

Framework area	Feedback points	Theme	Recommended action
All	Who is Te Arawa in the partnership?	Role/ who Te Arawa in partnership?	Address longer term governance
All	RLC boundaries and Te Arawa boundaries → mana whenua.	Mana whenua	Address longer term governance
All	· Te Arawa are vital for the implementation of the vision.	Te Arawa partner	Address longer term governance
All	Lakes DHB supports the collaborative approach with Te Arawa for implementing the strategy, as well as the measures to ensure this happens.	Partnership	Address longer term governance
All	Need to understand the different focus of tribal versus economic development arms.	Different iwi entity perspectives	Address longer term governance
All	When RLC speak of cooperation with The Arawa, what does this consist of? Is it changing land titles to make the building possible? Is it making exemptions to existing laws of what is allowed? ( Density, etc.) Is RLC contributing financially and joint venturing in this project by investing money? Why is there such an emphasis on the fact that it's cooperation with the tribe? If it's just facilitating the build then they only do what they're meant to be doing. Cooperate by doing their job on the paperwork side.	Partnership	Address longer term governance
All	2050 long time to see results → want to see low hanging fruit – should be evident in strategy. Naming central government strategies make them accountable. Community groups (named) are missing too. Strategy is good – it is the application of the strategy.	Review date 2050; clear accountability of govt agencies	are dates and roles clear where possible?
All	· Is there continuity beyond the life of current elected members – what is the timeline → 30 years.	Review timeline of strategy	timeline?
All	2050 is too long to see results.	Review 2050	timeframe?
All	Action – Timeframe?	Timeframes	
All	Vision – Māori don't see selves in vision e.g. papakainga in the book but not in vision. Nothing for disabled housing. Market housing should be affordable housing.	Review vision language re Māori; universal design ageing and disability. Affordability	review vision language
All	Community being centre. Community instead of housing in the centre of vision.	Vision- community at centre	review vision language
All	We don't see ourselves/Rotorua in the vision.	Review vision language	review vision language
All	· Addressing inequalities	Address inequity	
All	· Is this vision being shared with other cities so we don't stand alone – should link with others e.g. Hamilton/Tauranga.	wider than Rotorua district?	
All	Partners are vital – iwi, hapu, community housing provides for each point on the continuum. Would be good to see a map and allocation of how/where the \$\$\$M will be spent, also timeframes.	Timeframes, \$ map	this is too detailed for strategy level and too many unknowns
All	· Objective 1 : Missing Community Agencies as partners in delivery.	Review lead partners Objective 1	review lead partners
All	Master Plan – who is in charge of this and relationships with other partners?	Intersectoral working	check continuum describes types not necessarily all able to move
All	Continuum is wrong word Get rid of wanting to 'move' people along spectrum.	Continuum	
All	· Thought needs to be given to the role of credit. When young people do get a job/money there is a risk "they will use credit to buy things and then not be able to pay this back". A bad credit history means you can't get a loan. Sometimes parents use their children's credit and if this goes bad the children can't get a loan. You have a job but still can't move on. The request was for young people to be given training on how to manage money and credit as early as possible	Financial literacy	retain feedback for later consideration actions
All	At this point without reading the whole strategy, first I would need a hardcopy to read this document carefully than I may be able to contribute to this document. I want to bring up the housing problems we the hau kainga in Ngapuna has but leave that for now.	Ngapuna	
All	When I registered for feedback it comes out as being in the Murupara suburb. Murupara is under the Whakatane district. Our postal code is 3073 , which is Rotorua. Please have this changed.	Kaingarua	refer to Rob, system issue in 'Lets Talk'
All	You want the community both Rural and a Urban to support you, firstly recognise them properly as they should be.		
All	Māori tribes are given a lot of money that doesn't filter down to the poorer members. Why doesn't the local tribes provide for their own	perceived bias	
	Because the focus should be in all peoples of Rotorua not biased towards Te Arawa (doesn't agree with objectives addressing challenges)	perceived bias	
Social housing	just that the strategy for social housing needs to emphasize older Pakeha people and the matter of urgency.		not just Maori vulnerable and in need
Safety	CPTED add	CPTED	add CPTED reference in safety plan
Safety	Safety of all communities – how to design inclusive/mixed	Safety plan- all communities	amend safety plan to wider communities not just CBD
safety	Don't limit safety to CBD, focus on fixing problem not just perceptions. Not just about emergency housing and CBD, safety of all communities includinthose receiving vulnerable people		Extend safety to wider communities amend safety plan to wider communities not just CBD
Safety	Community Safety Plan – across the community there are different perceptions/understandings of safety.	Safety	
Safety	Last objective – objective seems okay, however having no night shelter in CBD etc. as a measure doesn't address the issue (just moves it). Will always need a place	Review final objective measures in light of changes	amend objective
Safety	CBD accommodation is central for vulnerable people to feel safe in numbers and proximal to services. Accommodation placement needs to be accessible	accessibility for vulnerable people	amend objective to ensure doesn't cause increase in travel needs
Safety	Lakes DHB notes that there is concern about the behaviours of some of the night shelter users and their associates. The actions taken during COVID-19 demonstrated that with the right support some of the night shelter users could be transitioned into more appropriate accommodation. Lakes DHB does not consider that excluding emergency accommodation from the CBD will prevent anti-social behaviour. Lakes DHB recommends removing the measure "No Night Shelter or emergency housing in the CBD". We recommend replacing it with an alternative measure; "When a night shelter is required it will provide support services to transition users into more appropriate housing based on for example, the Auckland City Mission model?". We recommend that the objective "Reduce cumulative negative impacts of emergency housing on the inner city and improve perceptions of safety" be reworded so that emergency housing is not seen as having negative impacts on the surrounding area	Homeless, amend objective	amend objective around CBD safety given changes, reconsider language
Safety	Lakes DHB notes the absence of reference to the Local Alcohol Policy (LAP) in relation to the development of a community safety plan. Alcohol is a significant cause of harm in the community and street drinking currently takes place within the CBD and nearby parks. The community safety plan may not be able to achieve its objectives if consideration is not given to the LAP.		
Safety	The Rotorua Lakes Council LAP was in provisional form from 2015 and was adopted on 18 February 2019. The council must review the LAP at least every six years. Liquor ban areas are separate from the LAP and new areas could be created before the policy is reviewed to support the community safety plan. The Council has a statutory obligation to consult the Medical Officer of Health when reviewing the LAP. Lakes DHB recommends that the community safety plan be developed in conjunction with the review of the LAP.	Alcohol, LAP	Note LAP/ alcohol role in safety work stream actions
Safety	When discussing locality planning, the rangatahi supported any work that makes their communities safer, more connected and with the services and facilities their whānau need	Locality Planning; safety	
Emergency	- A whole package need support around them.	Support services	
Emergency	Mental health funding needs to be in this space.	Support services	
Emergency	Solution around homelessness the measure isn't the home – much wider	Homeless solution wider than housing	agree, review wording to ensure this is clear
Emergency	- People can be made dependent	Dependency	
Emergency	- Don't want to always give, want to help support them to get on their feet.	Support to enable rather than create dependency	review if this concept can be incorporated in social/ emergency areas
Emergency	- Fine line between helping and making people dependent.	Dependency	
Emergency	- Grow people, manage that, have to sell the benefit of getting on your feet.	Grow people- dependency	
Emergency	- Bad behaviour, lots of police attendance at motels – intimidation – gangs – theft early hours.	Negative effects emergency housing local communities	extend safety to wider communities
Emergency	- Families in EH need connection to education and health services for tamariki (Central Kids can help here!).	Support services and EH	
Emergency	- Transitional housing isn't evidence-based. Need system to transform them to permanent (or long term) homes if a family settles well.	Transitional	consider merging transitional into emergency/ social work streams
Emergency	People with complex needs - who would be lead agency in coordinating services?	Support services, pathway for complex needs	check leads identified correctly for wider emergency work stream
Emergency	Emergency housing will bog us down forever! 7 days? Then where?	Emergency	
Emergency	7 days emergency housing – not practical – can't achieve anything meaningful.	Emergency	

Emergency	Emergency transition accommodation – te taumata (not 'housing first') is doing emergency housing.	Emergency	review how Housing First is part of emergency/ transitional
Emergency	4 Should be its own section of permanently placing people into housing → requires a definition of 'housing first model'.	Housing First	review how Housing First is part of emergency/ transitional
Emergency	Mangakatahi spokesperson commented that they do more than just emergency as per work streams section in strategy.		review how Housing First is presented in relation to housing continuum
Emergency	· Young people often have a lot of trauma and they take this wherever they live and to their jobs. There needs to be more support for young people to deal with this trauma so they can make positive changes.	clarify scope of Housing First	
Emergency	It is important that any housing, and particularly housing for people in vulnerable situations, is of good quality and is warm and dry. The DHB agrees and supports the objective and the measures for this objective. We support the requirement that emergency housing meets the standard for residential-purpose housing at a minimum. Response actions to emergency situations should not increase the likelihood of poor health.	Support services, youth	
Emergency	Homeless are being missed out in every aspect of this. Multiple accommodation structures are needed to be built to give the homeless a place to stay that is warm and secure. I say multiple structures because you can't just dump them all in one place. Multiple structures similar to barracks to house homeless and can be used as emergency housing would be a far cheaper option to build.	Quality	ensure quality of housing across continuum
Emergency	A big thing missed is homeless.	range of different options	
Emergency	Focusing on a single place to put homeless is not the way to go. Multiple areas should be looked at. Give them something to feel they are being respected again and being a part of the community . Help them overcome the hard times they are going through. Give them a purpose to get back on there feet and contribute to there community.	range of different options	
Emergency	1. Needs a stronger focus on professional and appropriate intensive drug and alcohol addiction support - access to emergency housing and transitional housing should be conditional on drug and alcohol testing / support / rehabilitation. 2. Support services must be transparent and accountable. We currently have social services provided in two motels on Fenton Street however there is concern within the community about the funding provided to this agency, the transparency of what is happening within the site, the cash cow that it seems to have become with very little accountability. Govt and Council turn a blind eye because it's taken away the visual reminder of homelessness from the CBD - out of sight out of mind. 3. There MUST be priority somewhere for homeless people who have whakapapa connection to Rotorua. We have far too many people coming into Rotorua from other areas who have nowhere to live - they are coming here due to the ease in being placed in a motel, other towns not having enough motels, they're coming here with no plans of gaining housing - purely because it's easy and we have lots of motels. The motels MUST be accountable for the clientele they are taking in and MSD who fund them must have stricter criteria - they are funding this too easily with no accountability on the client OR the motelier. People with no whakapapa or cultural connection to Rotorua should not be placed in the transitional or emergency homes over and above those who are from here, who's tamariki attend schools here. 4. Family Violence occurring in the motels is unacceptable. Families are being placed in motels with children who are now exposed to violence where they may previously have not been. There appears to be no criteria, no matching of appropriate motels for families - so long as you have a quote, MSD will pay. Once again, a lack of accountability. 5. There should be a register of children who are residing in emergency accommodation/transitional homes/motels - MOE should be monitoring the schooling of these children and if required, providing a bus or transport to ensure they are attending school.	safety of emergency housing, care of children, support and health services	detailed points agreed, are the social support and employment areas well enough linked into broader strategy areas
Thriving communities	Not just about housing – all the other areas are needed as well – addiction, mental health – will still have homeless even if houses are there – pillars of housing, health, employment.	More than housing	
Emergency	I believe that Maori have given enough land. Your strategy again takes prime land from Maori. You sell a story to Maori that your intentions are to benefit Maori which I do not agree with. I believe that everyone needs to take responsibility for homelessness. The ideal place for these people is in the CBD it is close to amenities and supports. They do not have extra costs of travel. There are plenty of vacant shop or council land options that could be utilized. Homeless can be categorized I believe. Mental health who likewise look after and others. Drugs and Alcohol abuse. In my mind this is a govt issue where more funding is needed to support them in these barriers that create homelessness for them. There are those who choose to be homeless Then there are actual homeless due to shortage of houses which is not a large group of the total homeless. Then there are those who lead lives that make them homeless...gangs/ bad credit bad tenancy these people are homeless because of bad choices. They are stuck in EH and transitional housing because they can not get a home. The only way they will be through social housing. Which govt need to provide on there own land. Not taking Maoris. This group are undesirable and are the ones causing concern at motels now. Moving them to communities predominantly Maori communities because you want to use Maori land is catastrophic to the areas you propose for instance Ngapuna This strategy is nothing new and is not innovative...the same families are homeless and there had been little or no movement with this group. I know because I have worked on the front line. Lifewise etc. need more funding so they can really give justice to there clients they serve. The issues need to be address because just giving them a house is a band aid. I have listen to the housing first presentation and I do know they need a safe place first and a warm bed but it doesn't necessarily mean out in the community. Leave Maori land... we are bright enough to sort out what to do with our land with our input. Use what you have already taken first. Don't pay motels 2000k a week give them 400pw standard rent (they will take it in this climate due to covid) use the rest of the funds to work on addressing social issues. The govt need to address mental health and addiction which is the area that are most at risk. Give money to the organisations currently doing a great job	Homelessness, use of Maori land	
Emergency	If we are talking about thriving communities, the police should not be one of the main sectors involved within any of these frameworks. There is extensive research and discussion following the Armed Response Team trials that showed that police in already highly populated communities with predominantly brown, indigenous, people of colour, there is more likely to be police violence and invasion of privacy. Police do not give safety. It is through a holistic approach that will see a reduce in crime and a reduce in needs for police in our communities.		
Emergency	It is not fair to move homeless shelters out of the city because it is warmer there and they are more likely to congregate there as a central place. In doing so is merely moving the problem elsewhere and people are always going to complain when the issue isn't actually being dealt with.		
Emergency	Emergency housing needs to be a safe place. This means for takatāpui whānau who find themselves there due to family circumstances. The staff there need to be adequately prepared for emergency housing to be equitable. That also means that there should be a zero tolerance within these buildings for abuse of any kind, especially if it impacts on our most marginalised communities.		
Emergency	The most important thing around housing is the ability to choose where you live. If it is dictated then it merely stays as a house. There is not enough emphasis on our rural communities and ensuring that they are given the same amount of treatment and opportunities to succeed and thrive as a community. This document has not reflected that.		
Emergency	I think there is also a need to look at buying back houses that have been on the market for too long because they are run down or are just empty homes. In doing so would speed up the process of ensuring our most vulnerable people are looked after.	safety, support services, homelessness, role of Police, options for housing outside Rotorua suburbs	Review objectives and measures
Emergency	Safety of receiving environment for all	safety	
Transitional	Perfect opportunity to improve motels and redevelop.	Motel redevelopment to homes	
Transitional	Transitional Housing – 90 days sounds contractual – could be changed for 'time of need' (realise huge pressure on each end to keep people 'moving'). Careful consideration and further robust consultation is needed around this action point (motel conversions) including stakeholders such as: Police, Social services, Destination Rotorua, Hotel and Motel Association, appropriate Neighbourhood Watch groups, BOP Hospitality Association, Tourism bodies etc. Rotorua has a significant reliance on tourism. We cannot sell off and convert our motel accommodation in the short term to fix a long-term problem. There will potentially be significant adverse effects regarding this action especially given the current situation on Fenton Street which is a disgrace for this city.	Transitional	timeframes on emergency and transitional housing are what they are ideally meant to be which is far from current practice due to lack of supply- recommend no change
Transitional	Support motel conversion, but identify locations with target distance from key services and employment to enable pedestrian, cycle or public transport in that order. Same for social housing	motel conversions	review wording
Transitional			check point included in transitional/ social
Social housing	o Social Housing – partnerships	Partnerships for social housing	review ensure strategy covers CHPs/ partnerships
Social housing	Community housing providers in Rotorua	CHPS in Rotorua	review ensure strategy covers CHPS/ partnerships
Social housing	Social Housing – housing allocation to providers. Should include CHPS (Community Housing Providers) as providers. Missing that need of people with disabilities should be addressed.	Social housing; CHPS; disability	Include CHPS, consider explicitly including disability needs

Social housing	YES - The draft document fails to contemplate an environment which involves private sector delivery of social and affordable housing. In not recognising their contribution the draft is then unable to encourage private sector support in delivering its stated objectives.	private sector role in providing	
Social housing	Possible collaboration with Commercial Property Owners - Buy or long term lease of empty properties - Convert into transitional / permanent accommodation - ensuring wrap-around services are on site (to address mental health/addiction/poverty/trauma issues), and to provide supervision and support to clients.	convert premises	
Social housing	Support for turning motels into apartments.	Support for turning motels into apartments.	
Social housing	- Social housing that strengthens Rotorua.	Social housing that strengthens	
Social housing	- Important we don't just 'move the problem' of homelessness. Housing people permanently is the only solution long term.	Homelessness- house permanently	
Social housing	KO 3 – Can transitional to social housing be altogether – renting and ownership?	Relationship transitional/ social to private rental/ ownership	
Social housing	Not 3 bits → emergency, transitional social housing → people can intersect the continuum at any point and return to it. Need to consider the whole continuum so there are no barriers to moving right.	Housing continuum	consider merge emergency, transitional and social work streams
Social housing	Change belief systems around housing to uplift people.	Belief systems, lift people	
Social housing	Point is whether people want to progress – may need to incentivise.	Incentivise movement on continuum	
Social housing	Social housing needs to be well-managed – including under whanau who will visit.	Social housing and support services/ tenancy management	
Social housing	Many agencies such as MSD are transactional– how do we create, maintain and sustain long term wrap-around services?	Support services	
Social housing	- There is a need for more emergency transitional, temporary transitional and social housing. If this housing is to be placed across our communities, thought needs to be given to how these whānau will be made welcome, will "fit in" and be accepted in the "rich" communities. Support would need to be given to whānau, some whānau don't know who to ask for help of what help is there.	Social housing supply; mixed communities, different communities	how to include sense of belonging in mixed communities, implicit this is in urban design of communities?
Social housing	With this Iwi, Government and Council partnership, which is proposing to develop social housing developments to accommodate low income and 'homeless' people to get them out of motels around our city. This partnership appears to be a bit removed from a housing development in the private sense, where developers assess the need of the market and develop in sizes, prices, locations etc. Who is in charge of the planning, how are the decisions being made regarding these factors, and who is paying for it?	Partnership, clarify	interpretation, anything to clarify?
Social housing	Lakes DHB supports increasing the supply of transitional homes and locating the social homes through a range of mixed communities. Lakes DHB recommends the council and Kāinga Ora Homes and Communities consider the evidence reviews from the UK to further develop the Rotorua mixed communities' approach.		
Social housing	Lakes DHB believes that the measure to support locating homes through a range of mixed communities will be insufficient to prevent neighbourhoods of social and transitional homes. A limit of 33% concentration of transitional and social homes in any one SA2 has been proposed as a measure of success for this objective. SA2 are large areas. In Rotorua district the median number of dwellings in SA2 areas (excluding SA2 areas with no dwellings) is 639 as of the 2018 census. At the median, the 33% concentration would allow for clusters of 213 dwellings. This would increase for SA2 areas with higher than the median number of dwellings. The 33% concentrations would not achieve the desired objective of mixed communities. Lakes DHB proposes that the 33% measure be applied to the smaller SA1 areas. This would maintain 33% within SA2 area and ensure there are no significant clusters within SA2 areas.	Mixed communities, reduce concentration social housing	reconsider % social by SA1 unit
Social housing	The Council should encourage Kāinga Ora Homes and Communities to build high quality homes that will perform for the occupants, help achieve air quality targets and support climate change CO2 reduction. Kāinga Ora Homes and Communities has committed to building HomeStar 6 homes (6 is the lowest HomeStar rating although it is a higher standard than building code). The Council should encourage Kāinga Ora to build new social housing units to the highest possible standard to future proof a critical infrastructure that is going to be part of Rotorua for the next 50 years or more. Lakes DHB suggests two measures: 1. Rotorua Lakes Council works with Kāinga Ora to develop demonstration social home/s that achieve HomeStar 10 rating or Passive Home certification. 2. Undertake a feasibility study for building social homes to a HomeStar 6 standard or higher. Exeter City Council in the UK have been building passive9 social housing homes for the last eight years10. In terms of cost, in the UK once volume was achieved it is estimated passive house premium decrease from an additional 8% build costs to 4%11. Passive home construction is still in its infancy in New Zealand with fewer than 3012 passive homes in New Zealand. Rotorua, with an ambitious target for its social housing, could be a centre of excellence and knowledge for the building of passive homes or highly rated HomeStar homes in New Zealand, that are affordable and not necessarily architectural show homes. Having these sorts of measures for social housing would link the social housing work plan to job creation and the Employment Pathways work plan.	Quality of social housing for health, economic opportunity for construction industry support services supported	feedback to KO re quality standards for social homes; not a Rotorua specific issue within scope of this strategy?
Social housing	Lakes DHB supports the objective and believes the measures will provide a foundation for its achievement.		
Papakāinga	Research & Development	R&D for papakāinga	
Papakāinga	- Local / regional		
Papakāinga	- land trusts resources		
Papakāinga	Support hapu spatial planning.	hapu spatial planning	
Papakāinga	Papakāinga consent – cut the tape	reduce red tape for papakāinga	is more detail around action re rules and papakainga needed?
Papakāinga	How will RLC address the rules? These are barriers for Māori landowners to live on their land.	District Plan- rules re papakāinga	
Papakāinga	Incentives / assistance – rated on unused land → ease up – ease up on regulatory	incentives and assistance for papakāinga development	
Papakāinga	What steps will Council take to enable papakāinga? Not all hapu situations the same	Council steps to support papakāinga	clarify scope of council re papakainga
Papakāinga	- Facilitating – local solutions – papakainga development	Papakāinga	
Papakāinga	- Barriers to individual land owner/land trust development of papakainga need to be addressed	Papakāinga	
Papakāinga	- How could this role 'advocate' navigator' for papakainga to navigate rules/policies/funding.	Papakāinga	
Papakāinga	At no given time does any council have the right to control Maori papakainga whenua. Concerns are many Maori lands have been impacted by wetlands over flow of water logged thanks to council flowing their drains through our lands Te Papa a ruamoā Maori whenua. The 50 homes suggested is not ideal and should not be numbered by outsiders making dramatic decisions for local Maori land owners. Bare in mind our lands could not hold 50 homes. Reality is whanau need homes but under this ridiculous idea whanau will not be able to draw down on whenua as capacity of 50 is to high in smaller land sizes under Ahu whenua. Many whanau want to build on their papakainga the council fees are just so high making it unaffordable to plan stage one with consents landscaping engineering reports ground testing and council need to stop setting up their own professional expensive workers that charge over the top prices, as seen on Fair Go with New Plymouth council and one woman wanting to build on her land.	affordability of planning process	
Papakāinga	With regard to Rural and Urban Papakainga Housing, how do you propose to fix the relationship between the current rural areas that have been isolated and left to their own devices. An example is the largest Papakainga in the country, Kaingaroa village. For years we have been asking for assistance from the Rotorua Lakes council to help fix and build healthy warm homes and repair the infrastructure. Rates are paid to the Rotorua Lakes council and nothing is given in return. We have our own water supply, sewerage and collect our own rubbish and take to the dump landfill. We get charged a considerable amount to do this. What do you intend to do to repair this broken relationship?	Papakāinga, Kaingaroa	note work is already happening in Kaingaroa through TPK. Misconception re council scope and role in relation to Kaingaroa
Thriving communities	Rates many Maori on their land that has never been used. Give us some flexibility.	Reduce rates on Māori land when unused	
Thriving communities	Inequalities – District Plan treatment of Maori land – restrictive	District Plan restrictions on papakāinga	
Thriving communities	Review provisions and definitions for papakāinga to enable develop – District Plan changes – Waive resource consent application fees.	Review District Plan rules, waive consent fees	
Papakāinga	Where does Tuhourangi sit in locality plans?	Locality plans don't cover all possible developments	
Papakāinga	How are housing aspirations for individual iwi catered for?		
Papakāinga	What about our difference? Environmental, financial situations i.e. Whakarewarewa, Tarawera	not all iwi land/ papakāinga the same	
Papakāinga	Our land (Tuhourangi) is our equity. Our pa has always provided. Wellbeing and care was all in the pa.	land as equity	
Papakāinga	Our situations i.e. event geographical features are very different, i.e. Tuhourangi Ngati villages like Ngapuna, Whakarewarewa high sulphur. Tarawera lots of land nil homes.		
Papakāinga	Does the model / work streams need to change so that papakāinga is priority?	prioritise papakāinga	papakāinga can't be top priority as will not deliver volume and meets specific need
Papakāinga	Disconnected whanau – re-connected – more marae to house them.	connection/ re-connection to marae/ housing	
Papakāinga	Wellbeing/ora based on pa model – to develop community housing	pa model housing for communities	

Papakāinga Papakāinga Papakāinga	Mātauranga – Māori – papakāinga model – look to traditional values – reconnect whanau to whenua A model where there is different types of housing in one – pa life / village when identifying locations, consider proximity to key services, employment on foot or by cycle or public transport	reconnect whanau to whenua Pa model of community	? Add to measures?
Papakāinga Papakāinga	All homes including Papakāinga homes need to meet and whenever possible exceed the Healthy Homes Standards. The proposed measures focus on volume of homes but not the quality of the new homes being built. A further success measure for new homes achieving passive status or a high HomeStar rating is suggested by Lakes DHB. Having a quality measure would ensure the homes perform as expected and are healthy for their occupants. It would also make them more economically and environmentally sustainable in the long term. As outlined in the social housing section, developing capacity to build high rating HomeStar homes or passive homes would contribute to job creation, industry expansion and the Employment Pathways work plan. Lakes DHB note that the measure of 50 new Papakāinga in the next three years is a significant increase on current Papakāinga builds. In the last three years no Papakāinga homes have been constructed and there is significant lead in time between whanau expressing a desire to develop Papakāinga homes and homes being constructed. Lakes DHB supports this measure but suggests the timeframe may need to be reassessed. Will papakainga houses pay RLC rates? I.e. if not, has any consideration gone into infrastructure capacity planning / cost recovery scenarios?	health and quality of papakainga, measure realistic? infrastructure costs	goal of 50 is aspirational, accept may not reach. Ensure papakainga must also be healthy/ quality homes
Thriving communities	Determinants of Health- education, housing, employment, environment	social determinants of health- education, housing, employment, environment	ensure intro includes housing as determinant of health
Thriving communities	· Housing is fundamental to the health of our community	Housing as determinant of health	
Thriving communities	· Human rights based	Human right	
Thriving communities	Lakes DHB supports this objective and its recognition of how the wider context of where a home is located effects its suitability and affordability. Lakes DHB also recommends the inclusion of 'healthy' and 'equitable or fair' to this objective to acknowledge the evidence-based links between urban development and the health of communities, including the distribution of health	amend objective	inclusion of 'healthy' and 'equitable or fair' to thriving communities objective
Thriving communities	Kai – Wai – Whenua – Whare	Kai – Wai – Whenua – Whare	
Thriving communities	How do we manage type of tenants in social housing – Question for MSD	Tenant management	refer to MSD
Thriving communities	Look at pa living as the new model of living communities for the future.	pa living as community model	
Thriving communities	Our land is the equity that we bring to this partnership – use it!	use land- contribution in partnership	attribute of affordability
Thriving communities	Government progressive home ownership role in Rotorua	Progressive home ownership govt programme- tenure and affordability methods	add to affordability section, ? Part of thriving communities need area on affordability with range of actions to investigate/ promote size and low regulatory fees towards affordability
Thriving communities	30m² doesn't need consent – how to make it affordable	Affordability	how to include affordability into strategy?
Thriving communities	· May need to be explicit in terms of fleshing out 'affordability'	Affordability	add to affordability issue
Thriving communities	· Affordable/available land → different ownership models / finance models.	Typology, quick wins	one type of typology suited for some not all
Thriving communities	· Need some quick wins – tiny houses on sections?	Affordability	add to affordability area
Thriving communities	· How do we create affordable home ownership?	Affordability	
Thriving communities	Auckland and surrounding areas have chosen to do Kiwi build to help families into homes and deal with their housing crisis is this a possibility for Rotorua? There are many young couples and family's paying rent for a homes at the same rate as a mortgage for a 600k brand new home ?	Affordability, Kiwi build	
Thriving communities	As a single Māmā, the policy doesn't address affordability. Many people face this as an issue when either trying to find rentals or even look to buying their own home. When searching for rental properties you are faced with high rents for below standard accommodation. Or you face rental agents playing god and you're not even considered.	affordability, quality of rental accommodation	
Thriving communities	That there are individuals who can genuinely afford a mortgage but don't have the deposit. The rental market here is saturated with poor standard rentals , high rents for those that are liveable and a lot of air bnb properties making it difficult for renters.	affordability	
Thriving communities	We need more clarity on what will happen when. Rotorua Lakes Council has a bad reputation in terms of the length of time it takes to get approvals for new buildings and for additions or improvements to existing buildings. We were in Papamoa over the weekend and it was amazing to see how many new houses are being built in Papamoa East. Just get on and DO something!	Reduce compliance delays to aid speed	
Thriving communities	Both of us are currently in the process of building brand new homes, the issue isn't the affordability of the build itself, it's the cost and time of the resource consents Personally for me and my wider family have spent about \$25,000 on a retaining wall consent for engineers and going back and forth with the council over a small wall Harry is up to the \$30,000 mark, For both of us this isn't even including the cost of labour, nor the further costs incurred to go back to our engineers with suggested changes, so far we are both now months behind now on our builds due to this, and also both have to find money each time these come back, lucky we are both in good positions financially however these sort of delays and costs are with us and not included in our builds, with the time taken to get these approved we both could have built our homes 3 times over, I would hate to see the delays in others in tougher financial positions.	Affordability, regulation costs	Relates to review of regulatory tools and process to get economies, speed, effectiveness
Thriving communities	Infrastructure – if right the price of building comes down. Points: NZ doesn't build affordably- need medium density multi unit, multi-level; building at \$500-\$500 when should be at \$3000 per m2; middle income and elderly miss out at this price; need standardisation design, smaller size, construction off-site, kit-set. With regard to the 'affordable housing', will the land be leasehold or freehold? There is an understanding from some members that if these homes are built on Iwi owned land, it will be leased. So will the houses be built and owned by the Iwi partners, and just rented to the homeless, and low income families, or will the houses be built by government and sold to members of the community on low incomes, as leasehold, under a new government legislation, on a rent to buy type system?	Infrastructure Affordability	add infrastructure to elements of affordability include concepts in affordability area
Thriving communities	What does government and council consider to be a fair price for an 'affordable home'? Will anyone be able to buy (or lease) the land and build their own residence, at an affordable price? Will they only be available for Rotorua residents and their families to start with, so we don't have even more 'homeless' people moving in from outside of our city? The big positive regarding these proposed housing developments, is that the sooner our community has social housing available, to house the 'homeless' people, including those that have come to Rotorua from other areas, and have taken up residence in our motels, the sooner Rotorua's Tourism can get back to some form of well-being and normality. Thus assisting in a stronger economic recovery for all businesses within our district.	Affordability	prioritise social housing supply to address wider issues
Thriving communities	NZ doesn't build affordably- need medium density multi unit, multi-level; building at \$500-\$500 when should be at \$3000 per m2; middle income and elderly miss out at this price; need standardisation design, smaller size, construction off-site, kit-set.	affordability older people, living alone, affordability	add to aspects of affordability
Thriving communities	I would like to see included in the plan a strategy that specifically addresses affordable housing for the elderly living alone.		
Thriving communities	Another suggestion would be to have financial and mental health workshops in addition to better support the longevity of this work. Minimal mortgages (like rent to own tiny houses) to allow consistent growth for low income earners to achieve homeownership :)	affordability	
Thriving communities	· Safe and secure should include tenure.	Tenure	add to thriving communities
Thriving communities	· Need to create housing environment that enables choice for people.	Housing choices	
Thriving communities	· What is Rotorua's view around density?	Density	
Thriving communities	How to do things differently?	Do things differently	
Thriving communities	Look outside square – not just conventional solutions – cost/benefits	do things differently Limits to people's thinking to what they know	do things differently- review actions in terms of this, are we including wider options for change not just what is familiar? include methods to raise future possibility awareness
Thriving communities	· What people think they want is what they have.		

Thriving communities	"Not in my backyard" social housing – universal theory?	NIMBY issue	how to address Nimbyism?
Thriving communities	How will / can the strategy address the 'not in my backyard' attitude	Nimbyism- how to address	
Thriving communities	Iwi and hapu as spatial planners – co-design	co-codesign	relates to locality planning
Thriving communities	Mara kai on new house deals, put top soil there – don't want to live in concrete boxes	māra kai	
Thriving communities	Involve Waha Kotahi early re District Plan changes and strategic land use development. Use urban design guidance. Increase emphasis on creating greenways that provide high amenity walking, cycling connecting key residential centres with key activity centres.	connection	check connection clear in wording
Thriving communities	The space – living buildings	Sustainable design	include sustainability principles in urban design and for actual homes
Thriving communities	- - sustainable energy	sustainable energy, solar	sustainable energy and building design not particularly evident through strategy, how to incorporate in thriving communities section?
Thriving communities	Are there any plans to integrate eco friendly and sustainable living environments?	Sustainability	
Locality planning	Is geothermal one of the options?	Sustainable energy- geothermal	suggest general sustainability not specifically geothermal
Thriving communities	Off the grid papakainga	Sustainable infrastructure- off grid	
Thriving communities	R&D needs to be a key driver of strategy.	R&D	evidence base
Thriving communities	How do we encourage research and development and ensure it is a key driver of our strategies?	R&D	
Thriving communities	- Can we move fast enough to meet numbers and change in numbers?	How/ can we deliver homes at pace and scale?	scale and pace?
Thriving communities	- If too 'successful' the demand can meet the 'supply' – what is wrong with that?	supply and demand matched is good	
Thriving communities	- Low socio-economic group – what would you be willing to do to get better?	Understand low-socio economic aspirations	
Thriving communities	Designing community – one size doesn't fit all.	Different communities	
Thriving communities	Help with RMA restrictions.	RMA restrictions	
Thriving communities	- What stops redevelopment? e.g. subsidiary home v move old house off and do apartments	Re-development barriers	relates to thriving communities review of regulatory tools
Thriving communities	The adoption of integrated planning/urban design guidelines will be valuable for Rotorua. Lakes DHB supports this work stream and is willing to provide public health advice via Toi Te Ora, early in the process.	design guidelines; support/ partner offer	
Thriving communities	- Building up – communication – put people together to discuss how to make it happen.	Density- building up	include methods to raise future possibility awareness
Thriving communities	This is very informative and hopefully creates a solution for many of the housing issues to date. Noting environmental impacts, more high rise housing options will be integral here (i.e., Europe modelling) that is effective. So building UP and not OUT is more favourable here, with our increasing human population, the objective should be to protect the environment and other species. Thank you.	density	
Thriving communities	Need to make it easier for extended whanau to build on to their home. For example we have a large section at 8 jervis and I have whanau in housing. We need a self contained so whanau can live with us but the council regulations are off putting to us. Can you not make an exception if the building is for family to live in and not for a rental within say 10years or whatever. Just something	density	add measure to monitor location of housing in relation to jobs, services and education and measure number of people living within 500m of cycleways and public transport corridors
Thriving communities	add measures re placement higher density affordable housing in locations withing walk/ cycle range of services employment and education	density, location, affordability	
Thriving communities	Subdivide in Waikato catchment – lots of land.	Extend development south of district	single person not supported by others
Thriving communities	- Issues with aging population and access to suitable housing. Many landlords unwilling to make modifications to ease access into homes i.e. some people are having to be lifted into their houses	Ageing, universal design,	universal design, accessibility of all homes
Thriving communities	- Mixed models – how can they work	Mixed models	
Thriving communities	More inter-gen living	Typologies- intergenerational living	not just papakainga
Thriving communities	Council needs to shift attitude from council approach of identifying barriers to development to supporting the development. What can make it happen? What are the areas Council will be putting in supporting infrastructure? Make it transparent.	How to support development	?
Thriving communities	Universal design to ensure all are catered for.	Universal design	
Thriving communities	A. Missing home ownership – should be aspiration – 90% of residents own their own homes.	Housing continuum and aspirations	
Thriving communities	Rate levy for unoccupied homes?	Incentives/ penalties- Rate unoccupied homes	difficult to administer and police
Thriving communities	Businesses using residential homes – should be forced back to "empty CBD".	Locality planning CBD; District Plan	
Thriving communities	Universal design	Universal design	
Thriving communities	Kia ora , I work in the Health and Disability sector, I work with people who live in the Community usually at home, from where I sit there is huge need for people with Disabilities to have access to housing, a lot of the people we support are in their 20's and would like to move out of home, the only option they really have is Residential Care as rental prices are way above the income that most of the people we support receive. Recently I have been working with a Gentleman who is 24 years old, there was a break down at home, he received Work & Income support to accommodate him in a backpacker's, definitely not ideal or really a safe situation for this person to be in, there was no where other than the backpackers for him to go. I would like to see this issue brought to the table as there is a huge need for independent housing for people in our Community who live with Disabilities.	Disability; affordability	specify needs of disabled communities
Thriving communities	there is huge need for people with Disabilities to have access to housing, a lot of the people we support are in their 20's and would like to move out of home, the only option they really have is Residential Care as rental prices are way above the income that most of the people we support receive. Recently I have been working with a Gentleman who is 24 years old, there was a break down at home, he received Work & Income support to accommodate him in a backpacker's, definitely not ideal or really a safe situation for this person to be in, there was no where other than the backpackers for him to go. I would like to see this issue brought to the table as there is a huge need for independent housing for people in our Community who live with Disabilities.	disabilities, universal design, mixed communities, tenure, support services	include needs of disabled people to live in supported situations
Thriving communities	Attention to specific needs of older people	older people	specify needs of older people
Thriving communities	Universal design	older people	specify universal design
Thriving communities	What is the councils plans to increase it's pensioners and council flat numbers? I know there is a major shortfall here also that contributes to the housing shortage. Will any contributions to housing in Rotorua be disability/elderly suitable? Will the council use local builders/tradies to build these new houses? Are new houses targeted at everyone for use or just homeless and specific ethnic groups as suggested in your plan?	Older people, RLC pensioner houses, accessibility	
Thriving communities	Proximity to public transport, mobility scooter and pedestrian-safe streets	older people, accessible communities	part of locality planning
Thriving communities	Semi-detached and terrace housing suitable for older people	older people, typology	
Thriving communities	Avoid elderly ghettoes, many prefer to live in multi-generational communities	older people, mixed communities	
Thriving communities	Older people may not retire with nest-egg and mortgage free	older people, affordability	

Thriving communities	Affordability of building	older people, affordability	
Thriving communities	Developer covenants restrictive on building what people actually want	older people, typology	Beyond scope of this strategy to address beyond Council's own provision of pensioner housing
Thriving communities	Lack of security long-term rental	older people, security of rental tenure	
Thriving communities	Retirement villages not for all	older people	specify needs of older people
Thriving communities	Private market fails to meet needs of seniors and many others	older people, typology	specify needs of older people
Thriving communities	Recommend emergency, transitional and sub-market rental accommodation recognises special needs of elderly and adherence to Life mark and BRANZ accessibility standards	older people, universal design	specify universal design, refer to standards Life mark and BRANZ?
Thriving communities	Create housing areas with wide variety of opportunities and minimal restrictions	older people, typology	
Thriving communities	Allow and encourage wide variety housing types	older people, typology	Beyond scope of this strategy to address beyond Council's own provision of pensioner housing
Thriving communities	Provide rental accommodation with opportunities for secure lifetime tenancy	older people, security of rental tenure	
Thriving communities	Opportunities for elderly to live within and part of diverse multi-generational communities	older people, mixed communities	
Thriving communities	Encourage staged building of houses as finances allow	older people, affordability	add to aspects of affordability? Is this an issue?
Thriving communities	Whanau is different today. Icon on strategy – intergenerational – grandparents – moko.	Whanau	review icon?
Thriving communities	Get rest of housing objectives then worry about emergency housing – can't fix it until we have housing stock.	Housing supply priority to be able to address emergency needs	prioritise overall supply over emergency housing
Thriving communities	Emergency to self sufficiency – spectrums not relevant – use ownership models and not moving along.	Continuum vs ownership models	
Thriving communities	Rangatahi agreed with the vision, especially about needing "homes" that are safe, healthy and connected to needed services.	Vision	
Thriving communities	My question would be what is the council strategy in regards to Air Bnb? How many houses over the past 5 years have been removed from the housing stock and switched to commercial Air Bnb properties? How many Air Bnb are empty while we are having a housing shortage? How much does Air Bnb contribute back to the marketing and promotion of our destination? How many does Air Bnb directly employ vs other commercial accommodation operators? Which areas are most affected by Air Bnb and what affect is that having on housing availability in those areas? How many Air Bnb properties are located near schools and other educational facilities? What's the actual point in building houses in Rotorua suburbs if the buyers are only going to convert them to Air Bnb? What strategy will be put in place to prevent this?	Air BNB	complex area raised through LGNZ workshops with Stats NZ, RLC can't manage alone, NZ wide issue
Thriving communities	Are there going to be some private landowner's involved in the development of these 'affordable homes'? If so, where are you planning on developing these areas? Are these affordable homes going to be mixed with some less affordable housing areas? Are you still looking at the flood prone land in Ngongotaha, as a potential option?	Mixed models	details that follow strategy
Thriving communities	Feedback from several RDRR members is that all sections of our community deserve to be treated equally, so there also needs to be easier processes for private developers to move forward with their proposed developments.	Assist private developers	not specific
Thriving communities	The list of supporting measures identified are reasonably comprehensive, and it is excellent to see social equity and child equity measures included. To further enhance these equity measures, Lakes DHB recommends all data collected be disaggregated by population sub-group where appropriate, to measure any differences in uptake or effects of development. Portland, in the United States of America, provides an excellent example of equity-focused community and urban planning	measure sub-groups	review measures detail, do as able but no need to change wording
Thriving communities	Well-designed, thriving, connected, healthy and equitable communities must also be food secure, and urban planning can assist in achieving this. Lakes DHB recommends the following measures to promote food security: <ul style="list-style-type: none"> <li>Increased proportion of low-income population living in urban areas that are within a walkable distance of a full-service supermarket</li> <li>Increased number of sites in urban areas that are currently in use for growing food, or have potential for urban agriculture, particularly if the soil and other factors indicate that the sites are good for growing kai. Urban agriculture may include community gardens but is not limited to this form of urban agriculture. OMGS, run by For the Love of Bees, in central Auckland is a good example of urban agriculture that provides training, employment and volunteer opportunities in an urban garden, while supplying locally grown food to local people.</li> <li>Decrease distribution, density and number of fast food and alcohol outlets through provisions in a local alcohol policy, district plans and alcohol bylaws.</li> <li>Accessible environments and transport make an important contribution to a connected and affordable community. Lakes DHB recommends that in addition to the broad measure to increase "active and public transport use compared to private vehicle use", the following also be monitored: <ul style="list-style-type: none"> <li>Access to jobs, education, nature and social and health services, by non-car modes (e.g. could use Walkscore6), and by population sub-groups</li> <li>Commute mode share</li> <li>Increased active transport to and from school</li> </ul> </li> </ul>	measures	review measures detail, possibly too detailed for the strategy
Thriving communities	Access to nature and urban green space is well-documented as a positive contributor to improved public health outcomes for communities. In addition to promoting active recreation and social connection, green spaces provide areas where physical, mental and spiritual wellbeing can be enhanced through observation of and interaction with natural flora and fauna. Lakes DHB recommends addition of a specific measurement point for green spaces in relation to this objective: Improved indicators of quality and equity in access to green spaces, parks and representations of natural environments. What would a 'Housing and Business Assessment' look like and what will it achieve? How will this document be used and who would have input in creating it?	Green space	add measure: Improved indicators of quality and equity in access to green spaces, parks and representations of natural environments. Is HBA etc clear where it comes from new statutory requirement?
Locality Planning	Maara kai - part of planning for each house, not just community		
Locality planning	Māra kai incorporated in design – call "māra kai space" not "green space"	māra kai in design	
Locality planning	Increase in homeless since COVID – lots of \$ on emergency housing – need to build homes	build homes to address housing supply to reduce homeless	
Locality planning	Ford Block would be a rich area to develop into a success.	Locality planning- Ford Block	
Locality Planning	Have to overcome people's comfort to redevelop e.g. CBD.	Challenge existing practice e.g. CBD	how to promote change
Locality planning	How do we use our capital to make a difference in this space?	Capital to make a difference	
Locality planning	CBD – massive shift – inner city living – older people – DINKS (double income no kids) – Council buy inner city blocks – earthquake prone buildings and redevelop – long term plan – rip down	CBD Locality planning	Add action council consider lead CBD exemplar redevelopment?
Locality planning	Create green space people would want to live around	CBD Locality planning	
Locality planning	Having well-designed communities important including good transport options	Thriving communities/ Locality Planning	
Locality planning	Focus on them is to put equity into the system – give people choices to move around the network.	Thriving communities/ Locality Planning- Equity, accessibility transport network	
Locality planning	Hobsonville Point – great model for mixed housing.	Mixed housing model example	example limited by lack of proximity to employment
Locality planning	Should not be able to tell from the street what house is and is not social housing. Variation in social housing is important.	Mixed housing	
Locality planning	CBD infrastructure also has issues re intensifying.	Locality planning CBD	check actions cover intensification/ infrastructure capacity not just greenfields

Locality planning	<p>Lakes DHB supports and notes this work stream and wishes to highlight Toi Te Ora's interest to provide public health advice to Council early in the process.</p> <p>Mahi tahi – it states in Mahi tahi that 'working with central government and community partners will be critical to our success'.</p> <p>We want to work in partnership with RLC, Te Arawa and Kainga ora to have a voice on behalf of our community.</p> <p>Te hoahoa</p> <p>We want Fordlands to reflect the Te Arawa culture in all areas.</p> <p>Te Taiao</p> <p>We want to develop a community of environmentalists who are the kaitiaki of Te Utuhina. We want to replant the banks of Te Utuhina with native trees and Rongoa Maori trees.</p> <p>Manaakitanga</p> <p>We would like Fordlands to be the top priority for social equity and investment, Fordlands has been neglected for too long. According to the 2018 Census, Fordlands has a low transient rate which means investing in real social change and justice is achievable.</p> <p>Tuku Iho</p> <p>We want investment and employment to create a food sustainability movement, this includes a Maara Kai, Orchard and the planting of Rongoa Maori along the banks of Te Utuhina.</p> <p>Whai Hua</p> <p>We want our people to employed to create a socially responsive community centre and environment. We want to employ our own residents to support families in Fordlands.</p> <p>NGA WHAINGA MATUA ME NGA PAEARU – KEY OBJECTIVES &amp; MEASURES pp15</p> <p>Objective: Te Arawa, local and central government are partners in the governance and delivery of this Housing Strategy.</p> <p>We will measure this by:</p> <p>'social services (to support housing stability and housing quality) are delivered in a way that ensures measurable equitable outcomes for Te Arawa people'.</p> <p>One of our major goals is to have our own community centre built to meet the needs of the community, this will increase access to health services, counselling services, youth programmes, home ownership and employability programmes, educational advocacy and tuition.</p>	support/ partnering offer	
Locality planning	Objective: Improve the quality of housing stock to a healthy standard, pp 17.		Environmental aspect of community, maara kai, local employment, investment in Fordlands community including community centre,
Infrastructure	If the first proposed development in Wharenui Road is an extension of the Owkata area, there is always going to be the ensuing issue of traffic flow onto Te Ngae Road and the congestion which is already evident. We are aware there are roading works under way and further works planned, however there is still concern as to how the traffic will be affected on the main route in and out of the eastern side our city. Without having an alternative route into the city from eastside, how is this going to be rectified? Have there been any further discussions regarding the four-laning of Te Ngae Road, if not, how will it the current and planned roading network cope with the additional population, and traffic flows?		Eastside transport issues
Locality planning	Eastside Wellness Plan- where does this fit with the strategy? Concern about engagement property stakeholders. Concern that level of engagement with professionals relating to development too light.		clarify directly to submitter re ESWP. Note ongoing engagement beyond strategy on specific projects. This is a strategy not an implementation or project plan.
Locality planning	How do we manage tenant? Protect property from damage?	Tenant management to protect property	beyond scope of this strategy?
Healthy homes	Like the repair component of housing.	Healthy homes- repair	
Healthy homes	Education about how to run and maintain a home. – new and existing homes.	Healthy Homes	
Healthy homes	The rangatahi spoke of their own experience of homes that were uninsulated, damp, mouldy, draftee, overcrowded, resulting in whānau members being sick. Most spoke of a time when they needed to move in with other whānau after having to leave their home. This was often as a result of not being able to pay the rent and caused significant anxiety for the rangatahi.	Healthy homes	
Healthy homes	· There is definitely a need to make homes warm, dry, well-maintained and waterproof	Healthy homes	
Healthy homes	· The rangatahi agreed with the need for assessments and then the need for money to carry out home maintenance and repairs. The money needs to go to the contractors who will do the work instead of to the whānau to make sure it is properly spent.	Healthy homes	
Healthy homes	I see healthy homes is relative to Landlords and Home Owners with no data provided here.		
Healthy homes	If statistics are high for any reason we should know what percentage of ethnicity are owners.		
Healthy homes	The true reflection of someone's health is usually due to environmental or personal issues.		
Healthy homes	Although Maori and Pacific are highlighted this is not a true reflection of how they got to this point.		
Healthy homes	Also with immigrants arriving monthly, when making these decisions is housing and employment the first signs we indicate what comes first?	Healthy homes	
Healthy homes	Lakes DHB strongly supports the objective to improve the quality of the housing stock to a healthy standard. Lakes DHB commends the Council for striving to upgrade the 9,000 sub-standard homes to meet the Healthy Homes Standards. Toi Te Ora offers its support to Council to achieve this outcome.		
Healthy homes	The healthy homes standards represent a minimum standard to support the health of people living in rental properties who are not considered vulnerable. The healthy home standards require that the living room is capable of being heated to 18 degrees with an efficient heat source2. The healthy home standards do not require the other areas of a dwelling, including the bedrooms, to achieve 18 degrees. Throughout the development of the Healthy Homes Standard Lakes DHB advocated for a higher indoor minimum temperature of 20 degrees and for all rooms in the home to be able to achieve 20 degrees. The World Health Organization guidelines3 suggest that a higher indoor temperature is required to support the health of vulnerable people. A higher indoor temperature of 20 degrees would support the health of vulnerable people including elderly, young children, people with chronic conditions and disabled people. Lakes DHB recommends that an additional measure be added stating: homeowners and landlords will be given advice to enable them to upgrade their homes so they can achieve an indoor temperature of 20 degrees throughout the home	Healthy homes	Ensure Lakes DHB included as a lead agency. Add action: homeowners and landlords will be given advice to enable them to upgrade their homes so they can achieve an indoor temperature of 20 degrees throughout the home
Healthy homes	Lakes DHB supports the Healthy Homes work plan. Lakes DHB already works with Sustainability Options and Rotorua Energy Charitable Trust on the 20 Degree Healthy Homes project through Toi Te Ora. The 20 Degree Healthy Homes project will contribute to the 350 homes per year being supported to develop improvement plans and receive grants to undertake critical home repairs.	Healthy homes	
Healthy homes	Lack of thermal efficiency existing houses	Older people	
Infrastructure	Impact of tourists, visitors on waste affects local community – who/ how is this paid for?	How visitors contribute to impact on infrastructure needs	outside scope of the strategy
Infrastructure	Community-based rather than district-wide wastewater systems – protect lake	Consider Community-based infrastructure instead of district-wide ?	
Infrastructure	Ensure infrastructure for housing protects the lake water quality – look at alternatives to lake discharge	alternative infrastructure options to protect lake water	
Infrastructure	- Can sewage plant handle increased volume of homes?	Capacity of WWTP	
Infrastructure	- Where does investment come from?	Funding	
Infrastructure	Why will ratepayers be paying towards the cost of roading, sewerage and ground water work, normally partially paid for by developers? The developer is traditionally responsible to cover at least part of the costs to create a new housing area, and they then recover this in the sale of sections. So surely any costs involved to develop these social housing areas should be covered by central government, not the ratepayers of our district	who pays	does infrastructure funding need any clarification?
Infrastructure	- Future-proof / size infrastructure (e.g. London sewers)	Future-proof infrastructure size	
Infrastructure	Rezoning needs to link with infrastructure development. If council is creating value through infrastructure how does community benefit from value e.g. rezoning – land prices can increase significantly overnight	Impact values/ zoning changes/ infrastructure	
Infrastructure	Council needs to work on its consenting process to enable TRIBAL ED for each zone have info available on the capacity of the zone. If rezoning have info on what infrastructure is there. Then there is a clear picture of what kind of development can take place e.g. amount of units can go on this section.	Information on infrastructure capacity/ type of development possible available to developers	?
Infrastructure	- Cost of infrastructure is being shifted to developers → to the buyer. Find the model that has the right distribution of cost – tax payers, rate payers, developers, buyers.	Funding model for infrastructure	

Infrastructure	Council Infrastructure - are we able to build the necessary number of homes – is the infrastructure there?	Infrastructure	
Infrastructure	Objective 4 – ID some land and then create ownership model – get infrastructure in place. RDRR's members are also acutely aware that the entire city's storm water infrastructure needs to be upgraded to meet current and future demand, however Council continues to significantly under invest in core services infrastructure across the district. Until this is recognized and rectified by the Council, it is going to be difficult to encourage developers or business owners to invest in our district. We hope that the council will not regard this as the final answer to Rotorua's housing shortage, because obviously it is not. It is a shame that it has taken such a long time to get to this stage. Council has been talking about the need for more housing for a number of years, and it has apparently only taken about six months for Te Arawa and the council to draft a "housing strategy". On 11 June the draft was approved to progress to public consultation, with a deadline of 14 August, allowing just over two months for feedback from the community. How long after this process will the first building permit be approved? Is the decision going to be fast tracked or is there going to be another six months of consultation, before any spades hit the ground? We need some urgency put into a solution to the issues that have plagued our city for too long	Infrastructure; Locality Planning	
Infrastructure	'measures' need to be included around Council staff 'culture' which promotes positive outcomes, and not hidden agendas which inhibit growth. There needs to be mechanisms in place where significant issues surrounding developments are elevated and prioritised, and workable outcomes are managed efficiently and effectively. I suggest the Development Liaison Manager (formally Paul Spurdle) position is re-established as a tool to helping significant developments through all consenting processes. The Council culture needs to once again become one of support and partnership with a 'how can we help' attitude.	Urgency required	Speed/ timelines?
Infrastructure	Lakes DHB notes this work stream and is interested in any opportunities to provide a public health advice lens early in the process through Toi Te Ora, resources permitting at the time.	Supportive council culture for developers	review wording
Infrastructure	What is being done about storm water improvements this is already badly inadequate	Support/ partner offer	
Infrastructure	Bring back septic tanks OC1 for more workers to be employed and for dwellings that already exist with septic tanks with the enforced plan of yearly emptying or fines incur. I think this is great and I agree highly we need action to get more houses. I think that the council infrastructure needs more investment to ensure we can expand faster. I do agree with what the council is doing mostly with this.		Infrastructure
Employment	Sustainable Work	Sustainable work	
Employment	Much bigger than just housing		
Employment	Employment opportunities		
Employment	Sustainable work – not just building housing	sustainable work	careers rather than jobs focus/ language
Employment	- Need a more flexible system – maintain the pathway. Move through responsibility – Employment #!	Employment- part of pathway Employment, sense of belonging/ purpose	
Employment	1. Employment – a part of something.		
Employment	- Social housing that goes with a job.	Employment, avoiding dependency	
Employment	- Jobs (related to housing where possible) is important for mental health	Employment also determinant of health	
Employment	Employment and health (physical and mental) need to be included. All part of the community.	Employment	
Employment	- Job creation and employment is important if people have any chance of buying their own home.	Employment	employment and financial independence route to homes
Employment	To enable these partnership housing developments to achieve the desired results, where are all the architects, planners, trades people, and project managers going to come from? This is going to be a huge task to achieve the estimated numbers of new dwellings our council have suggested, of 1500-2000 homes over a 5 year period. There were only 1017 new dwellings built between 2013-2018, so how is the council going to push the permits through fast enough to make this happen, and is it going to be kept local?	workforce availability	Add action on assessing workforce capacity and capability
Employment	The development of more social housing should be used as an opportunity to upskill existing professionals and tradespeople in the building of highly efficient homes that can achieve Homestar or Passive House Certifications. Rotorua could position itself to become a centre of excellence for building affordable but highly efficient homes that can achieve Passive or Homestar certification. Lakes DHB proposes a measure to support this: • Training pathways are developed to support the building of high-rating HomeStar homes or Passive House certified homes.	training and work opportunity	Add action to social homes work stream, quite specific - see RV recommendation more generic action p35
engagement	Speak to us as hapū	continue to engage at community level specific implementation areas seeking more detail on actions,	ensure clear that ongoing engagement with specific communities and stakeholders through planning and implementation, strategy high level, more detail further stages
engagement	Strategy a dream. Some detail missing – come back to separate hapu at later date and → land trusts	continue to engage	
engagement	Individual forums – papakāinga, waste water, etc.	continue to engage with topics	
engagement	Do you think the ones affected mostly were engaged in the process?	Engagement- include those affected	Checked with Jordan Harris, he advises they participated in workshops and gave feedback there.
engagement	When working with Māori to get consensus and momentum need to talk about the future. What are the benefits – not for them, but for their mokopuna – to overcome them not committing?	Continued engagement, future focus	
engagement	Community acceptance is essential.	Continued engagement	
Measures	Not realistic – review measurements e.g. emergency housing not 7 days	Measures and goals achievability?	This is govt policy and aspired to
Measures	Population growth needs to be tracked to ensure that goal/objectives meeting numbers	Monitor population growth	
Measures	- Our community is 7 times more transient than any other community in NZ	Transience	do we need to measure transience?
Measures	- The shift will be long-term, change doesn't happen quickly and may be a long time to see benefits	Health outcomes from housing slow to measure	
Measures	Objectives are fine. How they are achieved – the fine print. Council's role is about enabling body – partnerships, infrastructure – quality – readily accessible – clear definition e.g. affordability – what does this mean? Have a common language – have common targets / basic benchmarks.	Targets, benchmarks, common language	review measures
Measures	Who is "we" in terms of measuring?		Clarify who/ how measure/ track
Measures	Objective 2 – Emergency Housing – question how the measures can be achieved.	Refer to the proposed actions	
Measures	Numbers / Targets – are great aspirational targets, but don't have numbers drive the operation performance – measures are used for reduction/improvement.	Measuring	numbers as aspiration not target
Measures	Increase the supply of rental and owner-occupier homes to meet population needs Lakes DHB supports the objective. Lakes DHB notes that the measures of success for increasing the rate of home ownership by Te Arawa people, as well as increasing the number of homes built on Māori-owned land will be critical to the success of this objective, given that the proportion of Māori living in Rotorua district is projected to increase from 38% in 2018 to 45% in 2038 and the special status Te Arawa holds as a Treaty partner.	Measure increase in supply and Maori	

The strategy paper addresses well the current need for more healthy homes in our region. My encouragement is for the strategy to be clear in the area of preventing Rotorua from again being in the current position. Obviously addressing the current urgent needs is of most importance, however, we must also be intentional in having a strategy that clearly addresses the growing community needs for our tamariki and those wanting to join our community. Our belief is in order to get ahead of the current situation there must be a focus on both the present needs and the projected future requirements.

Further, to achieve the set objectives (so as to have an effective strategy) the measures must be such that they overcome the issue of Rotorua being behind in having well-maintained homes. Therefore the measures have to account for both the current needs and the future requirements. With this in mind we make the following observations;

- The current estimate of the shortfall in housing is 1,500 to 1,750 (according to the strategy paper) and over a 5 year period (2013 – 2018) there was, on average 203.4 houses being built per year in Rotorua. The objectives state, in numbers, the goal of building 50 new papakainga on Maori freehold land within three years.
- There are an estimated 9000 homes that are poorly maintained with an objective of improving 600 homes per year. Plus 800 free home assessments per year and 350 home improvement plans annually are to be provided for grants and interest free loans.
- The strategy states one of the measures of the objective to increasing the supply of houses as; "The growth in number of homes being built over five years".

Two main questions come to mind from these observations;

1. Are the measures specific enough to achieve Rotorua having well-maintained homes?
2. Are the measures ambitious enough?

This strategy paper is a very good initiative and rightly should be commended. However, it is also our view that more robust and smart measures would aid its success, and that by having more robust and smart measures would create clarity for all stakeholders; policy makers, developers, community, utility providers, etc.

All

We applaud the involvement of the wider community such as being done through the consultation process and trust that feedback such as our will

Prevent future recurrence of housing issues; measures