceptable is problematic as "acceptable risk" is vague and subjective. NHT also oppose the introduction of a new definition of "acceptable risk" as follows: *"acceptable risk – risk that is low, and the costs of further reducing risk are largely disproportionate to the benefits gained."*	Seek removal of the reference to "declining consent" Seek further consideration in the development of "acceptable risk" definition. The current definition as proposed is unclear and not quantifiable.
2	Fault Lines	Seek Amendment/ Oppose	Fault lines and Fault Avoidance Zones mapping is proposed to change from static maps to a fluid spatial layer within the District Plan and shall be informed by GNS data and reporting.	Remove Fault lines and Fault Avoidance Zones mapping applicable to urban areas which rely on LiDAR data due to its inaccuracies and limitations.

Sub-#	Feedback Topic	Support/Oppose/Seek Amendment	Comments/Reasons	Relief Sought
			This mapping this allows Council to use the most up to date data and information to inform the required standards to address risk to people and property (including buildings) through the plan provisions. While NHT supports Fault lines and Fault Avoidance Zones mapping sitting outside the district plan NHT oppose the use of GNS data and information on fault lines and fault avoidance zones which run through urban areas until further investigation has been completed to accurately determine the fault lines transgression. GNS data to map fault lines has used Light Detection and Ranging technology (LiDAR) to map fault line. LiDAR mapping in urban environments faces significant limitations due to interference from buildings and infrastructure, which obscure ground features and create shadow zones. The technology cannot penetrate the ground, restricting fault detection to surface expressions only. Data processing becomes	

Sub-#	Feedback Topic	Support/Oppose/Seek Amendment	Comments/Reasons	Relief Sought
			complex and time-consuming as ground points must be separated from artificial structures, while high operational costs, regulatory restrictions, and potential privacy concerns further challenge its application. Additionally, anthropogenic features can mimic or mask fault-related geomorphology, increasing the risk of misinterpretation. Therefore GNS fault mapping within urban areas should not be used to guide planning provisions and further investigation and testing should be done to map an accurate fault line.	