

Full Submissions Plan Change 10 – Definitions and Rule Refinements

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Make a submission on Plan Change 10 - Definitions and Rule Refinements Form Submission

There has been a submission of the form Make a submission on Plan Change 10 - Definitions and Rule Refinements through your Participate Rotorua Lakes Council website.

Which parts of Plan Change 10 are you submitting on?

All of Plan Change 10

My submission is:

It is great to see the name change from TOURIST TO VISITORS

Unusually, I believe all the changes proposed make sense and I support them.

Tō Ingoa | Name

Grahame Hall

Tō Wāea | Contact number

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

No

I agree to the Terms of Use and Privacy Policy for using Social Pinpoint

Yes

Make a submission on Plan Change 10 - Definitions and Rule Refinements Form Submission

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Which parts of Plan Change 10 are you submitting on?

I am making a submission on Proposed Plan change 10.

My submission is:

I support the intention of Plan Change 10 to improve clarity, consistency, and usability of the Rotorua District Plan. Clear definitions and refined rules help avoid confusion and the plan is workable for the community.

What changes do you want made to the District Plan?

The current plan contains wording that can lead to unintended consequences.

Some rules are difficult to interpret or apply.

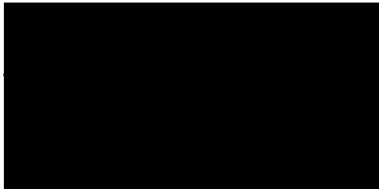
Aligning definitions with national planning standards improves consistency.

A clearer plan benefits residents, landowners, and council staff.

I seek the following decision, that the Council adopts Plan Change 10 with refinements that ensure definitions and rules are clear, practical, and easy to apply.

Tō Ingoa | Name

John TH Thompson



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

No

I agree to the Terms of Use and Privacy Policy for using Social Pinpoint

Yes

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Which parts of Plan Change 10 are you submitting on?

Remove Heavy vehicles from Whitworth road

Namely busses that frequently travel down during the school hours morning and afternoon, it's just dreadfully shakes the houses the neighbours have all and are experiencing this and it's not good at all

Please do something and get the busses off our street

Tō Ingoa | Name

Chris Wiringi

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

Yes

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

Yes

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

Yes

I agree to the Terms of Use and Privacy Policy for using Social Pinpoint

Yes

From: [REDACTED]
Sent: Tuesday, 24 February 2026 4:12 pm
To: RLC RMA Policy Services
Subject: PC10 Submission

Hi team,

I do wish to speak to my submission. I do not have any trade competition connections

Definitions:

- Boundary adjustment – support new definition
- Site – support update to record of title to match current LINZ naming

SUB-S9(3)(c)(i) – At the same time should be removing the requirement for gas reticulation as it is a non-essential network utility vs power/telecommunication which are essential. It is inefficient to require gas connection be provided where no one building wants it.

SUB-S9(3)(c)(ii) – Do not support the wording as it stands and it really should be a separate point as it has a different intent to the first part of the clause (nothing to do with underground provision of services really). For rural properties (any non-urban property without fibre) wireless communications are the first choice not something to be used where reticulated services are not practicable. Would be better if it was worded as a separate point:

“For telecommunications where wireless technology can provide a higher level of service than reticulated networks it can be used.”

For urban properties fibre is still the best service so would be required but if in future wireless leapfrogs fibre for urban properties the clause would have sufficient flexibility not to have to be amended.

SUB-S11(1) – Do not support the change. The intent of SUB-S11(1)(d) is to ensure no lifestyle-sized lots as a controlled activity however if that clause is not met it is not appropriate to require a lifestyle lot allocation under SUB-S6 or assessment against SUB-S10. If a lifestyle sized lot is created from an existing title on boundary adjustment it is a discretionary activity under SUB-R26(2) and usually the reason why such an activity is done is to allow the balance area to increase and be more suitable for farming while retaining minimum non-productive land around an existing title which often has a house. Existing titles already have rights to a house + a minor dwelling and the proposed change removes a pathway for aggregation of productive rural land into balance titles which is contrary to the intention for rural land! Creation of lifestyle lots is a completely unrelated activity to adjusting boundaries of existing lots and the two should stay separate. At the same time, the references to “or relocation” should be removed from SUB-S11 given it is a hangover from the old ‘boundary relocation’ rule.

APP1 Turnings standards – Support the updated definition allowing onsite turning on a right of way / private way. However, consideration should be given to whether ‘access leg’ or similar should also be added.

Regards,

Luke Nelson



From: [REDACTED]
Sent: Tuesday, 24 February 2026 4:23 pm
To: RLC RMA Policy Services
Cc: Kalatiola Tausisi
Subject: Submission on Proposed Plan Change 10 – Definitions and Rule Refinements
Rotorua Lakes District Plan

My name: Tristam P Apikotoa
[REDACTED]

I support Proposed Plan Change 10 in full.

I think these changes are a good idea because they make the District Plan clearer and easier to understand.

They fix small problems that have popped up from other rules and new national standards.

Especially good bits for me:

Helping home-based businesses that don't quite meet the old rules anymore – this means fewer people need to apply for resource consents, which saves money and hassle.

Sorting out rules for community housing and other shared living setups so things are consistent and don't cause extra consenting costs by mistake.

Removing silly restrictions like on reversing into driveways, and making other small fixes that make life easier without adding new limits.

None of this changes the big goals of the plan or adds new restrictions.

It just cleans things up so the rules work better and people don't have to pay for consents when they shouldn't need to.

This helps keep costs down for residents, small businesses, and homeowners like me. I don't want more fees or red tape, and these tweaks go the right way to avoid that.

Please accept this submission in support of the whole plan change going ahead.

Thanks,

Tristam Apikotoa

Make a submission on Plan Change 10 - Definitions and Rule Refinements Form Submission

There has been a submission of the form Make a submission on Plan Change 10 - Definitions and Rule Refinements through your Participate Rotorua Lakes Council website.

Which parts of Plan Change 10 are you submitting on?

Home based business

My submission is:

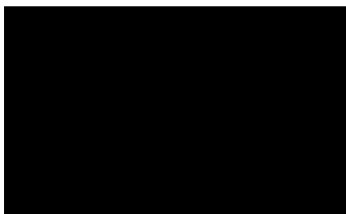
1. I oppose the non selling of goods, I think the home based business should be able to sell goods. I want to buy my hair products from the advice of my hairdresser not a non qualified person at a store in town. They have no idea on what your hair type etc is. This is what helps keep these businesses being able to survive by having the extra income.
2. People may have a truck they work out of and should be allowed to park on their own section if they have room.

What changes do you want made to the District Plan?

1. To be able to sell retail
2. To be able to park heavy vehicles as long as there is space on your property.

Tō Ingoa | Name

Michelle



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

No

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

No

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

No

I agree to the Terms of Use and Privacy Policy for using Social Pinpoint

Yes

Make a submission on Plan Change 10 - Definitions and Rule Refinements Form Submission

There has been a submission of the form Make a submission on Plan Change 10 - Definitions and Rule Refinements through your Participate Rotorua Lakes Council website.

Which parts of Plan Change 10 are you submitting on?

All talking g points

My submission is:

I oppose all development that comes at the expense of ratepayers. RLC already has the highest rates costs compared to other tourist locations in New Zealand. Any proposed changes should be made without increasing rates

What changes do you want made to the District Plan?

Not charging the rate payers more for changes that should be forecasted short to long term budget plans.

Tō Ingoa | Name

Samuel Martin

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

Yes

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

Yes

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

Yes

I agree to the Terms of Use and Privacy Policy for using Social Pinpoint

Yes

Dear Planning Team,

I am the owner of rural land at 818A Paradise Valley Road, RD 2, Rotorua (comprising Lot 1 DPS 82098 and Lot 2 DP 420898).

I understand that Proposed Plan Change 10 is intended to refine definitions and improve clarity within the Operative Rotorua District Plan.

My submission is that no amendments introduced through this plan change should reduce, narrow, or unintentionally restrict existing development flexibility for rural landowners, whether directly or indirectly through changes to definitions (including "site"), activity descriptions, or rule interpretation.

In particular, I seek retention of the current ability to:

- Establish residential accommodation where presently enabled under the operative Rural Zone provisions;
- Retain flexibility in how dwellings are interpreted and counted per title or per site;
- Maintain future options for lawful rural land use and resale value.

Relief sought: That Plan Change 10 does not reduce existing development rights or flexibility available under the current Operative District Plan.

I do not wish to be heard unless changes are proposed that may adversely affect existing rights.

Kind regards,
Denise M Allen

**Make a submission on Plan Change 10 - Definitions and Rule Refinements Form
Submission**

There has been a submission of the form Make a submission on Plan Change 10 - Definitions and Rule Refinements through your Participate Rotorua Lakes Council website.

Which parts of Plan Change 10 are you submitting on?

All

My submission is:

I support the intention of improving clarity and reducing unnecessary consenting costs, particularly in relation to home-based businesses and compliance pathways for non-typical residential activities.

Reducing red tape and administrative burden is important for Rotorua households who are already facing financial pressure. I encourage Council to ensure that:

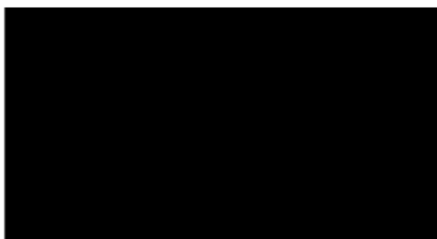
- Community housing provisions genuinely enable, rather than restrict, affordable housing supply
- Changes do not unintentionally introduce new compliance triggers
- Any compliance pathway for non-typical residential activities remains affordable and accessible
- Implementation costs for ordinary homeowners are reduced wherever possible

I support efficiency improvements that lower costs for ratepayers and increase housing supply.

Thank you for the opportunity to provide feedback.

What changes do you want made to the District Plan?

ABSOLUTELY NO increase in rates!



Tō Wāea | Contact number



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

No

Submission Form

Proposed Plan Change 10: Definitions and Rule Refinements

Submission number
 (Office use)

Instructions:

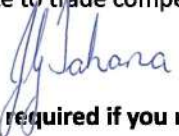
- Email: Policy.Planning@rotorualc.nz with 'Proposed Plan Change 10: Definitions and Rule Refinements' in the subject line, OR
- Post to: The Chief Executive, Rotorua Lakes Council, Private Bag 3029, Rotorua 3046, OR
- Deliver to: Rotorua Lakes Council, 1061 Haupapa Street, Rotorua

CLOSING DATE FOR SUBMISSIONS: 23 March 2026

Full name of submitter:	Ngati Pikiao Environmental Society	Agent name:		<i>If Applicable</i>
Submitter physical address:		Agent physical address:		
Submitter postal address:		Agent postal address:		
Submitter mobile:		Agent mobile:		
Submitter email:		Agent email:		

1. **We do not wish** (delete one) to speak to your submission at a hearing
2. If others make a similar submission, **we will** (delete one) consider presenting a joint case with them at a hearing.
3. **We could not** (delete one) gain an advantage in trade competition through this submission.
4. **We are** (delete one) directly affected by an effect of the subject matter of the submission that;
 - a) Adversely affects the environment, and
 - b) Does not relate to trade competition or effects of trade competition.

Signature of Submitter:



Date: 3 March 2026

(NOTE: A signature is not required if you make an electronic submission. Unless otherwise requested all further correspondence will be via email.)

Provision	Support/Oppose	Submission	Relief Sought from the Council
Please refer to the provision number e.g. Policy 1.7	Clearly indicate whether you support, oppose or support with amendment	Include the nature of your submission and reasons for your views. You may use additional paper but please ensure you put your name and address on each page, and securely attach them to this form.	State clearly the decision sought and/or suggested changes you want the council to make in relation to the provision.
Tourist Accommodation Definition (Section 3.2 Section 32 Report)	Support with Amendment	<p>The Society supports alignment with National Planning Standards where clarity is improved. However, the proposed replacement of “Tourist Accommodation” with “Visitor Accommodation” must ensure:</p> <ul style="list-style-type: none"> • Emergency housing cannot be characterised as visitor accommodation. • Long-term occupation (28+ days) is clearly excluded. • Boarding houses are treated as residential activities. <p>Rotorua’s recent experience demonstrates definitional ambiguity can materially undermine community wellbeing.</p>	Insert clarification excluding occupation exceeding 28 consecutive days and confirming emergency/transitional housing are residential activities.
Boarding Houses & Unspecified Residential Activities (Section 3.3)	Support with Strengthening	Providing discretionary status improves oversight. However, cumulative effects, infrastructure loading, and social impacts require explicit assessment criteria.	<p>Insert assessment criteria addressing:</p> <ul style="list-style-type: none"> • Infrastructure capacity • Lake catchment effects • Cumulative concentration • Cultural impact where near Māori land or marae
Community Housing (Section 3.4)	Support with Amendment	Clarification is supported. However, public safety references must avoid stigmatization and be effects-based.	<p>Require:</p> <ul style="list-style-type: none"> • Management plans for larger facilities • Assessment of proximity to sensitive community facilities • Infrastructure adequacy evaluation

<i>Default Activity Status – City Centre Zones (Section 3.5)</i>	Support		<i>Retain discretionary default status.</i>
<i>Boundary Adjustment (Section 3.6; SUB-S11)</i>	Support with Strengthening	<i>Rural lifestyle fragmentation affects lake quality, indigenous biodiversity, and rural production.</i>	<i>Insert assessment criteria for:</i> <ul style="list-style-type: none"> • <i>Nutrient discharge implications</i> • <i>Catchment-level effects</i> • <i>Reverse sensitivity impacts</i> • <i>Prevention of density circumvention</i>
<i>Site Definition (Section 3.7)</i>	Support		
<i>Industrial Definition (Section 3.8)</i>	Support		
<i>Home-Based Business (Section 3.9)</i>	Support with Retention of Performance Standards		<i>Retain limits on:</i> <ul style="list-style-type: none"> • <i>Non-resident employees</i> • <i>Outdoor storage</i> • <i>Heavy vehicle parking</i>
<i>Wireless Telecommunications (Section 3.11; SUB-S9)</i>	Support with Clarification		<i>Require visual and cultural effects assessment where infrastructure is visible from marae or culturally significant landscapes.</i>

Make a submission on Plan Change 10 - Definitions and Rule Refinements Form Submission

There has been a submission of the form Make a submission on Plan Change 10 - Definitions and Rule Refinements through your Participate Rotorua Lakes Council website.

Which parts of Plan Change 10 are you submitting on?

Definitions and associated residential zone rules relating to short-stay accommodation, including the proposed changes to the terminology/definitions for “Visitor Accommodation” (replacing “Tourist Accommodation”) and the relationship between Visitor Accommodation, Bed and Breakfast, and Holiday Rental Accommodation, and any consequential amendments to the Residential Zone activity tables/rules that affect the activity status or consenting pathway for short-stay accommodation in residential zones (including RESZ1).

My submission is:

I support the general intent of Plan Change 10 to improve clarity, consistency and usability of the District Plan, including adopting National Planning Standards terminology where appropriate.

However, I oppose any aspect of Plan Change 10 that would, in effect, tighten or make more restrictive the rule pathway for small-scale, owner-occupied short-stay accommodation within an otherwise normal dwelling in RESZ1 (for example, a downstairs area used for Airbnb), whether by definitional change, terminology updates, or reclassification into an activity status that requires discretionary consent.

Although Plan Change 10 is presented as a definitions/rules refinement exercise, changes to definitions can materially affect outcomes by shifting how an activity is classified. I am concerned that the proposed approach may create uncertainty and/or unintentionally capture ordinary homeowner arrangements within a discretionary consenting pathway intended for larger-scale visitor accommodation operations. This would impose unnecessary compliance costs and uncertainty on homeowners for low-impact activity, when effects can be appropriately managed through clear permitted thresholds and standards.

I seek amendments to ensure Plan Change 10 provides certainty and proportionality by clearly distinguishing commercial-scale visitor accommodation from small-scale owner-occupied short-stay accommodation that remains ancillary to residential use, and by ensuring the District Plan does not unintentionally require resource consent for the latter where effects are minor and manageable.

What changes do you want made to the District Plan?

Amend Plan Change 10 (definitions and associated residential zone rules) to:

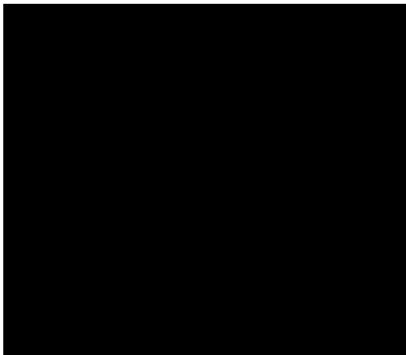
Clarify and confirm that small-scale, owner-occupied short-stay accommodation within a dwelling (including use of part of a dwelling such as a downstairs area for Airbnb-style

stays) is treated as ancillary to residential use and is not unintentionally captured by a discretionary activity category for “visitor accommodation”, provided it meets clear standards/thresholds.

Ensure the definitions and activity rules for Visitor Accommodation, Holiday Rental Accommodation, and Bed and Breakfast are clear, internally consistent, and outcome-certain, including clear guidance on how common homeowner arrangements are classified.

If Council considers consent control is necessary for some short-stay accommodation, introduce clear, proportionate thresholds (e.g., scale of operation, number of guest rooms/guests, whether the owner resides on site, frequency/turnover) so that only higher-impact operations trigger a discretionary consenting pathway, and low-impact homeowner activity is not unnecessarily consented.

Make any consequential amendments needed to give effect to the above changes.



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

Yes

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

Yes

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

No

I agree to the Terms of Use and Privacy Policy for using Social Pinpoint

Yes

To view all of this form's submissions, visit

https://participate.rotorualakescouncil.nz/index.php/dashboard/reports/forms_new/data/339

Stratum Plan Change 10 Submission

18 March 2026

Rotorua District Council
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046

Attention: Policy Planning Department
Email: policy.planning@rotorualc.nz

Submission to Plan Change 10
Stratum Consultants Ltd

1. Introduction

Stratum Consultants Ltd (Stratum) have reviewed the Rotorua District Council Proposed Plan Change 10 and would like to make a submission on the matter.

Stratum wishes to be heard with regard to this submission.

1.1. Address for Service:

Stratum Consultants Ltd
PO Box 878
ROTORUA

Attention: Tayla Carson

2. Background

- a) Stratum is a long-established firm of surveyors, planners and engineers. We have been active in the Rotorua and Bay of Plenty region for approximately 50 years. Stratum have been providing advice and support to clients carrying out all forms of land development. These include rural, greenfield and infill subdivisions, commercial and industrial developments, and civil engineering projects.
- b) Stratum Consultants generally supports the intent of Plan Change 10 to improve clarity,

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Trinity House, 1268 Haupapa Street, PO Box 878, Rotorua 3040 P 07 347 7840 WWW.STRATUM.NZ

consistency, and usability of the District Plan. In principle, amendments that refine definitions and resolve implementation issues are welcomed, particularly where they align with the National Planning Standards and reduce unnecessary consenting barriers. However, we consider that some of the proposed changes risk introducing additional regulatory complexity and uncertainty without sufficient justification.

3. Submission Points

Stratum have reviewed the Plan Change 10 proposal and provide the following submission points.

Definition of "Visitor Accommodation"

- c) Stratum supports adopting the National Planning Standards definition of "Visitor Accommodation", except to the extent necessary to expressly exclude "Bed and Breakfast" and "Holiday Rental Accommodation."
- d) However, Stratum opposes the proposed insertion of "public safety" into the relevant objectives and policies. The term is ambiguous and lacks clear parameters for assessment within a resource management context. There is no reliable or objective mechanism to assess how future occupants of a property may behave, nor is it appropriate for land use planning provisions to attempt to regulate individual behaviour in this manner. Introducing such terminology risks subjective interpretation and inconsistent application, without delivering tangible planning outcomes.

City Centre Zone

- e) Stratum opposes the proposal to make the default activity status within the City Centre Zone Discretionary rather than Permitted (Rule CCZ-R1). The City Centre should be an enabling environment that encourages investment, growth, and redevelopment. Introducing additional consenting requirements will increase costs, extend timeframes, and create further uncertainty for developers and landowners. Given the current economic climate and the presence of vacant commercial premises, additional regulatory barriers are counterproductive. Retaining the existing Permitted activity framework is preferred. In our view, the proposed change seeks to address a problem that has not been clearly demonstrated and risks undermining the vitality of the City Centre.
- f) If Council have issues with activities being established in the city centre zones without the need of a resource consent, then deeper analysis should be undertaken to identify what these specific activities actually are. Once understood, these activities can then be listed as required resource consent with an appropriate activity status assigned to them, rather

than taking a generic sledgehammer approach.

- g) We support the inclusion of Rule CCZ-R17A “Other residential activities not expressly stated in this stable.” However, we believe this rule should remove the phrase “where, the activity is not located on the ground floor”. This rule should be relevant to all of these types of residential activities and be made discretionary whether they are on the ground floor or above. This also links in with our request to retain Rule CCZ-R1 discussed in paragraphs (d) & (e) above.

Boundary Adjustments

- h) Stratum supports adopting the National Planning Standards definition of “Boundary Adjustment” to ensure consistency and alignment with national direction.
- i) Furthermore, the amendment to SUB-S11 is also supported where it clarifies which rule framework needs to be assessed when non-compliance with the boundary adjustment rule occurs. Previously, the use of this rule has been ambiguous.
- j) In our opinion though, we believe this clarification needs to go further. For example, if a proposed boundary adjustment is not able to meet clauses SUB-S11(1)(b) or (c), the proposal shall be assessed as a Discretionary Activity pursuant to Rules SUB-R2(2), SUB-R7(2), SUB-R12(2), SUB-R16(2), SUB-R22(2) or SUB-R26(2) (zone dependant). However, if a proposed boundary adjustment is not able to meet clauses SUB-S11(1)(d) in the rural zones, does this now mean that it shall be assessed as a SUB-R29(2)? We believe, the application of this rule still remains ambiguous where non-compliances occur.
- k) Clarity needs to be provided about what rule an application shall be assessed against should one of the clauses in SUB-S11 are not able to be complied with.

Definition of “Site”

- l) Stratum supports the definition of “Site” to be updated to fully align with the National Planning Standards. Given that Plan Change 10 is already progressing amendments to improve consistency with the national framework, it is both logical and efficient to adopt the national definition in full. Partial or alternative wording undermines the purpose of standardisation and represents a missed opportunity to achieve alignment. Consistency across definitions is essential for clarity and efficient plan administration.

Industrial Activities

- m) Stratum supports defining “Industrial Activity” in accordance with the National Planning

Standards. Alignment will improve certainty for plan users and reduce interpretation disputes.

Home Business

- n) We also support the proposed definition and rule table amendments relating to Home Business activities (Rule RESZ-R20(1)). These changes appropriately recognise the scale and effects-based nature of such activities and reduce unnecessary consenting requirements for low-impact operations.

Right of Ways / Privateways

- o) Stratum supports clarifying that rights-of-way may be used for manoeuvring (Appendix APP1(2)). This reflects practical subdivision and access design realities and avoids inefficient land use outcomes.

Telecommunications

- p) Finally, we support the inclusion and updating of provisions relating to wireless telecommunications infrastructure within subdivision performance standard SUB-S9(3). Recognising the importance of digital connectivity and future-proofing infrastructure at the subdivision stage is appropriate and consistent with contemporary infrastructure planning practice.

Summary

- q) Stratum Consultants supports the overarching intent of Plan Change 10 to improve clarity, usability, and alignment with the National Planning Standards. We particularly support amendments that standardise definitions, reduce ambiguity, and remove unnecessary consenting barriers. However, Stratum Consultants does not support amendments that introduce additional regulatory uncertainty or expand discretionary consenting requirements in the absence of clear evidence demonstrating a planning issue that requires resolution. Plan changes should be proportionate, effects-based, and clearly justified.

4. Relief Sought

- r) Support the change to the definition of visitor accommodation.
- s) Retain the existing Permitted activity status (Rule CCZ-R1) for unspecified activities within the City Centre Zone.

- t) Support with amendment to Rule CCA-R17A for other residential activities not expressly stated in this table.
- u) Support the changes made to boundary adjustments, but with further clarity required.
- v) Amend the definition of "Site" to align fully with the National Planning Standards.
- w) Support the changes made to industrial, home business, privateways and telecommunication rules.

5. Closure

Stratum Consultants considers that Plan Change 10 should focus on its stated purpose: improving clarity, consistency, and alignment with national direction while maintaining an enabling and effects-based planning framework. Amendments that align definitions with the National Planning Standards and remove unnecessary regulatory barriers are supported. Conversely, changes that introduce uncertainty, expand discretion without justification, or create additional consenting costs should be reconsidered.

We respectfully request that the Council amend the proposed provisions in accordance with the matters raised in this submission to ensure the District Plan remains coherent, efficient, and enabling while continuing to appropriately manage effects.

Yours faithfully

Stratum Consultants Ltd



Tayla Carson

Senior Planner

Sent: Tuesday, March 17, 2026 5:34 PM

To: info@rotorualc.nz

Subject: Plan Change 10 . Submission in favour of implementation .

Rodney Lea Petterson & Diane Isobel Petterson . Lot 106 DPS 19842 .

We are in favour of Plan Change 10 because we all know the RMA WAS A FAILURE & you people , along with a few other Councils , took up the WAHI NOHO RESZ with great gusto , only to find it was dumb document that was hard to support . RESZ1 is an area zoned residential MDRZ . RESZ-11 allows INFIL HOUSING but you lot let a REVERSE INFIL go ahead without doing Due Diligence & have ruined our lives with no thought at all for our mental health , privacy , loss of sunlight , loss of community views & you have bugged the street aesthetics .

We know the RLC doesn't admit to making mistakes as shown by the NGONGOTAHA roundabout , the CITY FOCUS , THE LAKE FRONT , THE EASTERN BYPASS & CHADWICK DRIVE , so it doesn't really come as a surprise to us that a couple of rate paying pensioners get treated with disdain by a council who's main man tells the same persons to suck it up & get used to it because it is going to be what is going to keep happening . He also turned down 6 invitations to visit the site to see what we were complaining about . He does not have the intestinal fortitude for his position ,

WE can only hope that Plan Change 10 will restrict councils from giving out building consents , where the applicant can please themselves as long as it fits , with out DOING DUE DILIGENCE . Council needs to investigate EXTERNALITIES properly & use it's authority in a fair & just fashion . Compensate is another word they need to put in their vocabulary .

We would hate to think of this type of goings-on happening in TIHIOTONGA or LYNMORE .

UUTS is not going to make you lot any more popular , so get things under control (use Plan Change 10 an excuse) & change the attitudes in the Hierarchy . Nobody has a kind word to say about some of them ! Us included .

WE remain , yours faithfully ,

Rodney & Diane Petterson

From: [REDACTED]
Sent: Friday, 20 March 2026 7:11 am
To: RLC RMA Policy Services
Cc: James
Subject: Re: Public notice_PC10

Friday 20th March 2026

Submission on Plan Change 10 – Opposition

To the Rotorua Lakes Council,

I am writing to oppose Plan Change 10.

Decision sought:
That Plan Change 10 should be declined.

Regards,
James and Lisa Reweti.

On Mon, Feb 23, 2026 at 9:05 AM Rotorua Lakes Council <Policy.Planning@rotorualc.nz> wrote:

Doc ID: 21392937

21 July 2025

Mrs Lisa TA Reweti
49 KOUTU ROAD
KOUTU
ROTORUA 3010

Dear Mrs Lisa TA Reweti,

NOTIFICATION FOR SUBMISSIONS FOR PLAN CHANGE 10 (DEFINITIONS AND RULE REFINEMENTS)

We are writing to let you know about Proposed Plan Change 10 to the Rotorua District Plan and to provide a copy of the public notice outlining the opportunity to make submissions on this plan change.

The purpose of the proposed changes is to improve the clarity, consistency and usability of the



FEEDBACK ON PROPOSED PLAN CHANGE 10 TO THE ROTORUA DISTRICT PLAN

TO: Rotorua Lakes Council ("**Council**")

SUBMITTER: Rotorua Regional Airport Limited ("**RRA**")

FEEDBACK ON: Proposed plan change 10 to the Rotorua District Plan ("**PC10**")

Background

1. RRA owns and operates Rotorua Regional Airport ("**Airport**") located at 837 Te Ngae Road, State Highway 30, Ōwhata, Rotorua. The Airport consists of a main sealed runway orientated in a north-south direction, as well as a grass parallel runway. A diverse range of flight operations take place at the Airport, including regular passenger services, general aviation, gliding, agricultural operations, medical emergency, helicopter and scenic flights. RRA is responsible for ensuring the aerodrome and the associated airspace are operated safely.
2. The Airport is critical regional infrastructure and an Essential Infrastructure Provider under the Emergency Management Act 2025. The Airport is also a key gateway which connects Rotorua to the rest of New Zealand. It is vital that the Airport can continue to operate safely and efficiently, to support both the community and the local economy.

PC10 General

3. RRA supports the intent to ensure that the District Plan is workable, remains fit for purpose and delivers the desired outcomes. RRA generally supports PC10.
4. RRA has recently been involved in several consenting processes whereby housing intensification was sought to be established in proximity to the Airport. Due to the Airport's location, there is the potential for further significant development near the Airport. It is critical any potential adverse effects on the Airport's operations are considered as part of this Plan change.

Relief Sought on PC10

5. RRA seeks PC10 to be expanded, to include updates to sections relevant to the Airport that are also out of date.
6. In keeping with the intent of PC10, airport-related changes could be made for clarity and alignment, rather than changing any specific outcomes at this stage.
7. Examples of items relevant to RRA that should be updated include (but are not limited to):
 - (a) A statement that "it is proposed to extend the existing sealed runway...to the South" which was completed many years ago. This statement has recently caused confusion for someone planning an extension to their property;

- (b) References to the Rotorua Eastern Arterial should be removed;
 - (c) Dimensions provided for the grass runway are incorrect;
 - (d) A reference is made to Advisory Circular AC139-06A, which became obsolete on 27th April 2007. It has now been superseded by AC139-6.
 - (e) The standard required to be used for noise contour assessment is now obsolete and has changed to a newer method.
8. RRA is happy to discuss this feedback further with Council.

Future Updates

9. Although outside the scope of PC10, RRA wishes to provide Council with advanced awareness of an upcoming change to the geometry of the Obstacle Limitation Surface 'OLS' as described in the District Plan. This change has arisen from a global International Civil Aviation Organisation (ICAO) initiative, and would remedy a significant safety issue whereby the existing OLS does not adequately protect our current and future flight procedures. RRA looks forward to working with Council to incorporate this change in the near future.

Name: Nicole Brewer
Chief Executive

Date: 20 March 2026

Address for Service: C/O Nicole Brewer
Rotorua Regional Airport Limited
PO Box 7221
Rotorua 3074

Email: [REDACTED]

Rotorua Lakes Council
1061 Haupapa Street
Rotorua 3010

By email: policy.planning@rotorualc.nz

20 March 2026

Submission on Proposed Plan Change 10 – Telecommunications Provisions Submitted by Chorus New Zealand Limited

1. Introduction

Chorus New Zealand Limited (“Chorus”) appreciates the opportunity to submit on Proposed Plan Change 10 – Definition and Rule Refinements. Chorus is New Zealand’s primary open-access fibre network operator, delivering fibre infrastructure to households, businesses, and community facilities across the country.

Chorus supports the overall intent of the Plan Change to modernise the District Plan’s telecommunications provisions and to clarify that wireless technologies may be an acceptable form of compliance in specific contexts. The proposal identifies that the current rule framework lacks clarity and has resulted in inefficiencies and inconsistent application.

However, Chorus considers that the Plan Change should be amended further to ensure that open-access fibre infrastructure is installed where it is reasonably practicable to do so.

2. Support for the Intent of the Plan Change

The Plan Change’s recognition of wireless technologies reflects changes in the telecommunications environment and aligns with contemporary practice. Chorus agrees that modernising the rules will support more consistent and efficient administration.

Chorus supports the inclusion of wireless options where the installation of open-access fibre is genuinely impracticable.

3. Need for Additional Amendments to Require Fibre Where Reasonably Practicable

The District Plan clearly establishes that each site must be provided with adequate telecommunication and broadband capability. The proposed amendments risk weakening this requirement by creating a pathway for developers to default to wireless solutions even in areas where fibre is readily available and cost-effective to install at the time of subdivision.

Chorus submits that the Plan should explicitly require fibre installation where reasonably practicable, with wireless telecommunications used only where fibre installation is not feasible.

4. Installing Fibre After Development Is Completed Is Inefficient and Often Unviable

Installing fibre retrospectively is significantly more inefficient than installing it alongside other services. When fibre is installed during subdivision construction, it is laid in the same trenching as other utilities, creating efficiencies and reducing overall cost.

Once development is completed, Chorus often needs to reopen or bore under existing infrastructure, secure permissions from individual property owners, and navigate built-form constraints. This significantly increases time, cost, and construction impacts.

Retrospective installation may also become financially unviable for residents, as costs can no longer be spread across the yield of the entire development. Chorus frequently receives requests from new homeowners seeking fibre, but installation is sometimes not possible due to prohibitive cost or physical constraints.

5. Complaints Will Be Directed to Council After Developers Have Moved On

After titles are issued and properties sold, developers typically have no ongoing involvement. Where fibre has not been installed at subdivision stage, homeowners often direct concerns or complaints to Council. This creates unnecessary frustration for residents and administrative burden for Council, even though the issue could have been avoided through clearer District Plan requirements.

6. Why Fibre Remains the Preferred Long-Term Telecommunications Solution

Fibre is the preferred telecommunications technology for new subdivisions because it delivers superior performance characteristics compared to wireless systems. Fibre provides consistently high bandwidth, low latency, and a resilient physical connection that is unaffected by signal congestion, weather, terrain, or line-of-sight limitations. The fibre network's capacity is highly scalable: its performance can be increased over time through upgrades to the optical equipment at each end of the cable, without the need to replace the physical fibre or alter property access. This allows fibre infrastructure to support growing data demands and new digital services while maintaining stable, reliable performance.

Wireless technologies, while valuable as a complementary service, rely on shared radio spectrum and have inherent limits in capacity and reliability, making them more appropriate where fibre installation is not reasonably practicable. Ensuring fibre is installed at subdivision stage provides the most robust, scalable, and long-term telecommunications solution for new communities.

7. Importance of Open-Access Fibre to Maintain Consumer Choice

Chorus highlights the importance of referencing open-access fibre. Open-access fibre ensures consumers can choose from multiple retailers, benefit from competition, and avoid being locked into closed networks with limited choice or higher retail prices.

Chorus supports ensuring the District Plan aligns with national regulatory expectations and protects long-term consumer interests. Chorus is happy to work with Council officers to develop a clear and robust definition of "open-access fibre" if required.

8. Recommended Amendments to SUB-S9(3)(c)

Chorus recommends the following amendment:

- c. Requirements for electricity, telecommunications and gas
 - i. Adequate provision shall be made for the supply and installation of electricity, telecommunication ~~(including broadband capability)~~ ~~open-access fibre where reasonably practicable~~ and gas services (where available within 100m of the subdivision) for every site and building within the subdivision up to the frontage of the site, or lease area;
 - ii. Electricity, ~~telecommunication~~ ~~open-access fibre~~, and gas shall be installed underground unless that is demonstrated to be impractical, ~~or telecommunication is to be provided by wireless technology where underground services connection to an open-access fibre network is not reasonably practicable;~~
 - iii. The following shall be the minimum requirements for electricity servicing of new sites or lease areas created by subdivision: ...

9. Relief Sought

1. Retain the general intent of Plan Change 10.
2. Amend SUB-S9(3)(c) to require open-access fibre where reasonably practicable.
3. Include a definition of "open-access fibre", developed in consultation with industry.
4. Make any consequential amendments required to give effect to the above.



Signed:

On behalf of Chorus New Zealand Limited

Date: 20 March 2026

There has been a submission of the form Make a submission on Plan Change 10 - Definitions and Rule Refinements through your Participate Rotorua Lakes Council website.

Which parts of Plan Change 10 are you submitting on?

Definitions and labelling. Plan change 10

My submission is:

No I OPPOSE. Your are just blanket rolling this to with all these terms with a definition to cover up why neighbouring properties to multi dwelling/tenanted/rental/boarded will be limited to feeling safe next to them because it gives an open invite with no restrictions to have anti-social housing being scattered through certain suburbs. You penalise the average home owner with many restrictions with compliance while the developers get the ok to do 10 compact builds to house 50+ ppl on an average sized section with no monetization and impacts the neighbouring properties. While our rates go up to cater to the new builds infrastructure and leaving neighbouring properties in a mess.

What changes do you want made to the District Plan?

No more changes. Stop raising our rates. Raise the rates that apply to new builds. Make all the developers properties be as transparent as a normal ratepayer or homeowner. Let the public see what they pay for rates. Stop trying to allow the idea you can just cram everyone into the socio demograph where it suits the council to overlook the problems it causes just to get on the side of the government to vouch for vanity projects of our city and line your pockets. Changing definitions or labels and terminology is your form of being deceptive.

If you really cared you would make it clear to the public what changes are being made and for what purpose, and how it would impact those affected.

Tō Ingoa | Name

C H



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

No

I agree to the Terms of Use and Privacy Policy for using Social Pinpoint

Yes

Make a submission on Plan Change 10 - Definitions and Rule Refinements Form Submission

There has been a submission of the form Make a submission on Plan Change 10 - Definitions and Rule Refinements through your Participate Rotorua Lakes Council website.

Which parts of Plan Change 10 are you submitting on?

General Position

I support in part the intent of Plan Change 10 (PC10) to improve the clarity and usability of the Rotorua District Plan. Refining definitions and rules is essential to reducing the high compliance costs that disproportionately affect Māori landowners and iwi-led housing initiatives.

My submission is:

Community Housing Definition

Support

I support the updated definition as it provides a clearer pathway for non-typical residential arrangements. Amendment sought: Ensure the definition explicitly includes "Papakāinga" or provides a cross-reference to ensure these developments are not inadvertently excluded from the "Community Housing" benefits.

Home Business Rules

Support

I support moving performance standards into the rules to increase clarity. This supports entrepreneurship on Marae and Māori land.

Minor Household Units

Support in Part

While I support the clarification, the rules should be as permissive as possible for Māori freehold land to support whānau returning to their ancestral lands without the barrier of expensive resource consents.

Boundary Adjustments

Support

I support the new definition and refined rules. This is vital for Māori trusts who need to adjust titles for practical use or to support whānau partitions.

Wireless Telecommunications

Support

Better digital infrastructure is a priority for rural Māori blocks and marae. I support the reduction of barriers for these installations.

What changes do you want made to the District Plan?

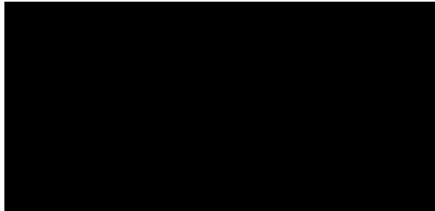
Key Concerns regarding Māori Interests

The "Double-Hurdle": While these District Plan refinements help, Māori landowners still face the restrictive "Regional PC10" nutrient rules. Council should ensure that these District Plan changes work in harmony with regional rules to ensure that a "permitted" activity under one plan isn't made impossible by the other.

Consultation: Council must ensure that these technical refinements do not inadvertently affect wāhi tapu or cultural sites through more "permissive" earthworks definitions. I seek that the Council continues to engage directly with Iwi authorities on the implementation of these definitions.

Tō Ingoa | Name

Hamiora Werahiko



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

No

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

No

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

No

I agree to the Terms of Use and Privacy Policy for using Social Pinpoint

Yes

	<h2 style="margin: 0;">Submission Form</h2> <p style="margin: 0;">Proposed Plan Change 10: Definitions and Rule Refinements</p>	<p>Submission number (Office use)</p>
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Instructions:

- Email: Policy.Planning@rotorualc.nz with 'Proposed Plan Change 10: Definitions and Rule Refinements' in the subject line, OR
- Post to: The Chief Executive, Rotorua Lakes Council, Private Bag 3029, Rotorua 3046, OR
- Deliver to: Rotorua Lakes Council, 1061 Haupapa Street, Rotorua

CLOSING DATE FOR SUBMISSIONS: 23 March 2026

Full name of submitter:	New Zealand Defence Force Contact person: Rebecca Davies	Agent name:	Alia Cederman	<i>If Applicable</i>
Submitter physical address:		Agent physical address:		
Submitter postal address:	C/- agent	Agent postal address:	Tonkin + Taylor PO Box 9544 Hamilton 3204	
Submitter mobile:		Agent mobile:		
Submitter email:		Agent email:		

1. **NZDF wishes** to speak to this submission at a hearing
2. If others make a similar submission, **NZDF will** consider presenting a joint case with them at a hearing.
3. **NZDF could not** gain an advantage in trade competition through this submission.

Signature of Submitter: 

Date: 23/03/2026

Provision	Support/Oppose	Submission	Relief Sought from the Council
CCZ-R1.1	Oppose	<p>Proposed Plan Change 10 (PC10) proposes to amend Rule CCZ-R1 to replace the “catch all” rule for activities in the City Centre 1 and 2 zones, changing the activity status from permitted to discretionary.</p> <p>From the Section 32 Report (Section 3.5) we understand that this is to address a concern that the permissive default is enabling activities that are incompatible with the desired urban character, including uses that generate adverse operational effects (such as loitering and crime risk) or that occupy high-profile ground floor spaces without contributing to pedestrian amenity or economic vitality.</p> <p>The Section 32 Report states “a more targeted and deliberate management of activity types is required to ensure the long-term quality, safety, and functionality of the city centre”. Some targeted amendments are made (such as the introduction of a “catch all” rule CCZ-R17A for “other residential activities” but otherwise the amendments rely on the change in activity status of Rule CCZ-R1. This does not align with the stated intention in the Section 32 Report to provide “more targeted and deliberate management of activity types”.</p> <p>The Section 32 Report does not address the broader outcomes and consequences of the amendment for all activities that may fall into the “catch all” and that would not result in the effects of concern.</p> <p>So that the changes directly relate to the outcomes sought, NZDF requests that the catch all Rule CCZ-R1.1 remain a permitted activity and specific rules are introduced to address those activities of concern as has been proposed through the introduction of Rules CCZ-R17A and CCZ-R17.3 relating to residential activities.</p> <p>This is vital to enable NZDF appropriate provision to undertake temporary military training activities (TMTA) which NZDF needs to be able to undertake to meet its</p>	<p>Amend the plan change so that Rule CCZ-R1.1 remains a permitted activity and specific rules are introduced to address the issues that are of concern due to their adverse effects on the city centre.</p> <p>In the alternative, amend specific rules that may be inadvertently affected by this change including amendment of Rule TEMP-R2 to delete the exclusion of City Centre Zones so that temporary military training activities remain permitted in the City Centre 1 and 2 Zones.</p>

		<p>statutory purposes and government expectations. TMTA would be captured by this “catch all” rule.</p> <p>NZDF undertakes TMTA across the country from time to time, to uphold its statutory purposes under section 5 of the Defence Act 1990 and as part of its function of maintaining the nation’s security, maintaining NZDF operational capacity and providing for the well-being, health and safety of communities. TMTA can include a range of activities, from office / classroom-based activities to large scale military exercise, and might involve search and rescue, infrastructure support (such as deployment of water purification and supply facilities as used in the aftermath of the Canterbury and Kaikoura earthquakes), bomb deactivation training, weapons firing, personnel movements and dog training etc. They may be undertaken over a period of days or weeks on an intermittent or continuous basis, during both day and night.</p> <p>Many TMTA carried out “off base” by NZDF personnel are essentially the same as training activities conducted by other public service organisations (e.g. NZ Police, NZ Fire Service, NZ Land Search and Rescue). Training activities are carried out “off base” for a variety of reasons, including providing diversity and realism that is essential for effective training. Skills that are learned and practiced “on base” must be tested or extended in unfamiliar contexts “off base”.</p>	
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THIS IS A SUBMISSION ON THE PROPOSED PLAN CHANGE 10: DEFINITIONS AND RULE REFINEMENTS

Make a submission on Plan Change 10 - Definitions and Rule Refinements Form Submission

There has been a submission of the form Make a submission on Plan Change 10 - Definitions and Rule Refinements through your Participate Rotorua Lakes Council website.

Which parts of Plan Change 10 are you submitting on?

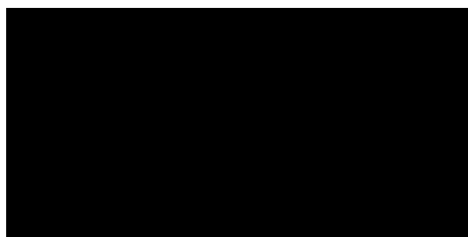
The removal of matters of control on Commercial zones 1 and 2 for community housing. The removal of amenity, height, landscaping and yards. Unless there are other teeth, the outcomes within these zones will lower the quality of Urban design outcomes within our city.

My submission is:

Support the plan change, how the removal of further urban design outcomes in the community housing - unless being linked to other matters of control where urban design and amenity outcomes are able to be used.

Tō Ingoa | Name

GHD



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

No

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

No

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

No

I agree to the Terms of Use and Privacy Policy for using Social Pinpoint

Yes



Submission Form

Proposed Plan Change 10: Definitions and Rule Refinements

Submission number
 (Office use)

Instructions:

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CLOSING DATE FOR SUBMISSIONS: 23 March 2026

Full name of submitter:	Waikite Valley Community Collective	Agent name:	Sarah McEntee – Vice chairperson	<i>If Applicable</i>
Submitter physical address:	[REDACTED]	Agent physical address:	[REDACTED]	
Submitter postal address:		Agent postal address:		
Submitter mobile:		Agent mobile:		
Submitter email:		Agent email:		

1. **We wish** (delete one) to speak to your submission at a hearing
2. If others make a similar submission, **we will** (delete one) consider presenting a joint case with them at a hearing.
3. **We could not** (delete one) gain an advantage in trade competition through this submission.
4. **We are not** (delete one) directly affected by an effect of the subject matter of the submission that;
 - a) Adversely affects the environment, and
 - b) Does not relate to trade competition or effects of trade competition.

Shu Eutee

Signature of Submitter:

Date: 23.03.2026

(NOTE: A signature is not required if you make an electronic submission. Unless otherwise requested all further correspondence will be via email.)

Provision	Support/Oppose	Submission	Relief Sought from the Council
<i>Please refer to the provision number e.g. Policy 1.7</i>	<i>Clearly indicate whether you support, oppose or support with amendment</i>	<i>Include the nature of your submission and reasons for your views. You may use additional paper but please ensure you put your name and address on each page, and securely attach them to this form.</i>	<i>State clearly the decision sought and/or suggested changes you want the council to make in relation to the provision.</i>
<p>Community housing definition and provisions</p> <p>And</p> <p>provision for boarding houses and other forms of communal or shared housing.</p>	<p>General support with an amendment</p>	<p>We support the elaboration of the exclusions within the community housing definition.</p> <p>Our concern is specific to the rural zone; having multiple people intensively living on one site in a rural zone may have an adverse effect on those who rely on the rural zone for their livelihood. This is contrary to the amenity and rural characteristics of the zone.</p> <p>There needs to be improved clarity regarding exclusions related to Provision for Boarding Houses and other forms of Communal or Shared Housing within rural zones.</p>	<ol style="list-style-type: none"> 1. Maintain the current maximum criteria of 8 people living in one residence, specific to the rural zone within community housing provisions. 2. The provision for community housing be a “prohibited activity” for over 8 people including staff, in the rural zone 3. Improved clarity regarding exclusions related to provision for boarding houses and other forms of communal or shared housing within the rural zone; adopting the same exclusions as community housing, as stated here <i>“This definition excludes facilities where residents are subject to legal orders that restrict their freedom of movement, such as custodial care, home detention, or probation-related accommodation”</i>.

SUBMISSION ON PROPOSED PLAN CHANGE 10 – DEFINITION AND RULE REFINEMENTS – ROTORUA DISTRICT PLAN

To: Rotorua Lakes Council

Submitter Details: Mckenzie & Co Consultants Limited

Address for Service: Darren Clark
McKenzie & Co Consultants Limited
1284 Eruera Street, Rotorua 3010

Contact Details: Darren Clark

BACKGROUND & SUMMARY

Mckenzie & Co Consultants Limited (MCCL) are a land development consultancy that provide a range of associated services, including surveying, civil engineering, project management and planning. MCCL have an established office in Rotorua, as well as other nearby offices in Taupō, Tauranga and across New Zealand. MCCL handle a significant amount of subdivision work, and in particular, rural subdivisions within Rotorua, Taupō and the wider regions. Most of our rural subdivision work is for the local rural sector, for which we have a large local client base of drystock and dairy farmers, forestry companies, rural industry operators and iwi trusts. We handle rural subdivisions that deal with everything from lifestyle lots, to working rural and forestry blocks, land retirement, and boundary reconfigurations of large land holdings in excess of 500ha.

MCCL have an active interest in ensuring that the Rotorua Operative District Plan (ODP) provides a clear regulatory framework that supports the needs of the local rural community. MCCL recognise the importance of having a district plan that has clear direction with objectives, policies and rules that provide a balance of certainty and flexibility to guide rural subdivision and development in a way that promotes the purpose and principles of the Resource Management Act 1991 (RMA).

In relation to Proposed Plan Change 10 (PC 10), MCCL seek that the changes brought on by PC 10 do not unduly restrict or create uncertainty for 'boundary adjustment' subdivisions, and that there are clear provisions for servicing/infrastructure requirements, to suit the growing needs for off-grid power and telecommunication solutions, to provide flexibility in how people may wish to live on the land, and to support sustainable subdivision design.

SUBMISSION COMMENTS

New Boundary Adjustment Definition

McKenzie & Co Consultants Limited (MCCL) support the intent of the proposed change, for the purpose of introducing a definition for boundary adjustment subdivision. This will assist with removing any existing ambiguity caused by the lack of a definition. Having a definition is critical to facilitating consistent interpretation of such an activity by the community, Council and all plan users.

The use of a definition will help reinforce the recognition and distinction that the Operative Rotorua District Plan (ODP) already provides for the activity of boundary adjustment subdivisions. These types of subdivision activity are subjected to a specific rule framework. This framework is different to that which the ODP applies to regular subdivision which divides and creates new land parcels into additional titles for further development. The ODP applies less severe activity statuses and requires lesser levels of performance (through reduced scope of performance standards) for boundary adjustment subdivisions. This is on the basis that such subdivisions are between adjoining existing titles where they do not produce additional titles for further development. Therefore, whether a given subdivision proposal is classified as a boundary adjustment or regular subdivision, becomes critical to determining which rule framework and activity status applies to that proposal. A new definition will therefore help with consistent interpretation and administration of the ODP for these types of subdivision.

The 'Introduction' to the Subdivision chapter (first two paragraphs on page 3) of the ODP provides helpful background commentary that reiterates the two different forms of subdivision, with our emphasis added:

Subdivision is a legal process that can create new land parcels, or alter existing boundaries. It is often the first step in the development process and can determine the long term pattern of future land use, therefore careful management is required to make sure long-lasting impacts are positive. The subdivision of land releases further potential for development in accordance with the plan for each lot created. The effects of the potential development may have significant environmental effects.

As well as creating new land parcels, the process is also used to adjust boundaries, to create unit titles and to create or extinguish easements such as rights of way, for example.

However, whilst we support the intent of the change to introduce a definition for boundary adjustment; we request the following amendment, with our strikethrough and bold underlined text added:

Boundary adjustment

*means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of ~~allotments~~ **Sites***

The reason for this is to ensure that the NPS-derived definition does not create misalignment and unintended consequences with the ODP rules and performance standards throughout the ODP.

Reference to 'allotments' can create confusion over whether this reference applies to individual multiple amalgamated lots/parcels that may be shown on a survey plan but held under one record of title – versus multiple lots/parcels that may be shown on a survey plan with each lot held in separate records of title. It is the record of title (the Site), not the individual parcels within, that is typically the key legal area of concern and what is regulated through subdivision rules. This is seen in the ODP through the following:

SUB-S11(1)(a)

a. No additional lots or lease areas for which a Computer Register (Certificate of Title) can be issued shall be created; and

The focus of the above clause is on additional lots/areas for which individual records of titles can be issued. It does not apply to lots/areas for which individual records of title cannot be issued (i.e. individual amalgamated lots). So it is the number and area of titles (Sites) that is of consequence in such

a subdivison, not the number of lots. This also applies to clauses (b) to (c) under SUB-S11 which refer to the resultant changes to the areas of existing titles – not existing allotments.

This aligns with the ODP definition of Site which includes (amongst others) “an area of land comprising two or more adjoining lots held in one certificate of title that cannot be treated separately without the Council granting its consent.” This confirms that individual lots/parcels held amalgamated within a record title are not treated as Sites individually. The Site is defined by the land held in the record of title.

The term Site is carried through the ODP where the subdivison and land use rule frameworks regulate activities per Site and per Site boundaries. The ODP does not regulate activities per allotment boundaries. This is seen for example, in the Rural Zone land use performance standards which regulate residential units per Site and regulate yards per Site boundaries and regulate site coverage per Site.

So in summary, the individual lots/parcels held within a record of title (Site) have no meaning to the application of ODP subdivison and land use rules and performance standards. The focus of ODP regulation is relative to Sites. Therefore, use of ‘Sites’ inserted into the new NPS-derived definition of boundary adjustment will ensure its application is suited to and consistent with the existing regulatory framework of the ODP.

Based on adopting a new definition for boundary adjustment, including the above requested amendment, MCCL also request that SUB-S11 is updated as per below:

SUB-S11

1. *The subdivision standards for the zone shall not apply to **boundary adjustment** subdivisions, ~~undertaken for the adjustment of boundaries between adjoining lots. Subdivision undertaken for the purposes of a~~ **Boundary adjustment subdivisions** shall comply with the following:

 - ~~a. No additional lots or lease areas for which a Computer Register (Certificate of Title) can be issued shall be created; and~~
 - b.a. The adjustment ~~or relocation~~ of boundaries shall leave the resulting Computer Register (Certificate of Title) with similar areas to that existing prior to subdivision; and*
 - c.b. The adjustment ~~or relocation~~ of boundaries shall not increase the degree of non-compliance of any existing Computer Register (Certificate of Title) or lease area, with the site design performance standards contained in this part of the zone.*
 - d.c. In rural zones, the adjustment ~~or relocation~~ of boundaries shall not result in lifestyle-sized lots (less than 4 hectares) for which there was not an allocation**

The above requested amendments are to remove duplication in wording and requirements, to separate the ‘performance’ elements of SUB-S11 versus ‘definition’ elements (now taken care of with the new definition). This will ensure the standards are streamlined in wording to work with the new definition. Otherwise, retaining the existing ODP wording of SUB-S11 will result in superfluous wording and parameters that would have to be interpreted in addition to and alongside the new definition parameters. That would limit the effectiveness and efficiency in having a new definition.

Update to SUB-S11(1) with reference to SUB-S11(1)(d) regarding lifestyle lots

MCCL oppose this change. MCCL request deletion of this added text to SUB-S11(1).

MCCL to not agree that a boundary subdivision that creates a lifestyle-sized lot for which there was no allocation (which does not meet performance standard SUB-S11(1)(d)) is any less of a boundary adjustment than one which complies with that performance standard.

It is unclear why Council have singled out this particular sub performance standard for evaluation, noting that there are other just as equal performance standards under SUB-S11(1) that apply to boundary adjustment subdivisions. These other standards under SUB-S11(1) seek to regulate the change in size of the resultant title areas (relative to existing title areas) and any increase in the degree of non-compliance of the resultant title areas with the minimum net site area standards for the zone. The governing boundary adjustment rules for each zone (i.e. SUB-R26 etc) also require compliance with the SUB-S8, SUB-S9 performance standards for site suitability and serviceability. These standards all carry equal status in terms of expectations on performance and the consequences of not meeting them (in terms of assigned activity status).

MCCL consider that the ODP is very clear in its rule framework on how boundary adjustment subdivisions are considered. Such subdivisions which meet all listed standards are provided for as a Controlled Activity. Such subdivisions which do not meet all listed standards are provided for as a Discretionary Activity. Importantly, for all such subdivisions, SUB-S11(1) very clearly states that **the** subdivision standards for the zone shall not apply to boundary adjustment subdivision. This aligns with and reinforces the specific subdivision rule framework of the ODP – noting that each of the boundary adjustment rules for each zone (i.e. SUB-R26 etc) also apply a more limited set of performance standards (only SUB-S8, SUB-9, and SUB-S11) to boundary adjustment subdivisions. The ODP could not be more clear.

This framework supports and enables boundary adjustment subdivision (including those with performance standards failures) through a distinct rule pathway. This is a pathway that is less restrictive and less severe in activity status than how the ODP treats other more regular forms of subdivision which create new land parcels into additional titles for further development, resulting in further land fragmentation and intensification in use of the land – all which have greater potential for significant environmental effects. Such subdivisions in the rural zones which fails performance standards are assigned a more severe Non-Complying Activities. Boundary adjustment subdivisions on the other hand, are inherently different as they don't create further titles for further development from the land. They can create change in use through altered site areas, as well as change in location of density within the sites being adjusted. The discretionary activity pathway therefore provides an appropriate response with widened scope of assessment to consider all associated effects. However, the key common characteristic of boundary adjustments subdivisions is that they always involve a mutual and reciprocal exchange of land between existing adjoining titles. The two types of subdivision activity and their respective pathways through the ODP rule framework cannot be confused.

Therefore, whether or not a boundary adjustment subdivision creates a lifestyle-sized lot for which there was no allocation, or whether or not it results in a significant change in area between the existing titles, or whether or not it meets the site suitability/servicing requirements; all such subdivisions remain a boundary adjustment subdivision – as provided for by the ODP. All such subdivisions remain subject to the same performance standards and same assessment framework. There is nothing in the ODP to

suggest that boundary adjustment subdivisions that result in a lifestyle-sized lot should be singled out from other boundary adjustment subdivisions. There is nothing to suggest they should be subjected to further assessment against other performance standards of the plan that are clearly intended to be applied to other subdivisions – as enforced through other subdivision rules (i.e. SUB-R25 and SUB-R29).

MCCL consider that Council's apparent heightened focus on boundary adjustment subdivisions that create lifestyle lots (with or without an allocation), risks losing sight of the common purpose and intention of a boundary adjustment subdivision. Boundary adjustment subdivisions of working rural farms and forestry blocks are often undertaken to alter boundaries to consolidate, rationalise and reconfigure large landholdings into more optimised title layouts to better reflect the lay of the land. These are often undertaken to enable more efficient use of the land as well as prioritising land for productive rural uses.

These subdivisions are often undertaken to create enlarged rural production titles that acquire and retain more production land, while leaving a reduced balance title around an established dwelling curtilage or semi-rural land use layout that has a separate function from the wider farm. These smaller lots sometimes may be 'lifestyle lot' in size or they may be any size in between 4ha and 15ha or above. The layout and size of lots is heavily influenced by distinguishing site characteristics and established land use patterns. As such, these environmental factors and farm management factors all play into the purpose of why such boundary subdivisions are often undertaken between existing titles.

To then require these boundary adjustment subdivisions (through PC 10) that may involve a lifestyle sized lot (under 4ha) to be subjected to assessment against other performance standards (designed to be applied to other forms of subdivision under other subdivision rules) would create a highly confusing, muddled and incoherent set of plan provisions. Such a set of provisions would create further inefficiencies in Council being able to consistently administer the provisions of its plan. This would create unnecessary uncertainty and costs for rural subdivision development.

It is highlighted that MCCL in 2025 were involved with a rural boundary adjustment subdivision at 705 & 712 Ash Pit Road, Rerewhakaaitu. MCCL acted for the applicant/landowner/farmer. Rotorua Lakes Council chose to delegate its decision-making powers to an Independent Commissioner. The reason for this was due to disagreements relating to interpretation, of what constituted a 'boundary adjustment' subdivision, and disagreement over what performance standards of the ODP should be applied to such applications. Expert planning evidence was exchanged for that hearing which covered similar material to some of the points raised above. Commissioner Greg Hill ended up granting consent in favour of our client and overwhelmingly agreed with our evidence on the matters and not accepting Council's position.

The change now proposed by Council to alter the wording of SUB-S11(1) and attempt to merge two separate subdivision rule frameworks within the ODP, would be seeking to change the already clear outcomes sought by the ODP for boundary adjustment subdivision in Rotorua. The change would not be efficient or effective in achieving the objectives.

Submission Form


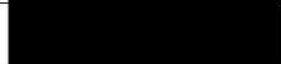


Proposed Plan Change 10: Definitions and Rule Refinements

Submission number
(Office use)

Instructions:

- Email: Policy.Planning@rotorualc.nz with 'Proposed Plan Change 10: Definitions and Rule Refinements' in the subject line, OR
- Post to: The Chief Executive, Rotorua Lakes Council, Private Bag 3029, Rotorua 3046, OR
- Deliver to: Rotorua Lakes Council, 1061 Haupapa Street, Rotorua

CLOSING DATE FOR SUBMISSIONS: 23 March 2026

Full name of submitter:	McKenzie & Co Consultants Limited	Agent name:	Darren Clark - McKenzie & Co Consultants Limited	If Applicable
Submitter physical address:	1284 Eruera Street, Rotorua 3010	Agent physical address:	1284 Eruera Street, Rotorua 3010	
Submitter postal address:	As above	Agent postal address:	As above	
Submitter mobile:		Agent mobile:		
Submitter email:		Agent email:		

1. **We wish** to speak to our submission at a hearing
2. If others make a similar submission, **we will** consider presenting a joint case with them at a hearing.
3. **We could not** gain an advantage in trade competition through this submission.
4. **We are** directly affected by an effect of the subject matter of the submission that;
 - a) Adversely affects the environment, and
 - b) Does not relate to trade competition or effects of trade competition.

Signature of Submitter:

D.Clark

Date: 23/3/26

(NOTE: A signature is not required if you make an electronic submission. Unless otherwise requested all further correspondence will be via email.)

Provision	Support/Oppose	Submission	Relief Sought from the Council
<p>New “Boundary Adjustment” Definition (Section 3.6 of the s32 Report)</p>	<p>Support with amendment</p>	<p>There are two distinct parts of the proposed changes in relation to boundary adjustments subdivisions:</p> <ol style="list-style-type: none"> 1. The new boundary adjustment definition 2. The update to SUB-S11(1) with reference to SUB-S11(1)(d) regarding lifestyle lots <p>1. The new boundary adjustment definition:</p> <p>McKenzie & Co Consultants Limited (MCCL) support the intent of the proposed change, for the purpose of introducing a definition for boundary adjustment subdivision. This will assist with removing any existing ambiguity caused by the lack of a definition. Having a definition is critical to facilitating consistent interpretation of such an activity by the community, Council and all plan users.</p> <p>However, MCCL seek amendment of the new NPS-derived definition to ensure its application is suited to and consistent with the existing regulatory framework and definitions of the ODP. The proposed further amendment by MCCL is:</p> <p>Boundary adjustment <i>means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments <u>Sites</u>.</i></p> <p>Based on adopting a new definition for boundary adjustment, including the above requested amendment, MCCL also request that SUB-S11 is updated as per below:</p> <p>SUB-S11</p> <ol style="list-style-type: none"> 1. <i>The subdivision standards for the zone shall not apply to <u>boundary adjustment</u> subdivisions, undertaken for the adjustment of boundaries between adjoining lots. Subdivision undertaken for the purposes of a b <u>Boundary adjustment subdivisions</u> shall comply with the following:</i> <ol style="list-style-type: none"> a. ———— No additional lots or lease areas for which a Computer Register (Certificate of Title) can be issued shall be created; and 	<p>Retain new boundary adjustment definition as proposed, but with amendment to include reference to ‘Sites’ in place of ‘allotments’.</p> <p>Request amendment of SUB-S11</p>

		<p>b.a. The adjustment or relocation of boundaries shall leave the resulting Computer Register (Certificate of Title) with similar areas to that existing prior to subdivision; and</p> <p>e.b. The adjustment or relocation of boundaries shall not increase the degree of non-compliance of any existing Computer Register (Certificate of Title) or lease area, with the site design performance standards contained in this part of the zone.</p> <p>d.c. In rural zones, the adjustment or relocation of boundaries shall not result in lifestyle-sized lots (less than 4 hectares) for which there was not an allocation</p> <p>The above requested amendments are to remove duplication in wording and requirements, to ensure the SUB-S11 wording is aligned to the new definition.</p> <p>Refer to supporting text in the body of our submissions.</p>	
SUB-S11(1) update with reference to SUB-S11(1)(d) (Section 3.6 of the s32 Report)	Oppose	<p>2. The update to SUB-S11(1) with reference to SUB-S11(1)(d) regarding lifestyle lots</p> <p>MCCL oppose this change. We request deletion of this added text to SUB-S11(1).</p> <p>Refer to supporting text in the body of our submissions.</p>	We request deletion of the added text to SUB-S11(1).
“Site” Definition (Section 3.7 of the s32 Report)	Support	MCCL support the proposed new Site definition change, which involves technical updates of the ‘Computer Freehold Register’ term to ‘Record of Title’, as well as inclusion of reference to the Unit Titles Act 2010.	Retain new Site Definition as proposed.
New “Industrial” Definition (Section 3.8 of the s32 Report)	Support	MCCL support the proposed new Industrial Activity definition update for consistency purposes.	Retain as proposed.

<p>Reversing Onto Rights of Way Rule (Section 3.10 of the s32 Report)</p>	<p>Support</p>	<p>MCCL support the proposed change, to allow the reversing/turning of vehicles onto a right of way to be considered as compliant with the Turning Standards.</p>	<p>Retain as proposed.</p>
<p>Wireless Telecommunications Rule (Section 3.11 of the s32 Report)</p>	<p>Support with amendment</p>	<p>MCCL support the intent of the proposed change, to allow for other wireless technologies to be provided, as per the discussion in the s32 Report. However MCCL consider that the change should make more explicit reference to clarify that wireless technology is an acceptable form of service for subdivisions in rural zones, regardless of whether there are underground services available or nearby. Otherwise, the use of the term 'not practicable' brings in a parameter that is not readily measurable to determine compliance.</p> <p>It is commonplace that most rural sites do not have underground telecommunications services at their boundaries. Wireless has been an accepted servicing solution by RLC consenting officers and engineers for some time. Whether or not there has been underground telecommunications services available to a rural site, is typically of no consequence, as wireless remains a higher level of service, regardless.</p> <p>MCCL request the below further amendment of the change to SUB-S9(3)(C)(ii):</p> <p><i><u>Electricity, telecommunication, and gas shall be installed underground unless that is demonstrated to be impractical, or telecommunication is to be provided by wireless technology where underground services is not practicable; Note for subdivisions in rural zones – wireless technology is an acceptable form of service regardless of proximity of any underground services.</u></i></p> <p>In addition to the above, MCCL request that the Rotorua Operative District Plan's (ODP) Power serviceability requirements (also under SUB-S9(3)(C)) ought to require further evaluation and consideration by PC 10. For similar reasons to the need to adapt the ODP servicing performance standards for telecommunications, there</p>	<p>Retain change to SUB-S9(3)(C)(ii) as proposed, but with amendment to add note to clarify that wireless is an acceptable form of telecommunications service.</p> <p>Request evaluation of the suitability of the ODP Power servicing requirements under SUB-S9(3)(C). Request inclusion of off grid solar systems as being an acceptable power service solution for subdivisions in rural zones (in certain instances).</p> <p>Request evaluation of ODP references to Gas services under SUB-S9(3)(C).</p>

		<p>are now a greater range of power servicing options for subdivisions, that did not exist at the time the ODP was prepared. There are growing needs in the local rural community and across NZ, for the ability to provide more affordable power solutions for people to live on the land in rural areas. This is particularly so, when there can be significant distance and cost to connect to reticulated power networks. Off-grid power solution technology is now well developed and can provide affordable and reliable power servicing for house sites.</p> <p>The existing ODP servicing standards are no longer fit for purpose to deal with this modern technology and the growing need for sustainable and affordable rural living options. Therefore, they should require evaluation to determine if they indeed remain effective and efficient in meeting the ODP objectives, in particular, in supporting sustainable subdivision design.</p> <p>MCCL request that further changes to SUB-S9(3)(C) therefore be considered to recognise that off grid solar systems are an acceptable power service solution for rural zoned properties, in instances where subdivision applications can demonstrate that an off grid option is available and equivalent or less in value than any reticulated power network installation.</p> <p>MCCL also request references to the requirement for Gas reticulation under SUB-S9(3)(C) be evaluated, noting that gas network reticulation is not typically required as an essential service for subdivisions. We request a more complete evaluation of this standard.</p>	
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THIS IS A SUBMISSION ON THE PROPOSED PLAN CHANGE 10: DEFINITIONS AND RULE REFINEMENTS



23 March 2026

Attn: Chief Executive Officer
Rotorua Lakes Council
Private Bay 3029
Rotorua Mail Centre
Rotorua 3046
Submission made via email: policy.planning@rotorualc.nz

KĀINGA ORA – HOMES AND COMMUNITIES SUBMISSION ON A NOTIFIED PROPOSAL FOR THE ROTORUA LAKES COUNCIL PLAN CHANGE 10 – DEFINITIONS AND RULE REFINEMENTS UNDER CLAUSE 6 OF SCHEDULE 1 OF THE RESOURCE MANAGEMENT ACT 1991

This is a submission on Plan Change 10 – Definitions and Rule Refinements (“PC10”) from Rotorua Lakes Council (“the Council” or “RLC”) on the Rotorua Operative District Plan (“the Plan”):

Scope of submission:

The submission relates to PC10 in its entirety. Kāinga Ora seeks specific amendments as indicated below, and with **Appendix 1** providing the substantive detail of submission matters.

The Kāinga Ora – Homes and Communities submission is:

1. Kāinga Ora – Homes and Communities (“**Kāinga Ora**”) is a Crown Entity and is required to give effect to Government policies. Kāinga Ora has a statutory objective that requires it to contribute to sustainable, inclusive, and thriving communities that:
 - a) Provide people with good quality, affordable housing choices that meet diverse needs; and
 - b) Support good access to jobs, amenities and services; and

- c) Otherwise sustain or enhance the overall economic, social, environmental and cultural well-being of current and future generations.

The Kāinga Ora submission is:

2. Kāinga Ora seeks amendments to specific provisions and chapters related to PC10, as indicated below, and within **Appendix 1** providing the substantive detail of submission matters.
3. Kāinga Ora has an interest in PC10 and how it minimises barriers that constrain the ability for Kāinga Ora to deliver existing, planned and future public housing developments, including the role Kāinga Ora has within Community Housing.

The amendments Kāinga Ora is seeking are:

PC10 – Appendix 1: Definitions and Terms

4. Kāinga Ora generally supports the proposed changes set out in PC10 which seeks to improve the clarity, consistency and usability of the Plan, which includes changes to the definitions and terms in the Plan to align with the National Planning Standards. Kāinga Ora support the amendment of some of the definitions as noted in **Appendix 1**, in particular the changes that reflect the National Planning Standard definitions as well as updating outdated terms to current terms, such as updating 'certificate of title' to 'record of title'.

PC10 – Community Housing Definition

5. While Kāinga Ora understands the importance of public safety, Kāinga Ora considers that the exclusion of specific activities, that would otherwise fall under the use of Community Housing, is unjust and opposes the new definition. Kāinga Ora considers that community housing, at its core, should provide stable, supportive housing for people with higher needs that do not have access to private accommodation.
6. As noted in the annotated changes, the proposed definition of community housing '*excludes facilities where residents are subject to legal orders that restrict their freedom of movement, such as custodial care, home detention, or probation-related accommodation*'. Kāinga Ora opposes the proposed exclusions, as this distinction is not based on actual environmental effects. It is important to note that under the Resource Management Act ("**RMA**"), planning rules must relate to environmental effects, not the personal or legal

status of occupants who may reside within community housing. Housing that accommodates people on home detention, probation, or other custodial orders do not inherently produce different environmental effects from other supported residential activities. The proposal instead raises human rights concerns by creating a discriminatory planning distinction that targets individuals based on justice-system status rather than actual land-use outcomes. People subject to community-based sentences have the right to live in and be supported within the community, and planning definitions should remain effects-based rather than based on the legal status of a person. Therefore, Kāinga Ora seeks that the definition is amended as shown in **Appendix 1**.

PC10 – Public Safety

7. Kāinga Ora opposes including “*public safety*” in objectives RESZ-07; RESZ-O14; RESZ-O17 as the addition shifts the focus away from environmental effects and into matters relating to the perceived characteristics or legal status of residents within Community Housing, which are not RMA considerations. Public safety concerns relating to individuals subject to custodial or community-based orders are justice-system matters, not environmental effects and including them invites discriminatory decision-making based on who lives or may live in community housing rather than how the activity functions. This risks introducing human-rights implications into a District Plan provision that should remain effects-based. Therefore, Kāinga Ora seeks that the reference to *public safety* in objectives RESZ-07; RESZ-O14; RESZ-O17 be deleted.

PC10 – Community Housing – More than 8 People

8. Kāinga Ora seek that a community housing activity that accommodates more than eight persons (including resident staff) be a restricted discretionary activity and not a discretionary activity. Kāinga Ora considers that the potential effects can be appropriately managed through appropriate matters of discretion. Where nine or more people reside on the site, a restricted discretionary activity framework would provide the Council with sufficient control to assess and mitigate any relevant environmental effects. Further, the relevant bulk and location standards of the respective zones provide appropriate control on mass and scale of the built form. A restricted discretionary status ensures a balanced approach that protects amenity and manages effects without imposing disproportionate constraints on the provision of community housing which is still inherently residential in nature.

9. Kāinga Ora opposes limiting the number of persons that reside within Community Housing within the Commercial and City Centre Zones as these zones are suitable to accommodate a larger number of persons within such accommodation given the character of the zone and location to amenities. Further, the activity would have similar effects to other activities permitted within these zones.
10. The changes sought from Kāinga Ora are made to:
- a) Ensure that Kāinga Ora can carry out its statutory obligations;
 - b) Ensures that the proposed provisions are the most appropriate way to achieve the purpose of and is consistent with the Resource Management Act 1991 and relevant national direction; and
 - c) Ensure that the s32 analysis has appropriately analysed and considered other reasonable options to justify the proposed plan provisions.
11. The Kāinga Ora submission points and changes sought in more detail to PC10 can be found in **Appendix 1**.

Kāinga Ora wishes to be heard in support of their submission.

Kāinga Ora seeks to work collaboratively with the Council and wishes to discuss its submission on PC10 to address the matters raised in its submission.

We would be prepared to consider presenting our submission in a joint case with others making a similar submission at any hearings.

Kāinga Ora will not gain an advantage in trade competition through this submission.



.....
Brendon Liggett
Manager - Development Planning
Kāinga Ora – Homes and Communities

ADDRESS FOR SERVICE: *Kāinga Ora – Homes and Communities, PO Box 74598, Greenlane, Auckland 1051. Email: developmentplanning@kaingaora.govt.nz*

Appendix 1: Decisions sought on Plan Change 10

The following table sets out the amendments sought to Plan Change 10 and also identifies those provisions that Kāinga Ora supports.

Proposed changes are shown as ~~strike~~through for deletion and underlined for proposed additional text.

Table 1

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Definitions					
1.		<u>boundary adjustment - means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments.</u>	Support	Kāinga Ora supports the proposed definition of 'boundary adjustment'.	Retain the definition of 'boundary adjustment', as notified.
2.		<p>Community housing - a place of residence for a maximum of eight persons (i.e. all residents including resident staff) where some element of care or support is provided for residents. The definition includes emergency housing (including temporary overnight accommodation) and rehabilitation centres but excludes facilities where the movement of residents is legally restricted.</p> <p><u>a single place of residence located on a site where specialised care or support is provided to meet the social or physical needs of residents. This</u></p>	Oppose in part	Planning definitions must remain effects-based rather than people-based. Therefore, Kāinga Ora oppose, in part, the new definition for Community Housing.	Amend the definition of 'community housing' as follows: <u>a single place of residence located on a site where specialised care or support is provided to meet the social or physical needs of residents. This definition excludes facilities where residents are subject to legal orders that restrict their freedom of movement, such as custodial care, home detention, or probation-related accommodation.</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
		<u>definition excludes facilities where residents are subject to legal orders that restrict their freedom of movement, such as custodial care, home detention, or probation-related accommodation.</u>			
5.		Site – changing all references of ‘Computer Freehold Register’ and ‘certificate of title’ to <u>‘record of title’</u> .	Support	Kāinga Ora supports the amendments to the definition of ‘site’.	Retain the definition of ‘site’, as notified.
6.		<u>visitor accommodation - means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.</u>	Support	Kāinga Ora supports the amendments to the definition of ‘visitor accommodation’.	Retain the definition of ‘visitor accommodation’, as notified as this is in line with the National Planning Standards definition.
Residential Zones – Wāhi Noho					
7.	RESZ-07; RESZ-O14; RESZ-O17	Non-residential activities in residential zones that are domestic in scale and character and do not have an adverse impact on the amenity values and character, <u>and public safety</u> of the residential zones, or the vitality and viability of the City Centre or Commercial zones.”	Oppose	Kāinga Ora opposes the inclusion of “public safety” in objectives RESZ-07; RESZ-O14; RESZ-O17 as it shifts the focus away from environmental effects and into matters relating to the perceived characteristics or legal status of occupants, which are not Resource Management Act considerations.	Delete reference to ‘public safety’ in RESZ-07; RESZ-O14; RESZ-O17, retaining the wording as currently operative.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
8.	RESZ-R8A	Other Residential Activities not expressly stated in this table: Discretionary Activity	Oppose	Kāinga Ora opposes the addition of this rule as there is a concern that this could include a range of activities that are residential in nature and should therefore be permitted within the residential zones. Kāinga Ora seek that those activities that Council wish to restrict be specifically included as activities with accompanying definitions.	Delete RESZ-R8A.
9.	RESZ-R9	Community Housing Activity Status: Permitted Where: A maximum of 8 persons (including resident staff) reside on site.	Support	Kāinga Ora supports the inclusion of a threshold of 8 people residing on the site for a permitted community housing activity within the rule.	Retain as notified.
10.	RESZ-R9	Community Housing Activity Status: Discretionary Where: More than 8 persons (including resident staff) reside on site. Assessment Criteria: a. General RESZ-AC1.	Oppose	Kāinga Ora considers that a Restricted Discretionary Activity status with appropriate assessment criteria within RESZ-AC1 is more appropriate for assessing community housing for more than 8 people residing on the site.	Amend to have the activity status as Restricted Discretionary.
Commercial Zones – Arumoni					

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
10.	COMZ-R24	Community housing Activity Status: Permitted Where: <u>A maximum of 8 persons (including resident staff) reside on site.</u>	Oppose	Kāinga Ora oppose limiting the number of persons that reside within community housing within the Commercial Zones as the zone is suitable to accommodate a larger number of persons within such accommodation given the character of the zone. Further, the activity would have similar effects to other activities permitted within the zone.	Amend the rule as follows: Community housing Activity Status: Permitted Where: A maximum of 8 persons (including resident staff) reside on site.
11.	COMZ-R24	<u>Community Housing</u> <u>Activity Status: Discretionary</u> <u>Where:</u> <u>More than 8 persons (including resident staff) reside on site.</u> <u>Assessment Criteria:</u> <u>a. General RESZ-AC1.</u>	Oppose	Consequential to submission point 10, Kāinga Ora seek this rule is deleted.	Delete the proposed rule.
City Centre Zones – Pokapū Tāone					
12.	COMZ-R24	Community housing Activity Status: Permitted Where: <u>A maximum of 8 persons (including resident staff) reside on site.</u>	Support	Kāinga Ora oppose limiting the number of persons that reside within community housing within the City Centre Zone as the zone is suitable to accommodate a larger number of persons within such accommodation given the character of the zone and location to amenities. Further, the activity would have similar effects to other activities permitted within the zone.	Amend the rule as follows: Community housing Activity Status: Permitted Where: A maximum of 8 persons (including resident staff) reside on site.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
13.		<u>Community Housing</u> <u>Activity Status: Discretionary</u> <u>Where:</u> <u>More than 8 persons (including resident staff) reside on site.</u> <u>Assessment Criteria:</u> <u>a. General RESZ-AC1.</u>	Oppose	Consequential to submission point 12, Kāinga Ora seek this rule is deleted.	Delete the proposed rule.
Rural Zones – Taiwhenua					
14.	COMZ-R24	Community housing Activity Status: Permitted Where: <u>A maximum of 8 persons (including resident staff) reside on site.</u>	Support	Kāinga Ora supports the inclusion of a threshold of 8 people residing on the site for a permitted community housing activity within the rule.	Retain as notified.
15.		<u>Community Housing</u> <u>Activity Status: Discretionary</u> <u>Where:</u> <u>More than 8 persons (including resident staff) reside on site.</u> <u>Assessment Criteria:</u> <u>a. General RESZ-AC1.</u>	Oppose	Kāinga Ora considers that a Restricted Discretionary Activity status with appropriate assessment criteria in RESZ-AC1 is more appropriate for assessing community housing for more than 8 people residing on the site.	Amend to have the activity status as Restricted Discretionary.

ROTORUA LAKES COUNCIL	<h2>Submission Form</h2> <p>Proposed Plan Change 10: Definitions and Rule Refinements</p>	<p>Submission number (Office use)</p>
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- Email: Policy.Planning@rotorualc.nz with 'Proposed Plan Change 10: Definitions and Rule Refinements' in the subject line, OR
- Post to: The Chief Executive, Rotorua Lakes Council, Private Bag 3029, Rotorua 3046, OR
- Deliver to: Rotorua Lakes Council, 1061 Haupapa Street, Rotorua

CLOSING DATE FOR SUBMISSIONS: 23 March 2026

Full name of submitter:	Ara Poutama Aotearoa the Department of Corrections	Agent name:	Maurice Dale
Submitter physical address:	-	Agent physical address:	-
Submitter postal address:	Private Box 1206 Wellington 6140	Agent postal address:	-
Submitter mobile:	0275362869	Agent mobile:	0278018072
Submitter email:	sam.gifford@corrections.govt.nz	Agent email:	maurice.dale@boffamiskell.co.nz

1. **We wish** to speak to your submission at a hearing
2. If others make a similar submission, **we will** consider presenting a joint case with them at a hearing.
3. **We could not** gain an advantage in trade competition through this submission.
4. **We are not** directly affected by an effect of the subject matter of the submission that;
 - a) Adversely affects the environment, and
 - b) Does not relate to trade competition or effects of trade competition.



ARA POUTAMA AOTEAROA DEPARTMENT OF CORRECTIONS

SUBMISSION ON PROPOSED PLAN CHANGE 10 – ROTORUA DISTRICT PLAN

Introduction

Ara Poutama Aotearoa, the Department of Corrections (**Ara Poutama**) is responsible under the Corrections Act 2004 for enforcing sentences and orders of the criminal court and the New Zealand parole board.

In meeting this responsibility, Ara Poutama establishes and operates custodial and non-custodial corrections facilities, monitors people in the care of the Ara Poutama serving their sentences in the community, and provides residential housing and support services to assist people with their reintegration back into the community. These activities and services provide significant national and regional benefits, enabling people and communities to provide for their social and cultural well-being and for their health and safety.

Ara Poutama's submission on Proposed Plan Change 10 to the Rotorua District Plan

Ara Poutama's submission relates to Proposed Plan Change 10 (**PC10**) in its entirety. Ara Poutama has a particular interest in the implications that PC10 will have on:

- the provision of housing in the Rotorua district for people in the community who are within Ara Poutama's care;
- the operation of the justice system and, in particular, the ability for Ara Poutama to deliver on its statutory mandate to administer community-based sentences, sentences of home detention, and other related orders that are imposed by the courts and the New Zealand Parole Board, and assist in the rehabilitation and reintegration of those within Ara Poutama's care.

In summary, Ara Poutama's submission is that the new definition of "community housing" and related amendments proposed through PC10 will significantly compromise the ability of Ara Poutama and other agencies to provide the necessary residential accommodation and support for people serving sentences or orders imposed by the courts and the New Zealand Parole Board within the community. Ara Poutama considers that the new definition and related amendments are not based on environmental effects that can or should be addressed under the Resource Management Act 1991 (**RMA**); fail to account for the diverse range of housing needs within New Zealand communities; and result in a planning outcome which discriminates between activities based on the circumstances of the residents rather than for sound resource management reasons.

Ara Poutama therefore seeks specific amendments to PC10 described further below and shown in **Appendix 1**.

Housing provided by or on behalf of Ara Poutama

Ara Poutama operates residential housing in the community throughout New Zealand, providing support for people in its care to assist with their transition and/or integration into the community. There is a range of rehabilitation and reintegration support provided in these houses, depending on the needs of the residents. Housing and associated support services may be for people following their release from prison or may be used to accommodate those on bail or community-based sentences (such as home detention), as directed by the courts or the Parole Board.

Residential accommodation operated by or on behalf of Ara Poutama is most commonly provided in a typical residential dwelling within a residential setting. The dwelling will provide the amenities which are common throughout any home – spaces for sleeping, cooking, bathing and domestic recreation.

People living in this residential environment are not detained within housing provided by or on behalf of Ara Poutama. They live together and participate in normal domestic life in the same way as anyone else living in the community, except that some people may be electronically monitored and/or supervised. In some instances, support staff are present on-site to provide a level of care appropriate to meet the needs of the individual(s) residing at the site. The support provided by staff can include assistance with daily household tasks, completing administrative paperwork necessary to obtain things like drivers' licences, filling out childcare forms, or opening a bank account. It can also include pastoral-style care, assisting with education and skills, rebuilding connections with whānau, and supporting residents in looking for work. Support staff do not reside onsite and have an alternative residential address.

The residents within housing provided by Ara Poutama are most commonly serving community-based sentences (including home detention) (decided by the courts), or are on bail (decided by the courts) or on parole (decided by the New Zealand Parole Board).

The courts may sentence an offender to home detention as an alternative to imprisonment. People on a home detention sentence are generally required to reside at a typical residential dwelling that has been approved as suitable by the courts. Those dwellings may be managed by or on behalf of Ara Poutama or they may be the homes of the individuals themselves or the homes of family or friends within the community. Individuals on home detention are often electronically monitored 24 hours a day, seven days a week. The purpose of electronic monitoring is not to detain an offender, but to deter them from breaching conditions that relate to his or her whereabouts and monitor compliance with those conditions.¹ Home detention and electronic monitoring allow individuals to seek or maintain employment, complete a sentence of community work if imposed, access programmes to address their offending, be involved in prosocial activities, and maintain their family relationships. It is an increasingly common sentence for many individuals in Ara Poutama's care who otherwise would have received a short prison sentence for their offending (the length of a home detention sentence can range from 14 days to two years).

There are a range of reasons why a person may be required to serve their sentence or comply with orders at housing provided by or on behalf of Ara Poutama. Most commonly, it is because there is no suitable alternative residence available for them or because the courts or New Zealand Parole Board have considered that the housing provided by or behalf of Ara Poutama (including the additional support that may be available at the house) would be more appropriate for the offender in question.

The operation of the Sentencing Act 2002 strongly influences the requirement for the housing of those within Ara Poutama's care. As a matter of law, sentencing judges are required under the provisions of that Act to "have regard to the desirability of keeping offenders in the community as far as that is practicable and consonant with the safety of the community".² In a similar vein, the Parole Act 2002 requires the Parole Board to ensure that offenders are not detained in custody any longer than is necessary for community safety.³

Through the passage of these statutes – which provide for, and actively encourage consideration of, community-based sentences including home detention – it has already been accepted that, in certain circumstances, people should serve sentences for criminal offending within our communities. It is not – and should not – be the role of resource management processes or district plans to undermine that

¹ Sentencing Act 2002, section 80E.

² Sentencing Act 2002, section 16.

³ Parole Act 2002, section 7.

or to provide a forum in which the appropriateness of community-based sentences and the housing of persons on those sentences within the community is relitigated.

PC10

PC10 proposes to replace the existing definition of “community housing” in the Rotorua District Plan (**District Plan**) with the following definition:

A single place of residence located on a site where specialised care or support is provided to meet the social or physical needs of residents. This definition excludes facilities where residents are subject to legal orders that restrict their freedom of movement, such as custodial care, home detention, or probation-related accommodation.

For the following reasons, Ara Poutama opposes this new definition and, in particular, the proposed exclusion of “facilities where residents are subject to legal orders that restrict their freedom of movement, such as custodial care, home detention, or probation-related accommodation” (**Proposed Exclusion**):

1. The Proposed Exclusion will significantly compromise the ability for Ara Poutama and other service providers to provide residential accommodation and support to people within Ara Poutama’s care in the community. The effect of the Proposed Exclusion is that supported residences managed by or on behalf of Ara Poutama for people within its care would not fall within the definition of “community housing” and would therefore likely be treated as a discretionary or non-complying activities under the District Plan. The requirement to obtain resource consent for those activities will impose a significant administration and cost burden on Ara Poutama and its service providers which would in turn constrain Ara Poutama’s ability to fulfil its statutory role within the justice system.
2. The Proposed Exclusion is inconsistent with the objectives in the National Policy Statement on Urban Development 2020 and the District Plan to achieve “a well-functioning urban environment that enables all people to provide for their social, economic, and cultural wellbeing and for their health and safety...” (emphasis added).⁴
3. The Proposed Exclusion is also inconsistent with the need (recognised by the PC10 section 32 report) to better provide for different forms of housing in the Rotorua district. The PC10 section 32 report specifically acknowledges that failing to provide for communal and shared housing in the District Plan “limit[s] flexibility and fail[s] to appropriately recognise the full range of housing types, contrary to the strategy of increasing housing supply and choice”. It goes on to note that “[a]s Rotorua’s housing needs evolve, there is an opportunity to better provide for communal and shared housing models within the District Plan.” The supported residential accommodation provided by Ara Poutama and other service providers meets the housing and welfare needs of those people within the care of Ara Poutama who have been placed in the community by the courts or the Parole Board. There is no justification for excluding those persons from the definition of “community housing” or from the intention of PC10 to better provide for the housing needs of those individuals.
4. Critically, the community concerns referenced in the PC10 section 32 report as an explanation the Proposed Exclusion (“crime...and undesirable behaviour”, “unavailability of accommodation for tourists”, and “effects on property sales”) are not environmental effects that can or should be managed under the RMA. The PC10 section 32 report does not refer to any evidentiary basis for those concerns, nor does it explain how those concerns would in fact be addressed by the Proposed Exclusion. While Ara Poutama understands those concerns, they are not

⁴ NPS-UD, objective 1; Rotorua District Plan, SDUD-O1.

matters to be resolved through resource management processes. Further, by distinguishing residents within the care of Ara Poutama, the Proposed Exclusion creates a discriminatory planning distinction based on the status of individuals in the justice system rather than as a result of identifiable environmental effects.

Ara Poutama therefore requests the deletion of the Proposed Exclusion from the proposed definition of “community housing” and/or any additional or alternative relief to address Ara Poutama’s concerns.

PC10 also proposes a range of related amendments including to rules regarding “community housing” and the addition of “public safety” to various objectives which relate to non-residential activities in Residential zones.

Ara Poutama does not agree that “community housing” should be described as a “non-residential” activity. As outlined earlier in this submission, the supported housing that Ara Poutama and other service providers manage share the same characteristics as a normal domestic residence, and does not generate environmental effects that are different to a normal domestic residence. For that reason, Ara Poutama considers that “community housing” should fall within the category of residential activities under the District Plan.

For the same reasons provided in relation to the proposed new definition of “community housing”, Ara Poutama does not support the addition of “public safety” to the objectives relating to non-residential activities in Residential zones.

Ara Poutama requests the deletion of the proposed addition of “public safety” from those objectives, and the additional amendments set out in **Appendix 1**.

Ara Poutama wishes to be heard in support of its submission.

Appendix 1 – PC10 - Ara Poutama Submission - Requested Relief

Provision	Support/Oppose	Submission	Relief Sought from the Council
Definitions			
Part 1: Introduction and General Provisions, Definitions, “community housing”	Oppose in part	<p>The reasons for Ara Poutama’s submission on the proposed new definition of “community housing” are included in the covering letter. In summary the new definition of “community housing” proposed through PC10:</p> <ol style="list-style-type: none"> 1. Will significantly compromise the ability of Ara Poutama and other agencies to provide the necessary accommodation and support for people serving sentences or orders imposed by the courts and the New Zealand Parole Board within the community. 2. Are not based on environmental effects that can or should be addressed under the RMA. 3. Fail to account for the diverse range of housing needs within New Zealand communities. 4. Result in a planning outcome which discriminates between activities based on the circumstances of the residents rather than for sound resource management reasons. 	<ol style="list-style-type: none"> 1. Amend the proposed PC10 definition of “community housing” as follows: <p style="margin-left: 20px;"><i>community housing: a single place of residence located on a site where specialised care or support is provided to meet the social or physical needs of residents. This definition excludes facilities where residents are subject to legal orders that restrict their freedom of movement, such as custodial care, home detention, or probation related accommodation.</i></p> 2. Any additional or alternative relief which addresses Ara Poutama’s concerns with the proposed PC10 definition of “community housing”.
Residential Zones – Wāhi Noho			
Part 3: Area-Specific Matters, Zones, Residential Zones,	Oppose	The reasons for Ara Poutama’s submission on the proposed including of “public safety” in the relevant objectives of the Residential	<ol style="list-style-type: none"> 1. Delete the proposed PC10 amendments to include “public safety” in REZ-O7, REZ-O14 and REZ-O17 as follows:

Objectives, REZ-O7, REZ-O14 and REZ-O17		zones are included in the covering letter and are summarised in the preceding row.	<p><i>Non-residential activities in residential zones that are domestic in scale and character and do not have an adverse impact on the amenity values and character, <u>and public safety</u> of the residential zones, or the vitality and viability of the City Centre or Commercial zones.</i></p> <p>2. Any additional or alternative relief which addresses Ara Poutama’s concerns outlined in this submission.</p>
Part 3: Area-Specific Matters, Zones, Residential Zones, Community Activities, RESZ-R8A	Oppose	<p>Residential activities in Residential zones should be permitted activities. Ara Poutama is concerned that the proposed inclusion of a generic category of “Other Residential Activities not expressly provided for” could result in residential activities that are not specifically captured by a Plan definition being classified as a Discretionary activity.</p> <p>That outcome would not support the increased supply of housing to meet the diverse needs of communities and a Discretionary activity status is not justified by reference to any environmental effects resulting from the Other Residential Activities.</p>	<ol style="list-style-type: none"> 1. Delete RESZ-R8A. 2. Alternatively, classify “Other Residential Activities not expressly provided for” as a permitted activity. 3. Any additional or alternative relief which addresses Ara Poutama’s concerns outlined in this submission.
Part 3: Area-Specific Matters, Zones, Residential Zones, Community Activities, RESZ-R9(1)	Neutral	Ara Poutama is neutral in respect of the proposed inclusion of a permitted activity standard for community housing which limits the number of people that may reside on site to 8 persons (including resident staff).	<ol style="list-style-type: none"> 1. Retain proposed changes to RESZ-R9(1) as notified. 2. Any additional or alternative relief which addresses Ara Poutama’s concerns with the proposed PC10 definition of “community housing”.
Part 3: Area-Specific Matters, Zones, Residential Zones, Community Activities, RESZ-R9(3)	Oppose	Ara Poutama does not support the proposed Discretionary activity status for community housing with more than 8 people on the site.	<ol style="list-style-type: none"> 1. Amend the activity status to Restricted Discretionary for RESZ-R9(3).

		Ara Poutama considers that a Restricted Discretionary status with appropriate assessment criteria is more efficient and will ensure that any effects resulting from the exceedance in persons on site can be assessed.	<ol style="list-style-type: none"> Any additional or alternative relief which addresses Ara Poutama's concerns with the proposed PC10 definition of "community housing".
Commercial Zones – Arumoni			
Part 3: Area-Specific Matters, Zones, Commercial Zones, Community, COMZ-R24(1)	Neutral	Ara Poutama is neutral in respect of the proposed inclusion of a permitted activity standard for community housing which limits the number of people that may reside on site to 8 persons (including resident staff).	<ol style="list-style-type: none"> Retain proposed changes to COMZ-R24(1) as notified. Any additional or alternative relief which addresses Ara Poutama's concerns with the proposed PC10 definition of "community housing".
Part 3: Area-Specific Matters, Zones, Commercial Zones, Community, COMZ-R24(3B)	Oppose	<p>Ara Poutama does not support the proposed Discretionary activity status for community housing with more than 8 people on the site.</p> <p>Ara Poutama considers that a Restricted Discretionary status with appropriate assessment criteria is more efficient and will ensure that any effects resulting from the exceedance in persons on site can be assessed.</p>	<ol style="list-style-type: none"> Amend the activity status to Restricted Discretionary for COMZ-R24(3B). Any additional or alternative relief which addresses Ara Poutama's concerns with the proposed PC10 definition of "community housing".
Part 3: Area-Specific Matters, Zones, Commercial Zones, Residential, COMZ-R33A	Oppose	<p>Residential activities are permitted in the Commercial zones. Ara Poutama is concerned that the proposed inclusion of a generic category of "Other Residential Activities not expressly provided for" could result in residential activities that are not specifically captured by a Plan definition being classified as a Discretionary activity.</p> <p>That outcome would not support the increased supply of housing to meet the diverse needs of communities and a</p>	<ol style="list-style-type: none"> Delete COMZ-R33A. Alternatively, classify "Other Residential Activities not expressly provided for" as a permitted activity. Any additional or alternative relief which addresses Ara Poutama's concerns outlined in this submission.

		Discretionary activity status is not justified by reference to any environmental effects resulting from the Other Residential Activities.	
City Centre Zones – Pokapū Tāone			
Part 3: Area-Specific Matters, Zones, City Centre Zones, Residential, CCZ-R17A	Oppose	<p>Residential activities are permitted in the City Centre zones. Ara Poutama is concerned that the proposed inclusion of a generic category of “Other Residential Activities not expressly provided for” could result in residential activities that are not specifically captured by a Plan definition being classified as a Discretionary activity.</p> <p>That outcome would not support the increased supply of housing to meet the diverse needs of communities and a Discretionary activity status is not justified by reference to any environmental effects resulting from the Other Residential Activities.</p>	<ol style="list-style-type: none"> 1. Delete CCZ-R17A. 2. Alternatively, classify “Other Residential Activities not expressly provided for” as a permitted activity. 3. Any additional or alternative relief which addresses Ara Poutama’s concerns outlined in this submission.
Part 3: Area-Specific Matters, Zones, City Centre Zones, Community Facilities, CCZ-R17(1)	Neutral	Ara Poutama is neutral in respect of the proposed inclusion of a permitted activity standard for community housing which limits the number of people that may reside on site to 8 persons (including resident staff).	<ol style="list-style-type: none"> 1. Retain proposed changes to CCZ-R17(1) as notified. 2. Any additional or alternative relief which addresses Ara Poutama’s concerns with the proposed PC10 definition of “community housing”.
Part 3: Area-Specific Matters, Zones, City Centre Zones, Community Facilities, CCZ-R17(3)	Oppose	<p>Ara Poutama does not support the proposed Discretionary activity status for community housing with more than 8 people on the site.</p> <p>Ara Poutama considers that a Restricted Discretionary status with appropriate assessment criteria is more efficient and will ensure that any effects resulting from the</p>	<ol style="list-style-type: none"> 1. Amend to have the activity status as Restricted Discretionary for CCZ-R17(3). 2. Any additional or alternative relief which addresses Ara Poutama’s concerns with the proposed PC10 definition of “community housing”.

		exceedance in persons on site can be assessed.	
Part 3: Area-Specific Matters, Zones, City Centre Zones, Residential and Tourist Accommodation, CCZ-R38B	Oppose	Residential activities are permitted in the City Centre zones. Ara Poutama is concerned that the proposed inclusion of a generic category of “Other Residential Activities not expressly provided for” could result in residential activities that are not specifically captured by a Plan definition being classified as a Discretionary activity. That outcome would not support the increased supply of housing to meet the diverse needs of communities and a Discretionary activity status is not justified by reference to any environmental effects resulting from the Other Residential Activities.	<ol style="list-style-type: none"> 1. Delete CCZ-R38B. 2. Alternatively, classify “Other Residential Activities not expressly provided for” as a permitted activity. 3. Any additional or alternative relief which addresses Ara Poutama’s concerns outlined in this submission.
Rural zones – Taiwhenua			
Part 3: Area-Specific Matters, Zones, Rural Zones, Community Facilities, RURZ-R17(1)	Neutral	Ara Poutama is neutral in respect of the proposed inclusion of a permitted activity standard for community housing which limits the number of people that may reside on site to 8 persons (including resident staff).	<ol style="list-style-type: none"> 1. Retain proposed changes to RURZ-R17(1) as notified. 2. Any additional or alternative relief which addresses Ara Poutama’s concerns with the proposed PC10 definition of “community housing”.
Part 3: Area-Specific Matters, Zones, Rural Zones, Community Facilities, RURZ-R17(3)	Oppose	Ara Poutama does not support the proposed Discretionary activity status for community housing with more than 8 people on the site. Ara Poutama considers that a Restricted Discretionary status with appropriate assessment criteria is more efficient and will ensure that any effects resulting from the	<ol style="list-style-type: none"> 1. Amend to have the activity status as Restricted Discretionary for RURZ-R17(3). 2. Any additional or alternative relief which addresses Ara Poutama’s concerns with the proposed PC10 definition of “community housing”.

		exceedance in persons on site can be assessed.	
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SUBMISSION ON PROPOSED PLAN CHANGE 10 – DEFINITION AND RULE REFINEMENTS – ROTORUA DISTRICT PLAN

To: Rotorua Lakes Council

Submitter Details: Hao Boutique Hotel Group

Address for Service: c/o Darren Clark
McKenzie & Co Consultants Limited
1284 Eruera Street, Rotorua 3010

Contact Details: Darren Clark
[REDACTED]

BACKGROUND

Hao Boutique Hotel Group (HBHG) manage a specialty hospitality investment portfolio in Rotorua. Their portfolio includes boutique hotels, accommodation, and associated landholdings within the Rotorua city centre, Kawaha Point and Hamurana. Their owned properties are held under various legal entities but are operated as part of a coordinated long-term hotel investment and development strategy.

The properties managed by HBHG are noted below:

- **Prince's Gate Hotel**
Ownership entity: Princes Gate Hotel Real Estate Ltd
Address: 1133 Hinemaru Street and 1057 Arawa Street, Rotorua
Acquired: 2016
Zoning: City Centre 1 Zone
- **Land adjoining Princes Gate Hotel (future expansion land)**
Ownership entity: Princes Gate Extension Ltd
Address: 1126, 1130, 1136 and 1138 Fenton Street, Rotorua
Acquired: 2021
Zoning: City Centre 1 Zone



Figure 1 Princes Gate Hotel site and adjoining land

- Black Swan Lakeside Boutique Hotel**
 Ownership entity: Black Swan Real Estate Ltd
 Address: 167 Kawaha Point Road, Rotorua
 Acquired: 2021
 Zoning: Residential 1 Zone



Figure 2 Black Swan Lakeside Boutique Hotel site

- Hana Boutique Lodge**
 Ownership entity: Hamurana Lodge Real Estate Ltd
 Address: 415 Hamurana Road, Rotorua
 Acquired: 2022
 Zoning: Rural 1 Zone
- Lakefront land adjoining Hana Lodge (future expansion land)**
 Ownership entity: Hamurana Lodge Extension Limited
 Addresses: 412, 438, 464 and 486 Hamurana Road, Rotorua
 Acquired: 2023
 Zoning: Rural 2 Zone



Figure 3 Hana Boutique Lodge site and adjoining land

HBHG are committed to long term investment in Rotorua. They have an active interest in supporting the growth of tourism and the economic success of the region and city centre. In recent years, HBHG have undertaken extensive restoration and renovation of their boutique accommodation properties – all which carry a distinct heritage charm – and noting the Prince’s Gate Hotel site comprises three heritage-listed buildings. As part of their long-term investment and development strategy, HBHG are considering a range of opportunities such as expansion of both their Hana Lodge and Prince’s Gate Hotel facilities. Options being considered for Prince’s Gate Hotel, include introducing complementary tourism-related activities or cultural uses like the potential for a city art gallery integrated with future hotel expansion across adjoining land.

To facilitate their committed investment to tourism-led development in Rotorua, HBHG seek a planning framework that supports quality commercial development and a diverse mix of activities that will increase the vitality and vibrancy of the city centre, rather than one that creates additional uncertainty or barriers. It is important that such a framework does not unduly restrict hotel expansion opportunities and associated

tourism-supporting activities that contribute to the ongoing growth and vitality of Rotorua as a visitor destination.

SUMMARY OF SUBMISSION

Hao Boutique Hotel Group (HBHG) own a range of boutique hotels, accommodation, and associated landholdings in Rotorua, within the rural, residential and city centre zones. HBHG are directly affected by Proposed Plan Change 10 (PC 10), particularly the provisions relating to tourist/visitor accommodation (including the interaction with references to boarding/shared housing and community housing), and the provisions relating to permitted development rights in the city centre zones.

HBHG seek that any changes to the Operative Rotorua District Plan (ODP) brought by PC 10, provide a regulatory framework that prioritises visitor accommodation activities that support and strengthen Rotorua as a premier tourism destination, which contribute to economic growth, cultural vibrancy, and visitor experience. HBHG seek that any changes brought by PC 10 do not unduly restrict hotel development and expansion opportunities in Rotorua, including associated tourism-supporting activities that contribute to the ongoing growth and vitality of Rotorua as a visitor destination. HBHG seek that any changes brought by PC 10, retain a permissive regulatory environment for a diverse mix of activities in the city centre zones that will enhance the vibrancy and vitality of the city centre.

SUBMISSION COMMENTS

“Tourist Accommodation” definition

HBHG are generally supportive of the proposed change to the new replacement Visitor Accommodation definition. However, HBHG seek amendment of the new definition to clarify the range of ancillary activities intended to be captured by the definition. Refer to the specific submission comments on the submitted Rotorua Lakes Council PC 10 Submission Form.

Provision for Boarding Houses and other forms of Communal or Shared Housing

HBHG support the changes in principle, which provide targeted updates to specific rules in each zone to address the identified issues considered in the s32 Report in an efficient and effective manner. Refer to the specific submission comments on the submitted Rotorua Lakes Council PC 10 Submission Form.

“Community Housing” Definition and Provisions

HBHG support the changes in principle, which provide a definition update and targeted updates to specific rules in each zone to address the identified issues considered in the s32 Report in an efficient and effective manner. Refer to the specific submission comments on the submitted Rotorua Lakes Council PC 10 Submission Form.

Default Activity Status in the City Centre 1 and 2 Zones

HBHG oppose the change and seek to retain existing Rule CCZ-R1 as per the Operative Rotorua District Plan (ODP) wording. The scope of the change goes well beyond a minor or technical refinement of the ODP. The change would alter the longstanding permissive rule framework that underpins the CCZ1. It would create a restrictive framework that is at odds with the outcomes the ODP envisages for development and land use activities in the CCZ1. The reasons for this are as follows.

Removal of the default permitted activity rule (and its replacement with a discretionary activity status) will remove current permitted activity development rights for a diverse range of commercial activities in the City

Centre 1 (and 2) Zone (CCZ1). The implications of such a blanket rule change do not appear to have been contemplated in the Section 32 Report (s32 Report).

HBHG do not agree that unspecified (unlisted) activities are considered to all be activities that are “rare” and “unusual” in the city centre zones – as per the evaluation and assessment in Section 3.5.4 and 3.5.5 of the Section 32 Report (s32 Report). The ODP CCZ1 rule framework for land use activities, relies on the default permitted activity status to capture a wide range of enabled activities that are not listed. The ODP does not currently provide a broad and reasonably enabling range of specified/listed activities in the CCZ1. This is because the CCZ1 rule framework is highly permissive in nature and is one of the only zones that relies on a default permitted activity status, in addition to some specifically listed activities. This is intended to capture a wide range of non-listed activities that could include, for example, cinemas, indoor/outdoor entertainment, indoor/outdoor recreation, art galleries, music venues, fairs and markets. These activities are only enabled by virtue of the default permitted activity rule. Removal of this rule will therefore unnecessarily affect a range of commercial use and development opportunities in the city centre.

Disconnect with ODP Objectives and Policies:

The proposed change to the rule framework for activities in the CCZ1 is not considered to align or achieve the objectives and policies the of the ODP.

The current rule framework provides a permissive regulatory environment for the CCZ1 to implement the following CCZ objective and policy:

CCZ-O1 A vibrant city centre that is the primary commercial and retail centre for the establishment and operation of a diverse range of commercial and residential activities which promote and enhance the economic viability, employment opportunities, walkability and safety of the city centre.

CCZ-P1 Enable and facilitate the development and operation of commercial and retail activities to increase the vibrancy and employment opportunities within the city centre.

This enabling policy framework is a response to the following key issue (one of three) that the ODP identifies as shaping the policy framework in the city centre zones:

CCZ-I1 Vibrancy and vitality of the city centre

To increase vibrancy and vitality the city centre needs to be reinforced as the primary commercial centre of the district. The plan will achieve this by providing a permissive regulatory environment within the zone and restricting the establishment of commercial activities outside of the city centre boundaries. This will encourage development into the city centre, reduce vacancy rates, and enable the establishment and efficient operation of a diverse range of activities. With increased activity comes an increase in safety, pedestrian movement, and investment, in turn enhancing local employment opportunities. The city centre’s success and vibrancy will support Rotorua city’s competitiveness and attractiveness both regionally and nationally.

The CCZ policy framework is also underpinned by the ODP Strategic Direction objectives for ‘Vibrant, Compact City Centre’ (SDVC). Objective SDVC-O2 states:

SDVC-O2 A compact city centre that is the primary commercial centre within the district for shopping, employment, city-living, entertainment, recreation and community events, (with this role not being compromised by commercial development in other locations).

The SDVC objectives seek to reinforce a compact and vibrant city centre, by having less restrictions on commercial activities in the city centre (with more limited need for resource consents) and placing greater restrictions on the establishment of commercial activities in areas outside of the city centre.

So, the ODP has a clear relationship and logical sequence between issue identification > objective > policy > rules for the CCZ1. This coherent set of provisions, sets clear expectations and provides certainty to the community on how commercial development is prioritised, enabled and regulated within the city centre (through a permissive regulatory framework).

The proposed blanket change to remove the default permitted activity status for non-listed activities (and make them discretionary activities), will, in effect, create a fundamentally different rule framework. It will create one that is restrictive, which is not permissive and which does not achieve the enabling policy framework of the ODP. Such a revised rule framework would seek to restrict the very activities that the ODP policy framework sets out to enable in the city centre, which is the primary commercial centre in the district.

Having such restrictions would create unnecessary tension, disconnect and misalignment between the rules and policy. There would be a break in the cascade through the provisions, with rules that are at odds with the policy. This would result in a set of plan provisions that are not coherent.

To then be able to reconcile such a set of provisions in the assessment of resource consent applications, would place an unreasonable burden on Council processing planners and decision makers, who would have to navigate a confusing planning framework. This would lead to inefficiencies in Council being able to consistently administer the provisions of its plan. This would create unnecessary uncertainty and costs for development.

The suitability of the current set of assessment criteria (CCZ-AC1) to provide the necessary guidance and framework for the assessment of such new and further resource consent applications has also not been considered. This set of assessment criteria was formulated for the current ODP provisions for the city centre zones. In making such significant changes to the default activity status from permitted to discretionary, then there ought to be further evaluation of the effectiveness of the existing CCZ provisions in being able to respond to such new types of consent applications (for activities that are not envisaged under the current ODP framework).

Inconsistency with ODP Anticipated Environmental Results

The proposed change to the rule framework for activities in the CCZ1 is also considered to work counter to the following Anticipated Environmental Results envisaged for the city centre by the ODP:

CCZ-AER1 Increased investment and development in the city centre.

CCZ-AER2 Increased pedestrian movement, safety and development contributing to the vibrancy and vitality of the zones that form the city centre.

CCZ-AER3 Reduced vacancy rates in the city centre.

The change would not provide a positive planning framework to help support and achieve these outcomes. The change would create an overly restrictive framework that creates greater regulatory constraints and uncertainty for development. Such a regulatory environment would not encourage a mix of land use activities and would not facilitate increased commercial occupancies. This would not help contribute to increased investment and development in the city centre to increase its safety, vibrancy and vitality.

RMA Reform

The change would go against the emerging policy direction of Central Government's reform of the Resource Management Act 1991 (RMA). The Planning Bill and the Natural Environment Bill were recently introduced in December 2025 and seek to create a more permissive regulatory planning system, with a greater range of permitted activities by default, and with consenting pathways that are more predictable in scope. The change introduced by PC 10 would create a more restrictive framework for activities in the city centre that would introduce the need for further resource consents, through uncertain discretionary activity processes. This is at odds with the clear direction of the Bills for a more permissive and enabling planning system, and one that supports and enables economic growth.

Submission Form

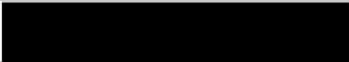
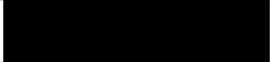
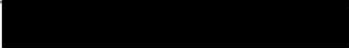
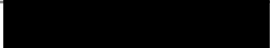
Proposed Plan Change 10: Definitions and Rule Refinements

Submission number
(Office use)

Instructions:

- Email: Policy.Planning@rotorualc.nz with 'Proposed Plan Change 10: Definitions and Rule Refinements' in the subject line, OR
- Post to: The Chief Executive, Rotorua Lakes Council, Private Bag 3029, Rotorua 3046, OR
- Deliver to: Rotorua Lakes Council, 1061 Haupapa Street, Rotorua

CLOSING DATE FOR SUBMISSIONS: 23 March 2026

Full name of submitter:	Hao Boutique Hotel Group	Agent name:	Darren Clark	If Applicable
Submitter physical address:	1057 Arawa Street , Rotorua 3010	Agent physical address:	McKenzie & Co Consultants Limited 1284 Eruera Street, Rotorua 3010	
Submitter postal address:	As above	Agent postal address:	As above	
Submitter mobile:		Agent mobile:		
Submitter email:		Agent email:		

1. **We wish** to speak to our submission at a hearing
2. If others make a similar submission, **we will** consider presenting a joint case with them at a hearing.
3. **We could not** gain an advantage in trade competition through this submission.
4. **We are** directly affected by an effect of the subject matter of the submission that;
 - a) Adversely affects the environment, and
 - b) Does not relate to trade competition or effects of trade competition.

Signature of Submitter: D.Clark

Date: 23/3/26

(NOTE: A signature is not required if you make an electronic submission. Unless otherwise requested all further correspondence will be via email.)

Provision	Support/Oppose	Submission	Relief Sought from the Council
<p>“Tourist Accommodation” Definition (Section 3.2 of the s32 Report)</p>	<p>Support with amendment</p>	<p>Hao Boutique Hotel Group (HBHG) support the intent of the change to the new Visitor Accommodation definition. It will provide greater clarity by removing ambiguous terms to recognise visitor accommodation as being distinct from boarding houses and private hotels. It will help re-focus Visitor Accommodation as being an activity that supports and strengthens Rotorua as a premier tourism destination by contributing to economic growth, cultural vibrancy, and visitor experience.</p> <p>However, HBHG considers that the new Visitor Accommodation definition should provide clarity as to what activities may constitute as ‘ancillary activities’ – like the wording of the current Tourist Accommodation definition. It is commonplace for visitor accommodation activities to include a range of ancillary activities that support and enhance the visitor experience. Therefore, greater certainty should be provided through the definition, that these activities would include, at least, for example, associated services or facilities such as visitor, service, conference, bar, restaurant, recreational activities and others of a similar nature if such facilities are associated with the visitor accommodation activity. Improved clarity in the definition would provide greater certainty that such activities are covered by the definition, to avoid interpretation issues. This would assist with providing a more facilitative planning framework to tourism-led development in Rotorua. It is important that such a framework does not unduly restrict hotel expansion opportunities and associated tourism-supporting activities that contribute to the ongoing growth and vitality of Rotorua as a visitor destination.</p> <p>Also refer to further general text in the attached body of the submission.</p>	<p>Retain as proposed, but with amendment to the definition to include a range of example ancillary activities that are covered by the definition.</p>

Provision for Boarding Houses and other forms of Communal or Shared Housing (Section 3.3 of the s32 Report)	Support	<p>HBHG support the changes in principle, which provide targeted updates to specific rules in each zone to address the identified issues considered in the s32 Report in an efficient and effective manner.</p> <p>Also refer to further general text in the attached body of the submission.</p>	Retain as proposed.
“Community Housing” Definition and Provisions (Section 3.4 of the s32 Report)	Support	<p>HBHG support the changes in principle, which provide a definition update and targeted updates to specific rules in each zone to address the identified issues considered in the s32 Report in an efficient and effective manner.</p> <p>Also refer to further general text in the attached body of the submission.</p>	Retain as proposed.
Default Activity Status in the City Centre 1 and 2 Zones (Section 3.5 of the s32 Report)	Oppose	<p>HBHG oppose the proposed change to Rule CCZ-R1. The reasons for this are:</p> <ul style="list-style-type: none"> - The change is not considered efficient or effective in achieving the objectives. The change takes a blanket approach to remove the default permitted activity rule as a response to addressing only specific activities of concern in the city centre. This is not efficient or effective plan making as the change will unnecessarily restrict a wide range of other non-listed commercial activities that the Operative Rotorua District Plan (ODP) seeks to encourage and enable to create a vibrant city centre. These permitted activities include, for example, cinemas, indoor/outdoor entertainment, indoor/outdoor recreation, art galleries, music venues, fairs, markets etc. These activities are not considered ‘rare and unusual’ activities for the city centre. If Council wish to limit specific activities of concern, then targeted changes should be made to rules to regulate those activities, so that other non-listed activities are not unduly restricted in the process. - The change is considered beyond a minor or technical refinement of the ODP. The change would remove the longstanding permissive rule framework that underpins the city centre zones. It will affect existing permitted activity development and use rights across the city centre. The evaluation in the s32 Report has not provided a proportionate assessment that has truly evaluated the costs 	Delete the proposed change to Rule CCZ-R1. Retain Rule CCZ-R1 as per Operative District Plan.

		<p>and implications to commercial development and the success of Rotorua’s city centre from such a change in regulatory regime.</p> <ul style="list-style-type: none"> - The change does not achieve or align with the ODP objectives. The City Centre Zone (CCZ) and Strategic Direction ‘Vibrant, Compact City Centre’ (SDVC) objectives seek to reinforce the CCZ as the primary commercial centre in the district, by providing a permissive regulatory environment to encourage, enable and facilitate a diverse range of activities into the city centre. This enabling and permissive plan framework is unique to and undermines the CCZ. The change would be at odds with and work counter to the ODP policy framework. The change would create a restrictive rule framework that creates uncertainty and does not facilitate development in the CCZ. - The range of activities that are currently listed and permitted under Rule CCZ-R1 have not been evaluated to determine if they will provide for the diverse range of enabled activities in the CCZ that the ODP objectives support. The existing ODP definitions would need to be reviewed more comprehensively as part of any evaluation of such a change in the rule framework. - HBHG consider that the city centre should have the greatest intensity and mix of commercial activities, with a positive planning framework to support this. The ODP already provides such a framework. Removing this permissive rule framework would work counter to the enabling ODP policy framework for the city centre zones. - There are unknown and potentially significant economic and social costs of having such an overly restrictive planning framework that does not encourage and attract a diverse mix of commercial land uses into the city centre. Such a proposed framework would not encourage increased investment in the city centre. Such a framework could unduly restrict HBHG’s tourism-led commercial development opportunities in the city centre. Such a framework could unduly restrict the mix of other commercial activities able to take place within HBHG’s city centre landholding. - The change would go against the emerging policy direction of Central Government’s reform of the RMA. The change is at odds with the clear directive of the Planning Bill and the Natural Environment Bill for a more permissive and enabling planning system, and one that supports and enables economic growth. <p>Also refer to further general text in the attached body of the submission.</p>	
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THIS IS A SUBMISSION ON THE PROPOSED PLAN CHANGE 10: DEFINITIONS AND RULE REFINEMENTS

Make a submission on Plan Change 10 - Definitions and Rule Refinements Form Submission

There has been a submission of the form Make a submission on Plan Change 10 - Definitions and Rule Refinements through your Participate Rotorua Lakes Council website.

Which parts of Plan Change 10 are you submitting on?

PC10's amendments to the definition of "Community Housing" (removal of the reference to emergency housing) and the change in City Centre default activity status from Permitted to Discretionary under CCZ-R1, which together affect how emergency housing is classified and assessed within the City Centre.

My submission is:

I support Plan Change 10's amendment to change the default activity status in the City Centre from Permitted to Discretionary (CCZ-R1), the inclusion of "public safety" in the Residential Objectives, and the clarification of definitions including Community Housing. These changes improve regulatory oversight and better recognise the importance of safety and cumulative effects.

However, I oppose the absence of explicit spatial controls on emergency or welfare housing within the City Centre. Discretionary status alone may not adequately prevent clustering or cumulative impacts. I seek amendments to introduce stronger spatial management in the core commercial area, including separation controls or a more restrictive activity status, and clearer policy recognition that protecting the City Centre's tourism, retail, and commercial function is a priority.

What changes do you want made to the District Plan?

I seek amendments to the District Plan to introduce stronger spatial controls on emergency and welfare housing within the City Centre. Specifically, I request that emergency housing be classified as Non-Complying (or Prohibited) within a defined core commercial area, or be subject to explicit separation and concentration limits to prevent clustering. I also seek the inclusion of a clear objective or policy stating that the primary function of the City Centre is commercial, retail, tourism, and hospitality activity, and that land use decisions must protect and enhance this role.

Tō Ingoa | Name

Margaret Qu

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

No

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

Yes

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

Yes

Submission to Rotorua Lakes Council on Plan Change 10

Submitter: Lauren James – Rotorua resident

Plan: Rotorua District Plan – Plan Change 10 (Definitions and Rule Refinements)

Relief sought: That Plan Change 10 be amended to better enable supported and community housing (including emergency, transitional and public housing), and to avoid further housing instability and inequitable impacts on Māori, in a manner that reflects Rotorua's origins as a township gifted by Ngāti Whakaue for the purpose of enabling people and communities to flourish, rather than marginalising those most in need.

1. Introduction

I make this submission to express my deep disappointment and concern regarding the unintended but foreseeable consequences of Plan Change 10 on supported and community housing, and the overall housing security of Māori whānau in Rotorua.

For clarity, this submission uses the term *supported and community housing* to collectively refer to housing responses that serve people experiencing homelessness, housing insecurity, or complex needs, including emergency, transitional, public and kaupapa Māori housing models.

While Plan Change 10 appears to focus on refinement, certainty, and economic growth, particularly through tourism and visitor accommodation, it does so without adequately safeguarding or actively enabling housing responses for those already experiencing, or at high risk of, housing instability. For Māori, who are disproportionately represented in homelessness, emergency housing, and overcrowded living situations, these changes risk compounding existing inequities rather than addressing them.

2. Disproportionate Impacts on Māori Housing Outcomes

Rotorua has a significant Māori population with strong connections to whenua, marae, and whānau-based living. Any planning framework that constrains the flexibility, location, scale, or feasibility of supported and community housing models will disproportionately affect Māori.

Plan Change 10 continues to frame *community housing* as a marginal or conditional activity once scale thresholds are exceeded, particularly where more than eight people reside on site. This approach does not reflect:

- Whānau-based living arrangements;

- Kaupapa Māori housing models;
- Supported housing realities; or
- The operational needs of organisations responding to homelessness and housing insecurity.

The cumulative effect is a regulatory environment that tolerates small-scale provision but actively discourages the types of developments required to meaningfully address homelessness.

3. Supported and Community Housing is Not a Commercial Activity

Plan Change 10 increasingly privileges tourist and visitor accommodation across residential, commercial, and city centre zones through permissive activity statuses, relaxed parking requirements, and supportive objectives focused on economic growth.

In contrast, supported and community housing is not afforded the same policy weight, despite being essential social infrastructure.

Treating these housing forms primarily through an effects-based lens—focused on amenity, character, and density—without equally recognising their social necessity results in:

- Increased consenting costs and delays;
- Heightened uncertainty for providers;
- Reduced willingness to invest in new housing supply for vulnerable populations.

Housing people who are homeless or at risk of homelessness should not be harder, more expensive, or more uncertain than housing tourists.

4. Increased Housing Instability as an Unintended Outcome

By incentivising visitor accommodation and intensification in high-value locations, Plan Change 10 risks:

- Further displacement of low-income renters;
- Loss of existing affordable and supported housing stock;
- Increased competition for land and dwellings; and
- Upward pressure on rents.

Without explicit counterbalancing provisions to protect and expand supported and community housing, the plan effectively shifts the burden of housing insecurity onto whānau, iwi, community providers, and the social sector.

For Māori whānau, this instability is not abstract—it translates into disrupted schooling, loss of employment, disconnection from support networks, and erosion of mana.

5. Inconsistency with Te Tiriti o Waitangi and Equity Obligations

As a district with over 34 marae and deep Māori cultural heritage, Rotorua Lakes Council has responsibilities to ensure planning decisions do not perpetuate inequitable outcomes for Māori.

Rotorua was established as a township on land gifted by Ngāti Whakaeu, with an expectation that the place would enable people and communities to live, thrive, and flourish. That foundational intent carries an enduring responsibility to ensure that decision-making does not marginalise those most in need of protection and support.

In this context, there is a clear tension between the Council’s public leadership on homelessness including efforts to convene and lead regional responses to homelessness—and the regulatory direction signaled by Plan Change 10. It is difficult to reconcile a commitment to addressing homelessness with planning provisions that constrain the delivery of supported and community housing, increase barriers for providers, and risk exacerbating housing exclusion.

A planning framework that:

- Enables economic growth but constrains social protection;
- Prioritises visitor needs over resident wellbeing; and
- Fails to actively provide for Māori housing models

is inconsistent with the principles of partnership, protection, and equity.

6. Relief Sought and Recommended Remedies

I seek that Rotorua Lakes Council amend Plan Change 10 to avoid exacerbating homelessness and housing instability, particularly for Māori, and to actively enable supported and community housing responses that meet identified need. In particular, I recommend the following remedies:

6.1 Recognise Supported and Community Housing as Essential Infrastructure

- Insert explicit objectives and policies that recognise supported and community housing as essential social infrastructure, rather than discretionary or marginal land uses.
- Ensure these housing forms are provided for in the same way that other essential infrastructure is enabled, including across residential, commercial and appropriate city centre zones.

6.2 Remove or Reconsider Arbitrary Occupancy Thresholds

- Review the current eight-person threshold for community housing, which does not reflect whānau-based living, kaupapa Māori housing models, or supported housing realities.
- Replace rigid numerical caps with an effects-based assessment framework that focuses on site design, management plans, and actual environmental effects rather than occupant numbers alone.

6.3 Provide More Permissive Activity Status

- Enable supported and community housing as permitted or controlled activities where standards are met, rather than discretionary activities that create cost, delay and uncertainty.
- Ensure these housing forms are not subject to a higher consenting burden than visitor or tourist accommodation.

6.4 Explicitly Provide for Kaupapa Māori and Whānau-Based Housing Models

- Include policy direction that actively enables kaupapa Māori housing, papakāinga-adjacent models, and whānau-centred living arrangements.
- Recognise that Māori housing solutions often operate at a scale and form that does not align neatly with conventional household definitions.

6.5 Require Equity and Te Tiriti Impact Assessment

- Undertake an equity impact assessment of Plan Change 10, with a specific focus on Māori housing outcomes, homelessness, and displacement risks.
- Ensure decision-making is consistent with Te Tiriti o Waitangi principles of partnership, protection, and equity, and does not entrench existing disparities.

6.6 Balance Economic Development with Housing Security

- Introduce clear policy direction to ensure that enabling visitor accommodation and economic growth does not undermine the retention and expansion of affordable, public and supported housing stock.
- Provide mechanisms to protect existing affordable and supported housing from displacement in areas targeted for intensification or visitor accommodation.

7. Conclusion

Plan Change 10, as currently proposed, risks worsening homelessness and housing instability in Rotorua—particularly for Māori. Growth, vibrancy, and economic success cannot come at the expense of whānau wellbeing and housing security.

I urge the Council to reconsider this plan through a housing justice and equity lens, and to work in genuine partnership with Māori and housing providers to ensure Rotorua remains a place where all people have a safe place to live.

Nāku noa, nā

Lauren James