



THE OFFICE OF THE MAYOR

17 December 2025

Hon Chris Bishop
Minister of Housing
Parliament Buildings
Wellington 6160

Doc No. 21948920

By Email: Chris.Bishop@parliament.govt.nz

Tēnā koe Minister Bishop

Re: Request for support to fast-track significant subdivision for Rotorua

As you're aware, in Rotorua we're working hard to deliver improved housing outcomes and ensure there is a range of housing options available to suit the diverse needs of our community.

For the past three years one of our residents, Mr Stuart Milsom, has been trying to progress a complete rural residential development across his large dairy farm at 66 McFetridge Drive & 89 Tauranga Direct Road. Unfortunately he is yet to achieve his desired outcome, one that would be very beneficial for Rotorua, due to changing legislation and challenges imposed by the RMA.

This project missed out during the Covid-19 fast-track selection process and we were exploring the option of supporting a private Plan Change, with council picking up the Plan Change at notification. With Government's current pause on Plan Changes, this is no longer an option.

We are working closely with Mr Milsom and the Bay of Plenty Regional Council to ensure a new fast-track application can be made. Both councils are working proactively through the detail to support this application, and we would appreciate the opportunity to brief you on the proposal and seek your support to ensure it is successful through the next phase.

This development strongly supports our local Rotorua Housing Plan and contributes to the housing choices needed in our community.

It will be a great development, delivering 90+ lifestyle blocks, and is supported by local iwi too. This will also be a positive outcome for our environment, as it will remove an operative dairy farm which currently feeds into a nearby stream and then into Lake Rotorua. Instead, the new housing subdivision would be easily reticulated to the existing Hamurana Sewerage Scheme.

I hope to receive a positive response from you on this and look forward to discussing it with you further.

Ngā mihi



Tania Tapsell

Her Worship the Mayor of Rotorua