Appendix 1: Annotated Extracts of the District Plan Showing Proposed Changes to the Text

Note:

Underlining shows text proposed to be added, ~~striking~~ shows text proposed to be deleted, and … shows text omitted for brevity. Blue text shows further amendments recommended in the section 42A report: blue underlining is additional recommended text, and ~~blue striking~~ is notified text recommended not to proceed.

Changes recommended following the PC10 hearing are shown in green.

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Part 1: Introduction and General Provisions

INTRODUCTION

...

THE VISION FOR ROTORUA

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Live, Work and Play in Rotorua

1. Live

Rotorua's population is expected to grow steadily in line with the latest census data and growth assumption during the life cycle of the District Plan. In addition, the Rotorua district hosts an average of 8,500-10,000 visitors each day. Rotorua has modern infrastructure and services capable of supporting an increase in population. The District Plan is committed to ensuring living options remain ahead of projected residential and visitor growth.

Rotorua is a well-designed district, offering easy access to work, the city centre, education, health, sporting, recreational and transport services. A key point of difference is the range of lifestyle options the district offers – including inner city, traditional suburban and rural residential – with lake views a common feature. The District Plan aims to create a compact city and therefore encourages urban infill, whilst considering retaining residents' privacy, usable outdoor space and views. Changes to rural land use, designed to improve lake water quality, will result in further options for semi-rural lifestyle blocks and lakeside living.

There are over 34 marae and many important cultural and historical features in the district. These ancestral lands, water, sites, waahī tapu and other taonga are carefully protected in the District Plan.

Unique to Rotorua are the residential areas located in, or on, areas of geothermal activity, with Ōhinemutu and Whakarewarewa the main examples. There are strong cultural links between these villages and the surface features. It is one reason that both villages are international tourist attractions.

~~Tourist~~Visitor accommodation is also a focus of the District Plan, which allows specific commercial zones for tourism activities and accommodation and policies that promote additional accommodation, particularly towards the lakefront.

The District Plan clearly defines residential, non-residential and commercial zones to provide certainty to residents and maintain a high level of residential amenity.

See the zone chapters for more detail.

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GROW ROTORUA

Tourism

Tourism is also a major contributor to Rotorua's GDP and is our district's largest employer. Rotorua is an iconic domestic and international visitor destination, providing world class tourist attractions, events, facilities and amenities. Rotorua is a global brand based on Māori culture, geothermal attractions, lakes and adventure activities.

The region hosts approximately 3 million visitors every year. On any given day, there can be 8,500-10,000 tourists in our district. An increasing number of events and conferences attract visitors to our many accommodation, restaurant, retail and tourism options.

The District Plan includes new policy frameworks that promote additional ~~tourist~~visitor accommodation in the city centre, particularly towards the lakefront. Increased building heights and removing the requirement for on-site car parking are features of this District Plan. Tourist attractions have also been given specific zonings to encourage similar activities in concentrated areas, particularly along the entranceways to Rotorua.

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DEFINITIONS

INTRODUCTION

This part sets out the definitions of terms and expressions used within this District Plan. If a term is not defined in the table then the meaning should be taken to be the same as that found in section 2 of the Resource Management Act 1991 (referred to as 'the Act'), or failing that to be taken to have the same meaning as the common dictionary definition.

DEFINITIONS

Term	Definition
bed and breakfast	guest accommodation provided within a residential unit and its accessory buildings for a maximum of 8 guests where the owner or manager is resident on the site.
boundary adjustment	means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments.
community facility	land or buildings which are used in whole or in part for the assembly of persons for such purposes as deliberation, or social entertainment or similar purposes and includes such buildings used for clubrooms, arts, museum and cultural community premises, community theatres, conference rooms, churches, and meeting rooms, not for profit social support and services but does not include a chartered club or building designed specifically for indoor recreation.
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.~~

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Term	Definition
	~~The definition includes emergency housing (including temporary overnight accommodation) and rehabilitation centres but excludes facilities where the movement of residents is legally restricted.~~ ~~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.~~ means a single place of residence on a site where the primary purpose of the activity is the specialised care or support services to meet the social or physical needs of residents, and where residential accommodation is secondary to that care or support purpose. This definition excludes any type of prison as defined under the Corrections Act 2004.
shared residential accommodation	means residential accommodation occupied as the principal place of residence of occupants, where bedrooms or sleeping accommodation are occupied separately and occupants share one or more kitchen, dining, bathroom or living facilities.
~~home based business~~	~~any home arts and crafts, professional, trade or consultancy business, other than Prohibited Activities, which is carried out by a resident or residents incidentally to the primary use of the site and complies with the following in all respects:~~ ~~a. The performance standards for the Zone in which the business is located;~~ ~~b. No more than one person living away from the site can be employed on site at any one time;~~ ~~c. The business does not involve outdoor storage of goods, or waste materials;~~ ~~d. The business does not involve the parking of heavy vehicles on site; and~~ ~~e. No display or retail of goods for sale may take place from the site.~~ ~~Except that in the Residential 3 zone this definition shall be expanded to include the sale or display in the Whakarewarewa Village and in Ōhinemutu of traditional Māori food, traditional and contemporary Māori crafts, and souvenirs; where the area used for such purpose or purposes does not exceed 80m².~~
home business	means a commercial activity that is: a. Undertaken or operated by at least one resident of the site; and b. Incidental to the use of the site for a residential activity.
industrial activity	means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.
site	a. an area of land which is the smaller land area of either: i. land comprised in a single lot held in one ~~Computer Freehold Register~~ record of title (as that term is defined in the Land Transfer (Computer Registers and Electronic Lodgement) Amendment Act 2002); or ii. land comprised in a single lot or the balance area on an approved subdivision scheme plan for which a separate ~~certificate of title~~ record of title can be issued without further Council involvement. b. an area of land comprising two or more adjoining lots held in one ~~certificate of title~~ record of title ~~-~~that cannot be treated separately without the Council

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Term	Definition
	granting its consent. c. an area of land comprising two or more adjoining lots held in two or more ~~certificates of title~~ records of title where the titles are: i. subject to Section 75 of the Building Act 2004: "Construction of building on 2 or more allotments" or Section 37 of the Building Act 1991: "Construction of building on 2 or more allotments"; or ii. held together in such a manner that they cannot be assessed individually without the consent of the Council. d. an area of Māori freehold land that either: i. is land created by way of partition under Sections 297 and 301 of Te Ture Whenua Māori Act 1993 (The Māori Land Act 1993) and held in one Māori Land Court Title, or ii. is land defined by survey and created by way of partition into one parcel to be held by an owner who is a member of the same hapū, or owners who are members of the same hapū, or iii. is land defined by survey and held in a Māori Land Court Title and for which ownership can be determined, or iv. is land defined by survey and created by way of partition for a site for a dwelling under Section 296 of Te Ture Whenua Māori Act 1993 (The Māori Land Act 1993). e. an area of Māori Customary Land. f. is land defined by survey and reserved under the Reserves Act 1977 or Te Ture Whenua Māori Act 1993 (The Māori Land Act 1993). g. notwithstanding paragraphs ~~1 – 6~~ a to f above, where land has been subdivided under the cross lease or company lease systems (other than unit titles), a site means an area of land containing: i. building(s) for residential, commercial and industrial activities with any accessory building(s) and land exclusively set aside for the occupants/users of the building(s); or ii. any share in the fee simple which creates a vacant part of the whole for future cross lease or company lease purposes; and h. notwithstanding paragraphs ~~1 – 6~~ a-f above, any land subdivided under the Unit Titles Act 1972 (other than unit titles) or the Unit Titles Act 2010 a site shall mean either: i. The area of land containing the principal unit (or proposed unit) on the unit plan, and any identified accessories to that principal unit, or ii. The underlying certificate of title of the land containing the unit titles, immediately prior to subdivision. i. in addition to the above, the following shall apply: i. Where a site is divided by the district boundary, the area of the site remaining within the district shall be considered the site.
~~tourist accommodation~~	~~land and buildings for use as temporary accommodation by paying guests, where the accommodation is not their normal place of residence and includes motels, hotels, boarding houses, private hotels, tourist house licensed premises, guest houses, backpacker lodges, youth hostels and similar accommodation, and includes accessory facilities such as visitor, service and recreation facilities, conference facilities and restaurants. Tourist Accommodation does not include Bed and Breakfast or Holiday Rental Accommodation.~~

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Term	Definition
visitor accommodation	means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities. Visitor Accommodation excludes Bed and Breakfast and Holiday Rental Accommodation.

Part 2: District Wide Matters

STRATEGIC DIRECTION

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SDED

ECONOMIC DEVELOPMENT

ISSUES

SDED-I1 Enable sustainable development and economic growth

The District Plan has a key role in encouraging economic growth throughout the district. It enables investment in Rotorua's key economic drivers of tourism, forestry and wood processing, and the geothermal and agricultural sectors through initiatives specific to each sector and the development of business and innovation zones. See BIZ Business and Innovation Zones for further detail.

Economic growth is heavily influenced by Rotorua's central location within the district and the infrastructure that supports the area. Infrastructure must not only be well planned to maximise economic potential, it must also be located to avoid visual impacts to important streetscapes and Outstanding Natural Features and Landscapes. Farming and forestry play a major role in shaping the economic environment of our district. Most agricultural land in Rotorua is used for dairy, sheep, beef and deer farming. Forestry is equal in land cover and has generated a range of manufacturing businesses relating to wood, wood processing and paper products.

Our district is one of the country's leading tourism centres, offering a wide variety of ~~tourist~~ visitor accommodation and attractions including experiences featuring Māori culture, lakes, geothermal features and adventure opportunities. At any one time there can be 8,500-10,000 tourists in our district in addition to the base population. Projections suggest an overall increase in visits to Rotorua is anticipated. Cultural and sporting events are also major draw cards to our district. Many of the events focus on mountain biking, walking and running in the forests or around one or more of the lakes. The city is a preferred destination for major conferences, due to the Energy Events Centre and supporting hospitality facilities and infrastructure.

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SDVC

VIBRANT, COMPACT CITY CENTRE

ISSUES

SDVC-I1 A vibrant, compact city centre

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The city centre boundaries reflect the precincts of the urban design framework. Areas of the city centre, particularly towards the lakefront, have new policy frameworks to promote ~~tourist~~ visitor accommodation and commercial activity consistent with their location. The need for resource consents for building or renovating has been limited, and on-site parking in the city centre is no longer a consent requirement, this increasing activity and investment opportunities. Refer to CCZ- City Centre Zones for further detail.

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Part 2: District Wide Matters

SUBDIVISION – WĀHIA TE WHENUA

SUBDIVISION

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Performance Standards

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SUB-S9 Site Serviceability

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3. Infrastructure Performance Standards

c. Requirements for electricity, telecommunications and gas

i. Adequate provision shall be made for the supply and installation of electricity, telecommunication including broadband capability 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, and services 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 or where wireless technology can provide a higher level of service than reticulated networks.

iii. The following shall be the minimum requirement for electricity servicing of new sites or lease areas created by subdivision:

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1. Written confirmation of the provision of these services in accordance with the requirements of the supply authority shall be required prior to release of Section 224(c) certification;

2. Written confirmation and evidence as to why the installation of these services underground is impractical shall be required prior to release of Section 224(c) certification;

3. The subdivider shall be required to demonstrate that the cost of subsequent connection by the future property owner or occupier is not onerous or unreasonable;

…

SUB-S11 Boundary adjustments

1. The subdivision standards for the zone shall not apply to subdivision undertaken for ~~the adjustment of boundaries~~ the purpose of a boundary adjustment except for those listed in SUB-R26 ~~except that the subdivision standards shall apply when compliance is not achieved with SUB-S11(1)(d).~~ Subdivision undertaken for the purposes of a boundary adjustment 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. The adjustment or relocation of boundaries shall leave the resulting record of title ~~Computer Register (Certificate of Title)~~ with similar areas to that existing prior to subdivision; and

   c. The adjustment or relocation of boundaries shall not increase the degree of non-compliance of any existing record of title ~~Computer Register (Certificate of Title~~ or lease area, with the site design performance standards contained in this part for the zone.

   d. 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.

Part 2: District Wide Matters

GENERAL DISTRICT WIDE MATTERS

FC

FINANCIAL CONTRIBUTIONS – PŪTEA TĀKOHA

INTRODUCTION

Financial contributions are levied on activities that increase the density of housing and ~~tourist~~ visitor accommodation in our district which includes subdivision and the establishment of additional residential units and tourist accommodation. These activities can result in an increased demand for reserves, open space and infrastructure, and financial contributions are a fair and efficient way of offsetting the increased demand on public resources that is generated through these developments. Financial contributions will be used to achieve positive effects on the environment such as developing existing reserves or purchasing new reserves when needed to provide enough open space to maintain the amenity of neighbourhoods and the requirements of communities for recreation.

The council will also require a financial contribution where it has identified the need to upgrade network infrastructure as a direct result of additional loading on infrastructure through development.

A financial contribution is a contribution of cash or land, or a combination of both in order to acquire land for public reserves purposes. Council collects the contribution pursuant to section 108 of the Resource Management Act 1991 to offset the effect of an increasing demand for reserves and open space that is generated through development.

Where council considers the acquisition of land as a financial contribution, it may be assessed according to the benefit it brings to the community. The land needs to be physically suitable for its intended use, and there should be the need for a public reserve in that locality. Where land falls within an important landscape that has been identified to be of natural or historical value, or if it is of significance to tangata whenua, the land may be

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incorporated into the required financial contribution. Council may also actively pursue the acquisition of land in the city centre to form an effective service lane network.

A resource consent for any subdivision or land use consent for ~~tourist~~ visitor accommodation or additional residential units may include a condition that a financial contribution be made up to the value of a maximum amount specified in, or determined in accordance with, the plan. Contributions for reserves for additional residential units will also be assessed at the time of granting building consents.

The Council also collects contributions to mitigate adverse effects or pay towards the cost of providing the increase in capacity of the network infrastructure that is required to service the increase in demand generated by a development.

ISSUES

There are three key issues influencing the policy framework for financial contributions:

FC-I1 New development and the demand on open space

Reserves are open space areas used for recreation and enhance the amenity of an area. As more land is developed, the density of housing may increase and more pressure is placed on existing reserves. Development of existing reserves and new reserves may be required to provide for the higher demand for recreational space in the district. Council will collect financial contributions from activities that will increase this demand i.e. additional residential units, ~~tourist~~ visitor accommodation and subdivision.

…

RULES

These are the district wide rules for financial contributions that are applicable across all zones of the district. All activities subject to subdivision consent or land use consent will be assessed against these rules. In addition, residential units that are permitted under the plan will be assessed for financial contributions for reserves when granting a building consent.

Purpose of Financial Contributions

Council will require a financial contribution to achieve the objectives set out in this chapter.

FC-R1 Financial contributions for reserves

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2. ~~Tourist~~ Visitor accommodation

A financial contribution shall be levied on ~~tourist~~ visitor accommodation. This contribution will be 2.5% of the value of the land or 1% of the total value of the costs associated with the construction of the accommodation, whichever is the greater as assessed by Council.

The contribution will be levied as cash, land or a combination of these.

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Matters of Discretion

The following matters of discretion apply where listed in the rule table for the relevant activity.

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SIGN-MD2 Signs specific matters

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9. The cumulative adverse effects of signs, including:

    a. The extent to which non-site related signs contribute to visual clutter and detract from the tourist focussed amenity and character of the district, especially along the entranceways, major strategic and collector roads.

    b. The extent to which non-site related signs detract from the purpose and character of the zone.

    c. The number, duration and visual effects of signs.

    d. The time period that non-site related signs are intended to be displayed, including whether the sign(s) will be displayed over a recurring period.

    e. The extent to which a multiple sign signboard reduces visual clutter and improves the amenity of the zone.

    f. The extent that site-related signs align with the city entranceway objectives to maintain or enhance amenity.

    g. The effects of any illuminated signs on visual clutter and amenity of the City Centre zone streetscape and neighbouring properties, especially residential and ~~tourist~~ visitor accommodation in terms of light spill.

Part 3: Area-Specific Matters

ZONES

RESZ

RESIDENTIAL ZONES – WĀHI NOHO

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OBJECTIVES

Activities in the Residential 1 Zone - Medium Density Residential Zone

RESZ-07	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~~, and public safety~~ of the residential zones, or the vitality and viability of the City Centre or Commercial zones.”

…

Activities in the Residential 2 Zone - High Density Residential Zone

RESZ-O14	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~~, and public safety~~ of the residential zones, or the vitality and viability of the City Centre or Commercial zones.”

…

Activities in the Residential 3, 4 and 5 Zones

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~~, and public safety~~ of the residential zones, or the vitality and viability of the City Centre or Commercial zones.”

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RESZ-R8	**Conversion of ~~tourist~~ visitor accommodation to residential units**		*[4.5(11)]*
Applicable Spatial Layers Residential 1, 2, 3 and 4 Zones	1.	**Activity Status**: Permitted Where: a. There are no more than 3 residential units per site. b. Prior to commencement of the residential use, the owner or occupier has provided the Council with information demonstrating compliance with the applicable performance standards. Performance Standards: a. Height RESZ-S1; b. Yards RESZ-S2; c. Site coverage RESZ-S3; d. Residential unit density RESZ-S4; e. Parking, access and turning RESZ-S5; f. Design and Landscaping RESZ-S6A. g. Residential 4 Zone: Reflectivity RESZ-S6.	2.	**Activity Status**: Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for RESZ-R8(1). **Matters of Discretion:** a. The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which the activity adversely affects the character and amenity values of the zone; c. Natural hazards RESZ-MD1; and d. Financial contributions RESZ-MD2.
Applicable Spatial Layers Residential 1, 2, 3 and 4 Zones	3.	**Activity Status:** Restricted Discretionary Where: There are four or more residential units per site. **Performance Standards:** a. Height RESZ-S1; b. Yards RESZ-S2; c. Site coverage RESZ-S3; d. Residential unit density RESZ-S4; e. Parking, access and turning RESZ-S5; and f. Design and landscaping RESZ-S6A; and g. Residential 4 Zone: Reflectivity RESZ-S6. **Matters of Discretion:** a. As for Four or more residential or rest home units RESZ-MDB;	4.	**Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for RESZ-R8(3). **Matters of Discretion:** a. The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. Residential units and rest homes – specific non-compliance matters RESZ-MDA; c. As for Four or more residential or rest home units RESZ-MDB; d. Natural hazards RESZ-MD1; and e. Financial contributions RESZ-MD2.

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	b. Natural hazards RESZ-MC5; and **c.** Financial contributions RESZ-MC6.	
Advice Note: *A change from Visitor Accommodation to residential use may constitute a change of use under the Building Act 2004. Building Act requirements apply independently of the activity status under this rule.*		
RESZ-R8A	**Shared Residential Accommodation ~~Other Residential Activities not expressly stated in this table~~**	
Applicable Spatial Layers Residential 1, 2, 3 and 4 Zones	1. **Activity Status:** Permitted Where: a. A maximum of 8 persons (including resident staff) reside on site. **Performance Standards**: a. Height RESZ-S1; b. Yards RESZ-S2; c. Site coverage RESZ-S3; d. Residential unit density RESZ-S4; e. Parking, access and turning RESZ-S5; f. Design and Landscaping RESZ-S6A and g. Residential 4 Zone: Reflectivity RESZ-S6.	2. **Activity Status:** Restricted Discretionary **Where**: Compliance is not achieved with the performance standards for RESZ-R8(1). **Matters of Discretion:** a. The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which the activity adversely affects the character and amenity values of the zone; c. Natural hazards RESZ-MD1; and d. Financial contributions RESZ-MD2.
Applicable Spatial Layers Residential 1, 2, 3 and 4 Zones	**3.** ~~**Activity Status:** Discretionary~~ ~~**Assessment Criteria**~~ ~~b. General RESZ-AC1~~ **Activity Status:** Restricted Discretionary Where: More than 8 persons (including resident staff) reside on site. **Performance Standards**: a. Height RESZ-S1; b. Yards RESZ-S2; c. Site coverage RESZ-S3; d. Residential unit density RESZ-S4; e. Parking, access and turning RESZ-S5; f. Design and Landscaping RESZ-S6A; and g. Residential 4 Zone: Reflectivity RESZ-S6. **Matters of Discretion:** a. As for Four or more residential or rest home units RESZ-MDB; b. Natural hazards RESZ – MD1 c. Financial contributions RESZ - MD21.	

Community Activities			
RESZ-R9	**Community housing**		*[4.5(28)]*
Applicable Spatial Layers All Residential Zones	**1.**	**Activity Status:** Permitted **Where:** A maximum of 8 persons (including resident staff) on site. **Performance Standards:** a. Height RESZ-S1; b. Yards RESZ-S2; c. Site coverage RESZ-S3; d. Residential unit density RESZ-S4; e. Parking, access and turning RESZ-S5; f. Design and Landscaping RESZ-6A; and g. Residential 4 Zone: Reflectivity RESZ-S6.	**2.** **Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for RESZ-9(1). **Matters of Discretion:** a. The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which the activity adversely affects the character and amenity values of the zone; c. Four or more residential or rest home units RESZ-MDB; d. Natural hazards RESZ-MD1; and e. Financial contributions RESZ-MD2.
Applicable Spatial Layers All Residential Zones	**3.**	**Activity Status:** Restricted Discretionary **Where:** More than 8 persons (including resident staff) reside on site. **Performance Standards:** a. Height RESZ-S1; b. Yards RESZ-S2; c. Site coverage RESZ-S3; d. Residential unit density RESZ-S4; e. Parking, access and turning RESZ-S5; f. Design and Landscaping RESZ-S6A. **Matters of Discretion:** a. As for Four or more residential or rest home units RESZ-MDB; b. Natural Hazards RESZ-MD1; c. Financial Contributions RESZ-MD2.	4 **Activity Status:** Discretionary **Where:** Compliance is not achieved with the performance standards for RESZ-9(3).

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RESZ-R19	**~~Tourist~~ Visitor accommodation ~~(other than bed and breakfast)~~**	*[4.5(32)]*
Applicable Spatial Layers All Residential Zones	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General RESZ-AC1.	
RESZ-R20	**Home ~~based~~ business**	*[4.5(33)]*
Applicable Spatial Layers All Residential Zones	**1. Activity Status:** Permitted **Performance Standards:** a. No more than one person living away from the site can be employed on site at any one time; b. The business does not involve outdoor storage of goods, or waste materials; c. The business does not involve the parking of heavy vehicles on site; and d. No display or retail of goods for sale may take place from the site. e. Except that in the Residential 3 zone this standard shall be expanded to include the sale or display in the Whakarewarewa Village and in Ohinemutu of traditional Māori food, traditional and contemporary Māori crafts, and souvenirs, where the area used for such purpose or purposes does not exceed 80m^2. f. Height RESZ-S1; g. Yards RESZ-S2; h. Site coverage RESZ-S3; i. Residential unit density RESZ-S4; j. Parking, access and turning RESZ-S5; k. Design and Landscaping RESZ-6A; and l. Residential 4 Zone: Reflectivity RESZ-S6.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for RESZ-R20(1). **Matters of Discretion** a. The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which the activity adversely affects the character and amenity values of the zone; c. Natural hazards RESZ-MD1; and d. Financial contributions RESZ-MD2.

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Part 3: Area-Specific Matters

ZONES

COMZ

COMMERCIAL ZONES – ARUMONI

INTRODUCTION

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The six commercial zones identified outside of the city centre are described in further detail below:

Zone	Code	Description
Commercial 1 Zone Ngongotahā Centre	COMZ1	Ngongotahā is a centre of commercial activity for the north-western area of the Lake Rotorua basin. The commercial centre of Ngongotahā has similar services to the Rotorua city centre, but on a smaller scale. The role of Ngongotahā as a compact retail centre is to provide services to the Ngongotahā village and wider rural community. This centre experiences high pedestrian and vehicle movements and has a well-established community focussed environment. Opportunities for residential activities above ground floor are provided.
Commercial 2 Zone Compact Commercial Centres	COMZ2	Compact commercial centres that serve large catchments and have a specific character through containing a mix of anchor stores such as supermarkets and small service stores these including butchers, bakeries and dairies. Each centre has a high amount of off road car parking and is located on main arterial routes or highways. Opportunities for residential activities above ground floor are provided.
Commercial 3 Zone Neighbourhood Centres	COMZ3	Small clusters of convenience stores such as dairies, chemists, hairdressers and takeaway outlets that provide day to day services to residential areas located within the immediate vicinity. These centres are dispersed throughout the residential zones and are normally located on corner sites. These areas have lower pedestrian and traffic movement compared to other commercial centres, however they provide an active environment,

Zone	Code	Description
		with higher levels of lighting and traffic movement in comparison to the surrounding residential environment. Opportunities for residential activities above ground floor are provided.
Commercial 4 Zone City Entranceway Accommodation	COMZ4	~~Tourism~~Visitor accommodation and high density residential concentrated along city entranceways and arterial routes such as Fenton Street and Lake Road. The Commercial 4 zone provides for the continued operation and development of ~~tourist~~visitor accommodation and supporting commercial activities, as well as all forms of residential, at medium to high densities. The concentration of cultural, geothermal and heritage features present opportunities for Fenton Street to provide an entranceway to Rotorua. Lower densities are provided for in the Mountain Road Commercial 4 zone, consistent with its location further away from centres and amenities.
Commercial 5 Zone City Entranceway Tourism	COMZ5	There are many specialised tourist attractions throughout the district with a concentration of outdoor adventure tourism attractions along the northern and southern entranceways into Rotorua. These consist of a range of active outdoor and indoor recreation activities set on large sites, often with extensive planting, safe and highly visible access from the highway and a high level of amenity. In addition to tourism activities Te Puia also provides for Māori arts and craft training. Supporting activities are provided for on the same site, for example souvenir shops and restaurants.
Commercial 6 Zone Southern Edge Commercial Centre	COMZ6	The Commercial 6 zone provides for a mix of light industrial and commercial activities located on the southern edge of the city centre. Opportunities for residential activities above ground floor are provided. The commercial activities provided for within this zone are considered not suitable for either the industrial or city centre zones.

…

Rules for Activities in the Commercial Zones

…			
COMZ-R5	**Restaurants**		*[6.5(9) 6.5(12)]*
Applicable Spatial Layers Commercial 1, 2, 4 and 5 Zones	**1.** **Activity Status:** Permitted **Performance Standards:** a. Restaurants in Commercial 4 or 5 Zones are within ~~tourist~~visitor accommodation or associated with tourism recreational activities. b. Height COMZ-S1; c. Yards COMZ-S2: d. Commercial 4 Zone (Mountain Road): Site coverage COMZ-S3	**3.** **Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in COMZ-R5(1)(b) to (h) or (2). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and	

	e. /Parking, access and turning COMZ-S6; f. Commercial 1 and 2 Zones: Glazing COMZ-S7; g. Commercial 1 and 2 Zones: Verandahs COMZ-S8; and h. Commercial 5 Zone: Landscaping COMZ-S9.	the objectives and policies relevant to the matters of discretion; b. How the degree of non-compliance will reduce the amenity of the zone and affect adjoining sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. The extent to which the new activities would result in social, economic and cumulative adverse effects on the commercial and community services and facilities of the city centre as a whole; e. The extent to which the new activities would result in a significant adverse effect on the character, heritage and amenity values of the city centre; f. Whether a traffic impact assessment is required; g. Access, on-site parking, queuing and turning areas are designed and located to provide efficient circulation on site and avoid potential adverse effects on adjoining sites, the safety of pedestrians and the safe and efficient functioning of the road network; h. Building design and landscaping provided within the front yard to enhance the amenity values of the city entranceway and streetscape; i. Natural hazards COMZ-MD4; and j. Financial contributions COMZ-MD6.
Applicable Spatial Layers Commercial 5 Zone	**2. Activity Status:** Controlled **Where:** Compliance not achieved with the performance standards in COMZ-R5(1)(a). **Performance Standards:** a. Height COMZ-S1; b. Yards COMZ-S2; c. Parking, access and turning COMZ-S6; and d. Commercial 5 Zone: Landscaping COMZ-S9. **Matters of Control:** a. Mitigation of effects of noise and lighting in relation to adjacent sites zoned Residential or Rural, including hours of operation; b. Building design, amenity COMZ-MC1; c. Natural hazards COMZ-MC2; d. Parking, access and turning COMZ-MC3; and e. Financial contributions COMZ-MC4.	
Applicable Spatial Layers Commercial 3 Zone	**4. Activity Status:** Restricted Discretionary **Matters of Discretion:** a. In instances where one or more of the performance standards for the zone are not met, the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the relevant objectives and policies; b. The extent to which the new activities would result in social, economic and cumulative adverse effects on the commercial and community services and facilities of the city centre as a whole. c. The extent to which the new activities would result in a significant adverse effect on the character, heritage and amenity values of the city centre; d. Whether a traffic impact assessment is required; e. Access, on-site parking, queuing and turning areas are designed and located to provide efficient circulation on site and avoid potential adverse effects on adjoining sites, the safety of pedestrians and the safe and efficient functioning of the road network; f. Building design and landscaping provided within the front yard to enhance the amenity values of the city entranceway and streetscape; g. Natural hazards COMZ-MD4; and h. Financial contributions COMZ-MD6.	

Applicable Spatial Layers Commercial 4 Zone	**5.** **Activity Status:** Non-Complying **Where:** a. Compliance not achieved with the performance standards in COMZ-R5(1)(a).	
Applicable Spatial Layers Commercial 6 Zone	**6.** **Activity Status:** Non-Complying	
…		
COMZ-R7	**Retail shops**	*[6.5(13) and (15)]*
Applicable Spatial Layers Commercial 1, 4 and 5 Zones	**1.** **Activity Status:** Permitted **Performance Standards:** a. Commercial 4 Zone and Commercial 5 Zones: the shop is a tourist shop within ~~tourist~~visitor accommodation or associated with tourism recreational activities b. Height COMZ-S1; c. Yards COMZ-S2; d. Commercial 4 Zone (Mountain Road): Site coverage COMZ-S3 e. Parking, access and turning COMZ-S6; f. Commercial 1 Zone: Glazing COMZ-S7; g. Commercial 1 Zone: Verandahs COMZ-S8; and h. Commercial 5 Zone: Landscaping COMZ-S9.	**2.** **Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in COMZ-R7(1)(b) to (h). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the degree of non-compliance will reduce the amenity of the zone and affect adjoining sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Natural hazards COMZ-MD4; and e. Financial contributions COMZ-MD6.
Applicable Spatial Layers Commercial 4 and 5 Zones	**3.** **Activity Status:** Non-Complying **Where:** Compliance not achieved with the performance standards in COMZ-R7(1)(a).	
Applicable Spatial Layers Commercial 2, 3 and 6 Zones	**4.** **Activity Status:** Non Complying	
…		

COMZ-R20	**~~Tourist~~Visitor accommodation, including resort spas~~,~~ ~~other than a bed and breakfast~~**		*[6.5(26)]*
Applicable Spatial Layers Commercial 4 Zone	**~~1.~~** **Activity Status:** Permitted **Performance Standards:** a. Height COMZ-S1; b. Yards COMZ-S2; c. Commercial 4 Zone (Mountain Road): Site coverage COMZ-S3; and d. Parking, access and turning COMZ-S6.	**2.** **Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in COMZ-R20(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the degree of non-compliance will reduce the amenity of the zone and affect adjoining sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Natural hazards COMZ-MD4; and e. Financial contributions COMZ-MD6.	
Applicable Spatial Layers Commercial 5 Zone	**3.** **Activity Status:** Discretionary **Assessment Criteria:** a. General COMZ-AC1		
Applicable Spatial Layers Commercial 1, 2, 3 and 6 Zones	**4.** **Activity Status:** Non-Complying		
…			
Community			
COMZ-R24	**Community housing**		*[6.5(31)]*
Applicable Spatial Layers Commercial 1, 2, and 4 Zone	**1.** **Activity Status:** Permitted **Where:** A maximum of 8 persons (including resident staff) reside on site. **Performance Standards:** a. Height COMZ-S1; b. Yards COMZ-S2; c. Commercial 4 Zone (Mountain Road): Site coverage COMZ-S3; d. Residential unit design and landscaping COMZ-S5; and	**2.** **Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in COMZ-R24(1) or (2). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and	

	e. Parking, access and turning COMZ-S6. f. Glazing COMZ-S7; and g. Verandahs COMZ-S8.		the objectives and policies relevant to the matters of discretion; b. How the degree of non-compliance will reduce the amenity of the zone and affect adjoining sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Residential units - specific non-compliance matters COMZ-MD3; e. Natural hazards COMZ-MD4; and f. Financial contributions COMZ-MD6.
~~**Applicable Spatial Layers**~~ ~~Commercial 1 and 2 Zones~~	~~**2.**~~ ~~**Activity Status:** Controlled~~ ~~**Performance Standards:**~~ ~~a. Height COMZ-S1;~~ ~~b. Yards COMZ-S2;~~ ~~c. Residential unit design and landscaping COMZ-S5;~~ ~~d. Parking, access and turning COMZ-S6;~~ ~~e. Glazing COMZ-S7; and~~ ~~f. Verandahs COMZ-S8.~~ ~~**Matters of Control:**~~ ~~g. Mitigation of adverse effects in relation to adjacent sites zoned Residential;~~ ~~h. Provision of private outdoor space and outlook, especially to the north, east or west;~~ ~~i. Building design, amenity COMZ-MC1;~~ ~~j. Natural hazards COMZ-MC2;~~ ~~k. Parking, access and turning COMZ-MC3; and~~ ~~l. Financial contributions COMZ-MC4.~~		
Applicable Spatial Layers Commercial 1, 2 and 4 Zones	**3** ~~**Activity Status:** Discretionary~~ ~~**Where:**~~ ~~More than 8 persons (including resident staff) reside on site.~~ ~~Assessment Criteria:~~ ~~a. General RESZ-AC1.~~ **Activity Status:** Restricted Discretionary **Where:** More than 8 persons (including resident staff) reside on site. **Performance Standards:** a. Height COMZ-S1; b. Yards COMZ-S2;	4	**Activity Status:** Discretionary **Where:** Compliance is not achieved with the performance standards for COMZ-R24(3).

	c. Commercial 4 Zone (Mountain Road): Site coverage COMZ-S3; d. Residential unit design and landscaping COMZ-S5; e. Parking, access and turning COMZ-S6; f. Glazing COMZ-S7; and g. Verandahs COMZ-S8. **Matters of Discretion:** a. Building Design and Site Layout COMZ-MD1; b. The extent to which the proposal will avoid, remedy, or mitigate effects on the amenity of adjacent lots, including protection of privacy and outlook and protection from adverse effects from any source of disturbance or nuisance, including noise, glare, illumination and light levels. c. Natural Hazards COMZ-MD4; **d.** Financial Contributions COMZ-MD6.		
Applicable Spatial Layers Commercial 1, 2, and 4 Zones	**2.** **Activity Status: Non-complying** **Where:** The activity is located on the ground floor.		
Applicable Spatial Layers Commercial 3 Zone	**4.** **Activity Status: Non-Complying** **Assessment Criteria:** a. General COMZ-AC1		
Applicable Spatial Layers Commercial 5 and 6 Zones	**5.** **Activity Status:** Non-Complying		
Residential			
…			
COMZ-R33A	**Shared Residential Accommodation ~~Other Residential Activities not expressly stated in this table~~**		
~~**Applicable Spatial Layers**~~ ~~Commercial 1, 2, 3, 4 and 6 Zones~~	~~**1.**~~ ~~**Activity Status:** Discretionary~~ ~~**Where:**~~ ~~If in Commercial Zones 1, 2, 3 or 6 Zones they are not located on the ground floor.~~ ~~**Assessment Criteria:**~~ ~~a. COMZ-AC1 General~~		

Applicable Spatial Layers Commercial 1, 2 and 4 Zones	1. **Activity Status:** Permitted **Where:** a. A maximum of 8 persons (including resident staff) reside on site. b. The activity is not located on the ground floor **Performance Standards:** a. Height COMZ-S1; b. Yards COMZ-S2; c. Commercial 4 Zone (Mountain Road): Site coverage COMZ-S3; d. Residential unit design and landscaping COMZ-S5; e. Parking, access and turning COMZ-S6; f. Glazing COMZ-S7; and g. Verandahs COMZ-S8.	2. **Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for COMZ-R33A(1). Matters of Discretion: a. The reason for the non-compliance with performance standards and the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which the activity adversely affects the character and amenity values of the zone; c. Natural hazards COMZ-MD4; and d. Financial contributions COMZ-MD6.
Applicable Spatial Layers Commercial 1 ~~and~~ 2 and 4 Zones	**3.** ~~**Activity Status:** Discretionary~~ ~~**Assessment Criteria**~~ ~~c. General RESZ-AC1~~ **Activity Status:** Restricted Discretionary **Where**: a. More than 8 persons (including resident staff) reside on site; and b. The activity is not located on the ground floor. **Performance Standards**: a. Height RESZ-S1; b. Yards RESZ-S2; c. Site coverage RESZ-S3; d. Residential unit density RESZ-S4; e. Parking, access and turning RESZ-S5; f. Design and Landscaping RESZ-S6A; and g. Residential 4 Zone: Reflectivity RESZ-S6. **Matters of Discretion:** a. General COMZ-AC1. b. As for Four or more residential or rest home units RESZ-MDB;	
Applicable Spatial Layers Commercial 1, 2, and 4~~3 4 and 6~~ Zones	**2.** **Activity Status:** Non-Complying **Where:** The activity is located on the ground floor.	

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Applicable Spatial Layers Commercial 3 Zone	**Activity Status:** Discretionary **Assessment Criteria:** a. General COMZ-AC1.
Applicable Spatial Layers Commercial 5 and 6 Zones	**Activity Status:** Non-Complying

Part 3: Area-Specific Matters

ZONES

CCZ

CITY CENTRE ZONES – POKAPŪ TĀONE

INTRODUCTION

The city centre is the main retailing, entertainment, administration and employment centre of the district, providing a dynamic work environment and the main gathering point for locals and tourists for social and cultural activities.

The vision for the city centre is for a public space where residents and visitors can live, work, and enjoy shopping, recreation, outdoor dining and entertainment activities. The aim is to develop a city centre that has:

1. Well defined boundaries
2. Intensified activity, including new ~~tourist~~ visitor and residential accommodation
3. Safe public spaces
4. Attractive workplaces
5. Employment opportunities

…

ISSUES

There are three key issues 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

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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.

Increasing the amount of residential living and ~~tourist~~ visitor accommodation in the city centre is considered one way of introducing activity and vibrancy as these activities increase pedestrian movement. However, these can conflict with elements of the commercial environment such as noise and glare. It is important to provide for the efficient operation of commercial activities as they also contribute to the vibrancy and vitality of the city centre. To enable these activities to co-exist, habitable buildings must be designed to mitigate effects generated from commercial activities to avoid reverse sensitivity issues.

…

Rules for Activities in the City Centre 1 Zone and City Centre 2 Zone

General		
CCZ-R1	**Any activity not listed in this table**	*[5.5(1)(1)]*
Applicable Spatial Layers City Centre 1 and 2 Zones	**1. Activity Status:** Permitted **Performance Standards:** a. City Centre 1 Zone: Height CCZ-S1; b. Yards CCZ-S2; c. Parking, access and turning CCZ-S5; d. City Centre 1 Zone: Glazing CCZ-S6; e. Verandahs CCZ-S7; f. City Centre 1 Zone: Service lanes CCZ-S8; and g. City Centre 1 Zone: Landscaping CCZ-S9.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in CCZ-R1(1). **Matters of Discretion:** a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Natural hazards CCZ-MD1; and e. Financial contributions CCZ-MD3.
~~**Applicable Spatial Layers**~~ ~~City Centre 1 and 2 Zones~~	~~**1. Activity Status:** Permitted~~ ~~**Performance Standards:**~~ ~~h. City Centre 1 Zone: Height CCZ-S1;~~ ~~i. Yards CCZ-S2;~~ ~~j. Parking, access and turning CCZ-S5;~~ ~~k. City Centre 1 Zone: Glazing CCZ-S6;~~ ~~l. Verandahs CCZ-S7;~~ ~~m. City Centre 1 Zone: Service lanes CCZ-S8; and~~ ~~City Centre 1 Zone: Landscaping CCZ-S9.~~	~~**2. Activity Status:** Restricted Discretionary~~ ~~**Where:**~~ ~~Compliance not achieved with the performance standards in CCZ-R1(1).~~ ~~**Matters of Discretion:**~~ ~~f. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion;~~ ~~g. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites;~~ ~~h. How the activity provides more efficient and practical use of the remainder of the site;~~

		~~i. Natural hazards CCZ-MD1; and~~ ~~Financial contributions CCZ-MD3.~~
~~**Applicable Spatial Layers**~~ ~~City Centre 1 and 2 Zones~~	~~**1. Activity Status:** Discretionary~~ ~~**Assessment Criteria:**~~ ~~a. General CCZ-AC1~~	
~~Tourist~~Visitor Accommodation		
CCZ-R14	**~~Tourist~~Visitor accommodation**	*[5.5(1)(22)]*
Applicable Spatial Layers City Centre 1 Zone	**1. Activity Status:** Permitted **Where:** The ~~tourist~~visitor accommodation (with the exception of foyers) is not located on the ground floor of Tutanekai Street. **Performance Standards:** a. City Centre 1 Zone: Height CCZ-S1; b. Yards CCZ-S2; c. Parking, access and turning CCZ-S5; d. City Centre 1 Zone: Glazing CCZ-S6; e. Verandahs CCZ-S7; f. City Centre 1 Zone: Service lanes CCZ-S8; and **g.** City Centre 2 Zone: Landscaping CCZ-S9.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in CCZ-R14(1). **Matters of Discretion:** a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Natural hazards CCZ-MD1; and e. Financial contributions CCZ-MD3
Advice Note: Refer to the Noise Chapter for additional rules and acoustic treatment standards regarding noise sensitive activities in City Centre Zones.		
Applicable Spatial Layers City Centre 1 Zone	**3. Activity Status:** Restricted Discretionary **Where:** The ~~tourist~~ visitor accommodation is on the ground floor of Tutanekai Street and is not limited to foyers. **Matters of Discretion:** a. In instances where one or more performance standards are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the relevant objectives and policies; b. How the building façade is designed to provide an active street frontage through the use of different materials and architectural design features; c. How vehicular access for servicing purposes is able to be gained from the rear of buildings that have street frontage; d. Natural hazards CCZ-MD1; and	

	e. Financial contributions CCZ-MD3.	
Applicable Spatial Layers City Centre 2 Zone	**4. Activity Status:** Discretionary **Assessment Criteria:** a. General assessment criteria CCZ-AC1.	
Residential		
CCZ-R15	**Home ~~based~~ business within established residential units**	*[5.5(1)(23)]*
Applicable Spatial Layers City Centre 1 and 2 Zones	**1. Activity Status:** Permitted **Performance Standards:** a. No more than one person living away from the site can be employed on site at any one time; b. The business does not involve outdoor storage of goods, or waste materials; c. The business does not involve the parking of heavy vehicles on site; and d. No display or retail of goods for sale may take place from the site. e. Height CCZ-S1; f. Yards CCZ-S2; g. Residential unit design CCZ-S4; h. Parking, access and turning CCZ-S5; i. Glazing CCZ-S6; j. Verandahs CCZ-S7; and k. Service lanes CCZ-S8.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in CCZ-R15(1). **Matters of Discretion:** a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Natural hazards CCZ-MD1; and e. Financial contributions CCZ-MD3.
…		
CCZ-R16B	**Shared Residential Accommodation**	
Applicable Spatial Layers City Centre 1 Zone	**1. Activity Status:** Permitted **Where:** a. A maximum of 8 persons (including resident staff) reside on site. b. They are not located on the ground floor where the unit has frontage to a street or public open space.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for CCZ – R161). **Matters of Discretion:** a. Extent to which the activity will avoid, remedy or mitigate the effects of the noncompliance on achieving the purpose of the relevant performance standard and the

	Performance Standards: a. Height CCZ-S1; b. Yards CCZ-S2; c. Residential unit design CCZ-S4; d. Servicing CCZ-S5A; e. Parking, access and turning CCZS5; f. Glazing CCZ-S6; g. Verandahs CCZ-S7; and h. Service lanes CCZ-S8	objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Building design and site layout CCZ-MDA; e. Natural hazards CCZ-MD1; f. Residential units – specific noncompliance matters CCZ-MD2; and g. Financial contributions CCZ-MD3.
	3. **Activity Status**: Restricted Discretionary **Where:** a. More than 8 persons (including resident staff) reside on site, and, b. The activity is not located on the ground floor where the unit has frontage to a street or public open space. **Performance Standards:** a. Height CCZ-S1; b. Yards CCZ-S2; c. Residential unit design CCZ-S4; d. Servicing CCZ-S5A; e. Parking, access and turning CCZS5; f. Glazing CCZ-S6; g. Verandahs CCZ-S7; and h. Service lanes CCZ-S8. **Matters of Discretion** a. Building design and site layout CCZ-MDA; b. Noise CCZ-MDB; c. Parking, access and turning CCZMDC; d. Natural hazards CCZ-MD1; and e. Financial contributions CCZMD3.	
Applicable Spatial Layers City Centre 1 Zone	**4** **Activity Status:** Discretionary **Where** The activity is located on the ground floor where the unit has frontage to a street or public open space. **Assessment Criteria** COMZ-AC1 General	
Applicable Spatial Layers City Centre 2 Zone	**Activity Status**: Non-Complying	

…		
~~CCZ-R17~~	~~Community housing~~ **[shifted to under Community Facilities]**	
Community Facilities		
CCZ-R17	**Community housing**	*[5.5.1(26)]*

Applicable Spatial Layers City Centre 1 Zone	**1. Activity Status:** Permitted **Where:** a. The community housing is not located on the ground floor, where the unit has frontage to a street or public open space. b. A maximum of 8 persons (including resident staff) reside on site. **Performance Standards:** a. Height CCZ-S1; b. Yards CCZ-S2; c. Residential unit design CCZ-S4; d. Parking, access and turning CCZ-S5; e. Glazing CCZ-S6; f. Verandahs CCZ-S7; and g. Service lanes CCZ-S8.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in CCZ-R17(1). **Matters of Discretion:** a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites; c. How the activity provides more efficient and practical use of the remainder of the site; d. Building design and site layout CCZ-MDA; e. Natural hazards CCZ-MD1; f. Residential units – specific non-compliance matters CCZ-MD2; and g. Financial contributions CCZ-MD3.
Applicable Spatial Layers City Centre 1 Zone	3 ~~**Activity Status:** Discretionary~~ ~~**Where:**~~ ~~a. The community housing is not located on the ground floor, where the unit has frontage to a street or public open space.~~ ~~B. More than 8 persons (including resident staff) reside on site.~~ ~~Assessment Criteria:~~ ~~General RESZ-AC1.~~ **Activity Status:** Restricted Discretionary **Where:** a. More than 8 persons (including resident staff) reside on site; and b. the activity is not located on the ground floor where the unit has frontage to a street or public open space.	4 **Activity Status:** Discretionary **Where:** Compliance is not achieved with the performance standards for CCZ-R17(3).

	Performance Standards: a. Height CCZ-S1; b. Yards CCZ-S2; c. Residential unit design CCZ-S4; d. Servicing CCZ-S5A; e. Parking, access and turning CCZS5; f. Glazing CCZ-S6; g. Verandahs CCZ-S7; and h. Service lanes CCZ-S8. **Matters of Discretion:** a. Building design and site layout CCZ-MDA; b. Parking, access and turning CCZ-MDB; c. Noise CCZ-MDC; d. Adverse effects on adjoining sites, insofar as they are not otherwise managed by performance standards e. Natural hazards CCZ-MD1; and f Financial contributions CCZ-MD3.	
Advice Note: Refer to the Noise Chapter for additional rules and acoustic treatment standards regarding noise sensitive activities in City Centre Zones.		
Applicable Spatial Layers City Centre 1 Zone	**3.** **Activity Status:** Discretionary **Where:** The community housing is located on the ground floor, where the unit has frontage to a street or public open space. **Assessment Criteria:** a. General assessment criteria CCZ-AC1.	
Applicable Spatial Layers City Centre 2 Zone	**4.** **Activity Status:** Non-Complying	

...

<table>
<tr><th colspan="3">Residential and ~~Tourist~~Visitor Accommodation</th></tr>
<tr><td colspan="2">…</td><td></td></tr>
<tr><td colspan="2">CCZ-R38 Residential units or ~~tourist~~visitor accommodation</td><td>[5.5(2)(1)
5.5(2)(10)
5.5(2)(13)
A5.7(2)(2)]</td></tr>
<tr><td>Applicable Spatial Layers
City Centre 3 Zone:
Lakefront East Mixed-use Precincts 1 and 2</td><td>1. Activity Status: Permitted
Where:
The accommodation (with the exception of foyers and receptions) is not located on the ground floor of Mixed Use Precinct 1.
Performance Standards:
a. Height CCZ-S1;
b. Yards CCZ-S2;
c. Residential unit design CCZ-S4;
d. Parking, access and turning CCZ-S5;
e. Glazing CCZ-S6;
f. Verandahs CCZ-S7; and
g. Lakefront East CCZ-S9.</td><td>2. Activity Status: Restricted Discretionary
Where:
Compliance is not achieved with the performance standards for CCZ-R38(1).
Matters of Discretion:
a. Extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion;
b. How the aspect of non-compliance will reduce the amenity of the zone and affect adjacent sites;
c. How the aspects of non-compliance will affect the amenity of the lakefront development, any adjacent lakefront reserve, village green, or pedestrian focused streets as shown in the planning maps and/or the vitality and vibrancy of City Centre 1 Zone;
d. How the activity provides more efficient and practical use of the remainder of the site;
e. Natural hazards CCZ-MD1;
f. Residential units – specific non-compliance matters CCZ-MD2; and
g. Financial contributions CCZ-MD3.</td></tr>
<tr><td>Applicable Spatial Layers
City Centre 3 Zone:
Lakefront East Mixed-use Precinct 1</td><td colspan="2">3. Activity Status: Discretionary
Where:
Accommodation (with the exception of foyers) is located on the ground floor of Mixed Use Precinct 1.
Assessment Criteria:
a. General CCZ-AC1.</td></tr>
</table>

~~**CCZ-R38B**~~	~~**Other Residential Activities not expressly stated in this table**~~
~~**Applicable Spatial Layers**~~ ~~City Centre 3 Zones~~	~~**1.** **Activity Status:** Discretionary~~ ~~**Assessment Criteria:**~~ ~~a. General assessment criteria CCZ-AC1~~

...

ANTICIPATED ENVIRONMENTAL RESULTS

The efficiency and effectiveness of the policy framework of this part will be the focus of on-going monitoring and review. Effectiveness or achievement of the objectives will be assessed through performance indicators. The performance indicators will be developed to measure the following outcomes that the policy framework was put in place to achieve:

...	
CCZ-AER4	An increase in residential living and ~~tourist~~visitor accommodation in the city center that avoids reserve sensitivity and ensures the efficient operation of commercial activities.
...	

Part 3: Area-Specific Matters

ZONES

BIZ

BUSINESS AND INNOVATION ZONES – PAKIHI ME TE AUAHTANGA

Rules for Activities in Business and Innovation 1 Zone: Scion Innovation Park

Other Activities		
…		
BIZ-R14	~~**Tourist**~~ **Visitor accommodation**	*[8.5(1)(32)]*
Applicable Spatial Layers Business and Innovation 1 Zone	**1. Activity Status:** Non-Complying	

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Rules for Activities in Business and Innovation 2 Zone: Waipa Business Park

…		
BIZ-R24	**~~Tourist~~ Visitor accommodation including resort spas**	*[8.5(2)(7)]*
Applicable Spatial Layers Business and Innovation 2 Zone	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General BIZ-AC1.	

…

Rules for Activities in Business and Innovation 3 Zone: Eastgate Business Park

…		
BIZ-R49	**~~Tourist~~ Visitor accommodation**	*[8.5(3)(15)]*
Applicable Spatial Layers Business and Innovation 3 Zone	**1. Activity Status:** Non-Complying	

…

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Version: 3, Version Date: 30/10/2026

Part 3: Area-Specific Matters

ZONES

RURZ

RURAL ZONES – TAIWHENUA

INTRODUCTION

Most of the land in the Rotorua district can be described as rural, with agriculture and forestry the two main land uses and among the biggest economic drivers for the district. While over 80% of the district's land area may have a rural zoning, it only contains about 20% of the district's population. This difference provides an insight into its characteristics and character – wide open spaces where large areas have been cleared or modified in some way for productive use, in many cases against the backdrop of impressive volcanic landscapes or next to lakes.

A broad range of activities take place in the Working Rural zone, including tourist attractions and ~~tourist~~visitor accommodation, transport and logistics, renewable electricity generation and network utility infrastructure as well as the primary industries of forestry and farming and rural industries such as quarrying and mining.

…

Rules for Activities in Rural Zones

…

Community Facilities		
RURZ-R17	**Community housing**	*[9.5(33)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Permitted **Where:** A maximum of 8 persons (including resident staff) reside on site. **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2;	**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R17(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the

	c. Site coverage RURZ-S3; d. Residential unit density RURZ-S4; e. Parking, access and turning RURZ-S5; f. Reverse sensitivity RURZ-S6; and g. Parklands Estate and Ōtaramarae RURZ-S9.	purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone; d. Natural hazards RURZ-MD1; e. Parklands Estate RURZ-MD2; and f. Financial contributions RURZ-MD3.
Applicable Spatial Layers All Rural Zones	**3. Activity Status:** Restricted Discretionary **Where:** More than 8 persons (including resident staff) reside on site. **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. Residential unit density RURZ-S4; e. Parking, access and turning RURZ-S5; f. Reverse sensitivity RURZ-S6; and g. Parklands Estate and Ōtaramarae RURZ-S9 **Matters of Discretion:** a. The adverse effect on the character and amenity of the zone. b. The adverse effect on the amenity of the neighbouring residents, including protection of privacy and outlook and protection from adverse effects from any source of disturbance. c. Natural Hazards RURZ-MD1 d. Financial Contributions RURZ-MD3 e. Community Housing RURZ-MD5.	**4 Activity Status: Discretionary** **Where:** Compliance not achieved with the performance standards in RURZ-R17(3).

RURZ-R30	~~Tourist~~ Visitor accommodation	[9.5(36)]
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Discretionary ~~**Where:**~~ ~~The activity is other than Bed and Breakfast.~~ **Assessment Criteria:** a. General RURZ-AC1.	

Part 4: APPENDICES AND MAPS

APPENDICES

APP1

PARKING, ACCESS AND TURNING

…

2. TURNING STANDARDS

This part outlines where on-site turning is required.

a. Requirement to provide on-site turning

Where cars will enter a site, on-site turning shall be provided so vehicles can enter and exit the site in a forward motion. Where a sites access is provided via a right of way / private way, the right of way / private way may be used as part of the on-site turning. There are varying requirements to provide on-site turning areas along the different roads. The requirements are as follows:

…