

**Council Meeting Minutes 10 November 2022**

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01-15-016  
RDC-1333331

# Minutes

**Council meeting held Thursday 10 November 2022 at 9.30am  
Council Chamber, Rotorua Lakes Council**

MEMBERS PRESENT: Mayor Tapsell (Chair)  
Cr Kai Fong (Deputy Chair), Cr Barker, Cr Brown, Cr Kereopa, Cr Lee,  
Cr Maxwell, Cr O'Brien, Cr Paterson, Cr Waru

MEMBERS PRESENT : Cr Wang  
VIA AUDIO VISUAL  
LINK

STAFF PRESENT: G Williams, Chief Executive;  
O Hopkins, Deputy Chief Executive, District Leadership & Democracy;  
J.P Gaston, Deputy Chief Executive, District Development;  
A Pewhairangi, Deputy Chief Executive, Community Wellbeing;  
S Michael, Deputy Chief Executive. Infrastructure & Environmental  
Solutions;  
G Rangi, Deputy Chief Executive, Te Arawa Partnership;  
I Tiriana, Manager, Council Communications;  
G Kieck, Manager, Corporate Planning & Strategy  
G Konara, Governance Support Advisor.

The meeting opened at 9.30am.

The Mayor welcomed elected members, media, staff and members of the public.

**1 KARAKIA WHAKAPUAKI  
OPENING KARAKIA**

Cr Maxwell opened meeting with a Karakia.

**2 NGĀ WHAKAPĀHA  
APOLOGIES**

None

Moved: Cr Waru  
Seconded: Cr O'Brien  
**CARRIED**

**3 WHAKAPUAKITANGA WHAIPĀNGA  
DECLARATIONS OF INTEREST**

None

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

None

**5 TE WHAKAŪ I NGĀ MENETI  
CONFIRMATION OF COUNCIL MINUTES**

**5.1 MINUTES OF INAUGURAL COUNCIL MEETING HELD 21 OCTOBER 2022**

RDC-1328065

**Resolved;**

- 1. That the minutes of the inaugural council meeting held 21 October 2022 be confirmed as true and correct.**

Moved: Cr Waru

Seconded: Cr Paterson

**CARRIED**

**6. PŪRONGO KAIMAHI  
STAFF REPORTS**

**6.1 PERMANENT ALCOHOL BAN FOR ROTORUA COMMUNITY YOUTH CENTRE RESERVE, MARIST ST  
MICHAELS SPORTS PARK RESERVE, SHAMBLES THEATRE RESERVE AND LOTS 2,3,4, 5 DPS 65170**

RDC-1328230

**Resolved:**

- 1. That the report titled “Permanent Alcohol Ban for Rotorua Community Youth Centre Reserve, Marist St Michaels Sports Park Reserve, Shambles Theatre Reserve and Lots 2,3,4, 5 DPS 65170” be received.**

Moved: Cr Brown

Seconded: Cr Lee

**CARRIED**

Oonagh Hopkins and Gregg Kieck overviewed the report and spoke to a presentation titled “Alcohol Ban Bylaw 2018” (Attachment 1).

**Further resolved:**

- 2. That Council resolves to introduce a permanent alcohol ban area for the Shambles Theatre Reserve, 24 hours a day and seven days a week.**
- 3. That Council resolves to introduce a permanent alcohol ban area for the Rotorua Community Youth Centre Reserve, 24 hours a day and seven days a week.**
- 4. That Council resolves to introduce a permanent alcohol ban area for the Marist St Michael’s Sports Park Reserve, 24 hours a day and seven days a week.**

- 5 That Council resolves to introduce a permanent alcohol ban area for Lots 2 DPS 65170, Lot 3 DPS 65170, Lot 4 DPS 65170 and Lot 5 DPS 65170, 24 hours a day and seven days a week.**

Moved: Cr Lee

Seconded: Cr Kai Fong

**CARRIED**

6.2 HOMES FOR EVERYONE – PLAN CHANGE 9– NEXT STEPS

RDC-1331387

**Resolved:**

- 1. That the report titled “Homes for Everyone – Plan Change 9– Next steps” be received.**

Moved: Cr Kai Fong

Seconded: Cr Waru

**CARRIED**

Jean-Paul Gaston overviewed the report and spoke to a presentation titled “Planning for housing and growth” (Attachment 2).

**Further resolved:**

- 2. That Council note the “Homes for Everyone – Plan Change 9” process, next steps and key milestones.**

Moved: Cr Lee

Seconded: Cr Waru

**CARRIED**

The meeting adjourned at 10.33am and resumed at 10.40am.

**7 HE WHAKAMŌHIO I TE MŌTINI  
NOTICE OF MOTION**

- 7.1 REVOKE THE DECISION OF COUNCIL HELD ON 25 AUGUST 2022 ON THE PROPOSAL FOR THE REVOCATION AND DISPOSAL OF IDENTIFIED RESERVES

RDC-1331031

**Resolved;**

- 1. That the council revoke the decision of the council held on 25 August 2022 on the proposal for the revocation and disposal of Identified reserves.**

Moved: Mayor Tapsell

Seconded: Cr Kai Fong

**CARRIED**

***For reference the resolution of the council held on 25 August 2022 stated:-***

***1. That Council adopt the decision for each identified reserve site as follows:***

***1. Coulter Road Reserve (Part)***

***Retain reserve. Staff to work with community to identify opportunities to improve reserve.***

***2. Steeles Lane Reserve (Part)***

***Retain reserve as likely unfeasible for development.***

***3. Wrigley Road Reserve (Part)***

***Revoke status of part of the reserve and partner with Ko Te Tuara Totara O Fordlands Incorporated Society (KTTToF) to progress housing development (noting this recommendation requires a Local Bill to progress).***

***4. High Street Reserve (Part)***

***Progress process for disposal and development of the reserve working with the kindergarten to explore options for the comprehensive redevelopment of the site that improves outcomes for the kindergarten and the function, quality and accessibility of the reserve, noting that any proceeds of sale will be required to improve the quality of the retained reserve area.***

***5. 171 Clinkard Avenue***

***Direct sale to Kāinga Ora (noting this recommendation requires a Local Bill to progress).***

***Noting that the proceeds of sale will be used to improve recreation provision on the reserve.***

***6. Turner Drive Reserve (Part)***

***Progress two stage process for disposal and development of part (reduced to 50%) of the site and direct reinvestment into Turner Drive Reserve and Western Heights (noting requires Local Bill to progress).***

***7. Park Road Reserve (Part)***

***Progress two stage process for disposal and development of part of the site (as proposed) and direct reinvestment into Park Road Reserve and Western Heights.***

***8. Linton Park West (Part) – 16 Kamahi Road***

***Site to have reserve status revoked but decision on disposal or development parked while further investigation and discussions are undertaken with the Linton Park Community Centre, mana whenua and the wider community.***

***9. Gallagher Street Reserve***

***Progress two stage process for disposal and development of the site with proceeds to be used to improve quality of other reserves in vicinity.***

**10. Lee Road Reserve*****Retain Reserve***

- 2. *That Council direct the Chief Executive to pursue a draft local bill that achieves the recommendations for each of the identified reserve sites.***
- 3. *That Council provides for a first right of refusal and subsequent expressions of interest process be adopted with criteria to be confirmed in subsequent Council meeting.***

**8 TE KARAKIA WHAKAMUTUNGA  
CLOSING KARAKIA**

Cr Waru closed the meeting with a Karakia.

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The meeting closed at 11.01 am.

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Confirmed at the Council meeting on 24 November 2022.



Chair

**Note:-Rotorua Lakes Council is the operating name of Rotorua District Council**

**Attachment 1: Alcohol Ban Bylaw 2018**





## DIFFERENCE BETWEEN A POLICY AND BYLAW

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- Bylaws have regulatory effect; a type of law
- Breach of a Bylaw is an offence
- Policies are generally guidelines for how a Council operates or for decision making
- RLC has 14 Bylaws and Policies linked to Bylaws



## BYLAW REVIEWS

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- First review at 5 years from initial adoption
- Ongoing every 10 years
- Conducted by a special consultative procedure - stipulated by the Local Government Act 2002 (S86)
- Council has the authority to revoke/amend a bylaw through Special Consultative Procedure at any time






## ALCOHOL BAN BYLAW 2018


- Enables Temporary Ban Areas
- Current Temporary Bans enforced through the Bylaw:
  - Shambles Theatre reserve
  - Youth Centre reserve
  - Council lots on Te Ngae Road
  - Marist St Michaels Rugby Club
- Request to make Temporary areas permanent
- Bylaw is due for review in 2028



## ALCOHOL BAN BYLAW 2018



- Feb 2021 Trial Temporary Ban instated for 12 months
- Feb 2022 Extension of trial Temporary Ban for additional 12 months
- Consultation period to make temporary areas permanent – 12 Sep to 17 Oct 2022
- Feb 2023 Temporary Ban lapse or inclusion into Bylaw as permanent

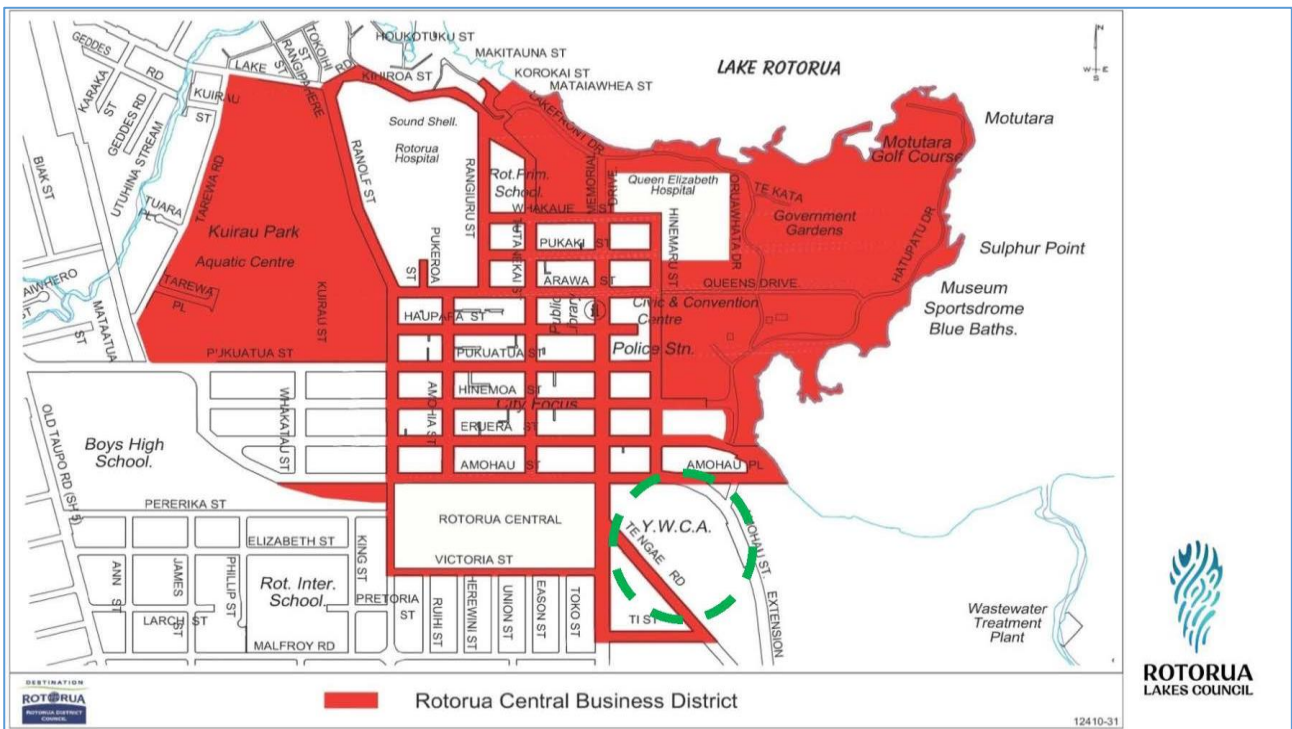






# ALCOHOL BAN BYLAW 2018

- Consultation ran for 5 weeks
- 17 submissions received
- 16 submissions in support of proposal
- 1 submission requesting exclusion area



**Attachment 2: Planning for housing and growth**

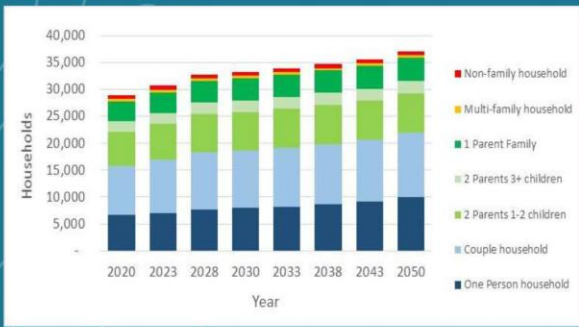
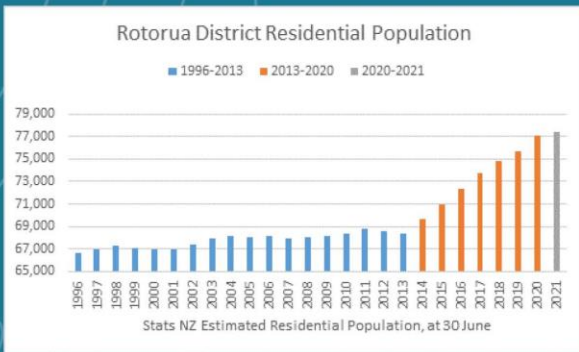
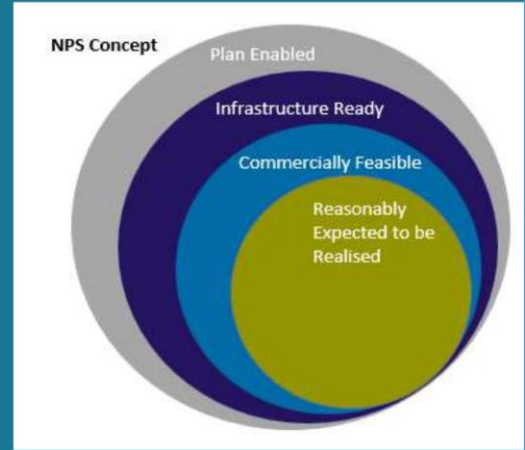
## LEGISLATIVE CONTEXT

- Legal requirements ( under RMA and NPS – UD)
- Prescribed timing, methods/data and oversight by HUD / MfE
- Medium density residential density (MDRS) – RLC, TALT, TTb requested 'consideration'
  - Ministers accept request and asked for assessment of 'acute housing need'
  - Evidenced need lead to Order in Council (Govt. process) to include Rotorua in MDRS requirements.

# HOUSING & BUSINESS CAPACITY (HBA) ASSESSMENT

The purpose of the HBA is to assess the:

- demand for housing and business land in urban environments, and
- development capacity that is sufficient to meet that demand in the short, medium, and long term.



## HBA FINDINGS



1 & 2 person households  
three quarters of total  
growth



37 Over a third of  
households earn less  
than \$50,000/yr



Access to homes  
increasing challenge  
(increasing prices &  
rents)



Aging population means  
demand for smaller  
household sizes over  
time

# HOUSING BOTTOM LINES



**+ 3,560**  
Additional  
dwellings  
required  
by 2023



**+ 6,240**  
Additional  
dwellings  
required  
by 2030



**+ 9,740**  
Additional  
dwellings  
required  
by 2050

Need 27% increase in households by 2050 (260 households per year)

## HOUSING FOR EVERYONE – PC9

Single PC- Residential, City Centre & Commercial  
Zones

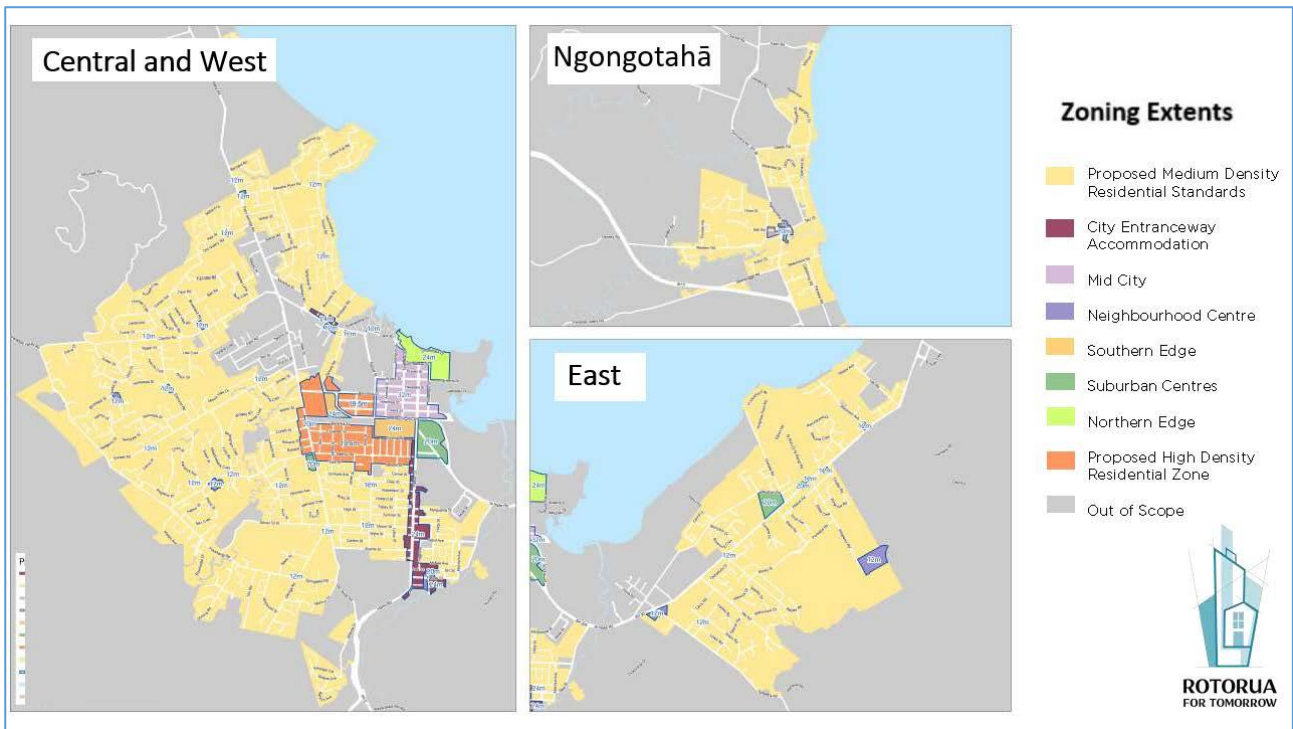
Key Objectives:

- Increase housing supply
- Greater variety of homes
- More efficient use of urban land
- Easier to develop papakāinga
- Better framework funding for reserves
- Protect historical, cultural and environmental values
- Manage risks from natural hazards

He Wāhi Noho mō te Katoa – Te Panonihanga o te  
Whakaritenga 9 | Housing for Everyone - Plan  
Change 9



<https://letstalk.rotorualakescouncil.nz/>



# SUBMISSIONS

- Submissions closed Friday 14 October following a two month submission period
- 96 Submissions have been received.
- Key submissions received from KO, NZTA and BOPRC, Planning Consultants
- Submissions broadly covered the following topics:
  - Opposition to MDRS
  - Alternative views on growth & change
  - Approach to Papakāinga
  - Extent of high density zone
  - Fenton Street & housing
  - Infrastructure constraints
  - Natural Hazard implications
  - Accessway standards

**PROPOSED CHANGES OPEN FOR SUBMISSIONS** UNTIL **OCTOBER 14 2022**

**Introducing a High Density Residential Zone**  
Close to the City Centre, the proposed Residential 2 High Density Zone aims to enable more people to live in areas that are near amenities and employment through active and public transport modes. A 10.5m height limit is proposed within this zone, enabling apartments of up to five storeys.

**Enabling increased development density in Commercial and City Centre Zones**  
The Plan Change proposes allowing greater height in these zones to accommodate a wider range of activities that are supported by greater living density.

**Amendments to better manage flood risk and geothermal hazards**  
Changes are proposed to improve flood and geothermal hazard management with respect to building and subdivision. These will apply across the district within areas subject to flooding.

**Amending rules for papakāinga development**  
We want to make papakāinga development easier to use in both urban and rural areas. Proposed changes include:  
• Removing requirement for papakāinga to be on land that adjoins or is adjacent to a street.  
• Ensuring the framework for papakāinga in residential zones aligns with MDRS and the public interest of the RMA.  
• Enabling greater density of papakāinga development in rural areas.  
• Introducing additional performance standards for non-residential papakāinga development, recognising that papakāinga is not limited to housing.

**Protection of heritage values of historic heritage buildings**  
Amendments are proposed to manage adverse effects on heritage values of specific historic buildings due to the greater building heights and bulk enabled through the plan change. Including a new building line to also protect historic heritage structures will protect historic buildings and development.

**Setting of financial contributions from development for reserves**  
It is proposed to extend the ability to charge financial contributions to permitted residential activities (i.e. up to three units) to capture the greater potential for residential units to be constructed without a subdivision or land use consent. It is also proposed to reduce Financial Contribution rates for reserves.

**See more about these proposed changes at 04 377 7423 or [www.rotorua.govt.nz/planchange](http://www.rotorua.govt.nz/planchange)**

More than 30,000 Rotorua residents whose properties are in zones affected by the changes have been directly notified via email or post.

But anyone is welcome to make a submission. Key stakeholder groups and community groups and individuals are invited to make a submission.

Council undertakes a significant programme of consultation and engagement to enable residents and stakeholders to provide input and feedback on the proposed changes. Council will also undertake a series of public consultations, including a public hearing, to ensure that the proposed changes are well understood and that the community has an opportunity to provide input and feedback on the proposed changes.

Take your say and find more information about the proposed changes at [www.rotorua.govt.nz/planchange](http://www.rotorua.govt.nz/planchange) and the proposed zoning changes.

Visit Council's Let's Talk/Korero Mai platform at [www.rotorua.govt.nz/letstalk](http://www.rotorua.govt.nz/letstalk)

Benefits Information System has been established for any planning consent, resource consent, subdivision, and other applications and related matters. Other groups or organisations that hold a special representation to provide input and feedback on the proposed changes will also be able to provide input and feedback on the proposed changes.

