



**ROTORUA
LAKES COUNCIL**
Te Kaunihera o ngā Roto o Rotorua

Kaupapataka Agenda

NOTICE OF AN ORDINARY MEETING
OF

COMMUNITY AND DISTRICT DEVELOPMENT COMMITTEE

Date: Wednesday 17 May 2023

Time: 9.30am

Venue: Council Chamber

MEMBERSHIP

Chair	Cr Kai Fong
Deputy Co-Chair	Cr Brown Cr Waru
Members	Mayor Tapsell Cr Barker Cr Kereopa Cr Lee Cr Maxwell Cr O'Brien Cr Paterson Cr Wang
Quorum	6

NGĀ TUKUNGA HAEPAPA A TE KAUNIHERA COUNCIL DELEGATIONS

Community and District Development

Type of Committee	Whole of Council Committee
Subordinate to	N/A
Subordinate Committees	N/A
Legislative Basis	Schedule 7, clause 30 (1) (a), Local Government Act 2002.
Purpose	To oversee planning, monitoring, education and enforcement activities, and guide the economic and physical development and growth of the Rotorua District.
Reference	01-15- 019
Membership	Mayor Deputy Mayor All Councillors
Quorum	6
Meeting frequency	Monthly
Delegations	<ul style="list-style-type: none"> • Oversee the management of council’s planning, monitoring, education and enforcement activities, including: <ul style="list-style-type: none"> ○ Community safety ○ Regulatory and compliance ○ Environmental health ○ Animal Control ○ Parking Enforcement ○ Noise control ○ Food Act ○ Building Control ○ Consents and inspections ○ Resource Consents ○ Subdivision, land use and development control ○ District Plan ○ Plan Changes ○ Arts and Culture ○ Community wellbeing • Lead and oversee District Plan reviews and associated plan changes • Encourage engagement with the business community, economic agencies and major economic sectors that enables and attracts smart investment • Monitor Council’s contribution to the Te Arawa Vision (specifically in relation to Community and District Development outcomes) • Development and implementation of Economic Development Strategy/Framework

	<ul style="list-style-type: none">• Development and implementation of a Destination Management Plan• Central business district - revitalised growth and development included focus on Fenton Street Corridor• District growth and development• Council controlled organisations (CCO's) - advising on the content of the annual Statement of Expectations, agreement on Statement of Intent, monitoring against the Statement of Intent the financial and non-financial performance of CCO's• Make appointments and authority to remove appointments to Council-Controlled Organisations (CCO's).
Relevant Statutes	All the duties and responsibilities listed above must be carried out in accordance with the relevant legislation.

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1. Karakia Whakapuaki - Opening Karakia

TŪTAWA MAI

Tūtawa mai i runga
Tūtawa mai i raro
Tūtawa mai i roto
Tūtawa mai i waho
Kia tau ai te mauri tū
Te mauri ora, ki te katoa
Hāumi e. Hui e. Tāiki e!

TŪTAWA MAI

I summon from above
I summon from below
I summon from within
I summon the surrounding environment
The universal vitality and energy to infuse
and enrich all present
Enriched, unified and blessed

2. Ngā Whakapāha - Apologies

The Chair invites notice from members of:

1. Leave of absence for future meetings of the Rotorua Lakes Council; or
2. Apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

3. Whakapuakitanga Whaipānga - Declarations of interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

4. Ngā Take Whawhati tata kāore i te Rārangi Take - Urgent Items not on the Agenda

Items of business not on the agenda which cannot be delayed

The Chair will give notice of items not on the agenda as follows:

Matters Requiring Urgent Attention as Determined by Resolution of Rotorua Lakes Council

The Chair shall state to the meeting.

1. The reason why the item is not on the agenda; and
2. The reason why discussion of the item cannot be delayed until a subsequent meeting.

The item may be allowed onto the agenda by resolution of the Rotorua Lakes Council.

s.46A (7), LGOIMA

Discussion of minor matters not on the agenda.

Minor Matters relating to the General Business of the Rotorua Lakes Council.

The Chair shall state to the meeting that the item will be discussed, but no resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the Rotorua Lakes Council for further discussion

s.46A (7), LGOIMA

5. Te Whakaū i ngā Meneti - Confirmation of Minutes

5.1 Community and District Development Committee Meeting Minutes (Draft) 12 April 2023

01-15-019
RDC-1378359

Minutes (Draft)

Community and District Development Committee Meeting
held Wednesday 12 April 2023 9.30am
Council Chamber, Rotorua Lakes Council

MEMBERS PRESENT:	Cr Kai Fong (Chair) Cr Brown (Deputy Co-Chair), Mayor Tapsell, Cr Barker, Cr Kereopa, Cr Lee, Cr Maxwell, Cr O'Brien, Cr Paterson, Cr Wang
APOLOGIES:	None
IN ATTENDANCE (AUDIO VISUAL)	Cr Waru (Deputy Co-Chair)
STAFF PRESENT:	G Williams, Chief Executive; T Collé, Deputy Chief Executive, Organisational Enablement; O Hopkins, Deputy Chief Executive, District Leadership & Democracy; A Pewhairangi, Deputy Chief Executive, Community Wellbeing; G Rangi, Deputy Chief Executive, Te Arawa Partnership; D Cossar, Governance & Democracy Manager; R Pitkethley, Manager Active and Engaged Communities; J Ellingson, Economic Development Manager; J Rodda, Manager Growth and Development; G Kieck, Corporate Planning and Strategy Manager; T Rutherford, Executive of Communications, Mayor's Office; I Brell, Governance Support Advisor.

The meeting opened at 9.30am.

The Chair, Deputy Mayor Cr Kai Fong welcomed elected members, media, staff and members of the public.

1 KARAKIA WHAKAPUAKI OPENING KARAKIA

Mayor Tapsell opened the meeting with a Karakia.

2 NGĀ WHAKAPĀHA APOLOGIES

None

3 WHAKAPUAKITANGA WHAIPĀNGA DECLARATIONS OF INTEREST

None

4 NGĀ TAKE WHAWHATI TATA KĀORE I TE RĀRANGI TAKE URGENT ITEMS NOT ON THE AGENDA

Urgent item – sponsorship - raised by Mayor Tapsell.

Resolved;

That the Committee receive the urgent item of sponsorship for discussion in the confidential section of the meeting. The reasons are:

- **the item was not available at the time the agenda was published.**
- **the discussion cannot be delayed until the next scheduled meeting, as a decision regarding the item is required to enable the event to be organised.**
- **the commercial sensitivity concerning the item.**

Moved: Cr Maxwell

Seconded: Cr Wang

CARRIED

5 TE WHAKAŪ I NGĀ MENETI CONFIRMATION OF MINUTES

5.1 MINUTES OF COMMUNITY AND DISTRICT DEVELOPMENT COMMITTEE MEETING HELD 15 MARCH 2023

Resolved;

1. **That the minutes of the Community and District Development Committee meeting held 15 March 2023 confirmed as a true and correct record.**

Moved: Cr Paterson

Seconded: Cr O'Brien

CARRIED

6. PŪRONGO KAIMAHI STAFF REPORTS

6.1 SIR HOWARD MORRISON CENTRE SHOW CANCELLATION REPORT

RDC-1376838

Resolved;

1. **That the report titled 'Sir Howard Morrison Centre Show Cancellation' be noted.**

Moved: Cr O'Brien

Seconded: Cr Barker

CARRIED

Thomas Collé and Anaru Pewhairangi overviewed the report and spoke to a presentation titled “Gala Cancellation Report.”(Attachment 1)

Further resolved;

- 2. That the Committee note that the remedial measures outlined in this report are designed to prevent any reoccurrence of the same issues.**

Moved: Cr Wang
Seconded: Cr Brown
CARRIED

6.2 HOUSING ACCORD PROGRESS UPDATE

RDC- 1374068

Resolved;

- 1. That the report Housing Accord Progress Update be received.**

Moved: Mayor Tapsell
Seconded: Cr Brown
CARRIED

Anaru Pewhairangi overviewed the report.

6.3 STATEMENTS OF INTENT FOR COUNCIL CONTROLLED ORGANISATIONS FOR THE YEAR COMMENCING 1 JULY 2023 – ROTORUANZ AND ROTORUA REGIONAL AIRPORT LIMITED

RDC-1374862

Resolved;

- 1. That the report ‘Statements of Intent for Council Controlled Organisations for the year commencing 1 July 2023 – RotoruaNZ and Rotorua Regional Airport Limited’ be received.**

Moved: Cr O’Brien
Seconded: Cr Lee
CARRIED

Julie-May Ellingson and Jacque Rodda overviewed the report and spoke to a presentation titled “Statement of Intent CCOs”. (Attachment 2)

Further resolved;

- 2. That the Committee resolves to submit comments on the Draft Statements of Intent for RotoruaNZ Limited (formally Rotorua Economic Development Limited) and Rotorua Regional Airport Limited as outlined in this report.**

Moved: Cr Kai Fong
Seconded: Cr Brown
CARRIED

7 HE WHAKATAUNGA KIA HOKI ATU TE ARONGA O TE HUI HAI HUI TŪMATAWHĀITI RESOLUTION TO MOVE INTO PUBLIC EXCLUDED

Resolved;

1. That the Committee move into Public Excluded.

Moved: Cr Maxwell

Seconded: Cr Wang

CARRIED

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987, for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for passing of this resolution
Appointment of board members for Council Controlled Organisations	Protect the privacy of natural persons, including that of deceased natural persons.	Section 48(1)(a) Section 7(2)(a)

This resolution is made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Sections 6 or 7 of the Act or Sections 6, 7 or 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item.

12. TE KARAKIA WHAKAMUTUNGA CLOSING KARAKIA

Mayor Tapsell closed the meeting with a Karakia.

The meeting closed at 12.25 pm.

To be confirmed at Community and District Development Committee meeting on 17 May 2023.

.....
Chair

Note 1: Rotorua Lakes Council is the operating name of Rotorua District Council

Note 2: Attachments to these minutes are available on request or on Council's website: [click here](#)

6. Ngā Tāpaetanga - Presentations

6.1 Update on Community Safety Plan

Presentation by Anaru Pewhairangi, Deputy Chief Executive, Community Wellbeing

7. Pūrongo Kaimahi - Staff Reports

01-11-610
RDC-1385836

ROTORUA LAKES COUNCIL

Mayor
Chair and Members
COMMUNITY AND DISTRICT DEVELOPMENT COMMITTEE

7.1 Amendment to RotoruaNZ Limited's Constitution

Report prepared by: Julie-May Ellingson, Economic Development Manager

Report reviewed by: Jean-Paul Gaston, Deputy Chief Executive - District Development

Report approved by: Geoff Williams, Chief Executive

1. TE PŪTAKE PURPOSE

The purpose of this report is to provide a recommendation in respect of an amendment to RotoruaNZ Limited's constitution. The report provides a recommendation in respect of the minimum number of directors/board members for the RotoruaNZ Limited Board.

2. NGĀ TŪTOHUNGA RECOMMENDATIONS

1. That the report 'Amendment to RotoruaNZ Limited's constitution' be received.
2. That Clause 6.1 of RotoruaNZ Limited's constitution be amended to state: "The number of Directors may not at any time be less than four (4) or more than seven (7)".

3. TE TĀHUHU BACKGROUND

In terms of RotoruaNZ Limited's constitution, the Board must consist of no less than five (5) and no more than seven (7) Directors. The recent expiry of two Directors terms and the unexpected resignation of another Director has resulted in there being only four Directors currently in place.

Rotorua Lakes Council will be advertising publically for new Board members in the next few weeks. However, these new Board members will only be appointed in mid-July.

As such, the RotoruaNZ Limited Board is currently not compliant with their constitution and unable to fulfil their responsibilities as outlined in their Statement of Intent.

The report provides an overview of the constitution, sets out the current directorship of the RotoruaNZ Limited's Board and makes a recommendation with respect to reducing the minimum number of Directors from five (5) to four (4).

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4. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION

4.1 Current Board

At their meeting held on 12 April 2023, the Community and District Development Committee acknowledged that the terms of Mr John McRae and Mr Mana Newton would expire on 14 April 2023. The Committee further resolved to publically advertise for the appointment of new Board members for the RotoruaNZ Limited Board. A further resignation resulted in the number of Directors being reduced from five to four.

The current board is as follows:

No.	Director	Date Appointed	Term Length	Term Expires/ends
1	Tim Cossar	10-06-2020	4.5 years	31-12-2024
2	Christopher Auld	27-07-2016	8.5 years	31-12-2024
3	Keri-Anne Tane	1-05-2021	3 years	30-04-2024
4	David Tapsell	1-05-2021	3 years	30-04-2024

4.2 RotoruaNZ Limited constitution

Clause 6.1 of RotoruaNZ Limited's constitution states: "The number of Directors may not at any time be less than 5 or more than 7".

4.3 Recommendation

In order to ensure the RotoruaNZ Limited's Board can meet their obligations as set out in their Statement of Intent (SOI), the constitution needs to be amended. It is therefore recommended that Clause 6.1 of RotoruaNZ Limited's constitution be revised to read as follows: "The number of Directors may not at any time be less than four (4) or more than seven (7)".

5. TE TINO AROMATAWAI ASSESSMENT OF SIGNIFICANCE

The decisions or matters of this report are not considered significant in accordance with the Council's Policy on Significance.

6. NGĀ KŌRERO O TE HAPORI ME TE WHAKATAIRANGA COMMUNITY INPUT/ENGAGEMENT AND PUBLICITY

No further consultation is required.

7. HE WHAIWHAKAARO CONSIDERATIONS

7.1 He Whaiwhakaarotanga Mahere Pūtea Financial/budget considerations

There are no unbudgeted costs associated with this report. The proposed appointments outlined in this report will be funded from the existing budgets of the CCOs.

7.2 Kaupapa Here me ngā Hiraunga Whakariterite Policy and planning implications

The proposal is consistent with Council Policy and plans.

7.3 Tūraru Risks

No major risks have been identified.

7.4 Te Whaimana Authority

Council has the authority to make Board appointments for Council Controlled Organisations.

8. NGĀ ĀPITI HANGA ATTACHMENTS

Attachment 1 – Constitution of RotoruaNZ Limited

Attachment 2 – Process and timeline for new board appointments

Doc No. RDC-1385755

CONSTITUTION

of

ROTORUANZ LIMITED

Doc No. RDC-1385755

1. DEFINITIONS AND INTERPRETATION

In this Constitution, unless the context otherwise requires:

1.1. Definitions:

Board means Directors who number not less than the required quorum, acting together as a Board of directors;

Company means RotoruaNZ Limited;

Companies Act means the Companies Act 1993;

Constitution means this Constitution, as altered from time to time;

Council means the Rotorua District Council (trading as Rotorua Lakes Council), a territorial authority under the Local Government Act;

Council Board Member means a person authorised to act as the representative of the Council at a meeting of the Board;

Council-Controlled Organisation has the meaning set out in section 6 of the Local Government Act;

Council Shareholder Representative means a person authorised to act as the representative of the Shareholder at a meeting of the Shareholder;

Director means a person appointed as a Director of the Company in accordance with this Constitution;

Local Authority means a regional Council or territorial authority under the Local Government Act;

Local Government Act means the Local Government Act 2002;

Month means calendar month;

Ordinary Resolution means any resolution of the Shareholder which is not a Special Resolution and approved by the vote of the Shareholder;

Person includes an individual, partnership, firm, company, body corporate, corporation, association, organisation, trust, a state or government or any agency thereof, a municipal, local or regional authority, and any other entity or organisation, whether incorporated or not (in each case, whether or not having a separate legal personality);

Records means the documents required to be kept by the Company under section 189(1) of the Companies Act;

Share means a share issued, or to be issued, by the Company, as the case may require;

Shareholder means the Council as the sole Shareholder in the Company;

Share Register means the share register for the Company kept in accordance with the Companies Act;

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Special Resolution means a resolution described as such and approved by the vote of the Shareholder;

Statement of Intent means the Statement of Intent to be completed by the Board in accordance with section 64 of the Local Government Act and, where the context so requires, means the most recent statement of intent (including any modifications thereof) so completed by the Board; and

Working Day has the meaning set out in section 2 of the Companies Act;

1.2. Interpretation: In this Constitution, unless the context otherwise requires:

- a) words or expressions have the same meaning as in the Companies Act;
- b) the table of contents, headings, and descriptions relating to sections of the Companies Act, are inserted for convenience only and will be ignored in construing this Constitution;
- c) the singular includes the plural and vice versa;
- d) reference to any legislation or to any provision of any legislation (including regulations and orders) includes:
 - i) that legislation or provision as from time to time amended, re-enacted or substituted;
 - ii) any statutory instruments, regulations, rules and orders issued under that legislation or provision;
- e) "written" and "in writing" include any means of reproducing words, figures and symbols in a tangible and visible form;
- f) words and expressions defined or explained in the Companies Act or the Local Government Act have the same meaning in this Constitution and, in the event of any inconsistency between the two Acts such words are expressed and shall have the meaning in the Local Government Act;
- g) where any word or expression is defined in this Constitution, any other grammatical form of that word or expression has a corresponding meaning; and
- h) references to clauses and sections (other than sections of the Companies Act or the Local Government Act) are references to clauses and sections in this Constitution, unless stated otherwise.

1.3. Explanatory notes: Any explanatory notes in this Constitution are for the sake of guidance only, and do not affect the meaning or interpretation of the relevant clause.

2. CONSTITUTION

2.1. Council-Controlled Organisation: The Company is established as a Council-Controlled Organisation, of which the Council is the sole Shareholder.

2.2. Relationship to Companies Act and Local Government Act: If there is any conflict:

- a) between a provision in this Constitution and a mandatory provision in the Companies Act

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or the Local Government Act, then the mandatory provision in the Companies Act or the Local Government Act prevails; and

b) between:

- i) a provision in this Constitution and a provision in the Companies Act or the Local Government Act which is expressly permitted to be altered by this Constitution; or
- ii) a word or expression defined or explained in the Companies Act or the Local Government Act and a word or expression defined or explained in this Constitution,

then the provision, word or expression in this Constitution prevails.

3. OBJECTIVES AND CAPACITY

3.1. Objectives: As a Council-Controlled Organisation, the Company has the principal objective set out in section 59 of the Local Government Act.

3.2. Statement of Intent: The Company also has the objectives contained in its Statement of Intent.

3.3. Capacity: Subject to the Companies Act, the Local Government Act, any other applicable law, this Constitution and the Statement of Intent, the Company has, both within and outside New Zealand, the capacity, rights, powers and privileges to carry on or undertake any business or activity, do any act or enter into any transaction.

4. STATEMENT OF INTENT

4.1. During such period that the Company is a Council-Controlled Organisation, the provisions of sections 128(1) and 128(2) of the Companies Act are qualified, so that the Board will comply with the relevant provisions of the Local Government Act.

Explanatory notes to clause 4.1:

- 1) Section 128(1) provides that the business and affairs of a company must be managed by, or under the direction or supervision of, the Board of the company.
- 2) Section 128(2) provides that the Board of a company has all the powers necessary for managing and for directing and supervising the management of the business and affairs of the company.

4.2. In complying with clause 4.1, the Board will complete a Statement of Intent in accordance with Schedule 8 to the Local Government Act as follows:

- a) The Board shall deliver to the Shareholder a draft Statement of Intent on or before 1 March in each year.
- b) The Statement of Intent shall specify for the Company, and in respect of the financial year immediately following the financial year in which it is required to be delivered (pursuant to clause 4.2(d) and for each of the immediately following two financial years), the following information:

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- i) the objectives of the Company;
 - ii) a statement of the Board's approach to governance of the Company;
 - iii) the nature and scope of the activities to be undertaken by the Company;
 - iv) the ratio of consolidated Shareholder's funds to total assets, and the definitions of those terms;
 - v) the accounting policies of the Company;
 - vi) the performance targets and other measures by which the performance of the Company may be judged in relation to its objectives;
 - vii) an estimate of the amount or proportion of accumulated profits and capital reserves that it is intended to be distributed to the Shareholder;
 - viii) the kind of information to be provided to the Shareholder by the Company during the course of those financial years, including the information to be included in each half-yearly report;
 - ix) any other matters that are agreed by the Shareholder and the Board.
- c) The Board shall consider any comments on the draft Statement of Intent that are made to it within 2 months of 1 March by the Shareholder.
- d) The Board shall deliver the completed Statement of Intent to the Shareholder on or before 30 June each year.
- e) A Statement of Intent may be modified at any time by written notice from the Board, so long as the Board has first:
- i) given written notice to the Shareholder of the proposed modification, and
 - ii) considered any comments made on the proposed modification by the Shareholder within:
 - 1) 1 month after the date on which the notice was given; or
 - 2) such shorter period as the Shareholder may agree.
- f) The Shareholder may from time to time by Special Resolution require the Board to modify the Statement of Intent by including or omitting any provision or provisions of the kind referred to in subclauses 4.2(b)(i) to 4.2(b)(ix), and the Board shall comply with any such requirement notified to the Company.

5. REPORTING

5.1. Half yearly report: Within 2 months after the end of the first half of the financial year of the Company, the Board must deliver to the Shareholder a report on the Company's operations during that half year. That report must include the information required to be included by the Statement of Intent.

5.2. Annual report: Within 3 months after the end of each financial year of the Company, the Board must deliver to the Shareholder, and make available to the public, a report of the Company's operations

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during that year. That report must include the information required to be included by:

- a) sections 68 and 69 of the Local Government Act;
- b) the Statement of Intent; and
- c) the Companies Act.

5.3. Protection from disclosure of sensitive information: Nothing in this clause requires the inclusion in any Statement of Intent, annual report, financial statement, half-yearly report or quarterly report required to be produced under this Constitution by the Company of any information that may be properly withheld if a request for that information were made under the Local Government Official Information and Meetings Act 1987.

6. APPOINTMENT AND REMOVAL OF DIRECTORS

6.1. Number of Directors: The number of Directors may not at any time be less than 5 or more than 7.

6.2. Appointment: Subject to clauses 6.3 to 6.6, a person may be appointed as a Director at any time by Ordinary Resolution or by written notice to the Company signed by the Shareholder. Two or more persons may be appointed as Directors by a single Resolution or notice.

6.3. Term of Appointment: No person may be appointed as a Director for a term greater than 3 years. Any Director may be reappointed at the expiry of his or her term of appointment, provided that no Director may be appointed for more than 3 consecutive terms.

6.4. Statutory requirements: Any appointment or removal of Directors must at all times comply with the Local Government Act.

6.5. Reappointment of initial Directors: Subject to clauses 6.3 and 6.4, the initial Directors may be reappointed upon the expiry of their initial term, in accordance with the applicable provisions of this Constitution. The power of reappointment shall also apply on the expiry of any second term.

6.6. Appointment of Chairperson and Deputy Chairperson: The Shareholder must appoint a chairperson of the Board, and the Board must appoint a deputy chairperson.

6.7. Removal: A Director may at any time be removed from office by Ordinary Resolution or by written notice to the Company signed as provided in clause 6.8.

6.8. Notice of appointment and removal: Any notice to the Company pursuant to this section appointing or removing a Director must:

- a) be signed, or purport to be signed, by the Shareholder; and
- b) be given to the Company by delivering the notice, or by sending the notice through the post or by facsimile or other electronic means of communication, to its registered office,
- c) and may be comprised in one or more separate notices, each signed or purporting to be signed by one or more persons. A notice will be effective from the time of receipt of the notice by the Company at its registered office.

6.9. Tenure of office: A Director ceases to be a Director when his or her term expires pursuant to clause 6.3, or if he or she:

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- a) dies, or becomes mentally disordered or subject to a property order or personal order made under the Protection of Personal and Property Rights Act 1988;
- b) resigns by written notice delivered to the Company at its address for service or at its registered office (such notice to be effective at the time when it is so received unless a later time is specified in the notice);
- c) becomes disqualified from being a Director pursuant to section 151 of the Companies Act;
- d) is removed from office in accordance with clause 6.7; or
- e) becomes bankrupt or makes an arrangement or composition with his or her creditors generally.

6.10. Eligibility for Appointment: No person who at that time is either a member of the Council's governing body or a local Board or an employee of the Council shall be eligible for appointment as a Director.

6.11. Resignation of Directors: A Director who is elected to the Council's governing body or a local Board or becomes an employee of the Council, will be required to resign as a Director before taking up such position. If a Director does not so resign, that Director is deemed to have ceased to be a Director from the date of such election or employment.

7. REMUNERATION AND OTHER BENEFITS OF DIRECTORS

The Board may not exercise the power conferred by section 161 of the Companies Act to authorise any payment or other benefit of the kind referred to in that section to or in respect of a Director in his or her capacity as such, without the prior approval of the Shareholder.

Explanatory note to clause 7: Section 161 enables the Board of a company, subject to the constitution, to authorise payments, loans and guarantees to directors, and to enter contracts for those purposes, if it is satisfied that doing so is fair to the company.

8. INDEMNITY AND INSURANCE

The Company is expressly authorised to, and will, indemnify and/or insure any Director or employee against liability for acts or omissions, and/or costs incurred in connection with claims relating to liability, of the type specifically contemplated by subsections (3), (4) and (5) of section 162 of the Companies Act to the maximum extent permitted by those subsections.

9. POWERS OF DIRECTORS

9.1. Management of Company: The business and affairs of the Company must be managed by, or under the direction or supervision of, the Board.

9.2. Role of Directors: The role of a Director is to assist the Company to meet its objectives and any other requirements in the Statement of Intent. This clause does not limit or affect the other duties that a Director has.

9.3. Exercise of powers by Board: The Board may exercise all the powers of the Company which are not required, either by the Companies Act or this Constitution, to be exercised by the Shareholder.

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- 9.4. Limitations on powers of Board:** Notwithstanding clauses 9.1 and 9.3, the business and affairs of the Company must be managed in accordance with the applicable provisions of this Constitution, the Statement of Intent and the Local Government Act.
- 9.5. Delegation of powers:** The Board may delegate to a committee of Directors, a Director, an employee of the Company, or to any other person, any one or more of its powers, other than a power set out in the Second Schedule to the Companies Act. The Board remains responsible at all times for any delegated powers.
- 9.6. Explanatory note to clause 9.5:** The Second Schedule to the Companies Act specifies a wide range of powers conferred on directors by the Companies Act which cannot be delegated.
- 9.7. Ratification by Shareholder:** Subject to the provisions of section 177 of the Companies Act (relating to ratification of directors' actions) the Shareholder may ratify the purported exercise of any power by a Director or the Board in the same manner as the power may be exercised. The purported exercise of a power that is ratified under this clause is deemed to be, and always to have been, a proper and valid exercise of that power.

10. PROCEEDINGS OF BOARD

- 10.1. Third Schedule to Companies Act not to apply:** The provisions of the Third Schedule to the Companies Act (relating to proceedings of a Board) do not apply to the Company, except to the extent expressly incorporated in this Constitution.
- 10.2. Alternative forms of meeting:** A meeting of the Board may be held either:
- a) by a number of the Directors who constitute a quorum, being assembled together at the place, date and time appointed for the meeting; or
 - b) by means of audio, or audio and visual, communication by which all Directors participating and constituting a quorum can simultaneously hear each other throughout the meeting.
- 10.3. Procedure:** Except as provided in this Constitution, the Board may regulate its own procedure.
- 10.4. Convening of meeting:** A Director, or an employee of the Company at the request of a Director, may convene a meeting of the Board by giving notice in accordance with clause 10.5.
- 10.5. Notice of meeting:** The following provisions apply in relation to meetings of the Board except where otherwise agreed by all Directors in relation to any particular meeting or meetings:
- a) not less than 5 Working Days' notice of a meeting will be given to each Director (other than a Director who has waived that right.)
 - b) notice to a Director of a meeting may be:
 - i) given to the Director in person by telephone or other oral communication;
 - ii) delivered to the Director;
 - iii) posted to the address given by the Director to the Company for such purpose;
 - iv) sent by facsimile transmission to the facsimile telephone number given by the

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Director to the Company for such purpose; or

- v) sent by electronic means in accordance with any request made by the Director from time to time for such purpose.
- c) A notice of meeting must:
- i) specify the date, time and place of the meeting;
 - ii) in the case of a meeting by means of audio, or audio and visual, communication, specify the manner in which each Director may participate in the proceedings of the meeting; and
 - iii) give an indication of the matters to be discussed, in sufficient details to enable a reasonable Director to appreciate the general import of the matters, unless this is already known to all the Directors or is impracticable in any particular circumstances.
- d) A notice of meeting given to a Director pursuant to this clause is deemed to be given:
- i) in the case of oral communication, at the time of notification;
 - ii) in the case of delivery, by handing the notice to the Director or by delivery of the notice to the address of the Director;
 - iii) in the case of posting, 3 Working Days after it is posted;
 - iv) in the case of facsimile transmission, when the Company received a transmission report by the sending machine which indicates that the facsimile was sent in its entirety to the facsimile telephone number given by the Director;
 - v) in the case of electronic means, at the time of transmission.
- e) If all reasonable efforts have been made to give notice of a meeting to a Director in accordance with clause 10.5(d) but the Director cannot be contacted, notice of the meeting will be deemed to have been duly given to that Director.

10.6. Director may convene meeting: Without limiting the provisions of clauses 10.4 or 10.5, a Director has the right at any time to convene a meeting of the Board, or to require an employee of the Company to convene a meeting of the Board, at the registered office of the Company or at the place where the meetings of the Board for the time being are customarily held, by giving not less than 5 Working Days' written notice signed by or on behalf of the Director to each of the other Directors stating the date, time and place of the meeting and the matters to be discussed.

10.7. Waiver of notice irregularity: An irregularity in the giving of notice of a meeting is waived if each of the Directors either attends the meeting without protest as to the irregularity or agrees (whether before, during or after the meeting) to the waiver.

10.8. Quorum: A quorum of a meeting of the Board is a majority of the Directors. No matter may be considered at a meeting of the Board if a quorum is not present.

10.9. Chairperson: At any meetings of Directors:

- a) if the chairperson of the Board is present, he or she shall be the chairperson of the meeting.

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- b) if the chairperson of the Board is not present, but the deputy chairperson is, the deputy chairperson shall be the chairperson of the meeting;
- c) if neither the chairperson nor the deputy chairperson of the Board is present within 15 minutes after the time determined for the commencement of the meeting, the Directors present may appoint one of their number to be chairperson of the meeting.

10.10. Voting: Every Director has 1 vote. The chairperson does not have a casting vote. A resolution of the Board is passed if it is agreed to by all Directors present without dissent, or if a majority of the votes cast on it are in favour of the resolution. A Director present at a meeting of the Board is presumed to have agreed to, and to have voted in favour of, a resolution of the Board unless he or she expressly dissents from or votes against, or expressly abstains from voting on, the resolution at the meeting.

10.11. Written resolution: A resolution in writing signed or assented to by a majority of the Directors entitled to vote on that resolution is as valid and effective as if passed at a meeting of the Board duly convened and held provided those Directors would constitute a quorum for consideration of the resolution at a meeting of the Board. Any such resolution may consist of several documents (including facsimile or other similar means of communication) in similar form, each signed or assented to by one or more Directors. A copy of any such resolution must be entered in the Company's Records pursuant to section 189(1) of the Companies Act. The Company must, within 5 working days after any resolution is passed in accordance with this clause, send a copy of the resolution to each Director who has not signed or assented to the resolution.

10.12. Committees: A committee of Directors must, in the exercise of the powers delegated to it, comply with any procedural or other requirements imposed on it by the Board. Subject to any such requirements, the provisions of this Constitution relating to proceedings of Directors apply, with appropriate modification, to meetings of a committee of Directors.

10.13. Validity of actions: The acts of a person as a Director are valid even though the person's appointment was defective or the person is not qualified for appointment.

10.14. Minutes: The Board must ensure that minutes are kept of all proceedings at meetings of the Shareholder and of the Board. Minutes which have been signed correct by the chairperson of the meeting are prima facie evidence of the proceedings.

10.15. Open Meetings: Meetings of the Board shall be open to members of the public unless, for reasons of commercial sensitivity, the Board resolves that they ought to be excluded.

10.16. Rights of Shareholder: In regard to any meeting of the Board:

- a) notice must be given to the Council in the same manner as notice must be given to the Directors under clause 10.5.
- b) the Council Board Representative may attend or participate in the meeting, but shall have no right to vote.
- c) any failure to give notice to the Council of the meeting shall not invalidate any decision of the Board made at the meeting.

Explanatory note to clause 10.16: This clause enables a close working relationship to be maintained as between the Company and the Council, and will facilitate the Board and the Council being kept well informed on matters of interest.

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11. METHOD OF CONTRACTING

11.1. **Deeds:** A deed which is to be entered into by the Company may be signed on behalf of the Company, by:

- a) two or more Directors; or
- b) a Director, and any person authorised by the Board, whose signatures must be witnessed.

11.2. **Other written contracts:** An obligation or contract which is required by law to be in writing, and any other written obligation or contract which is to be entered into by the Company, may be signed on behalf of the Company by a person acting under the express or implied authority of the Company.

11.3. **Other obligations:** Any other obligation or contract may be entered into on behalf of the Company in writing or orally by a person acting under the express or implied authority of the Company.

12. SHARES

12.1. **Initial issues of Shares:** The Company must, immediately after it has been incorporated, issue to the Shareholder the number of Shares specified in the application for incorporation. No consideration is payable to the Company for any of those Shares.

12.2. **Classes of Shares:** The Company may only issue ordinary Shares.

12.3. **Power to issue Shares:** The Board may only issue Shares with the prior written approval of the Shareholder.

12.4. **Restriction on issue:** No Shares may be issued to any person other than a Territorial Authority or a Council-Controlled Organisation.

13. ALTERATION OF SHAREHOLDER RIGHTS

13.1. **Special Resolution required:** Any action affecting the rights, privileges, limitation or conditions attached to any Shares by this Constitution or the Companies Act must be approved by Special Resolution of the Shareholder.

14. TRANSFER OF SHARES

14.1. **Right to transfer:** Subject to any restrictions contained in this Constitution or the Local Government Act, a Shareholder may transfer any Share by an instrument of transfer which complies with this Constitution.

14.2. **Restriction on transfer:** A holder of Shares who wishes to sell, transfer or otherwise dispose of the legal or beneficial interest in any Shares may only do so if:

- a) that sale, transfer or disposal is first approved by Special Resolution; and
- b) the transferee or recipient of the Shares is a Local Authority or a Council-Controlled Organisation.

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14.3. Other forms of transfer: An instrument of transfer must:

- a) be in any common form or any other form which the Board may approve;
- b) be signed or executed by or on behalf of the transferor; and
- c) if registration as holder of the Share imposes a liability on the transferee, be signed or executed by or on behalf of the transferee.

14.4. Delivery to Company: An instrument transferring Shares must be delivered to the Company or to the agent of the Company who maintains the Share Register, together with the Share certificate (if any) relating to the Shares to be transferred, and the transferee will provide such evidence as the Board or the agent reasonably requires to prove the title of the transferor to, or right of the transferor to transfer, the Shares.

14.5. Board may refuse to register: Subject to section 84 of the Companies Act (which imposes certain procedural requirements on a Board), the Board may refuse to register a transfer of any Share if:

- a) so required by law;
- b) the Company has a lien on the Share;
- c) the Share is not fully paid up to the extent that it is required to be paid up;
- d) the instrument of transfer is not accompanied by the relevant Share certificate (if any) and such other evidence as the Board reasonably requires to prove the title of the transferor to, or right of the transferor to transfer, the Share;
- e) the Board has notice of any agreement by the Shareholder to transfer only to some specified person or subject to some specified condition;
- f) the Board, in its absolute discretion, believes that registration of the transfer would not be in the best interests of the Company, but this provision will not apply in respect of a transfer to an existing Shareholder.

Provided that the Board resolves to exercise its power under this clause within 30 Working Days after receipt of the relevant transfer and notice of the resolution is sent to the transferor and to the transferee within 5 Working Days of the resolution being passed by the Board.

14.6. Board must refuse to register: Pursuant to clause 15.2, the Board must refuse the registration of a transfer of any Share:

- a) if the transfer has not been approved by a Special Resolution of the holder of the Shares; or
- b) if the transferee is not a Local Authority or Council-Controlled Organisation.

14.7. When transfer effective: Unless a transfer of Shares occurs pursuant to an Act of Parliament, a transferor of a Share is deemed to remain the holder of the Share until the name of the transferee of a Share is entered in the Share Register in respect of the Share.

14.8. Company to retain transfer: If the Company registers a transfer, it will retain the instrument of transfer.

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14.9. Multiple registers: The Share Register may, by resolution of the Board, be divided into two or more registers, which may be kept in different places.

14.10. Method of payment: A Distribution payable in cash may be paid in such manner as the Board thinks it to the entitled Shareholder or, in the case of joint Shareholders, to the Shareholder named first in the Share Register, or to such other person and in such manner as the Shareholder or joint Shareholders may in writing direct. Any one of two or more joint Shareholders may give a receipt for any payment in respect of the Shares held by them as joint Shareholders.

14.11. No interest on Distributions: The Company is not liable to pay interest in respect of any Distribution.

15. EXERCISE OF POWERS OF SHAREHOLDER

15.1. Powers exercisable by Ordinary Resolution: Unless otherwise specified in the Companies Act or this Constitution, a power or right of approval reserved to the Shareholder may be exercised by Ordinary Resolution.

16. MEETINGS OF SHAREHOLDERS

16.1. Annual meetings: The Company must hold annual meetings of Shareholders in accordance with section 120 of the Companies Act unless in the case of any annual meeting, everything required to be done at that meeting (by resolution or otherwise) is done by resolution in writing signed in accordance with section 122 of the Companies Act.

16.2. Special meetings: A special meeting of the Shareholder:

- a) may be called by the Board at any time; and
- b) must be called by the Board on the written request of the Shareholder.

16.3. Time and place of meetings: Each meeting of the Shareholder will be held at such time and place as the Board appoints.

17. NOTICE OF MEETINGS OF SHAREHOLDER

17.1. Written notice: Written notice of the time and place of a meeting of the Shareholder must be sent to the Shareholder and to every Director, and to the auditor of the Company, not less than 10 Working Days before the meeting, but with the consent of the Shareholder it may be convened by such shorter notice and in such manner as the Shareholder agrees.

17.2.

17.3. Contents of notice: A notice of meeting must state:

- a) the nature of the business to be transacted at the meeting in sufficient detail to enable the Shareholder to form a reasoned judgment in relation to it; and
- b) the text of any Special Resolution to be submitted to the meeting.

17.4. Waiver of notice irregularity: An irregularity in a notice of a meeting is waived if the Shareholder attends the meeting without protest as to the irregularity, or if the Shareholder agrees to the waiver.

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17.5. Accidental omission of notice: The accidental omission to give notice of a meeting to, or the failure to receive notice of a meeting by, any person, does not invalidate the proceedings at that meeting.

18. CORPORATE REPRESENTATIVE

18.1. Council Shareholder Representative: The Council Shareholder Representative may attend a meeting of the Shareholder on behalf of the Council.

19. SHAREHOLDER PROPOSALS AND MANAGEMENT REVIEW

19.1. Shareholder proposals: The Shareholder may give written notice to the Board of a matter which the Shareholder proposes to raise for discussion or resolution at the next meeting of Shareholder at which the Shareholder is entitled to vote.

19.2. Management review by Shareholder: The chairperson of a meeting of the Shareholder will allow a reasonable opportunity for the Shareholder to question, discuss, or comment on the management of the Company. The Shareholder may pass a resolution relating to the management of the Company at that meeting and any such resolution is binding on the Board.

20. INSPECTION OF RECORDS

20.1. Inspection by Directors: Subject to section 191(2) of the Companies Act (which relates to the power of a court to limit inspection), all accounting and other records of the Company will be open to the inspection of any Director.

20.2. Inspection by Shareholder: The Shareholder is entitled to inspect any accounting or other Records of the Company.

21. NOTICES

21.1. Reports, etc to Shareholder: Annual reports, notices and other documents required to be sent to the Shareholder will be sent in the manner provided in section 391 of the Companies Act and in accordance with any applicable requirements under the Local Government Act.

21.2. Accidental omissions: The failure to send an annual report, notice, or other document to the Shareholder in accordance with the Companies Act or this Constitution does not invalidate the proceedings at a meeting of the Shareholder if the failure to do so was accidental.

21.3. Waiver by Shareholder: Subject to section 212(2) of the Companies Act, a Shareholder may from time to time, by written notice to the Company, waive the right to receive all or any documents from the Company and may at any time thereafter revoke the waiver in the same manner. While any waiver is in effect, the Company need not send to the Shareholder the documents to which the waiver relates.

Explanatory note to clause 21.3: Section 212(2) of the Companies Act renders any purported waiver of a Shareholder to receive an annual report and a statement relating to such report invalid.

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22. REMOVAL FROM THE REGISTER

22.1. Directors may remove the Company from the Register:

If the Company:

- a) has ceased to carry on business, has discharged in full its liabilities to all its known creditors and has distributed its surplus assets in accordance with the Companies Act; or
- b) has no surplus assets after paying its debts in full or in part and no creditor has applied to the Court under section 241 of the Companies Act for an order putting the Company into liquidation,

the Board may, with the sanction of a Special Resolution of the Shareholder request the Registrar of Companies to remove the Company from the New Zealand Register.

Process and timeline for new board appointments

The table below outlines the steps and timeline for the appointment of new board members for RotoruaNZ Limited and Rotorua Regional Airport Limited Board.

Task	Timeline	Progress
1. Identify skills gaps for both CCO's	28 April – 02 May	RNZ completed
2. CCO Chairpersons to confirm skills gaps	01 - 05 May	RNZ Completed
3. Prepare draft adverts for both entities	02 May	RNZ completed
4. C&D Committee member/s to approve draft adverts	03 – 10 May	
5. Place adverts on council website, local newspaper, IOD and chamber websites (tbc)	12 May – 12 June (1 month)	
6. Prepare evaluation criteria for board nominees	29 May – 02 June	
7. Shortlist possible nominees	12 – 16 June	
8. Agree on commencement and end dates for board members to ensure staggered rotation ⁽¹⁾	19 June - 21 June	
9. Draft report to be prepared and submitted to Deputy CEO (JP)	19 - 22 June	
10. Submit report to Community and Development Committee or for consideration and approval of new members	26 June	
11. Present report at Community and Development Committee Meeting	12 July	
12. Notify successful and unsuccessful nominees	Within a week after council approval	
13. Announce new board members	Within a week after council approval	

Notes:

Appointment period may depend on levels of experience of candidates/nominees

ROTORUA LAKES COUNCIL

Mayor
Chair and Members
COMMUNITY AND DISTRICT DEVELOPMENT COMMITTEE

7.2 Proposed Rotorua Future Development Strategy

Report prepared by: Damon Mathfield, Principal Strategic Advisor – Urban Development

Report reviewed by: Jean-Paul Gaston, Deputy Chief Executive – District Development

Report approved by: Geoff Williams, Chief Executive

1. TE PŪTAKE PURPOSE

The purpose of the report is to:

1. outline key aspects of the Future Development Strategy (“FDS”) 2023 – 2053 and seek endorsement of Rotorua’s Draft FDS and summary document for consultation, through a Special consultative procedure (section 83 of the LGA);
2. seek approval for the establishment of the Rotorua Future Development Strategy Joint Committee and to appoint an Independent Commissioner to serve as a hearings panel to hear submissions and undertake deliberations in relation to the FDS.

2. TE TUHINGA WHAKARĀPOPOTOTANGA EXECUTIVE SUMMARY

The FDS will guide where, how and when growth happens in our city over the next 30 years and will replace our existing Rotorua Spatial Plan that was developed in 2018. In order to inform the recommendations in section 3 below the report provides the background to the FDS outlining Rotorua’s growth and change context and our proposed response to growth and change. The second part of the report addresses the spatial extent/ scope of the FDS and the initial analysis of the high level challenges and opportunities.

The report then focusses on the spatial growth scenarios that we developed and the analysis of these options against the growth outcomes in section 4.2.3. The report then unpacks the preferred spatial growth scenario which forms the basis for the strategy going forward. Development capacity is then addressed for both housing and business land and the high-level infrastructure constraints/ challenges associated with the preferred scenario are outlined. Finally the report focusses on the implementation of the FDS in relation to the timing of development, the implementation approach, and the proposed FDS delivery structure and governance.

3. NGĀ TŪTOHUNGA RECOMMENDATIONS

1. That the report 'Proposed Future Development Strategy' be received.
2. That the Committee endorses the draft Future Development Strategy and summary document for public consultation in accordance with s83 of the Local Government Act 2002, and approves notification of the draft Future Development Strategy by 1 June 2023.
3. That the Committee approves the establishment of the Rotorua Future Development Strategy Joint Committee, that will:
 - serve as a hearings panel, to hear submissions and undertake deliberations.
 - recommend to RLC's Council any changes to the draft FDS following consultation.
4. That the Committee approves the Rotorua Lakes Council membership of the Rotorua Future Development Strategy Joint Committee as comprising:
 - Three elected members from Rotorua Lakes Council ("RLC"), being Cr Sandra Kai Fong, Cr Gregg Brown and Cr Rawiri Waru, as the Chair and Deputy Co-Chairs of the Community and District Development Committee
 - Three elected members from the Bay of Plenty Regional Council ("BoPRC"), being Cr Jane Nees, Cr Lyall Thurston and Cr Te Taru White.
 - An independent chair, to be confirmed.
5. That the Committee approves Cr Kai Fong, as chair of the Community and District Development Committee, in discussion with BoPRC representatives, appoint a Commissioner who will serve as an independent chair to the hearings panel.
6. That the Committee notes the approach to public consultation and approves the commencement of the Special Consultative Procedure (SCP) by 1 June 2023 for 6 weeks.
7. That the Committee delegates to the Chair of the Community and District Development Committee and the Chief Executive to approve any final minor edits and amendments to the draft/proposed Future Development Strategy and Summary Document, prior to public notification.

4. TE TĀHUHU BACKGROUND

4.1 Growth and Change

The key evidence that informs Rotorua's growth and change context is the Housing and Business Development Capacity Assessment¹ (HBA) 2021. The HBA is effectively an assessment of Rotorua's housing and business market and provides an evidence base for informing future decisions around land supply. Key findings from the HBA are outlined below:

4.1.1 Population, Housing and Incomes

From 1996 to 2013, the average population growth rate in Rotorua was 0.2% each year and according to Statistics New Zealand in 2012, the population of Rotorua was actually forecast to decline. However,

¹The Government requires Councils to provide evidence for housing and business land markets for the purpose of informing plans such as infrastructure strategies and Future Development Strategies.

like most places in New Zealand- Aotearoa, the city experienced a rapid increase in growth over the next decade jumping to 1.8% each year from 2013 to 2020.

That means the number of residents increased by more than 6,500 people and, in 2020 the district's population exceeded 77,300. This translates to 29,000 resident household and it is the growth in the number of households that is driving housing demand.

The population is not only growing but it is also changing. A key trend is that older age groups will make up a larger share² of the total population. It is therefore projected that couple and one person households will make up three quarters of the District's total growth by 2050. It is also important to note that one person and single person households tend to have the lower incomes and that that in 2020, 37% of Rotorua's households earned less than \$50,000 per annum. By 2050, it is projected that just over half of total household growth will be in households that earn less than \$50,000 per annum.

Council is required to clearly state in its District Plan the amount of development capacity that is sufficient to meet expected housing demand and the appropriate competitiveness margin in the District. Rotorua's housing bottom line³ is therefore to provide for 9,740 additional homes by 2050.

4.1.2 Jobs and Business Land

In terms of business, Rotorua is well placed geographically to attract growth. District jobs are projected to increase by 9,320 (26%) by 2050 and urban business zone jobs are estimated to make up more than two thirds of this total. It is further estimated that 94 ha of zoned business land is required to meet demand (and the competitiveness margin) by 2050. Of this a total of 36 ha is required for industrial use and the greatest share of business demand for land particularly in the short to medium, is for this use. If we also account for relocating existing industrial activities in Ngāpuna, Fairy Springs and Ngongotahā, this conservatively increases to about 50 hectares by 2050.

4.2 Responding to Growth and Change

4.2.1 Housing Plan Change

We are already making steps towards enabling more opportunities for housing in Rotorua by allowing medium density housing in existing neighbourhoods, and high density housing within our centres, and close to the City Centre through the Housing for Everyone Plan Change or Plan Change 9 ("PC 9 or Housing Plan Change").

This will support us in delivering a more compact and accessible city, with housing that matches our community's diverse needs. This also sets the starting point for how the draft FDS provides for growth within the urban area. It will take time for new development opportunities to be taken up though, as not everyone has the willingness or resources to redevelop their land. We estimate that about 7,000 houses will be delivered through redevelopment in the existing urban area over the next 30 years. This will need to be monitored closely so that we can understand if the actual rate of development is faster or slower than we expect.

² The number of residents aged 60-74 is projected to grow by 24% by 2050 and the number of residents aged over 75 years is projected to grow by 160%. That's 7,500 more residents aged 75 and over than there are today.

³ Housing bottom line for the long term (30 years 2020-2050) is the amount of feasible, reasonably expected to be realised development capacity that must be enabled to meet demand, and a competitiveness margin of 15%.

4.2.2 The Future Development Strategy

Council is further responding to growth and change by developing a Future Development Strategy “FDS”, which is required⁴ by the National Policy Statement Urban Development 2020 (“NPS-UD”) to be in place to inform the 2024 Long Term Plan (“LTP”)- (See **Attachment 1**). The FDS is a high-level strategic plan that will spatially show how Council intends to achieve a well-functioning⁵ urban environment and where and how sufficient development capacity will be provided to meet future growth needs over the next 30 years. The FDS is therefore a key strategic document for Rotorua that will guide future growth planning and investment decisions. It will be implemented through other Council plans and strategies, including the District Plan, Long Term Plan, Infrastructure Strategy and area-based plans and strategies.

The FDS is a non-statutory document that is reviewed every 3 years to ensure that it is up to date and reflects current knowledge about the market, and constraints on development. In the same way, this FDS builds on the Rotorua Spatial Plan 2018.

4.2.3 Growth Outcomes

In responding to growth and change it is important that we define outcomes which set out broadly what we are aiming to achieve through this strategy. This is informed by our understanding of national policy direction, iwi and hapū development aspirations, and community and stakeholder views. Achieving these outcomes as a whole across Rotorua will require us to take a balanced approach, setting out how the FDS can achieve the outcomes as a whole. The outcomes for the FDS are as follows:

- **Culture** - Te Arawa reo, tikanga and values are woven into our communities and influence how our communities grow
- **Choice** - We have a range of housing choices to meet the diverse needs of our existing and future community
- **Access** - Our people live in a compact city where they can easily access jobs, services, education and quality open spaces
- **Connection** - Our thriving inner city is our social and economic hub – supported by local centres that meet local needs
- **Prosperity** – A strong economy will provide opportunities for our people to thrive. We enable businesses to grow in locations that meet their needs, and the needs of our growing population.
- **Environment** - The wellbeing of our taiao is connected to the wellbeing of our communities. We are committed to protecting and enhancing our environment
- **Resilient** – We actively look for opportunities to reduce our environmental impact. Our communities are resilient to the effects of climate change and significant natural hazards
- **Investment** – We prioritise smart investment in safe and reliable infrastructure to enable and support growth, where and when it is needed

⁴ Section 3.13(2) of the NPS-UD requires that all FDS’ must spatially identify: (a) the broad locations in which development capacity will be provided over the long term, in both existing and future urban areas, to meet the requirements of clauses 3.2 and 3.3; and (b) the development infrastructure and additional infrastructure required to support or service that development capacity, along with the general location of the corridors and other sites required to provide it; and (c) any constraints on development.

⁵ Simply, this means we need to make sure we enable the development of a variety of homes and businesses, and ensure they are easily accessible by public transport, walking and cycling. At the same time, a well-functioning urban environment is one that supports a reduction in greenhouse gas emissions and is resilient to the current and future effects of climate change.

4.2.3 Iwi and Hapū Values and Aspirations

In responding to growth and change we also asked iwi and hapū to contribute their whakaaro, values and aspirations for the district. Iwi and hapū provided their feedback kanohi ki te kanohi, and in writing, as well as reiterating the existing iwi planning documents that record their values and aspirations. Building on this, under the broad themes of housing and growth, iwi and hapū expressed the need to/for:

- **Protect the taiao:** A strong desire to protect and enhance the natural environment as change and growth happens
- **Flourishing mana whenua communities:** The future development of the Rotorua district must support iwi and hapū communities to flourish and thrive.
- **Relationships:** Iwi and hapū expressed support for a more integrated, holistic approach to decision-making.
- **Papakāinga:** Iwi and hapū support the need to celebrate and provide for the ongoing, lived expression of traditional patterns of settlement. They also support enabling new papakāinga settlements to be established (including by providing rural and urban infrastructure).

We also heard from iwi and hapū, including Māori land owners, about more specific aspirations for sites and areas to develop, protect, and/or change the current land use. The draft statement of hapū and iwi values and aspirations for urban development, expands on this further (See **Attachment 2**).

It is important to note that the Te Arawa 2050 vision⁶ recognises as a priority that the wellbeing of our taiao is intimately connected with the wellbeing of people. As part of supporting this vision, Te Tatau o Te Arawa worked with AUT and the University of Canterbury in developing the Mauri Ora Housing Development Wellbeing Compass⁷. The Wellbeing Compass seeks to place the wellbeing of people, culture and te taiao at the core of Rotorua's future housing provision and urban development at a range of scales from the city through to an individual site.

In line with the FDS Outcomes the Compass sets out actions that emphasise the need to take an integrated holistic approach to wellbeing with social, cultural and ecological wellbeing all being connected.

Amongst other considerations the compass emphasises:

- The efficient use of our land through compact urban development with housing and neighbourhoods that connect
- The design of neighbourhoods that celebrate social connection, are safe and age friendly
- The need to address carbon emissions by: increasing the amount of nature or greenspace in our city, creating walkable neighbourhoods, and providing for affordable and efficient transport between our centres

The compass visualises these approaches on one page to help with integrated decision making on these important matters. This Compass therefore provides a good framework to consider as we implement the actions from the FDS

⁶ Visit www.tearawavision.nz to view the full Te Arawa 2050 Vision

⁷ [COMPASS_17NOVwithTohu\(1\).1.pdf \(tetatau.nz\)](#)

5. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

5.1 Spatial Extent

In terms of the spatial extent of the FDS, it broadly covers the entire Rotorua Lakes District. The FDS has been prepared for the Rotorua district, while focussing on the urban environment⁸ and surrounds (the core study area) given that this will be where most of the future growth will be concentrated (See **Attachment 3**). Within the settlements outside of the urban environment, the draft FDS has considered whether there is enough land to cater for expected levels of growth in these areas, and addresses iwi and hapū aspirations for development.

5.2 High-level Challenges and Opportunities

Initial District wide analysis of challenges and opportunities was undertaken to determine areas to investigate for potential growth and development. This was based on technical evidence, strategic documents and stakeholder / community engagement. The constraints analysis was focussed on development constraints and other relevant considerations informed by established or emerging policy direction (e.g. National Policy Statement on Highly Productive Land, the Bay of Plenty Regional Policy Statement, and Rotorua District Plan). Stakeholders, iwi and hapū, and the community were consulted to better understand the nature of constraints and aspirations for development. The constraints map is reflected in **Attachment 4**.

5.3 Spatial Growth Scenario Options

5.3.1 Spatial Growth Scenarios and Analysis

From the challenges and opportunities analysis, four broad spatial growth scenarios⁹ were identified to test:

- **Ngongotahā Growth Node**– focussed on new residential development (greenfield) and business growth primarily in and around Ngongotahā centre.
- **Multi-nodal Intensification** – focussed on intensification in and around the central city area and other centres with little to no land for new residential developments.
- **State Highway 36 Growth Corridor** – as the ‘urban sprawl’ option in north-west, new residential developments (greenfield) and business growth is focussed primarily along the State Highway 36 corridor through to Hamurana.
- **Eastside Growth Focus** – as the ‘urban sprawl’ option in the east, new residential development (greenfield) and business growth is focussed primarily along State Highway 30 through to Tikitere.

⁸ Under the NPS-UD, this is as any area of land (regardless of size, and irrespective of local authority or statistical boundaries).

⁹ Every FDS must be informed by a consideration of the advantages and disadvantages of different spatial scenarios for achieving the purpose of the FDS- Section 3.14, 1, (b) NPS-UD 2020

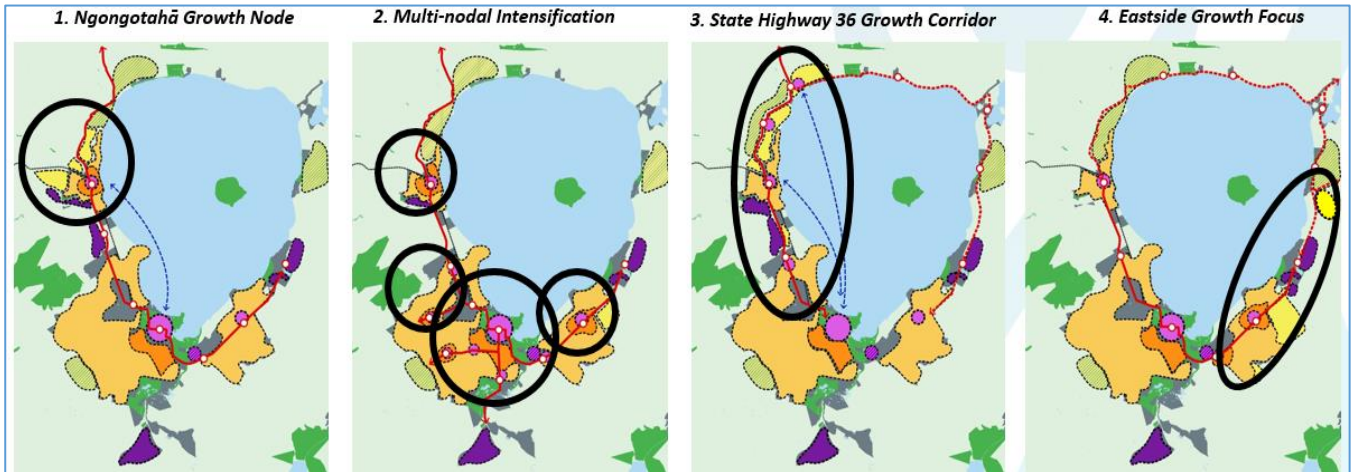


Figure 1: Maps showing Spatial Growth Scenarios Tested

RLC undertook targeted engagement with regional and central government departments, business, the development community, Tangata Whenua and community groups on the above growth scenarios to better understand growth challenges, opportunities and aspirations. Following this engagement a more technical assessment followed with expert focus groups. These groups used a multi-criteria analysis (“MCA”)¹⁰ process to test scenarios against criteria based the outcomes as detailed in section 4.2.3 of this report. This qualitative assessment was informed, in part, by aggregating the detailed assessments of individual growth sites in order to understand the potential advantages or disadvantages of different spatial configurations of future growth.

5.3.2 Assessment Outcomes

A traffic light dashboard¹¹, shown below, was used to display and summarise the results of the Assessment.

Scenarios/ Assessment Criteria	NGONGOTAHĀ GROWTH	MULTI-NODAL INTENSI- FICATION	SH36 GROWTH CORRIDOR	EASTSIDE GROWTH
Cultural Values	✓	✓		✓
Mana Whenua Development Aspirations	✓		✓	✓
Housing Capacity/ Affordability	✓		✓	
Housing Demand	✓		✓	
Business Suitability				✓
Business Demand				✓
Transport Accessibility		✓		
Green House Gas Reductions		✓		✓
Natural Hazards/ Climate Change		✓		✓
Highly Productive Land		✓		
Biodiversity	✓		✓	✓
Te mana o te Wai				
Infrastructure – 3 waters		✓		✓
Infrastructure – Transport		✓		
Infrastructure – Other e.g. Openspace, Schools				
Other Significant Constraints	✓	✓	✓	

Figure 2: Table showing the Results of the Scenario Assessment

¹⁰ The Scenario & Growth Area MCA Assessment spreadsheet is available as an annexure to the FDS

¹¹ Just like traffic lights, red means stop, orange is caution, and green is go

Advantages and disadvantages were evaluated for each scenario, determining an overall assessment outcome. A high-level summary of these advantages and disadvantages is provided below:

1. Multi-nodal Intensification:

- More efficient growth - less infrastructure investment required
- Best option for carbon emission minimisation
- Greatest accessibility to a range of services and amenities
- Better supports public transport use
- Could exacerbate housing affordability issues

2. Eastside Growth Corridor:

- Infrastructure well set-up to support growth
- Supports development aspirations of mana whenua
- Market attractive area for new business land (widespread support amongst stakeholders)
- Second best option for carbon emission minimisation
- Most housing likely to be supplied in the long term

3. Ngongotahā Growth Node:

- Landowner and developer interest for residential development
- Supports a competitive new land development market
- Helps address short-to-medium term housing shortages
- Second worst option for carbon emission minimisation
- Significant additional pressure on local schools

4. SH36 Growth Corridor:

- Highest theoretical capacity for future housing
- Known high demand for housing within this area
- Least efficient for growth - requires significant infrastructure investment.
- Worst option for carbon emission minimisation
- General opposition from the majority of stakeholders

From the analysis, we found that multi-nodal intensification (intensification across the whole city) performed the best however, it did not provide enough capacity to meet demand for new houses and businesses in the long term. We therefore identified and assessed additional areas for development to ensure there would be enough capacity, while maintaining the benefits of the multi-nodal scenario.

Some new greenfield is therefore necessary to meet projected demand, however care is needed to avoid undermining intensification through the provision of more attractive new greenfield alternatives. Landowner and developer interest for residential development in Ngongotahā was identified but there are infrastructure capacity constraints in this location in relation to access to potable water, education (schools) and open space, in the context of growth.

Land tenure/ ownership of some potentially suitable new greenfield sites is a potential challenge particularly along the eastern corridor- State Highway (“SH”) 30/ Eastside. There are also potential infrastructure capacity constraints (potable water, power, education- schools) if we are to support significant growth in the east. Existing industry/ airport operations and Highly Productive Land (“HPL”) also provide some constraints in this location. The market attractive area for new business land is along the eastern corridor. New residential growth has potential to help facilitate/ fund improvements to existing issues (e.g. flooding, open space deficit and wetland restoration).

The Multi-nodal Intensification Scenario results in the least increase in Green House Gas (“GHG”) emissions/ vehicle kilometers travelled (“VKT”). Although all scenarios resulted¹² in some increase in GHG emissions so additional transport interventions/ investment will be needed regardless of the scenario and its impact on VKT.

5.4 The Preferred Option

A preferred spatial growth scenario was developed from the four spatial growth scenarios referred to in the section above. This preferred option is therefore a new spatial growth scenario based on intensification with some greenfield land release in and around Ngongotahā and adjacent to the Eastern Corridor- SH 30.

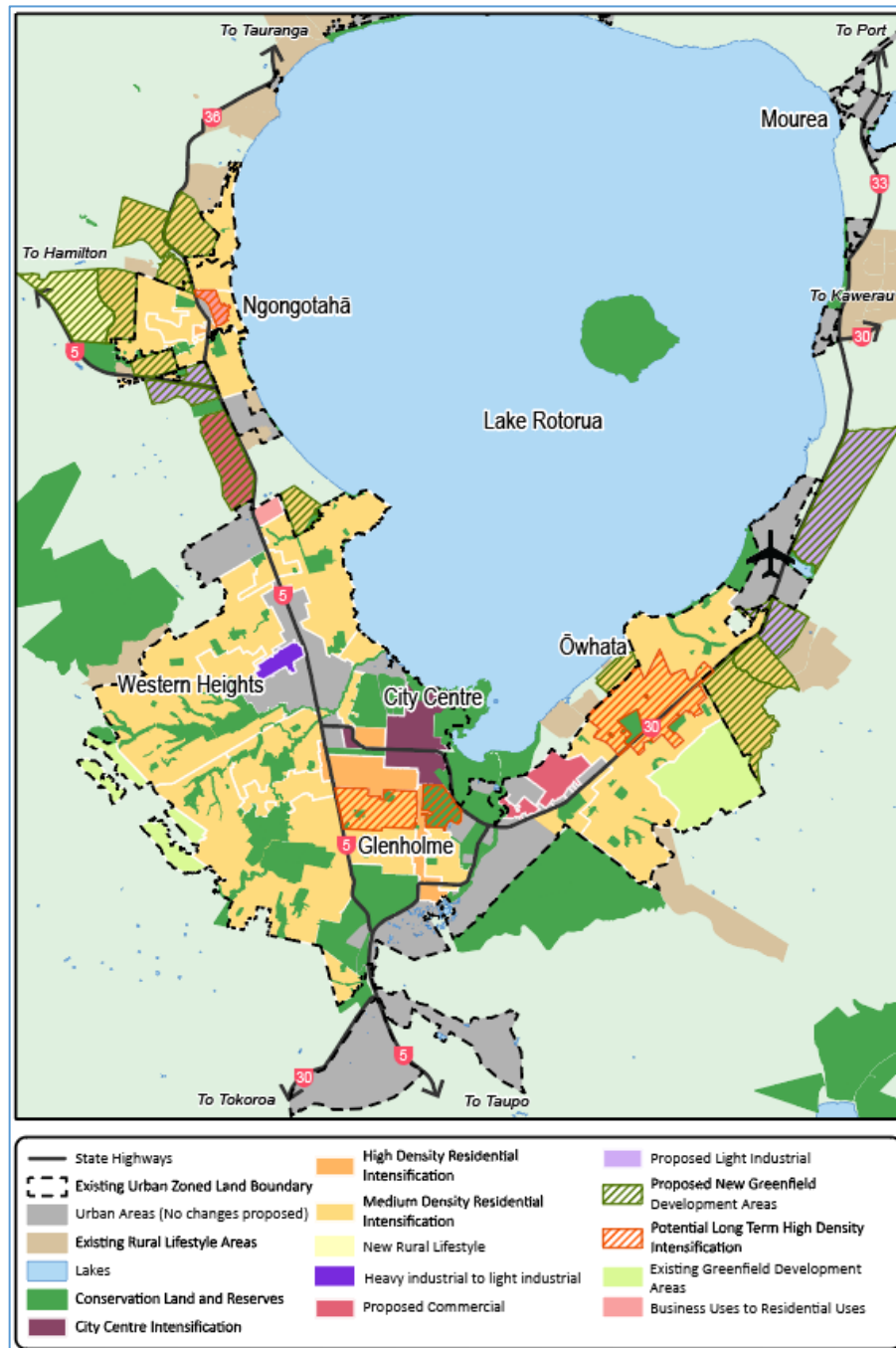


Figure 3: Map showing the Draft FDS Growth Strategy

¹² Rotorua Future Development Strategy Carbon Emissions/ VKT Assessment Report 2023 by BECA

This preferred scenario provides for a diverse range of housing choices that will meet the needs of our future communities, and provide choices for different types of businesses to locate across the city. It enables and encourages:

- Apartments and more intensive forms of housing to be concentrated within and around the City Centre, where there is a strong employment base and excellent access to quality public open spaces and amenities. In this regard, long term high density intensification is shown as red hatching in in Figure 3.
- Medium density housing across the urban area in existing neighbourhoods where we are likely to see a range of housing types delivered over time.
- New and compact residential communities in Ngongotahā and along the eastern corridor will have a mix of housing types and will be located close to new employment areas in those communities. This is shown by green hatching over new residential areas in Figure 3.
- The consolidation of commercial and community activities within our Central Area and existing network of centres, with opportunities for new and complementary centres and commercial areas to establish in the right locations.
- Additional land for industrial activities is intended to attract and encourage investment and create local jobs, and provide an incentive for existing industrial activities in Ngāpuna, Fairy Springs and 13to relocate. This shown by green hatching over proposed light industrial areas in Figure 3.

5.5 Development Capacity and Infrastructure Constraints

5.5.1 Development Capacity

For analysis purposes and to focus our efforts to implement the FDS, we have identified four priority development areas in Rotorua: Ngongotahā, Westside, Central and Eastside.

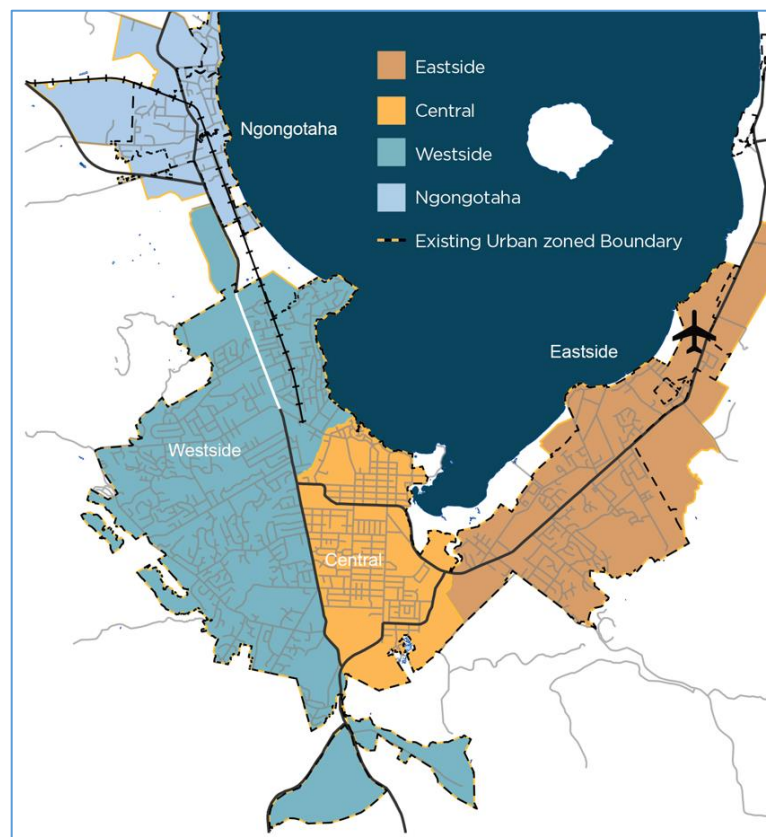


Figure 4: Map showing the four Priority Development Areas

We discuss the development capacity for each of these areas below:

Residential

As outlined in the NPS-UD, Council must provide at least sufficient development capacity to meet expected demand for housing in existing and new urban areas; for both standalone and attached dwellings and in the short, medium and long term. The preferred scenario provides sufficient housing capacity, providing for about 12,300 new houses over the next 30 years. This is based on our analysis¹³ of what the market is likely to deliver over that time. Taking both greenfield development and long-term intensification into consideration we estimate that the new homes will be broadly distributed across the city, as follows:

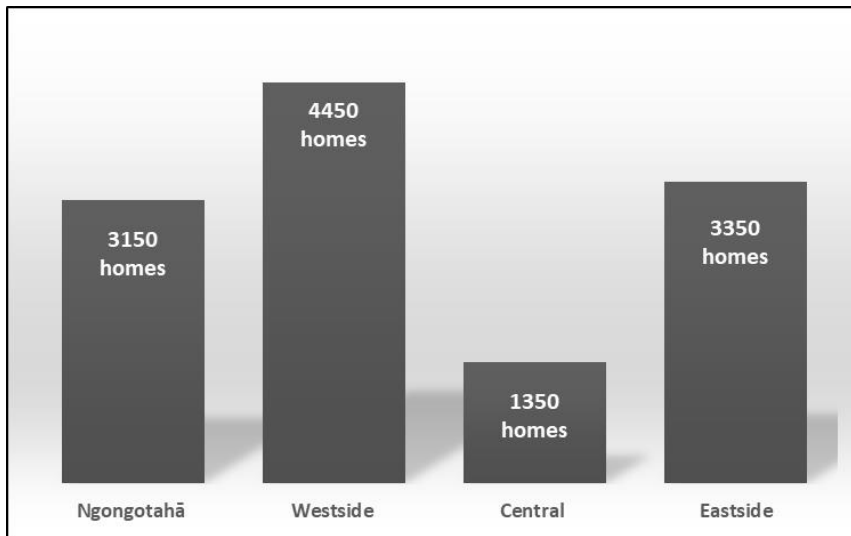


Figure 5: Graph showing Residential Capacity Distribution

In terms of the typology of this development, the draft FDS assumes approximately 7,000 dwellings would be delivered through intensification and infill (e.g. town houses, terraced houses or apartments) of existing urban areas, 1,700 dwellings would be delivered through the development of already zoned greenfield land (e.g. Pukehangi), while the remaining 3,600 dwellings could be provided through new greenfield areas where urban development is not currently enabled.

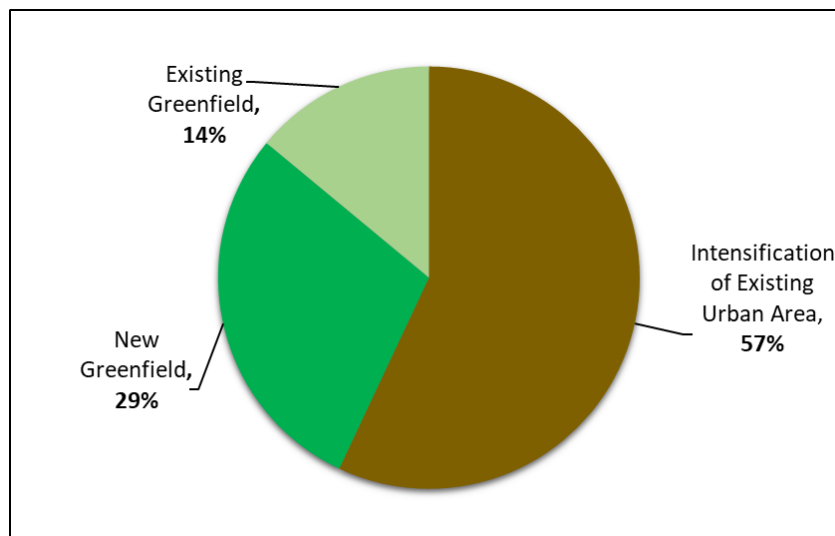


Figure 6: Chart showing Long-term Residential Capacity

¹³ Rotorua Future Development Strategy Economic Assessment Report 2023 by Market Economic

The pie chart (Figure 6) above, reflects a 43% greenfield to 57% brownfield¹⁴ split noting that 27% of the greenfield identified is 'new' greenfield. Even though we are providing for 2,250 more homes than our housing bottom line. The majority of this new greenfield development is signalled to occur towards the later part of the 30-year lifespan of the draft FDS. If the uptake of intensification opportunities tracks at estimated levels or higher than that predicted, realisation of this potential new greenfield capacity highlighted within the draft FDS is unlikely to be required.

It is unlikely that the full 12,300 would be realised over the life of this draft FDS. However, additional capacity over and above the projected demand has been accommodated due to current uncertainties as to how the market will respond to opportunities for plan enabled intensification as well as uncertainties with regards to the densities achieved through new greenfield development.

Business

The draft FDS identifies approximately 195ha of additional land that may be suitable for a range of business uses. This includes approximately 32ha of land adjacent to and adjoining the Eastgate Business Park and Rotorua Airport and an additional 92ha north of the Eastgate Business Park along SH30. The area north of the Eastgate Business Park is signalled as a long-term aspiration that has some potential challenges around the presence of highly productive land and reverse sensitivity that would need to be carefully considered if ultimately required to address demand for new business land. A total of 25ha of new light industrial land has been identified around Ngongotahā to support potential residential growth (both employment and services) in this area. A further 46 ha of land has been identified east of State Highway 5 for general commercial uses.

5.5.1 Infrastructure Constraints

There are however infrastructure constraints to address if we are to deliver this amount of housing and business capacity in these locations.

In the case of Ngongotahā there is some capacity in the existing water and wastewater network to accommodate growth but local upgrades to reticulation might be required. The assumption is that stormwater flow management would be through onsite mitigation. . There are capacity constraints in relation to potable (drinking) water if there is significant growth in this area. Growth in Ngongotahā. This will also have considerable impacts on the existing school in Ngongotahā, which is currently under pressure along with the Western Heights High School. Significant growth in this location would therefore likely require at least one new primary school in this area. Ngongotahā already features a large open space deficit so additional open space would also need to be considered when planning for growth. New development may provide an opportunity to help fund and deliver new open spaces to address the existing shortfall and support further residential growth. In terms of transport upgrades, these may be required through to Ngongotahā and projected growth numbers may not be sufficient to support higher frequency public transport.

In relation to the Eastside, there is spare capacity in the wastewater network, which has been upgraded/ designed to support future growth. There is also some capacity in the existing water network to accommodate some growth but extensions and upgrades would be required to reticulate new service areas... Existing water sources may not have sufficient capacity to support significant growth. Growth in this area could place significant pressure on the existing eastern school network, in the Owata / Lynmore area, where utilisation is already high. Power supply is also constrained and existing walking/ cycling/ capacity upgrades to SH 30 have been completed and further transport infrastructure investment has been signaled by Central Government. The increase in residential traffic, cycling and pedestrian movements may conflict with increased heavy vehicle movements associated with increased business land provision in along the eastern corridor (SH 30).

¹⁴ land that has already been developed and has existing infrastructure

5.6 Implementation

5.6.1 Timing of development

The draft FDS is a long-term strategic document with a 30-year view of growth and development for Rotorua and therefore cannot be delivered all at once. If all of this land is developed it would deliver a significantly greater amount of housing and employment land than what we are likely to need over the long term and has the potential to undermine intensification. Some of the land also has multiple landowners or is encumbered with environmental constraints, which means it might take longer to develop. The intentions of landowners might also change over time, including their willingness and ability to develop. The FDS caters for this uncertainty by providing more opportunities to develop.

At the same time, it is important that we prioritise how and where we grow so that we can focus (be strategic about) our investment in infrastructure. For this reason, the FDS identifies short, medium and long term priorities for Council planning and investment based on the following criteria:

- Ability to service the area easily with existing or planned infrastructure;
- Readiness of the landowner to develop;
- Providing a range of opportunities for development across Rotorua to promote market competition.

We will be responsive to any landowners wanting to bring forward particular areas for development. When reviewing this, we will take into account the scale of the opportunity and the ability of the proposal to deliver the FDS outcomes. We will also consider impacts on our planned and funded programme for infrastructure delivery – where significant changes are required, developer-funded infrastructure and/or alternative funding arrangements will be needed.

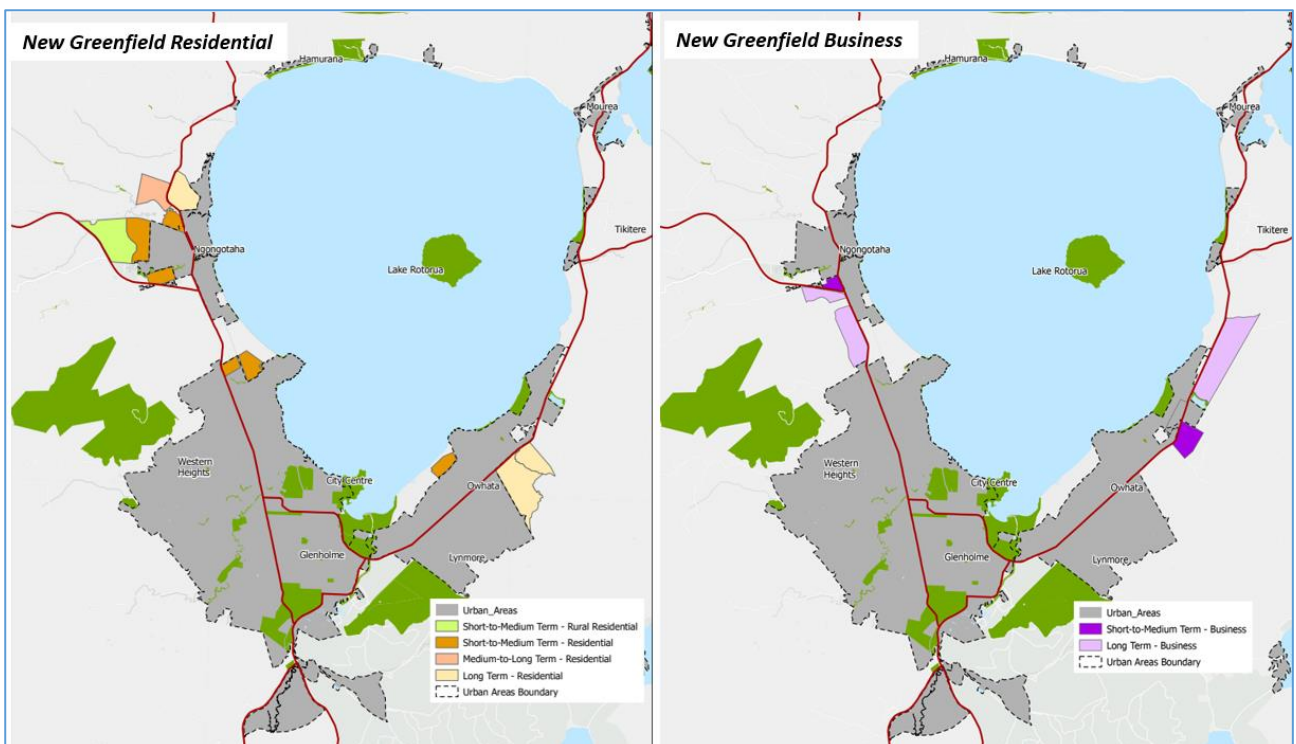


Figure 7: Maps showing the Staging of New Greenfield Residential and Business Land

5.6.2 Implementation and Priority Area Plans

Key to the implementation of the FDS is the implementation plan. The implementation plan will inform where all the supporting infrastructure and servicing requirements should be located to adequately service growth over time (i.e. schools, emergency services, recreation areas etc.) in more detail than the FDS. Identifying these requirements early enables us to budget and plan for infrastructure well in advance and have conversations with external organisations that deliver key services (such as the Ministry of Education- ‘MoE’) so they can also prepare well ahead of time. The implementation plan will sit along-side the FDS and be a live document that we will review and update annually with our partners using the RLC chaired Planning and Development Technical Advisory Group (‘TAG’). This will provide a detailed roadmap for implementing the FDS that TAG member Departments, Agencies and Iwi partners have vested interest in.

The FDS includes a detailed set of actions that will inform the implementation plan.

Priority Area Plans will ensure the effective integration of the implementation actions spatially. Draft Priority Area Plans have been developed for:

- Ngongotahā - **Attachment 6**
- Eastside - **Attachment 7**
- Central - **Attachment 8**
- Westside – **Attachment 9**

No planning work has occurred in the last three years for Ngongotahā, and the draft Priority Area Plan spatially identifies several short and medium term opportunities for greenfield growth. The draft Priority Area Plan for the Eastside and Central Area and surrounds, has considered the Eastside Wellness Plan and the preliminary work on the Central Priority Plan, as a starting point.

5.6.3 Delivery Structure and Review

As noted above the draft FDS won’t be delivered by Council alone and the FDS is intended to provide direction, give confidence to, and help all of our partners play their part in the growth and development of our city.

We will regularly review the FDS itself and this will be done every three years in time to inform our Long Term Plan (‘LTP’) processes. The Rotorua FDS will ensure council is well placed to inform future District Plan reviews and changes, LTP and infrastructure strategy documents, and support business case work and funding partnerships.

5.7 **Next Steps**

The key next steps that will be followed by RLC to achieve the development draft FDS are reflected below:

Description of Step	Timeframes*
Notification of the Draft FDS	1 June
Special consultative procedure (in section 83 of the LGA)	1 June – 14 July
Hearings and Deliberations	August/ September
Council Adopts FDS	October

*dates are indicative

As RLC and BoPRC are tier 2 local authorities ‘jointly responsible¹⁵’ for the FDS a joint RLC and BoPRC Committee will be set up to:

- serve as a hearings panel, to hear submissions and undertake deliberations
- recommend to RLC’s full Council any changes to the draft FDS following consultation
- recommend to both the RLC and BoPRC full Councils the proposed implementation plan to support the FDS delivery

6. **TE TINO AROMATAWAI ASSESSMENT OF SIGNIFICANCE**

The decision or matters of this report are considered significant in accordance with Councils Significance and Engagement Policy for the following reasons:

- The financial implications of the proposal or decision on the Council’s overall resources are substantial as the FDS is intended to inform the 2024 Long Term Plan.
- The outcomes of the FDS is likely to generate a high degree of interest and potential controversy in the community, due to the fact that future growth maybe signalled in locations that not everyone will agree with

7. **NGĀ KŌRERO O TE HAPORI ME TE WHAKATAIRANGA COMMUNITY INPUT/ENGAGEMENT AND PUBLICITY**

A comprehensive programme of engagement has been undertaken to prepare the draft FDS including:

- Early consultation and engagement with neighbouring territorial authorities and the Bay of Plenty Regional Council to ensure a broad level of consistency across the region;
- Ongoing engagement with Rotorua’s Planning and Development TAG made up of government departments, agencies, the Bay of Plenty Regional Council and Iwi partners;
- A wider programme of engagement over a series of meetings and workshops with Iwi and hapū, community groups, agencies, neighbouring Councils, schools, local consultants, developers and business/ industry representatives; and
- Ongoing engagement with mana whenua and Iwi Authorities.

Engagement started in February 2022 and continued throughout 2022 and early 2023. A high-level summary of the pre-engagement sessions is listed below:

- 10+ iwi and hapū workshops and one-on-one discussions
- Two workshops with community groups
- A workshop with developers and workshop with consultants
- Two district-wide workshops with Mana Whenua
- 20+ one-on-one discussions with businesses, developers, consultants, community interest groups, infrastructure providers and neighbouring councils
- Two workshops with primary and secondary school students
- Nine technical meetings with a group of the key government departments and agencies
- A lecture series and open day at Rotorua Library

¹⁵ NPS-UD 2020, Subpart 4, 3.12 (3) “If more than one tier 1 or tier 2 local authority has jurisdiction over a tier 1 or tier 2 urban environment, those local authorities are jointly responsible for preparing an FDS as required by this subpart”

Feedback from those sessions has helped us better understand the key issues facing Rotorua and the advantages and disadvantages of the different spatial growth scenarios. We've used this information to help shape a preferred spatial growth scenario and the draft FDS.

Through the development phase of the FDS consultation and engagement generally took place in the form of workshops and hui which provided a platform for discussions and questions. Workshops were held both onsite at Council but also throughout the community at various locations. To encourage attendance meetings and workshops were held after work hours. Due to COVID-19 restrictions and upon request, workshops were also held virtually.

As outlined above RLC have sought to engage with iwi and hapū on the development of the FDS through a series of hui. In particular, the following iwi authorities have been engaged:

Te Maru o Ngāti Rangiwewehi and Te Tāhūhū o Tawakeheimoa Trust	Ngāti Tahu-Ngāti Whāoa Rūnunga Trust
Ngāti Pikiao Iwi Trust	Raukawa Settlement Trust
Ngāti Rangiteaorere Koromātua Council	Te Mana o Ngāti Rangitihī
Ngāti Ūenukukopako Iwi Trust	Ngāti Mākino Iwi Authority
Ngāti Roro o Te Rangi Hapū Trust	Ngāti Rongomai Iwi Trust
Tūhourangi Tribal Authority	Ngāti Tarawhai Iwi Trust
Pukeroa Ōruawhata Trust	Ngāti Whakaue Environmental Group
Te Komiti Nui o Ngāti Whakaue	Te Tatau o Te Arawa
Ngāti Tura Ngāti Te Ngakau Hapū Trust	Te Arawa Lakes Trust
Ngāti Ngārarānuī Iwi Trust	Te Arawa River Iwi Trust
Te Rūnunga o Ngāti Kea-Ngāti Tuara	Te Pūmāutanga o Te Arawa Trust

In addition, to ensure broad mana whenua involvement Council also engaged with:

Tiki Te Kohu Ruamano Ahu Whenua Trust	Te Papaīouru Marae (Ōhinemutu)
Part Owhatiura South 5 Incorporated	Tunohopu Marae (Ōhinemutu)
Ōwhatiura 1B2C Ahu Whenua Trust	Te Kuirau Marae (Ōhinemutu)
Owhata 2b Ahu Whenua Trust	Hinemihī Marae (Ngāpuna)
Ōwhata 7 Ahu Whenua Trust	Hurungaterangi Marae (Ngāpuna)
Ngāti Whakaue Tribal Lands Incorporation	Tumahaurangi Marae (Te Koutu)
Tauhara North No 2 Trust	Ōwhata Marae (Hinemoa Point)
Rotomā Incorporation	Tumahaurangi Marae
Rotoiti 15 Trust	Waikuta Marae (Fairy Springs)
Te Manatōpū Hau Kāinga o Ōhinemutu	Residents of Ngāpuna village
Residents of Ōhinemutu village	Residents of Whakarewarewa village

Before the Rotorua Lakes Council adopts the Future Development Strategy, the FDS must go through a Special Consultative Procedure (SCP) whereby the public will be given the opportunity to make a submission on the draft strategy.

It is proposed to undertake consultation on the Draft Future Development Strategy through June and July 2023. Through this period, it is intended that Rotorua Lakes Council will hold a series of information sessions and targeted meetings with mana whenua and key stakeholders.

A series of further workshop sessions will be held with iwi and hapū concerning the FDS. The focus of these sessions will be to discuss feedback that we received to date on the FDS from iwi. We aim to use this discussion to shape a 'statement of iwi and hapū aspirations'. These hui will be held between

Monday 15 May to Friday 26 May in appropriate locations within the Central, Western, Eastern and Lakes area. These hui will be chaired by an independent chair nominated by the Iwi of the specific rohe.

Details on the Approach to Public Engagement and Consultation (Special Consultation Procedure) is provided in **Attachment 5**.

8. HE WHAIWHAKAARO CONSIDERATIONS

8.1 Mahere Pūtea Financial/budget considerations

Costs associated with the recommendations of this report will be limited to public consultation and engagement on the Future Development Strategy. The work program for the Future Development Strategy has been budgeted for the 2022/23 financial year

8.2 Kaupapa Here me ngā Hiraunga Whakariterite Policy and planning implications

The decision to approve the Draft Future Development Strategy for public consultation is consistent with Councils current policies and plans. It is considered that there is significant strategic alignment between the draft Future Development Strategy and the Council priorities. In accordance with NPS-UD 2020, following the preparation of the HBA 2021, as a tier 2 authority RLC must prepare FDS in time to inform the 2024 LTP.

8.3 Tūraru Risks

The key risks influencing approving a draft annual plan budget and going to public consultation are identified as:

- **Timeline** – Should Council not have an approved FDS prior to the development of the 2024 LTP there is a risk that RLC as a Tier 2 local authority does not comply with the NPS-UD 2020 requirement to have prepared a FDS in time to be considered for the 2024 LTP
- **Financial** – Infrastructure and funding will not align with the preferred growth scenario for Rotorua which informs the FDS. Alignment would then only occur at the 2027 LTP.
- **Effect on the community** – As part of the statutory process for the development of the FDS the Council must undertake a SCP in accordance with s83 of the Local Government Act 2002.

8.4 Te Whaimana Authority

Full Council must approve the Future Development Strategy for consultation.

9. TE WHAKAKAPINGA CONCLUSION

As detailed above, the purpose of the report has been to outline the FDS and then seek endorsement of Rotorua's Draft FDS and summary document for consultation, through a SCP (section 83 of the LGA).

In line with NPS-UD requirements we have demonstrated how Council intends to achieve a well-functioning urban environment and where and how sufficient development capacity will be provided to meet future growth needs over the next 30 years.

As per section 3 it is therefore recommended the Community and District Development Committee:

- endorses the draft FDS and summary document for public consultation in accordance with s83 of the Local Government Act 2002, and approves notification of the draft FDS be delivered by 1 June 2023.
- approves the Rotorua FDS Joint Committee to serve as a hearings panel, hear submissions and recommend to RLC's Council any changes to the draft FDS following consultation
- approves appointment of a Commissioner as an independent chair to the hearings panel
- notes the approach to public consultation and approves the commencement of the Special Consultative Procedure (SCP) by the 1 June 2023

10. NGĀ ĀPITI HANGA ATTACHMENTS

Part of this Report

Attachment 1: National Policy Statement Urban Development 2020 Requirements

Attachment 2: Draft Statement of Hapū and Iwi Values and Aspirations

Attachment 3: Future Development Strategy Spatial Scope

Attachment 4: District Development Constraints Map

Attachment 5: Approach to Public Engagement and Consultation

Attachment 6: Draft Ngongotahā Priority Area Plan

Attachment 7: Draft Eastside Priority Area Plan

Attachment 8: Draft Central Priority Area Plan

Attachment 9: Draft Westside Priority Area Plan

Attachment 10: Rotorua Future Development Strategy Joint Committee Terms of Reference

Attachment 11: Future Development Strategy Summary of Engagement and Consultation

Separate Attachments

Attachment 12: Draft Future Development Strategy (public release 1 June)

Attachment 13: Draft Future Development Strategy Summary (Consultation Document)
(public release 1 June)

ATTACHMENT 1: National Policy Statement Urban Development 2020 Requirements

FDS Specific NPS-UD Requirements for tier 2 local authorities

As a tier 2 local authority RLC needs to meet the following requirements¹⁶ below under the NPS-UD for a FDS:

Who	When	How	What
<p>-The requirement to prepare and update an FDS applies to every tier 1 and tier 2 local authority</p> <p>-A local authority that is not a tier 1 or 2 local authority can also choose to prepare an FDS, either alone or jointly with any local authority. In that case all the FDS requirements apply, except that there is flexibility to use information equivalent to an HBA</p>	<p>-The first FDS must be prepared in time to inform 2024 long-term plans</p> <p>-An FDS must be prepared every six years and in time to inform - or at the same time as - the next long-term plan</p> <p>-An FDS must be regularly reviewed to determine whether it needs updating, and the review must be done in time to inform the next long-term plan (i.e., every three years).</p>	<p>-Use evidence (e.g., HBAs), analysis, consultation and engagement to develop the strategic direction in an FDS</p> <p>-Spatially identify broad locations for development, infrastructure required and any constraints on development</p> <p>-When preparing or updating an FDS, local authorities must use the special consultative procedure in section 83 of the LGA and engage with key stakeholders</p>	<p>-Develop spatial scenarios for consideration and consultation</p> <p>-Prepare a draft FDS for consultation</p> <p>-Publish a final FDS, which can form part of another document (e.g., a spatial plan)</p> <p>-Undertake a three year review and, if needed, update the FDS</p> <p>-At minimum prepare a new FDS every six years</p> <p>-Prepare an implementation plan that is updated annually</p>

General NPS-UD Requirements for tier 2 local authorities

Initial implementation requirements

Requirement	Deadline
Complete the housing assessment aspect of the new HBA	31 July 2021
Remove provisions in plan relating to minimum parking rates	20 February 2022
Have a notified plan change implementing the intensification policies	20 August 2022
Amended district plans to give effect to the NPS-UD	as soon as practicable
Prepare or review a FDS and a completed HBA	in time to be considered for the 2024 long-term plan

Ongoing timeframes requirements

Requirement	Deadline
Monitor housing indicators and development uptake in medium- and high-density zones	Quarterly
Publish the results of the monitoring	At least annually
Update HBA to inform FDS, long term plan, infrastructure strategies	Every three years

¹⁶<https://www.hud.govt.nz/our-work/national-policy-statement-on-urban-development/FDS-Fact-sheet-updated.pdf> (environment.govt.nz)

Requirement	Deadline
Prepare a new FDS	Every six years (reviewed every three years)

In terms of meeting the requirements, RLC has completed its first HBA for both the business and housing assessment aspects rather than just meeting the minimum requirement of just addressing the housing aspect. RLC has also removed the provisions in its District Plan relating to minimum parking rates. On 20 August 2022 RLC notified its Housing for Everyone - Plan Change 9 (“Plan Change”, “Plan Change 9” or “PC 9”) implementing intensification policies as required. RLC has currently prepared its first FDS, which has been developed in time to be considered for the 2024 LTP.

ATTACHMENT 2: Draft Statement of Hapū and Iwi Values and Aspirations for Urban Development

In developing this draft FDS, we asked iwi and hapū to contribute their whakaaro, values and aspirations for the district. Iwi and hapū provided their feedback kanohi ki te kanohi, and in writing, as well as reiterating the existing iwi planning documents that record their values and aspirations.

Our approach to engagement was to cast as wide a net as possible and to engage with iwi and hapū entities, as well as marae and Maori land organisations. Our original intention was not to invite mana whenua to Council for hui/workshops but rather to go out and have meetings in locations preferred by Iwi and hapū representatives.

Unfortunately COVID made this an impossibility – the omicron variant was first reported on 18 January, new variants continued to be announced through the first half of 2022, and all of Aotearoa went into alert level red on 24 January until mid-April. We continued to be in alert level orange until September 2022. This made it difficult to secure marae bookings and it contributed to low attendance at hui. We did convene hui on-line but understandably this was also not ideal for people to attend and participate.

The approach was to as far as possible meet Mana Whenua in the following clusters in relation to their spatial location.

These clusters were:

- District Wide,
- Western side of Lake Rotorua (From Mourea to Ngongotahā),
- Central (From Ngongotahā to Puarenga),
- Eastern (From Mourea south to Puarenga) and
- Rural (including Reporoa, and Lakes Rotorua, Rotoma, Tarawera and Reporoa).

In addition, there were hui held in the context of Plan Change 9 regarding papakāinga rules that also discussed issues with the current rules, and ways these should be updated.

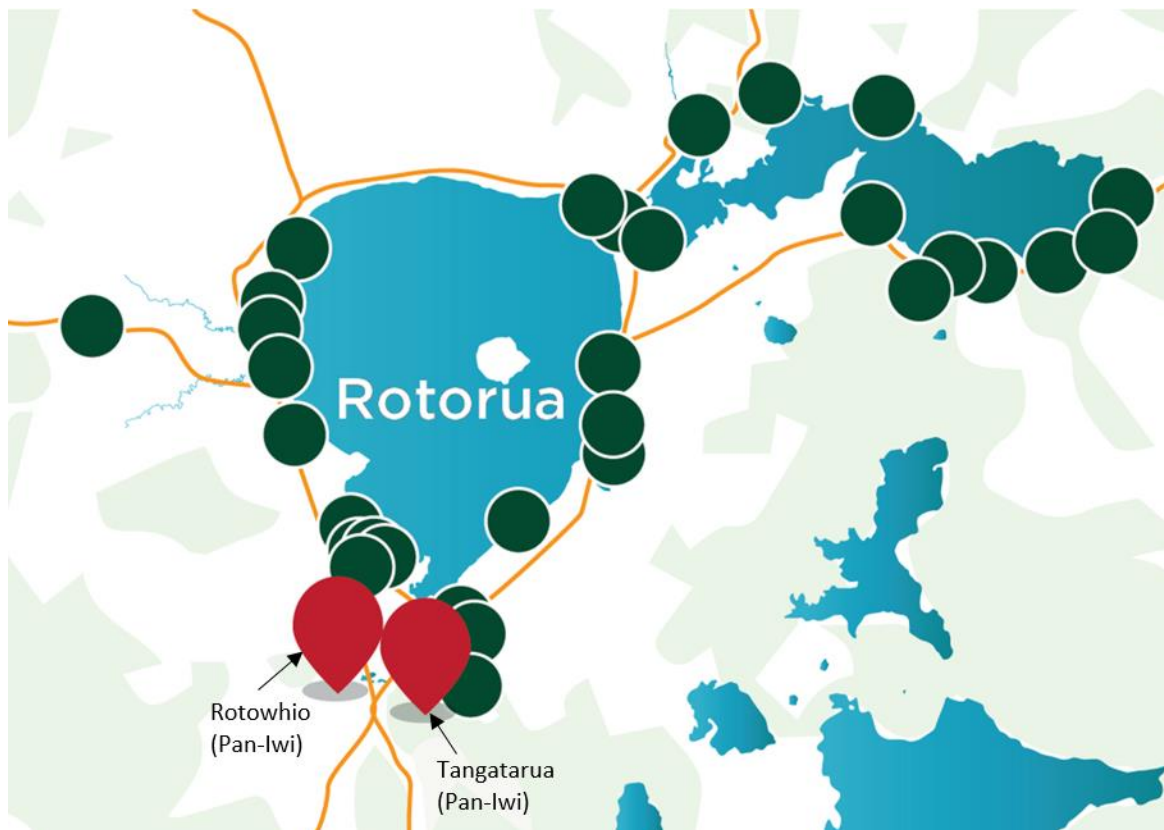
Rōpu	Date	Purpose
Iwi and hapū <ul style="list-style-type: none"> • Ngāti Tura Ngāti Te Ngākau Hapu Trust • Ngāti Ngararanui Iwi Trust, Te Tahuu o Tawakeheimoa Trust • Te Maru o Ngāti Rangiwewehi Iwi Authority • Raukawa Settlement Trust • Te Rūnanga o Ngāti Kea Ngāti Tuara • Tūhourangi Tribal Authority • Ngāti Roro o terangi Hapū Trust • Ngāti Uenukukopako Iwi Trust • Te Komiti Nui o Ngāti Whakaue • Ngāti Whakaue Tribal Lands Trust • Pukeroa Ōruawhata Trust • Tiki Te Kohu Ruamano Ahu Whenua Trust • Ōwhatiura 1B2C Ahu Whenua Trust • Ōwhatiura South 5 Inc • Ōwhata 2B Ahu Whenua Trust • Ōwhata 7 Ahu Whenua Trust • Tauhara North Trust • Ōhinemutu Committee • Te Papaiouru marae, Tunohopu marae • Te Kuirau marae 	14/02/2022	<p>The workshop was a facilitated session where we heard from mana whenua about key issues, concerns and aspirations concerning growth and housing. We also worked through what objectives could look like for housing and growth.</p> <p>The korero from this workshop will affect a range of Council planning projects that address how we facilitate sustainable urban growth; enable more housing choice through intensification; promote greater access to housing; ensure good housing outcomes and how we manage hazard risk (such as flooding).</p>
	14/03/2022	<p>Discussion on progress on the Future Growth Strategy and changes to the District Plan to enable housing (through plan change 9, PC9). Due to covid alert levels, this session was held on zoom. It focussed on the FDS and proposed changes to the District Plan to enable greater housing intensification through Plan Change 9.</p>
	4/05/2022	<p>The workshop focused on the FDS, outlining the purpose of the FDS to indicate where Council expects new housing and business growth to be located, and what kind of development (commercial, residential) is expected, and what infrastructure will be needed to support that growth.</p>

<ul style="list-style-type: none"> • Hurungaterangi marae • Hinemihi marae • Owhata Marae • Tumahaurangi Marae • Waikuta Marae • Te Komiro ● Tatau Pounamu-Eastside Collective ● Te Tatau o Te Arawa • Te Arawa River Iwi Trust • Te Arawa Lakes Trust • Te Maru o Ngāti Rangiwewehi • Te Tahuu o Tawakeheimoa Trust • Ngāti Rangiteaorere Koromatua Council • Ngāti Pikiao Iwi Trust • Ngāti Rongomai Iwi Trust • Ngāti Makino Iwi Authority • Ngāti Tarawhai Iwi Trust • Te Runanga o Ngāti Kea Ngāti Tuara Trust • Te Mana o Ngāti Rangitihī • Ngāti Tahu Ngāti Whaoa Rūnanga Trust • Rotomā Inc ● Tauhara North No 2 ● Rotoiti 15 Trust 		We also asked the attendees to outline their community's aspirations regarding the growth and development of Rotorua over the next 30 years
Ngongotahā Hapu	7/07/2022	Presentation to discuss and get feedback on the draft spatial scenarios for the Future Development Strategy
Ngati Rangiwewehi	30/09/2022	Presentation to discuss and get feedback on the draft spatial scenarios for the Future Development Strategy
Rotorua Iwi & Hapū located in the West	30/10/2022	Presentation to discuss and get feedback on the draft spatial scenarios for the Future Development Strategy
Uenukukopako Iwi Trust	7/12/2022	Presentation to discuss and get feedback on the draft spatial scenarios for the Future Development Strategy
Pukeroa Oruawhata	7/12/2022	Presentation to discuss and get feedback on the draft spatial scenarios for the Future Development Strategy
Ngāti Rangiteaorere	9/12/2022	Presentation to discuss and get feedback on the draft spatial scenarios for the Future Development Strategy
Peka Lands Trustees	15/12/2022	Presentation to discuss and get feedback on the draft spatial scenarios for the Future Development Strategy
Te Arawa Lakes Trust	10/02/2023	Discussion to discuss Iwi aspiration and cultural values for the Future Development Strategy. Noting that TALT were involved in and invited to attend the additional technical sessions that evaluated the spatial scenarios.
Te Tatau o Te Arawa	14/02/2023	Discussion to discuss Iwi aspirations and cultural values for the Future Development Strategy. Noting that Te Tatau were involved in and invited to attend the additional technical sessions that evaluated the spatial scenarios.
Ngāti Whakaue Tribal Lands	15/02/2023	Hui on future plans for development of their whenua as they relate to the draft FDS and get feedback on the draft spatial scenarios the Future Development Strategy.

Draft Iwi and Hapū Values and Aspirations

The Rotorua district is the ipukarea (ancestral home) of Te Arawa iwi and hapū, with Raukawa and Ngāti Tūwharetoa also having ancestral connections in parts of the district.

In developing this draft Future Development Strategy (FDS), we asked iwi and hapū to contribute their whakaaro, values and aspirations for the district. Iwi and hapū provided their feedback kanohi ki te kanohi, and in writing, as well as reiterating the existing iwi planning documents that record their values and aspirations.



Map: Te Arawa marae locations (from Te Matakītenga a Te Arawa | Te Arawa 2050 Vision pg. 10)

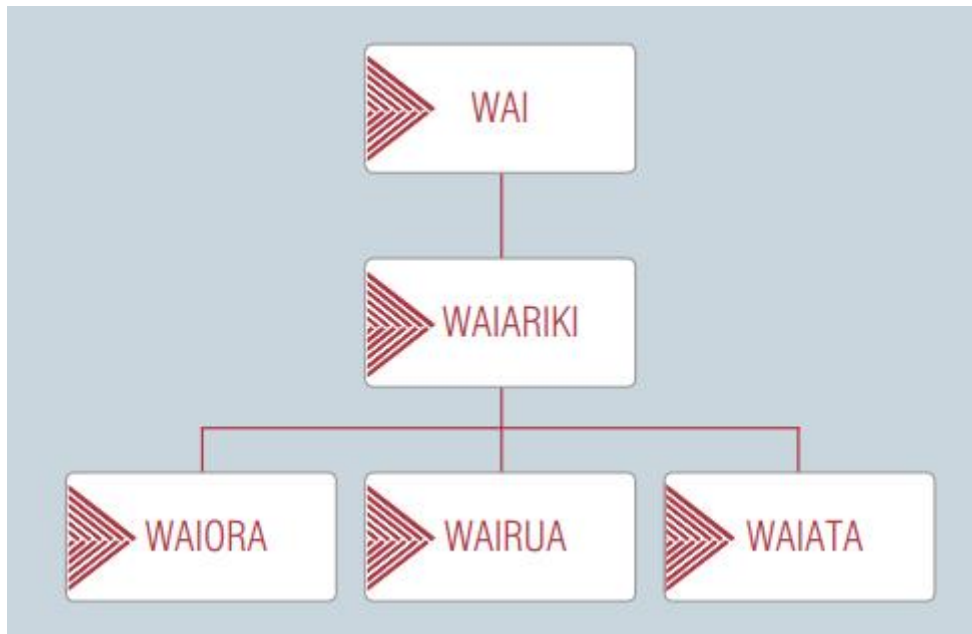
Te Matakītenga a Te Arawa | Te Arawa 2050 Vision

Te Matakītenga a Te Arawa | Te Arawa 2050 Vision is a key guiding document for Tāngata Whenua and expresses Te Arawa iwi and hapū aspirations at a strategic level. Te Matakītenga describes the unique strengths and values of Te Arawa, and sets out goals within seven key strategic areas:

- Te Arawatanga | Te Arawa Culture
- Te Arawa Tangata | People
- Te Arawa Takiwā | Place
- Te Arawa Ōhanga | Enterprise and Economy
- Te Arawa Urutau | Technology and Innovation
- Te Arawa Rangitiratanga | Leadership and Influence
- Te Arawa Tūhononga | Unity and Connection

Te Tūāpapa o nga Wai o Te Arawa | Te Arawa Cultural Values Framework

Te Tūāpapa sets out Te Arawa values in relation to the long-term aspirations for the Te Arawa Lakes. It describes values of Wai, including Wai ariki (the spiritual values of wai) – Wai ora (the life-sustaining properties of wai, the health of people and lakes) - Wai rua (the intrinsic values associated with wai, the relationship between people and lakes) – Wai ata (cultural identity and whakapapa korero associated with wai)



Te Tūāpapa o ngā Wai o Te Arawa -Te Arawa Cultural Values Framework

The Te Arawa Vision 2050 and Te Tūāpapa encapsulate some of the key aspirations and values of Te Arawa – **to enable sustainable growth that ensures social, cultural and economic wellbeing for communities, while ensuring the protection, restoration and mana of taonga tuku iho.**

Visit www.tearawavision.nz to view the full Te Arawa 2050 Vision.

Building on this, under the broad themes of housing and growth, iwi and hapū expressed:

- **Protect the taiao:** A strong desire to protect and enhance the natural environment as change and growth happens, including through the use of green infrastructure, in both rural and urban areas. This includes the desire to restore the mauri of lakes and rivers, to protect native species and their habitat (particularly traditional mahinga kai and rauemi) and to better reflect and protect cultural landscapes (as well as specific wahi tupuna) within Council planning documents.
- **Flourishing mana whenua communities:** The future development of the Rotorua district must support iwi and hapū communities to flourish and thrive. It includes ensuring that there are warm, dry and affordable homes for iwi and hapū members and enabling sustainable economic development by iwi and hapū. It also means careful planning so that future development does not displace or exclude Te Arawa people and instead prioritises and reflects their needs and aspirations. Te Arawa also strongly supported the reduction and removal over time of existing development that is incompatible with traditional papakāinga

- **Relationships:** Iwi and hapū expressed strong support for a more integrated, holistic approach to decision-making. This includes the need for better coordination and integration amongst Council and Government agencies to recognise, provide for and support iwi and hapū development aspirations and to remove barriers to development. It also includes a desire to strengthen iwi and hapū participation in central and local government decision-making as Treaty partners, as mana whenua, and as kaitiaki.
- **Papakāinga:** Iwi and hapū support the need to celebrate and provide for the ongoing, lived expression of traditional patterns of settlement. They also support enabling new papakāinga settlements to be established (including by providing rural and urban infrastructure). There is a need to take a wider view of papakāinga, that is centred on mana whenua values and traditions – it is more than whānau housing and includes all of the activities that enable a community to thrive. Iwi and hapū wanted Council to recognise and enable this in planning frameworks.

The Te Arawa 2050 vision recognises as a priority that the wellbeing of our taiao is intimately connected with the wellbeing of people. As part of supporting this vision, Te Tatau o Te Arawa worked with AUT and the University of Canterbury in developing **the Mauri Ora Housing Development Wellbeing Compass** (The Wellbeing Compass). The Wellbeing Compass seeks to place the wellbeing of people, culture and te taiao at the core of Rotorua's future housing provision and urban development at a range of scales from the city through to an individual site.

Visit [COMPASS_17NOVwithTohu\(1\).1.pdf \(tetatau.nz\)](#) to view the Wellbeing Compass.

In line with the FDS Outcomes the Compass sets out actions that emphasise the need to take an integrated holistic approach to wellbeing with social, cultural and ecological wellbeing all being connected.

Amongst other considerations the Wellbeing Compass emphasises:

- The efficient use of our land through compact urban development with housing and neighbourhoods that connect
- The design of neighbourhoods that celebrate social connection, are safe and age friendly
- The need to address carbon emissions by: increasing the amount of nature or greenspace in our city, creating walkable neighbourhoods, and providing for affordable and efficient transport between our centres

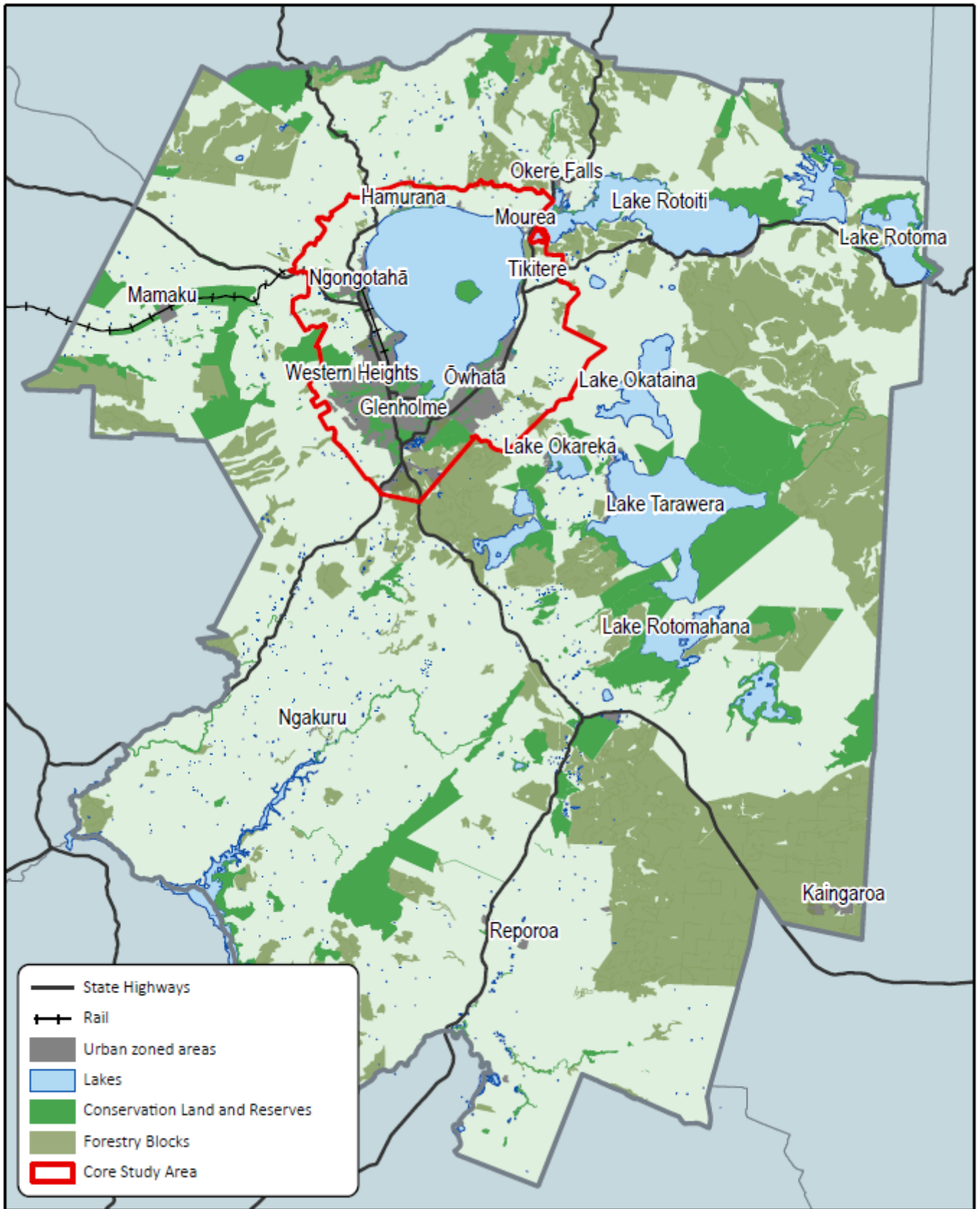
The Wellbeing Compass visualises these approaches on one page to help with integrated decision making on these important matters. This Wellbeing Compass therefore provides a good framework to consider as we implement the actions from the FDS

We also heard from iwi and hapū, including Māori landowners, about more specific aspirations for sites and areas to develop, protect, and/or change the current land use:

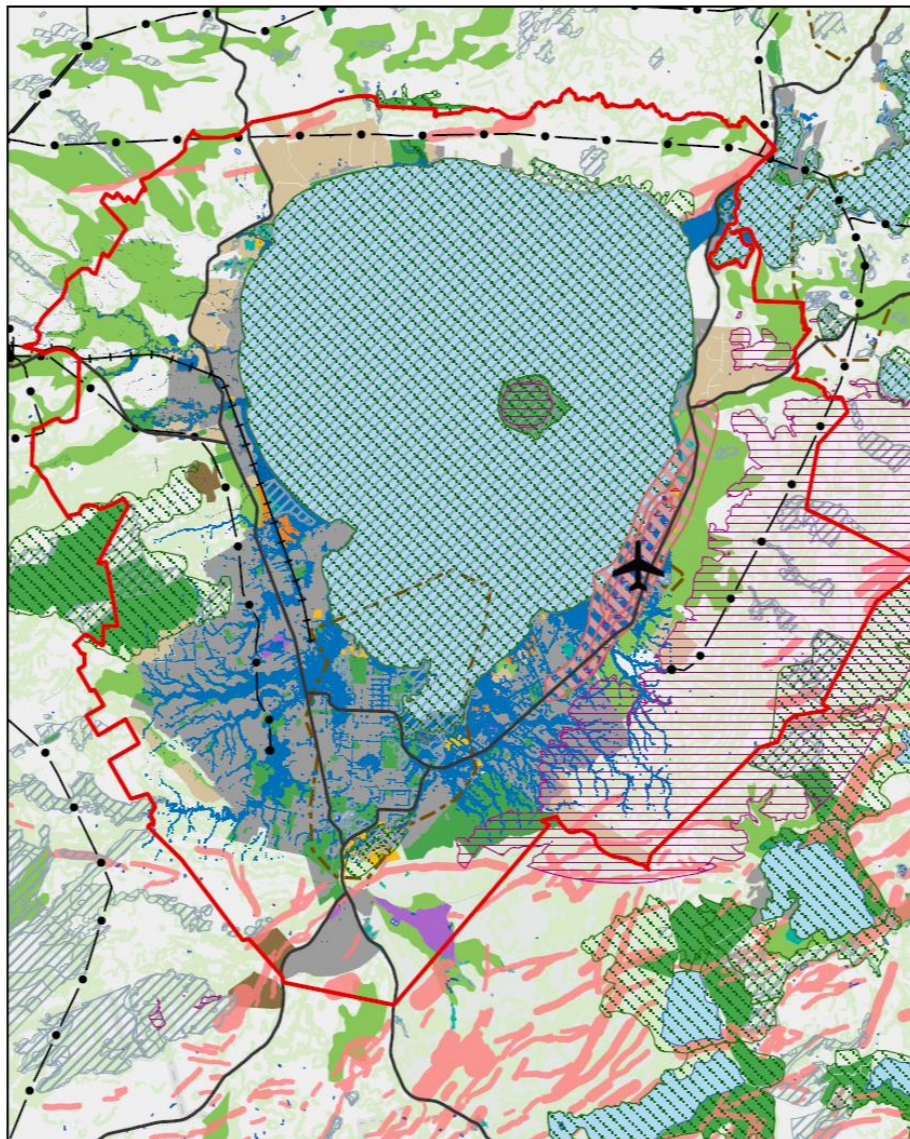
- **City Centre:** Ngāti Whakaue (particularly through Pukeroa Ōruawhata Trust and Ngāti Whakaue Education Endowment Trust) have significant landholdings and investments in the city centre. They will continue as important partners in developing and revitalising the city centre, including Waiariki spa, the central mall and gifted reserves.
- **Ngāpuna:** Hapū reiterated a strong desire to change the land use around the village and relocate the heavy industry, which negatively impacts the people living there. There was also a desire to retain the scale of papakāinga in the village.
- **Ōhinemutu and Whakarewarewa:** Hapū expressed a desire to retain the scale of papakāinga in the village and some supported extending this beyond the current boundaries. Maintaining the special character and values of the villages are important.

- **Ngongotahā and western area:** Hapū sought warm, dry and affordable homes for their people, while Ngāti Rangiwewihi expressed a desire to establish papakāinga and enable development around Tarimano Marae, including on land further south along State Highway 36. Ngāti Turatengakau and Ngāti Ngararanui near Ngongotahā expressed aspirations for papakāinga, better use of industrial land, and protection of the taiao as we grow. Ngāti Whakaue Tribal Lands also has significant landholdings in and around Ngongotahā and expressed support for relocating industrial activities away from the centre and developing land at the southern extent.
- **Wider Eastside:** Ngāti Uenukukōpako expressed aspirations to continue establishing papakāinga on their lands. They were not opposed to the concept of more business land on the Eastside, but were of the view that it should be designed in an environmentally, socially and culturally sustainable way, as an extension of the Eastgate Business Park. Ngāti Whakaue Tribal Lands also supported this outcome. Hapū and iwi across the Eastside expect that the future development strategy will enable Te Oranga Nui - Rāwhiti mai (the Eastside Community Wellness Plan).
- **Tikitere:** Ngāti Rangiteaorere have strong aspirations to develop their ancestral lands for a new community at Tikitere, spanning from Mātaikōtare (Waiōhewa) marae in the west, to Lake Rotokawau in the east. Strong visual and physical links connect the proposed development areas, with the culturally significant locations of Mātaikōtare (Waiōhewa) marae and Mokoia Island.
- **Lake Rotoiti:** Iwi and hapū wish to continue the development of papakāinga (including associated community activities) on Māori land around Lake Rotoiti. We also heard requests for support to achieve this, including with infrastructure and through Council processes.
- **Lake Tarawera:** Ngāti Rangitihi and Tūhourangi expressed aspirations to establish papakāinga and marae to support a return of their people to Lake Tarawera. We also heard requests for support to achieve this, including with infrastructure and through Council processes. Iwi and hapū wish to continue using their traditional lands and resources for cultural tourism activities, and to foster lived connection of iwi and hapū members.

ATTACHMENT 3: Future Development Strategy Spatial Scope



ATTACHMENT 4: District Development Constraints Map



Core Study Area	Conservation Land and Reserves	Highly Productive Land
Core Study Area	Geothermal Fields	Low Amenity Infrastructure
State Highways	Airport Noise Contours	Outstanding Natural Features and Landscapes
Rail	Airport Obstacle Limitation Surface	Culturally Significant Sites
Transmission Corridors	Significant Natural Area	Wetland
Urban zoned areas	Flooding	Heavy Industry
Existing Rural Lifestyle Areas	Fault Avoidance Zone	Peat Soils
Lakes	Landslide Risk	

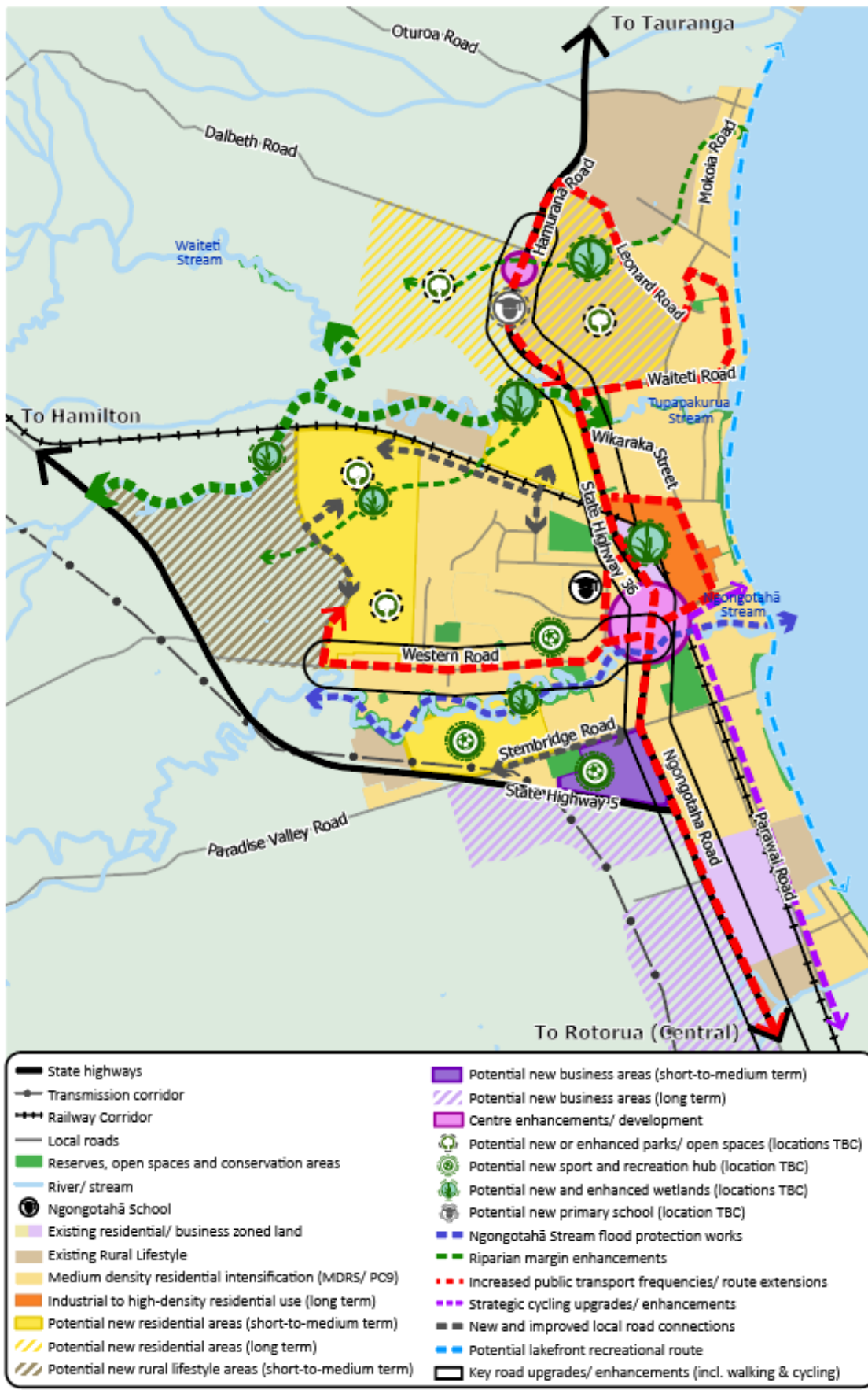
ATTACHMENT 5: Approach to Public Engagement and Consultation (Special Consultative procedure- section 83 of the LGA)

The objective of this plan is to make sure that everyone, regardless of stake in the outcome, feels informed and engaged with. We want to cover a range of opportunities to meet and talk with the community in order to increase the public's understanding of what the Draft Future Development Strategy is, why it's important for Rotorua and, encourage people to have their say.

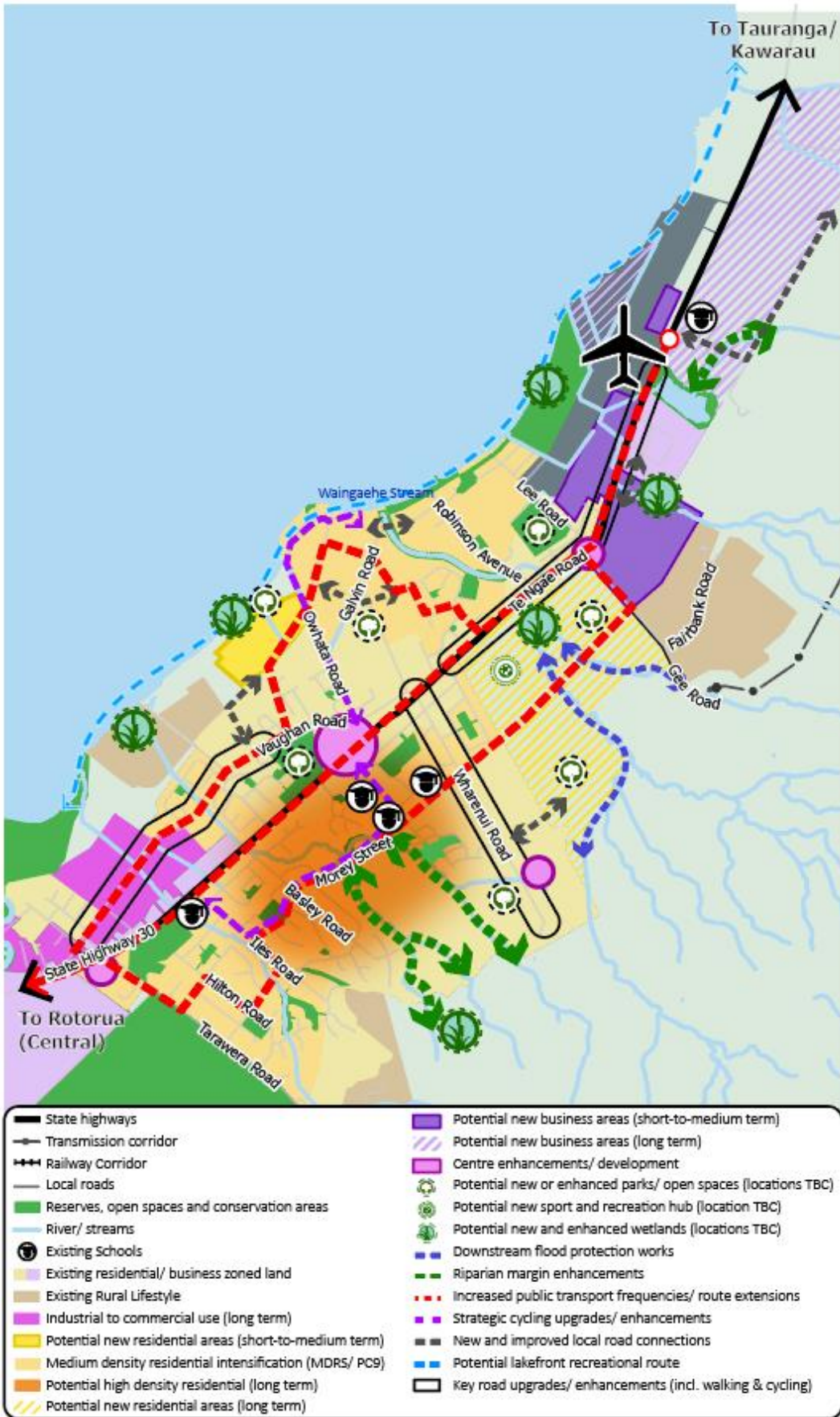
<p>Digital</p>	<p>Council's engagement platform – Korero Mai/Let's Talk</p> <ul style="list-style-type: none"> - Read the FDS - Frequently Asked Questions - Contact a staff member - Submit feedback <p>Social media</p> <ul style="list-style-type: none"> - RLC Facebook, Instagram & LinkedIN - Be informed and provide feedback - Updates about engagement opportunities - Link in with community social media pages to increase reach - Link in with iwi/hapū digital channels to increase reach within māori communities - Te Reo Māori resources developed for use on RLC and iwi/hapū channels <p>Email notification</p> <ul style="list-style-type: none"> - Direct contact with Rotorua communities - Ability to provide links to Korero Mai and provide documentation <p>Website & epanui updates</p> <ul style="list-style-type: none"> - Information & articles featured on RLC website and epanui - Prompts to provide feedback <p>Visual resources</p> <ul style="list-style-type: none"> - Video - Infographics <p>Webinars (TBC)</p> <ul style="list-style-type: none"> - Potential to host online sessions to make meetings more accessible for people. <p>Presentations</p> <p>Digital advertising</p> <p>Use of digital space in RLC, Library & public spaces around the city</p> <p>Potential for radio advertising</p>
<p>Print</p>	<p>Printed copies of FDS available at RLC & Library</p> <p>Local news</p> <ul style="list-style-type: none"> - Publications in Weekender – maximum reach and value for money - Community newsletters - Pamphlets/factsheets <p>Public advertising space</p>

Face to face	<p>Hui/Meetings</p> <ul style="list-style-type: none">- Dedicated meetings with interested parties. Ability to contact RLC and arrange a visit.- Community meetings <p>Dedicated hui with Mana Whenua</p> <ul style="list-style-type: none">- Opportunity to develop a Statement of Mana Whenua aspirations- Four hui between 15 May and 27 May- Identified by four geographical locations across Rotorua- Led by an independent chair nominated by Mana Whenua <p>Community or local based events</p> <ul style="list-style-type: none">- Opportunity to meet people where they are. We go to them.- Presentations to groups/make information & resources available- Encourage people to have their say <p>Targeted workshops will be investigated for</p> <ul style="list-style-type: none">- Te Tatau o te Arawa- Local Community Boards- Rotorua Development Community- Rotorua Consultants- Tertiary students- Secondary school students- Primary/Intermediate students- Internal briefing sessions with Rotorua Lakes Council staff
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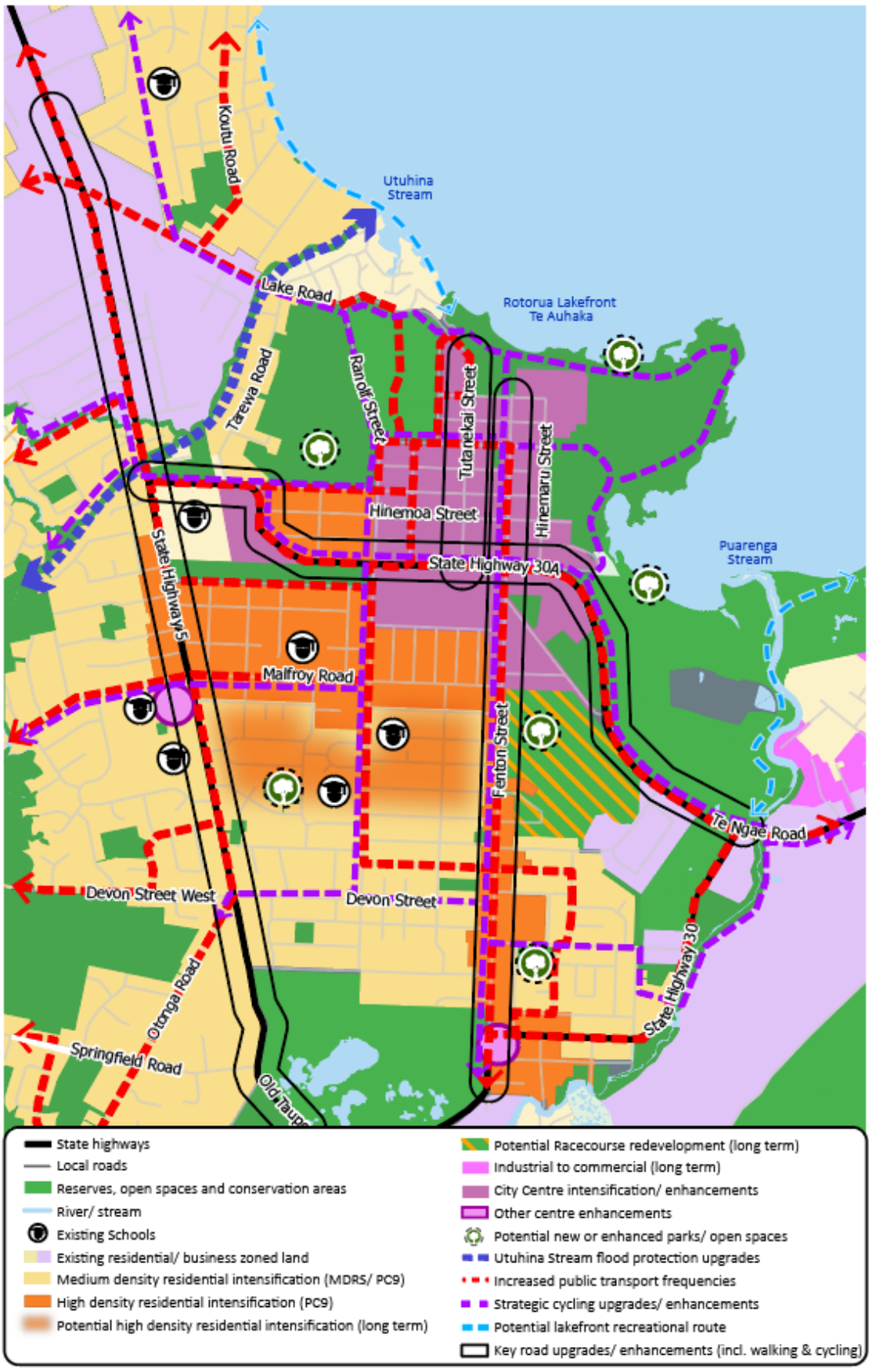
ATTACHMENT 6: Draft Ngongotahā Priority Area Plan



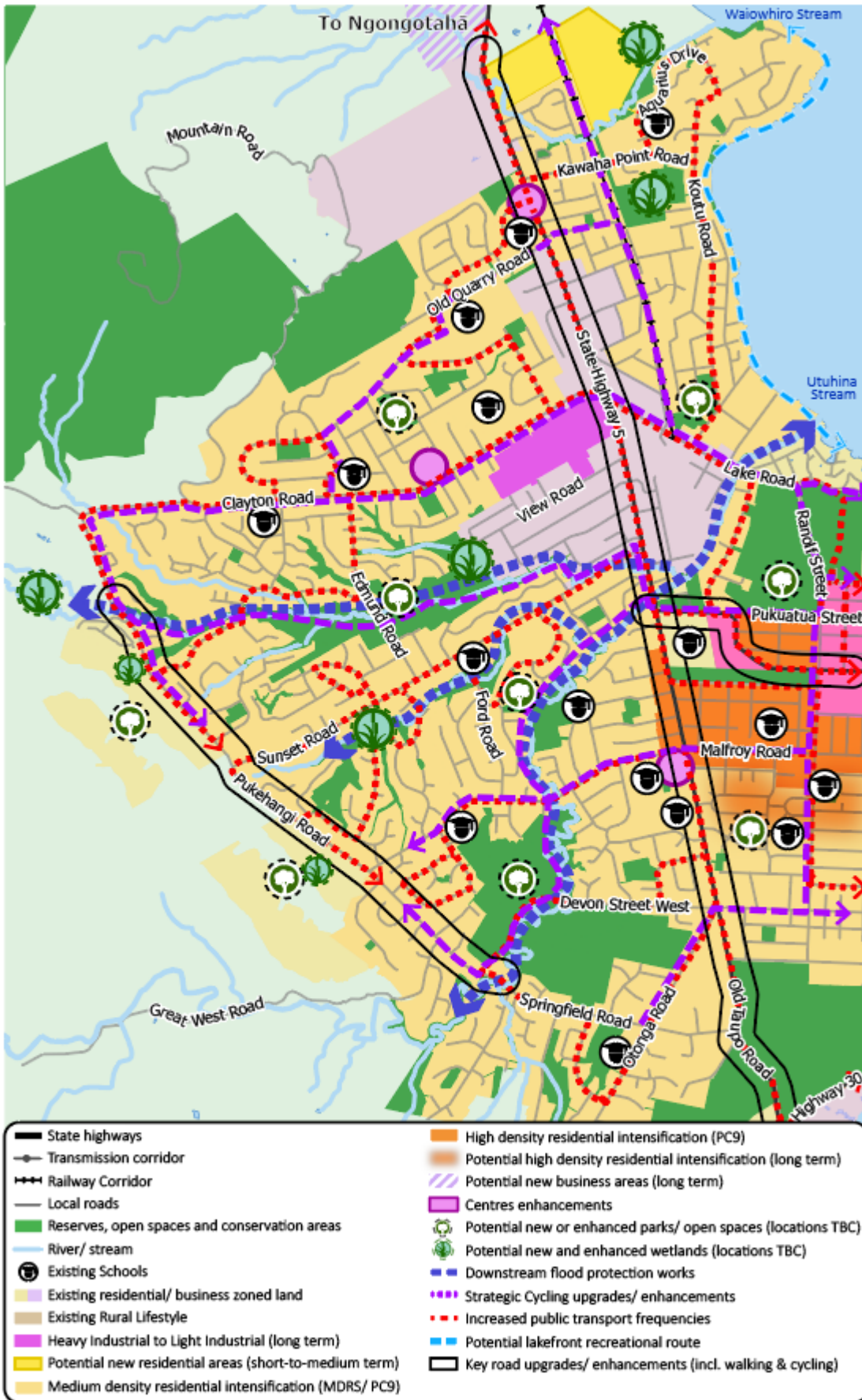
ATTACHMENT 7: Draft Eastside Priority Area Plan



ATTACHMENT 8: Draft Central Priority Area Plan



ATTACHMENT 9: Draft Central Priority Area Plan



ATTACHMENT 10: Rotorua Future Development Strategy (FDS) Joint Committee Terms of Reference (ToR)

The Rotorua Future Development Strategy (“FDS”) will promote long-term strategic planning by setting out how to achieve a well-functioning urban environment and provide sufficient development capacity to meet expected demand. The requirements for a FDS are set out in detail in Part 3 of the National Policy Statement on Urban Development (“NPS-UD”) 2020.

The NPS-UD subpart 4 states that every tier 1 and 2 local authority must prepare and make publically available a FDS for the Tier 1 and 2 urban environment. Rotorua Lakes Council (“RLC”) and Bay of Plenty Regional Council (“BOPRC”) are tier 2 local authorities ‘jointly responsible¹⁷’ for the FDS. The NPS-UD states that ‘if more than one tier 1 or tier 2 local authority has jurisdiction over a tier 1 or tier 2 urban environment, those local authorities are jointly responsible for preparing an FDS as required by this subpart’.

Section 3.15 of the NPS-UD sets out minimum consultation requirements for developing FDSs. It is important to note that the Rotorua FDS will follow the Special Consultative Procedure (s83) under the Local Government Act (“LGA”). As such there is no appeals to the Environment Court, rather appeals are limited to points of law to the High Court or judicial reviews.

It is expected that the Rotorua FDS will inform the content of any Regional Spatial Strategy (“RSS”) that may be required pursuant to the Spatial Planning Act (“SPA”) if that legislation is passed later in 2023 as part of Government’s Resource Management (“RMA”) Reform Programme.

This Terms of Reference (“ToR”) focuses on the Rotorua FDS Joint Committee (“the Joint Committee”), including its membership and delegations. Any additional Memoranda of Understandings (“MoUs”) that are completed will be in addition, and complementary to, this Agreement.

Type of Committee	Rotorua Lakes Council (“RLC”) and Bay of Plenty Regional Council (“BOPRC”) Rotorua Future Development Strategy Joint Committee.
Subordinate to	Community and District Development Committee and the Bay of Plenty Regional Council Strategy and Policy Committee.
Legislative Basis	National Policy Statement on Urban Development 2020 (“NPS –UD”) under the Resource Management Act 1991. Special Consultative Procedure (“SCP”) (s83), Clause 30A, Schedule 7 of the Local Government Act 2002.
Reference	<i>TRIM number</i>

¹⁷ NPS-UD 2020, Subpart 4, 3.12 (3) “If more than one tier 1 or tier 2 local authority has jurisdiction over a tier 1 or tier 2 urban environment, those local authorities are jointly responsible for preparing an FDS as required by this subpart”

Purpose	<p>The purpose of the Rotorua FDS Joint Committee “the Committee” is to serve as Rotorua’s FDS hearings panel to hear the Future Development Strategy (FDS) submissions and recommend to RLC and BoPRC Councils:</p> <ol style="list-style-type: none"> 1) any changes to the Proposed FDS 2) ratification of the FDS based on the recommendations of the Joint Committee <p>This committee will meet as required and will disestablish following the adoption of the Rotorua Future Development Strategy. When members attend meetings their position will be that of their respective organisations.</p>
Context	<p>This ToR sets out the purpose and functioning of the Committee, including its membership and delegations. Any additional MoUs that are completed will be in addition, and complementary to, this Agreement.</p> <p>The Committee has been established to focus on meeting the requirements for an FDS for the Rotorua tier 2 urban environment pursuant to the NPS-UD. The Committee carries out its purpose in accordance with the delegations set out in the ToR.</p>
Membership	<p>The Rotorua FDS Joint Committee will comprise:</p> <ul style="list-style-type: none"> • An independent Chair (RMA commissioner) appointed by RLC (with advice from the members of the committee), to support the joint committee • 3 Elected Councillors from RLC (Community and District Development Committee Chair and Deputy Co-Chairs) • 3 Elected Councillors from BOPRC (Note that these members will be appointed through a Bay of Plenty Regional Council process) <p>RLC standing orders will apply and RLC will provide meeting venues and secretariat.</p> <p>Deputy Chief Executive District Development (RLC) and General Manager, Strategy & Science (BOPRC) will review and sign-off reports for presentation to the Committee.</p>
Voting	<p>Each representative, including the Committee Chairperson, has one vote. The Chairperson has a deliberative vote but does not have a casting vote.</p>
Deputy Chairperson	<p>A Deputy Chairperson is also to be appointed from the existing voting membership.</p>
Quorum	<p>Alternative or substituted representatives are not permitted. A quorum will be 5 members.</p>
Meeting frequency	<p>As required.</p>

Delegations	<p>Delegations of the Joint Committee are to:</p> <ul style="list-style-type: none"> • Serve as a hearings panel to hear submissions and undertake deliberations in relation to the FDS. • Recommend to the Rotorua Lakes Council and Bay of Plenty Regional Council any changes to the proposed FDS document following the SCP <p>There are no financial delegations.</p>
Relevant Statutes	All the duties and responsibilities listed above must be carried out in accordance with the relevant legislation.
Discharge	The committee will be discharged at the point the final FDS Document is adopted.
Adopted and agreed by:	RLC
Adopted and agreed by:	BOPRC

ATTACHMENT 11: Future Development Strategy Summary of Engagement and Consultation

1. Introduction & Approach

For the development of the Rotorua Future Development Strategy (“FDS”) and in accordance with the requirements of the National Policy Statement on Urban Development 2021 (“NPS-UD”), Rotorua Lakes Council (“RLC”) undertook a significant level of engagement and consultation with all sectors of the community including, elected members, tangata whenua, the business community including developers and local community groups. Over the course of the last 18 months, there have been three stages of engagement.

Consultation and engagement generally took place in the form of workshops and hui with the opportunity for discussions and questions throughout presentations. Workshops were held both onsite at Council but also throughout the community at various locations. Where possible, workshops were also offered outside of work hours to encourage availability of attendees. Due to COVID-19 restrictions and upon request, workshops were also held virtually.

2. Summary of Engagement

Consultation and engagement on the FDS was held with a wide variety of groups. The groups were established based on involvement in the community and inputs into the FDS. Engagement generally occurred in three stages allowing for feedback to be incorporated and progress to occur before re-grouping.

The below list demonstrates the groups that Council met with when engaging on the FDS:

- Technical Advisory Group (TAG) including Government organisations
- Tangata whenua
- Councillors and Elected Members
- Developers
- Local consultants
- Community groups
- School representatives
- Neighbouring Councils

2.1. Lecture Series and Public Open Day at Rotorua Public Library

Through the middle of 2022, Rotorua Lakes Council held a series of public lectures/information series at the Rotorua Library, Te Aka Mauri. It was at these lectures where guest speakers were invited to discuss the current housing and infrastructure situation in Rotorua. Presentation topics ranged from climate change to housing opportunities for Mana Whenua. Council officers in attendance at these sessions also answered questions as to the current Council response to the housing issues faced by Rotorua residents and detail the work being done on the Future Development Strategy to address these issues and plan for the future.

In June 2022 following one of the lectures Council staff held a public open day for members of the public to ask questions as to the work being done at the time on both Plan Change 9-Housing for Everyone and the Rotorua Future Development Strategy. Although publicly advertised on the Radio, Newspaper and Social media channels, attendance at the open day was lower than anticipated.

Key themes from the engagement included:

- Water conservation and water quality is key concern and consideration for future development
- The need for strong justification to support further greenfield expansion considering the level of development enabled by Plan Change 9
- The need to consider impact on housing affordability/ supply if greenfield opportunities are limited

- i.e., if greenfield opportunities are limited then the price of land within the urban area will increase
- Aspirations for Papakāinga development in several areas outside the urban area

2.2 Stage 1 - Early Engagement

The first stage of engagement began in early 2022. During the initial development stage of Plan Change 9 - Housing for Everyone, discussions were held with various groups where Council signalled that the Rotorua Future Development Strategy (“FDS”) was starting to be advanced and that over the coming months Council would be meeting with all key stakeholders to discuss their vision and aspirations for Rotorua over the next 30-year period.

These sessions were predominantly held virtually and due to numbers where possible breakout rooms were established for discussions. The focus of these meetings was to establish how the FDS was to be programmed and establish the most appropriate way to continue to engage with all key stakeholders.

In March, formal discussions with neighbouring territorial authorities were held, giving the Rotorua Lakes Council the opportunity to update them on the Rotorua Future Development Strategy work program. The Councils involved in these discussions included the following:

- Tauranga City Council
- Whakatane District Council
- Opotiki District Council
- South Waikato District Council
- Taupo District Council

2.3 Stage 2 – Update on progress and current thinking

In March 2022 a series of meetings/workshops took place. The purpose of these initial meetings was to inform the community of the upcoming work commencing on the FDS and get their feedback on key issues and aspirations. It was at these workshops that discussions were held as to the purpose of the FDS and the opportunities that it provided, in particular identifying key areas for growth in the district over the next 30 years up until 2050.

2.4 Stage 3-Assessment and Evaluation of growth scenarios and multi criteria analysis

During the Stage 3 engagement, RLC and relevant subject matter experts undertook a multi criteria analysis (“MCA”) whereby all potential growth areas were assessed to determine their suitability and appropriateness against a range of criteria. These MCA sessions were an opportunity to undertake a strategic assessment of the proposed areas and evaluate based on their suitability for future residential, or business development.

At these sessions the project team worked through each area and discussed and agreed appropriate scoring against each criterion. Once the scoring was completed a strategic assessment of scenarios was undertaken summarising the advantages and disadvantages. This included strategic level commentary on whether the scenarios provided sufficient capacity overall.

The workshops with subject matter experts (SME) were on the following specific themes:

Cultural Values	SME from Bay of Plenty Regional Council	7 February 2023
Natural hazards	SME from Bay of Plenty Regional Council)	2 February 2023

Biodiversity and Fresh Water	SME from Bay of Plenty Regional Council)	23 February 2023
Vehicle Emission Assessment	Work lead by Beca Consultants Limited with TAG group members	3 February 2023

3. Groups Engaged

3.1 Elected Members

Timeline of Meetings/Workshops with Elected Members

Invitees/Attendees	Date	Purpose
Rotorua Lakes Council Elected Members (incl. Te Tatau o Te Arawa and Community Boards)	22 February 2022	Briefing and introduction
	22 March 2022	Future Development Strategy content and project area
	6 April 2022	Constraints and opportunities to growth
	1 June 2022	Draft spatial scenarios for growth
	February 2023	Outcome of evaluation of scenarios

3.2 Technical Advisory Group (TAG)

Early in 2022, the Rotorua Lakes Council established a Technical Advisory Group (“TAG”), which was initially made up of members of the Bay of Plenty Regional Council (“BOPRC”), Ministry for Housing and Urban Development (“MHUD”), Waka Kotahi (“WK”) and Kainga Ora (“KO”).

This group was established to ensure that the Rotorua FDS aligned with key Central and Regional policy direction and how Government agencies could support with implementation. Where possible, this group met 6-weekly to discuss progress and any matters arising during the drafting of the Strategy. A key function of this group was also to identify any relevant constraints that their organisations were aware of and provide technical inputs.

The Bay of Plenty Regional Council has been key in ensuring all relevant constraints to development were identified in particular natural hazards and MHUD has provided advice as to accessibility, housing choice and housing affordability.

Later in 2022, the Ministry of Education, Te Tatau o Te Arawa, and Te Arawa Lakes Trust (“TALT”) joined the TAG. Their input has helped determine appropriate areas for growth and it is anticipated that the FDS.

Timeline of Meetings/Workshops with TAG

Invitees/Attendees	Date	Purpose
Technical Advisory Group (“TAG”): <ul style="list-style-type: none"> Bay of Plenty Regional Council Ministry for Housing and Urban Development 	22/02/2022	To discuss work programmes and scopes of the FDS and Intensification PC with the TAG group- MHUD, RLC, KO, NZTA & BPORC
	12/04/2022	Discuss progress of FDS, including the evidence base, opportunities and constraints analysis and next steps
	26/05/2022	Discuss Revised outcomes, Spatial scenarios, Evaluation framework, Plan Change, TAG feedback in April, thinking in respect of refinements
	24/08/2022	Future Development Strategy (Presentation provided)- RLC -Progress to date -Key Next Steps -November Engagement

Invitees/Attendees	Date	Purpose
<ul style="list-style-type: none"> • Waka Kotahi • Ministry of Education • Te Arawa Lakes Trust • Te Tatau o Te Arawa 	21/10/2022	Progress since last TAG, FDS outcomes & evaluation framework, Brief recap on Initial spatial scenarios, Preliminary findings from capacity analysis (residential), NPS-HPL implications, VKT Analysis, Next steps & timeframes
	24/11/2022	Further refined scenarios and capacity, MCA of business sites, Underutilised urban land analysis, TAG feedback received, Questions and next steps
	FEB/MARCH 2023	Council met with individual TAG group members to discuss specific aspects of the MCA analysis.
	22/02/2023	Key focus of the next discussion is the MCA Evaluation of the Future Development Strategy
	14/04/2022	Outcome of MCA analysis & Preferred Growth Scenario (comments on update that will be sent TAG before the end of March), Outcome of Councillor workshop/direction, Draft infrastructure/implementation approaches (key focus of TAG discussion), Next layer of detail e.g., centres hierarchy & long-term intensification, Next Steps (incl. SCP Engagement Process)

3.3 Developers

Early engagement and consultation was held with members of the Rotorua development community through 2022 and in early 2023. The focus of these discussions was on the current residential and commercial development potential in Rotorua and also their plans and expectations for the future. A summary of these discussions and the feedback received is below.

Timeline of Meetings/Workshops with Developers

Invitees/Attendees	Date	Purpose
Developers: <ul style="list-style-type: none"> • Classic Builders • Watchman Capital • Kainga Maha • Holmes Group • TPB Properties • R&B Consultants • Classic Developments • Owhata 2B • Nicholls Group • Te Arawa Group Holdings (TAGH) • Penny Homes • 3 Dukes Homes • Oaks Property • Nicholls Group • Ngāti Whakaue Tribal Lands • CH Builders • Veros 	10/03/2022	Overview of the development of the Future Development Strategy and receiving feedback.
	Mar-Apr 2022 (and through until early 2023)	Between March and April 2022, Council held one on one meetings with developers to discuss their perspective on growth and development and their aspirations for Rotorua over the short, medium and long term.
	5/05/2022	No attendance

Summary of feedback received from Developers

Developers raised a variety of opportunities and insights into what the future of development may look like in Rotorua. The key feedback from developers Council met with is summarised below:

- Geothermal and natural hazard constraints and current rules in the district plan are a key road block at the resource consent stage. This includes Regional Council resource consents also.
- Development interest in Ngongotahā, Fairy Springs, and parts of Owhata Lakefront
- Concern about development on both State Highway 5 and State Highway 35 Corridors at once

- Interest in rural lifestyle development
- It is likely that it will take significant time for the Rotorua market to deliver high density residential. Areas in the city centre in particular around the lakefront would be an ideal place to start.
- Business preference to locate on east side due to proximity to Tauranga Port – limited interest in business opportunities in the western part of Ngongotahā (Tarukenga)
- Iwi aspirations for commercial, residential and papakāinga developments
- Mixed view from developers in respect of the potential take up of medium density housing once plan change 9 is implemented, however market is not ready yet. It is likely that medium density housing will become more viable in the long term and will help manage sprawl.
- FDS is a great opportunity to think well into the future for Rotorua
- Need to consider housing affordability
- Create enabling rules to encourage the developers to come to Rotorua

3.4 Local Consultants

Discussions were held with members of the Rotorua Consultant community. Given their experience and understanding of residential and commercial development opportunities and constraints in Rotorua. The Council also took the opportunity to assess their thoughts and opinions the future of development in the Rotorua district. A summary of these discussions and the feedback received is below.

Timeline of Meetings/Workshops with Consultants

Invitees/Attendees	Date	Purpose
Consultants: <ul style="list-style-type: none"> • Flaherty Survey and Mapping • Geomatic Surveys Ltd • Hayson Knell • Landhelp Limited • Lysaght • Mckenzie and Co • Sigma Consultants Ltd • Stamm Surveys Limited • Stratum Consultants Ltd • Surveyone Limited • The Property Group • Veros • AH Architectural Design & Drafting LTD • 7D Architecture Ltd • Black Bear Design Studio • Darin Grant Design • Stratum Rotorua • Cheal • Bishop Architecture • RPC Land Surveyors • Burton Consulting Ltd • DCA Architects 	15/03/2022	Overview of the development of the Future Development Strategy and receiving feedback. Following the workshop, the presentation was emailed, and another opportunity was given to provide feedback. One on one discussions with some consultants resulted from that.
	5/05/2022	Discuss what has been developed to date. Take the attendees through opportunities, constraints, issues and options in relation to FDS.

Summary of feedback received from Consultants

- Concerned about infrastructure constraints.
- Natural hazard concerns including development in the geothermal field and flooding.
- Encourage and drive comprehensive residential infill.
- Industrial development constrained by supply.
- Encourage mixed-use development within CBD – will lead to town having more vibrancy

- Higher density should only be around established shopping and commercial areas - noted high density zone extent shown in PC9 also has flooding constraints.
- Some consultants noted concern over the current lack of plan enabled greenfield.
- Public transport needs to be reliable to service increase in demand.
- Currently high demand for medium density. There needs to be a good range of typologies.
- The racecourse offers immense opportunity for a comprehensively planned area.
- The market prefers freehold title rather than unit titles with fewer restrictions.
- “Mum and Dad” developer is more likely to stay with status quo (low level) – as multi-level construction costs higher.
- Could consider incentives for higher density developments.
- Feasibility constraints of high density.
- Can we encourage staging of developments and how to create certainty for those developments that involve more units.
- Concerns were raised that sporadic high rises will be put in areas with inadequate parking and an uncoordinated demand for localised infrastructure.
- Modern cohesive planned terrace housing looks good in comprehensive larger group, however in isolated one-off development amongst existing low density one level housing, may not look good – leading to visual and infrastructure effects and cost implications.

3.4 Iwi and Hapū Engagement

The Rotorua District has a significant amount of Whenua Māori. Currently there are approximately 53 million hectares of Whenua Māori, which makes up almost 20 per cent of the districts land area. Whenua Māori is largely rural. However, in Rotorua, 13 per cent of the urban area is Whenua Māori and 20 per cent of the rural area. In total, there are 1,439 Whenua Māori blocks, varying in size from larger rural lots to smaller urban allotments.

A key function of the Future Development Strategy and a requirement of the NPS-UD is to include a clear statement of iwi and hapū aspirations for urban development, which the Council must take into account.

Over the last eighteen months, the Rotorua Lakes Council has worked closely with all relevant iwi groups within the Rotorua District to ensure the Future Development Strategy clearly identifies and responds to the aspirations of mana whenua and iwi. The Rotorua Lakes Council met with the following Iwi groups and organisations.

In order to ensure that all relevant iwi within Rotorua were given the opportunity to engage, there were four targeted consultation Hui held. This was organised spatially in terms of Eastern, Central, Western including Ngongotahā and the rural area. Preceding this, several hui were held which all groups were invited to attend. This focussed on broad aspirations as well as issues and opportunities for future growth.

Where Iwi and Hapū representatives were unable to attend, standalone one on one hui were organised.

Timeline of Meetings/Workshops with Developers

Group	Date	Purpose
Iwi and hapū <ul style="list-style-type: none"> • Ngāti Tura Ngāti Te Ngākau Hapu Trust • Ngāti Ngararanui Iwi Trust, Te Tahuu o Tawakeheimoa Trust • Te Maru o Ngāti 	14/02/2022	The workshop discussed the key issues and concerns, and collectively discussed the objectives and high-level aspirations for urban growth and housing in Rotorua. The korero from this workshop will affect a range of Council planning projects that address how we facilitate sustainable urban growth; enable more housing choice through intensification; promote greater access to housing; ensure good housing outcomes and how we manage hazard risk (such as flooding).

Group	Date	Purpose
Rangiwewehi Iwi Authority <ul style="list-style-type: none"> • Raukawa Settlement Trust • Te Rūnanga o Ngāti Kea Ngāti Tuara • Tūhourangi Tribal Authority • Ngāti Roro o terangi Hapū Trust • Ngāti Uenukukopako Iwi Trust • Te Komiti Nui o Ngāti Whakaue • Ngāti Whakaue Tribal Lands Trust 	14/03/2022	Discussion on progress on the Future Growth Strategy and changes to the District Plan to enable housing (through plan change 9, PC9). A summary of the engagement and workshops on Growth and Housing that have been undertaken to date was given. This included the following: <ul style="list-style-type: none"> • The first hui in February was a first step in planning and delivering a work programme to support better urban growth and more homes (and types of homes) in Rotorua. • The second hui on 14 March discussed in more detail the Future Development Strategy (FDS) for Rotorua and the changes to the District Plan to enable housing. • We also held a papakāinga workshop to identify issues with the current papakāinga rules.
<ul style="list-style-type: none"> • Pukeroa Ōruawhata Trust • Tiki Te Kohu Ruamano Ahu Whenua Trust • Ōwhatiura 1B2C Ahu Whenua Trust • Ōwhatiura South 5 Inc • Ōwhata 2B Ahu Whenua Trust • Ōwhata 7 Ahu Whenua Trust • Tauhara North Trust • Ōhinemutu Committee • Te Papaouru marae, Tunohopu marae • Te Kuirau marae • Hurungaterangi marae • Hinemihi marae • Owata Marae • Tumahaurangi Marae • Waikuta Marae • Te Komiro • Tatau Pounamu-Eastside Collective • Te Tatau o Te Arawa • Te Arawa River Iwi Trust • Te Arawa Lakes Trust • Te Maru o Ngāti Rangiwewehi • Te Tahuhu o Tawakeheimoa Trust • Ngāti Rangiteaorere Koromatua Council • Ngāti Pikiao Iwi Trust • Ngāti Rongomai Iwi Trust • Ngāti Makino Iwi Authority • Ngāti Tarawhai Iwi Trust • Te Runanga o Ngāti Kea Ngāti Tuara Trust • Te Mana o Ngāti Rangitahi • Ngāti Tahu Ngāti Whaoa Rūnanga Trust • Rotomā Inc • Tauhara North No 2 	4/05/2022	The workshop focused on the development of Rotorua's FDS. It was explained that the FDS will indicate where Council expects new housing and business growth to be located, and what kind of development (commercial, residential) is expected, and what infrastructure will be needed to support that growth. During this session it was discussed with attendees what their aspirations were in respect of the growth and development of our District over the next 30 years.

Group	Date	Purpose
• Rotoiti 15 Trust		
Ngongotahā Hapu	7/07/2022	Presentation to discuss and get feedback on the draft spatial scenarios for the Future Development Strategy
Ngati Rangiwewehi	30/09/2022	Presentation to discuss and get feedback on the draft spatial scenarios for the Future Development Strategy
Rotorua Iwi & Hapū located in the West	30/10/2022	Presentation to discuss and get feedback on the draft spatial scenarios for the Future Development Strategy
Uenukukopako Iwi Trust	7/12/2022	Presentation to discuss and get feedback on the draft spatial scenarios for the Future Development Strategy
Pukeroa Oruawhata	7/12/2022	Presentation to discuss and get feedback on the draft spatial scenarios for the Future Development Strategy
Ngāti Rangiteorere	9/12/2022	Presentation to discuss and get feedback on the draft spatial scenarios for the Future Development Strategy
Peka Lands Trustees	15/12/2022	Presentation to discuss and get feedback on the draft spatial scenarios for the Future Development Strategy
Te Arawa Lakes Trust	10/02/2023	Discussion to discuss Iwi aspiration and cultural values for the Future Development Strategy. Noting that TALT were involved in and invited to attend the additional technical sessions that evaluated the spatial scenarios.
Te Tatau o Te Arawa	14/02/2023	Discussion to discuss Iwi aspirations and cultural values for the Future Development Strategy. Noting that Te Tatau were involved in and invited to attend the additional technical sessions that evaluated the spatial scenarios.
Ngāti Whakaue Tribal Lands	15/02/2023	Hui on future plans for development of their whenua as they relate to the draft FDS and get feedback on the draft spatial scenarios the Future Development Strategy.

Summary of feedback received from Iwi and hapū

In general Iwi and hapū were supportive as to the potential of the Future Development Strategy. Many ideas and perspectives were shared during the engagement hui.

- Papakāinga aspirations throughout the district were shared, particularly in the rural areas.
- Restoration of water quality and awa is a priority.
- Character retention of cultural villages is important – this was strong feedback received on PC9 as it related to the Residential 3 zone.
- Strong desire to enable housing and development that supports people to return to their whenua.
- The definition of papakāinga and more than housing and includes supporting activities
- Revitalisation of the city centre is important.
- Iwi and hapū noted that the Future Development Strategy needs to recognise and address the constraints around feasibility for iwi to develop their whenua. Noting initiatives like the Papakāinga toolkit will assist also
- Height and densities are uncomfortable and can undermine tikanga values. Smaller homes may not always be suitable for Māori families.
- Communal living is what keeps people strong.
- Affected party approval from adjoining landowners is hard to get when Iwi are seeking to develop their land
- Wellbeing issues, not just housing, it is wider.
- The Future Development Strategy needs to consider the potential unintended consequences of development for Maori
- Focus on restoration, protection and growth of traditional areas.
- Iwi and hapū noted concern over growth and development with impact of natural hazard risk due to global warming.
- Infrastructure needed at Tikitere to develop geothermal field and housing.

- Need to upgrade overland flow paths.
- Infrastructure needs at Mamaku and potential risk to aquifer.
- Want the industrial and commercial out of all Māori villages.
- Water sensitive green infrastructure is important and should be included in all development.

3.5 Community Stakeholders

Online zoom workshops were held with member of various community groups and organisations. These workshops were held in the evenings after work hours.

Timeline of Meetings/Workshops with Community Stakeholders

Group	Date	Purpose
Advocacy & Information <ul style="list-style-type: none"> • Chamber of Commerce • Community Advisor at DIA • Grey Power Rotorua Inc. 	15/03/2022	Overview of the development of the Future Development Strategy and receive feedback. Following the workshop, the presentation was emailed, and another opportunity was given to provide feedback.
Churches <ul style="list-style-type: none"> • The Salvation Army Community Group <ul style="list-style-type: none"> • Age Concern Rotorua District • BOP (Rotorua) Indian Association • BOP Philippine Friendship Society Inc. • Cook Island • Fordlands Community Association • Ko Te Tuara Totara O Fordlands • Kaharoa Hall and Community Assn • Kaingaroa Forest Village Council Inc • Lake Okareka Community Assn Inc • Lake Rotoiti Community Assn Inc • Lake Rotoma\Lake Rotoehu Community Assn Inc • Lake Tarawera Community Group Inc • Lakes Water Quality Society • Linton Park Community Centre • Mamaku Residents Association • Mokoia Community Assn Inc • Ngongotaha Community Forum • Progress Mamaku • Progress Ngongotaha Inc - Kokiri Ngongotaha • Rotoma & Rotoehu Community Assn • Rotorua Multicultural Council Inc • Rotorua/Taupo Federated Farmers • Te Koutu Community Action Group • Western Heights Community Assn Inc • Restore Rotorua • Evolve Rotorua • Kaitao Rotohokahoka Collective • Cook Island Community Hall • Tatou pounamu • Mokoia Community Association • Neighbourhood support Coordinators Resident & Ratepayer Groups <ul style="list-style-type: none"> • Hamurana & Awahou Ratepayers & Residents & Assn • Hannahs & Holdens Bay Residents & Ratepayers Assn • Lake Rerewhakaaitu Ratepayers & 	5/5/2022	Discuss what has been developed to date. Take the attendees through opportunities, constraints, issues and options in relation to FDS.

Group	Date	Purpose
Residents <ul style="list-style-type: none"> • Lake Tarawera Ratepayers & Residents Assn. • Ngakuru & Waikite Valley Ratepayers Assn. • Rotorua District Residents & Ratepayers Inc • Tihi-o-tonga Ratepayers Assn Community Support <ul style="list-style-type: none"> • Rotorua Sustainable Business Charter • Rotorua Walking Festival • Toi te Ora Public Health Unit • Western Heights Medical Centre Family / Whanau / Children / Youth <ul style="list-style-type: none"> • Safe Rotorua 		

Summary of feedback received from community groups

- There was general support for medium density development, as long as it was established in the right locations, but attendees stressed that increase in medium density would need to be balanced with suitable open space and access to other essential amenities.
- Ensure that our city is accessible.
- Would like to see a mix of housing typologies to suit various people's needs.
- Consider alternative way to get people into housing, for example tiny homes and Papakāinga.
- Concerns around seeking more housing within the Lakes A Zone.
- Council needs to ensure the community is informed – “bring the community with you”.
- Consider school capacity and transport infrastructure.
- Connections between health of the environment, health of the city and the wellbeing of the people. Would like a holistic approach to be taken.
- Ensure good design happens from the start of the process.
- Climate change adaptation and resilience.
- Like the idea of creating greater densities in the city, as it encourages connection in space/walkability within higher density areas.

3.6 Key Business Stakeholders

In October 2022 key business operators in the Rotorua District were identified and the Rotorua Lakes Council sought to engage with their representatives to discuss the plans for their businesses over the short, medium and long term and get their feedback on the draft spatial scenarios for the Future Development Strategy.

Timeline of Meetings/Workshops with Business Stakeholders

Invitees/Attendees	Date	Purpose
Volobuild	26/10/2022	Presentation and discussion on the FDS and to gain feedback.
Metlifecare	26/10/2022	Presentation and discussion on the FDS and to gain feedback.
The New Zealand Geothermal Association	26/10/2022	Presentation and discussion on the FDS and to gain feedback.
The Rotorua Chamber of Commerce	26/10/2022	Presentation and discussion on the FDS and to gain feedback.
Rotorua Accommodation Network	27/10/2022	Presentation and discussion on the FDS and to gain feedback.
Telfer Young	28/10/2022	Presentation and discussion on the FDS and to gain feedback.
Patchell Group	31/10/2022	Presentation and discussion on the FDS and to gain feedback.

Red Stag Timber	31/10/2022	Presentation and discussion on the FDS and to gain feedback.
New Zealand Home Loans	31/10/2022	Presentation and discussion on the FDS and to gain feedback.
Cetogenix	31/10/2022	Presentation and discussion on the FDS and to gain feedback.
Scion	1/11/2022	Presentation and discussion on the FDS and to gain feedback.
Transpower	9/11/2022	Presentation and discussion on the FDS and to gain feedback.
SOHO Group	22/11/2022	Presentation and discussion on the FDS and to gain feedback.
Pukeroa Oruawhata Trust	16/12/2022	Presentation and discussion on the FDS and to gain feedback.
Toi Te Ora Public Health	16/12/2022	Presentation and discussion on the FDS and to gain feedback.

Summary of feedback received from business stakeholders

- Most business stakeholders noted that the east side was preferred for future growth and development due to the proximity to the Port of Tauranga.
- There is currently limited commercial industrial space for existing businesses to expand in Rotorua.
- There is a lack of plan enabled industrial land available for business to establish or relocate to.
- Any future zoned industrial needs to be located away from residential land
- Current cost of manufacturing is increasing
- Efficiency is key to reducing costs i.e., reducing travel costs and times.

3.7 Engagement with Schools

As part of the community engagement, Council invited school representatives including principals, board members and teachers to discuss their aspirations for Rotorua and the input that they may be able to bring to the FDS. These conversations were included in March to May 2022 community engagement sessions, but also included some further informal conversations with principals.

Timeline of Meetings/Workshops with School (Principals) Representatives

Group	Date	Purpose
Schools - Secondary <ul style="list-style-type: none"> • Bethlehem College Chapman • John Paul College • Murupara Area School • Reporoa College • Rotorua Boys High School • Rotorua Girls High School • Rotorua Lakes High School • Te Kura Kaupapa Maori o Ruamata • Te Kura Kaupapa Maori o Te Koutu • Toi Ohomai Institute of Technology • Waiariki BOP Polytechnic • Western Heights High School • Rotorua Principals Association 	15/03/2022	Overview of the development of the Future Development Strategy, and receive feedback. Following the workshop, the presentation was emailed, and another opportunity was given to provide feedback.
	5/5/2022	Discuss what has been developed to date. Take the attendees through opportunities, constraints, issues and options in relation to FDS.
Schools - Intermediate <ul style="list-style-type: none"> • John Paul College • Kaitao Intermediate School • Kea Street Specialist School • Mokoia Intermediate School • Reporoa College • Rotorua Intermediate School • Te Kura Kaupapa Maori O Te Koutu 		
Schools - Primary <ul style="list-style-type: none"> • Aorangi Primary School 		

Group	Date	Purpose
<ul style="list-style-type: none"> • Broadlands School • Glenholme Primary School • Horohoro Primary School • Kaharoa Primary School • Kaingaroa Forest School • Kawaha Point Primary School • Kea Street Specialist School • Lake Rerewhakaaitu Primary School • Lake Rotoma School • Lynmore Primary School • Malfroy Primary School • Mamaku Primary School • Mihi Primary School • Ngakuru School • Ngongotaha School • Otonga Primary School • Owhata Primary School • Reporoa Primary School • Rotokawa Primary School • Rotorua Primary School • Rotorua Seventh-Day Adventist School • Selwyn School • St Mary's Catholic Primary School • St Michael's Catholic School • Sunset Primary School • Te Kura Kaupapa Maori o Hurungaterangi • Te Kura Kaupapa Maori o Te Rotoiti • Te Kura Kaupapa Maori o Ruamata • Te Kura Kaupapa Maori o Te Koutu • Upper Atiamuri School • Waikite Valley School • Westbrook School • Western Heights Primary School • Whakarewarewa School • Whangamarino School • Galatea School <p>School</p> <ul style="list-style-type: none"> • Te Rangihakahaka • Te Kura Kaupapa Māori o Huiarau • Te Kura Kaupapa Motuhake o Tawhiuau • Te Kura Toitu o Te Whaiti-nui-a-Toi • Te Wharekura o Ngāti Rongomai • Midland Stand • Rotorua Specialist School 		

In May 2022 we held workshops with Primary and Secondary School students where council staff ran various exercises to explain to the students the current FDS program and to hear their aspirations for Rotorua over the next 30 years. This feedback would assist in the development of the FDS also incorporate the aspirations of the younger generation.

Timeline of Meetings/Workshops with School Students

Group	Date	Purpose
<p>Primary/Intermediate Schools:</p> <ul style="list-style-type: none"> • Aorangi Primary School • Otonga Primary School • Rotorua Primary School 	20/05/2022	Understand the aspirations of the younger generation for the future of Rotorua and how it should grow.

<ul style="list-style-type: none">• Rotorua Intermediate School High Schools: <ul style="list-style-type: none">• Rotorua Lakes High School• Rotorua Boys High School• Te Kura Kaupapa Māori o Te Koutu		
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Feedback from these sessions included the following:

- General acceptance and understanding that medium density living is needed within Rotorua.
- Strong desire to address climate change through the way that we plan our city.
- Would like to see an increase in parks, and activities within the parks.
- Connection of people to a healthy environment is important.
- Would like the public transport connections to be strengthened, including bus network, bike paths, and accessible and safe walking paths.
- Focus on creating a community.
- Would like to be able to walk/bike everywhere.
- Strengthen the public transport system.
- Emphasis on climate change resilience.
- Greenspaces mixed in with the residential land.
- Tiered system of housing heights moving back from the city centre.
- Important that there is a variety of housing types to suit everyone's needs.
- Interest in having smaller houses for the next generation.
- Emphasis on affordable, dry and healthy homes.

8. He whakataunga kia hoki atu te aronga o te hui hai hui tūmatawhānui - Resolution to move into public excluded (to consider and adopt confidential items)

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987, for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for passing of this resolution
CONFIDENTIAL MINUTES OF PREVIOUS MEETING HELD 12 APRIL 2023	Please refer to the relevant clause/s in the open meeting minutes.	Good reason for withholding exists under Section 48(1)(a).

This resolution is made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Sections 6 or 7 of the Act or Sections 6, 7 or 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item.