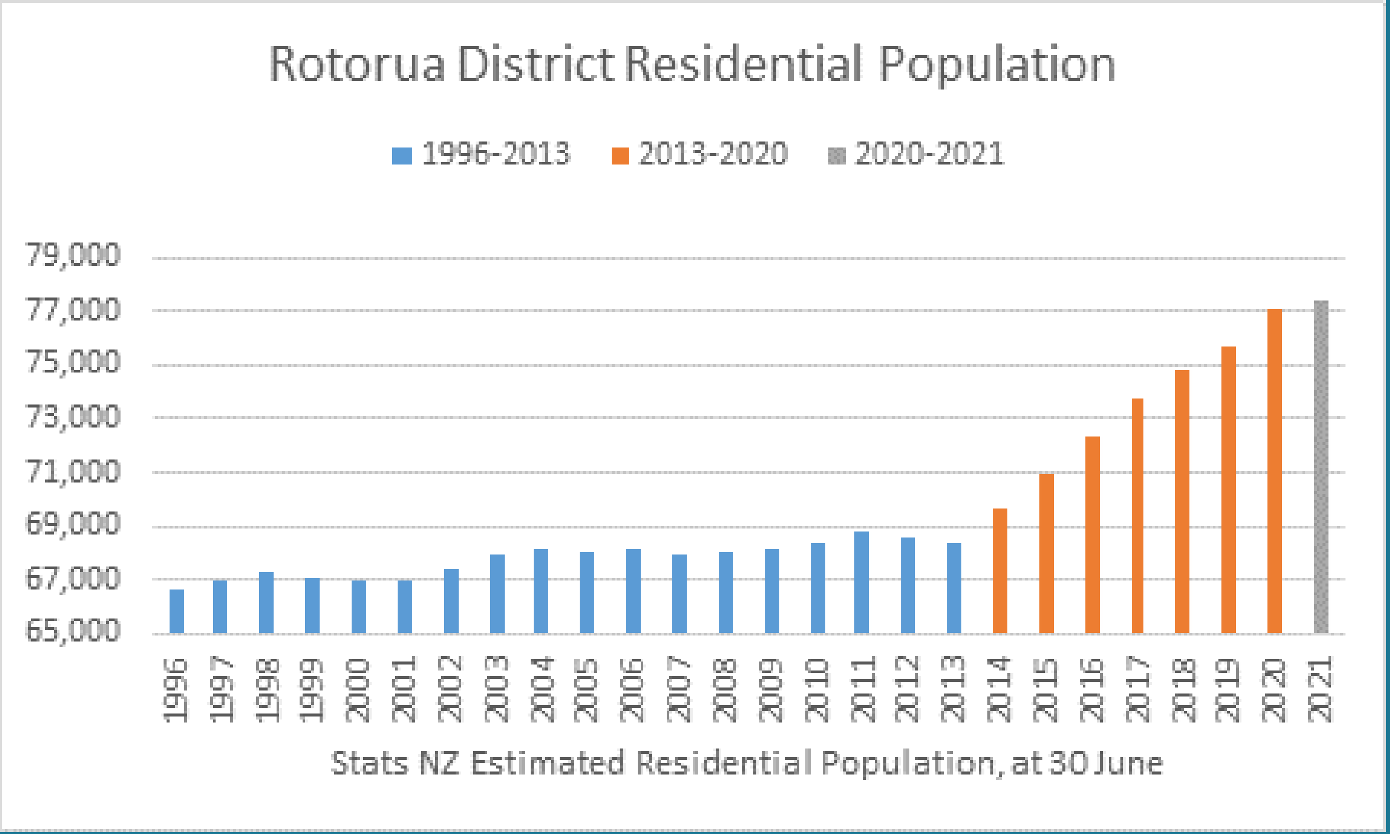
ROTORUA
FOR TOMORROW

O&M HIGHLIGHTS AND ISSUES

J-P Gaston, DCE District Development

POPULATION GROWTH

Steady increase in population growth from 2014



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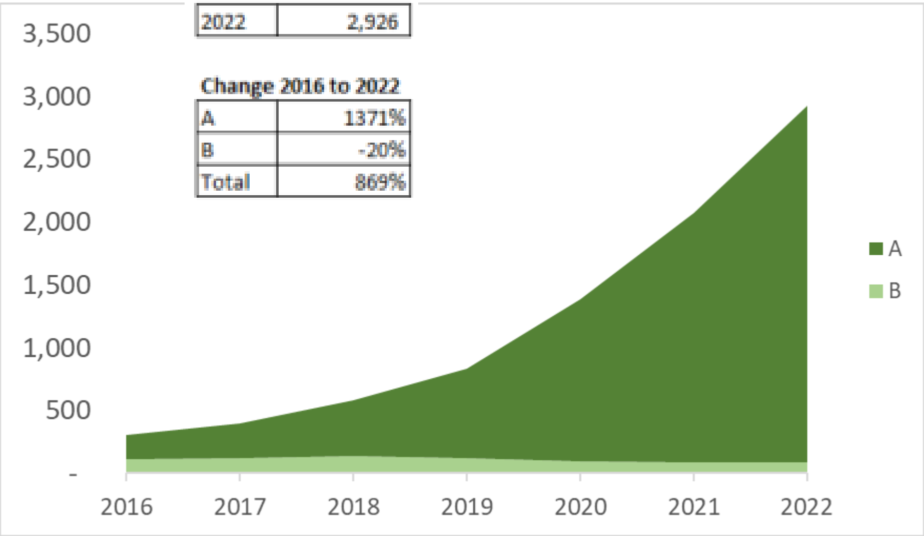
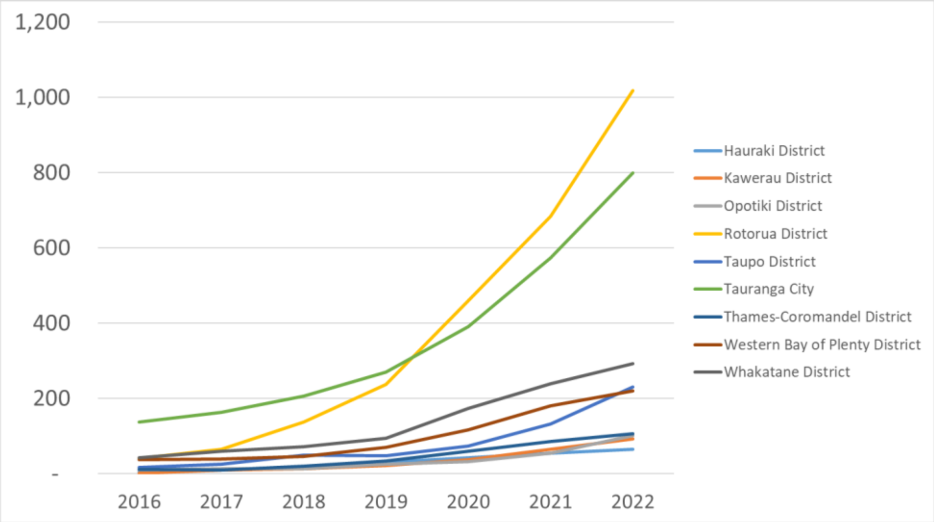
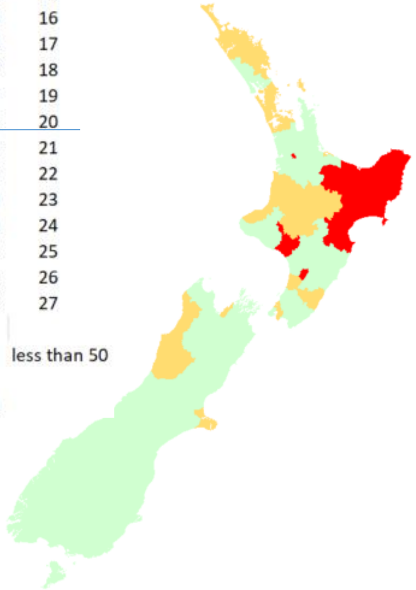
Community Impact: Significant growth in Housing Register – Where?

BOP Region has **11%** of the total housing register in Feb 2022





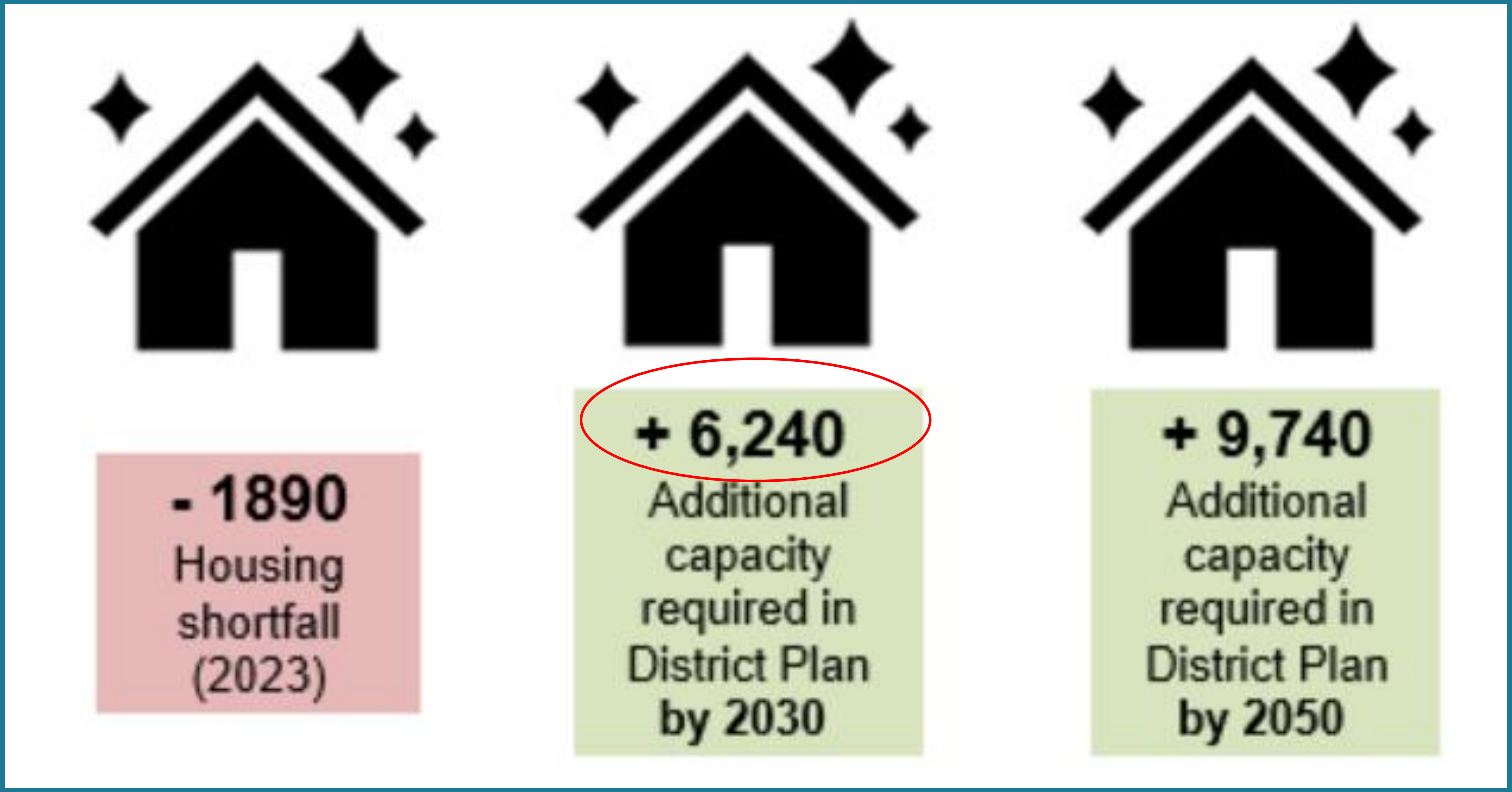
Operating Region	TLA	Housing Register Feb 2022	Pop est 2021	Housing register per 10,000 pop	RANK
Bay of Plenty	**Rotorua District**	**1,019**	**77,400**	**132**	**1**
Bay of Plenty	**Kawerau District**	**92**	**7,670**	**120**	**2**
East North Island	Gisborne District	606	51,500	118	3
East North Island	Napier City	778	66,700	117	4
East North Island	Wairoa District	91	9,040	101	5
Bay of Plenty	**Opotiki District**	**101**	**10,300**	**98**	**6**
Waikato	Hamilton City	1,735	178,500	97	7
East North Island	Hastings District	774	90,100	86	8
Taranaki, Manawatu	Palmerston North City	762	90,500	84	9
Taranaki, Manawatu	Whanganui District	396	48,400	82	10
Bay of Plenty	**Whakatane District**	**293**	**38,400**	**76**	**11**
Northland	Whangarei District	706	99,400	71	12
Taranaki, Manawatu	Ruapehu District	86	12,900	67	13
Wellington/Kapiti	Porirua City	409	61,900	66	14
Northland	Far North District	469	72,600	65	15
Waikato	Waitomo District	62	9,640	64	16
Nelson, Marlborough	Grey District	90	14,100	64	17
Taranaki, Manawatu	Horowhenua District	219	36,500	60	18
Wellington/Kapiti	Lower Hutt City	646	112,800	57	19
Bay of Plenty	Taupo District	230	41,000	56	20
Nelson, Marlborough	Nelson City	289	54,700	53	21
Bay of Plenty	Tauranga City	800	155,200	52	22
Canterbury	Christchurch City	2,018	392,100	51	23
Wellington/Kapiti	Masterton District	145	28,200	51	24
Taranaki, Manawatu	New Plymouth District	438	87,300	50	25
AUCKLAND	Auckland	8,592	1,715,600	50	26
Nelson, Marlborough	Buller District	48	9,660	50	27
	All other 39 TLAs	4,415	1,549,790		less than 50
	New Zealand	26,309	5,121,900	51	



Source: Kāinga Ora IDP, MSD

DEMAND FOR HOUSING

Housing shortfall and additional homes required



Two thirds need to be one or two bedroom

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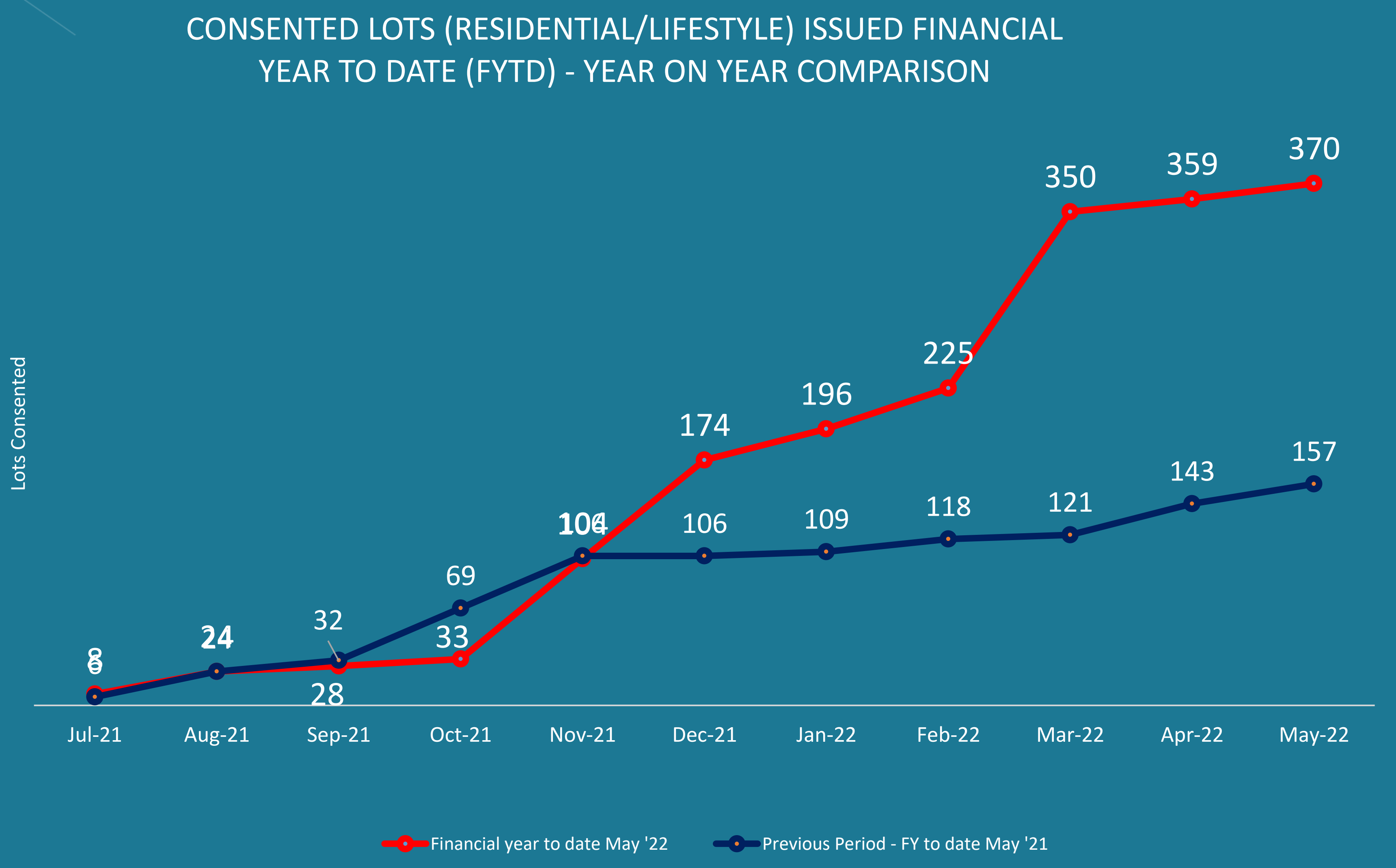
HOUSING PLAN - PRIORITY ACTIONS

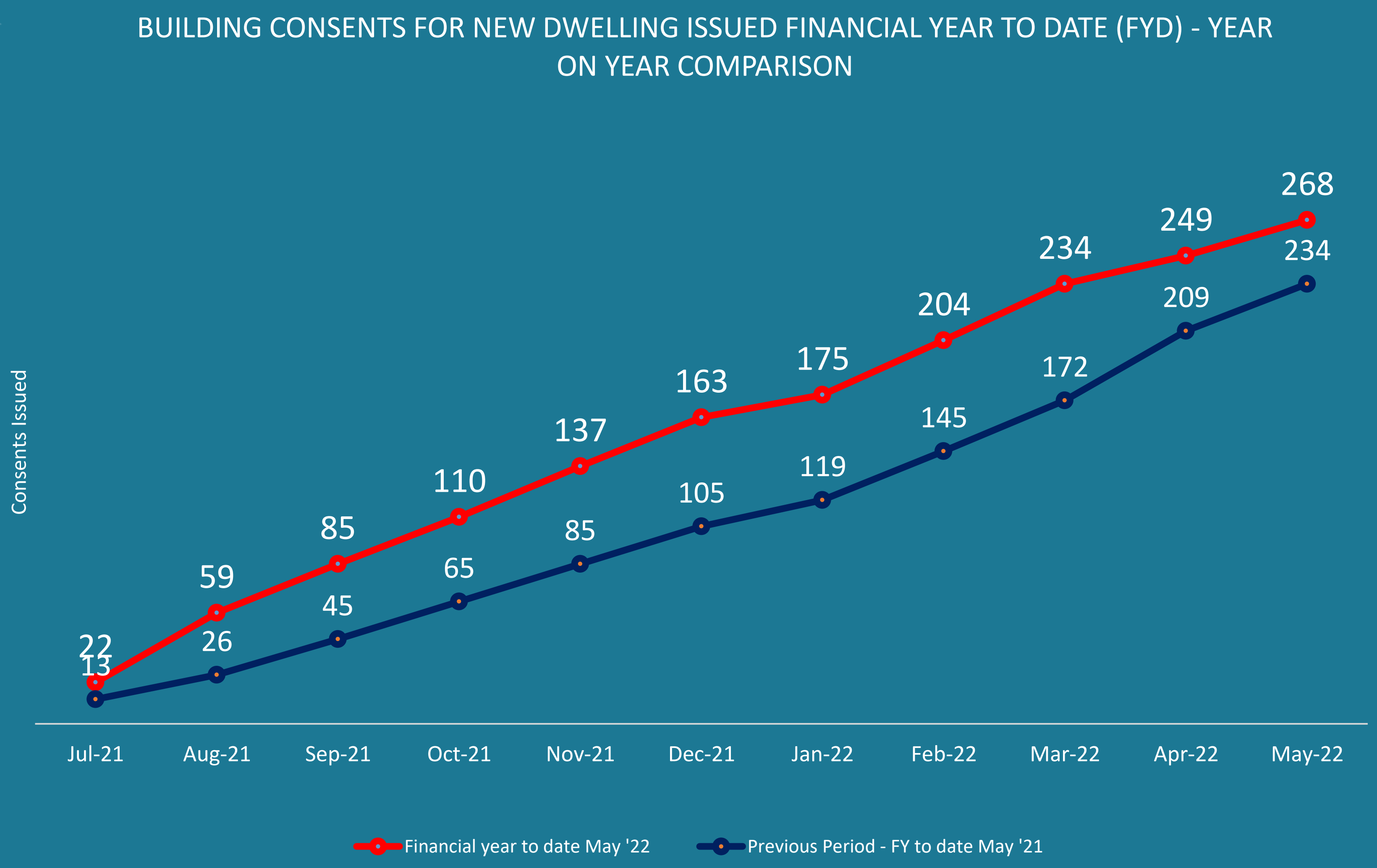
<table>
<tr><th>Plan our way forward</th><th>Build our way forward</th><th>Infrastructure & funding</th><th>Thriving communities</th><th>Emergency housing responses</th></tr>
<tr>
<td>Intensification Plan change (August)
Spatial Plan v2 (Future development Strategy)
Papakainga rules review</td>
<td>Developer support service
Pukehangi (Storm water master plan and consents)
Reserve revocations (consultation and local bill)
Inner city apartment project(s)</td>
<td>Storm water / road delivery ($9m and $55m)
Storm water (central and western) – total project $99m under negotiation
Development contributions policy (consultation now)</td>
<td>Central city priority area plan (draft being developed)
Locality plans (eastside – operational, others to start)
Safety initiatives (Fenton and wider)</td>
<td>Taskforce actions:
12 motels for families (contracted and consenting)
Hub (open)
Support services
Regulatory action on motels
Direct sale of land (boost housing supply)</td>
</tr>
</table>

CONSENT NUMBERS - MAY



CONSENT NUMBERS - MAY

Plus 67 new build consents from Kāinga Ora
Total – 335 consents



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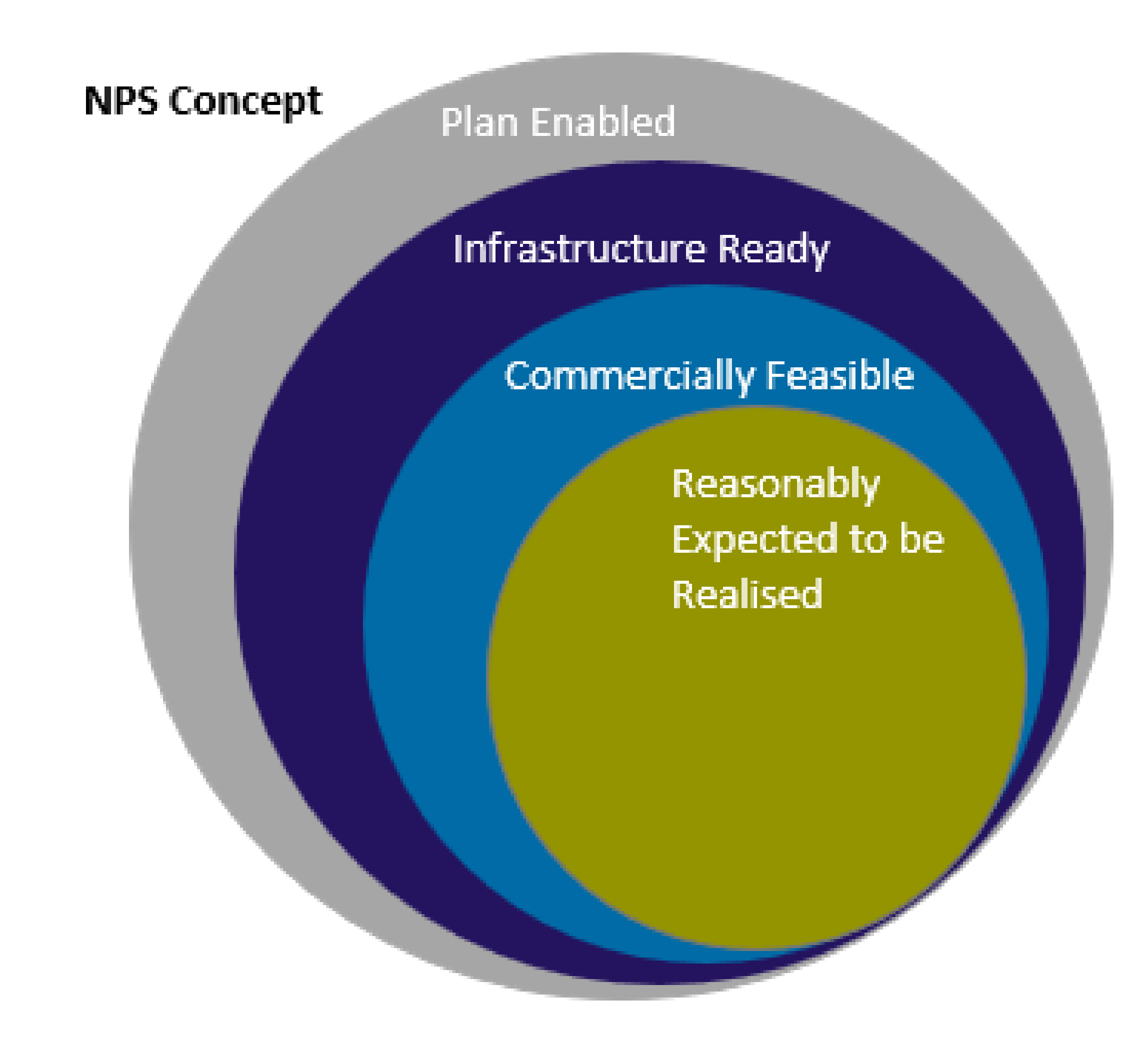
6,000 HOMES?

Approx. 270 (May 2022) market home consents need to double moving forward.



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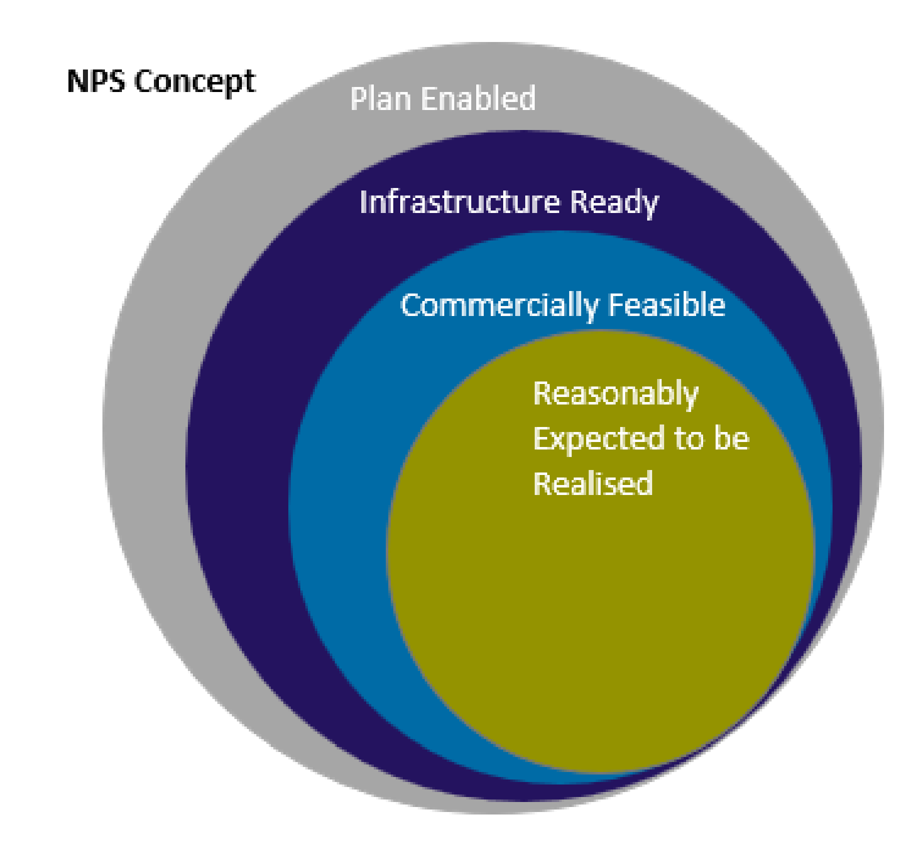

6,000 HOMES ACROSS 10 YEARS

Plan enabled:

- Intensification Plan change:
  - MDRS
  - Commercial zone housing
  - Papakāinga rules / guidance
- FDS (spatial Plan V2) & Priority Area Plan

Infrastructure ready:

- Infrastructure enablement (30YIS & LTP)
  - IAF, CIP, DIA funding
  - DC's – cost certainty
  - Master Plans / SW consents

Commercially feasible:

- Developer Support Services
- Inner City development (RotoruaNZ)
- Council land sales (some reserves / other?).

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1,000 PUBLIC HOMES ACROSS 10 YEARS

Part of 6,000 homes required -

Kāinga Ora:

- Pipeline 300+ (2-4 years)
- Reserve revocation proposal (approx. 80+ & market?)
- Post-2024 programme

HUD / TPK / Iwi:

- Partnerships & Papakainga on multiple sites – 300+? (2-8 years)

Other:

- CHP/Philanthropics (70+ - timing?).

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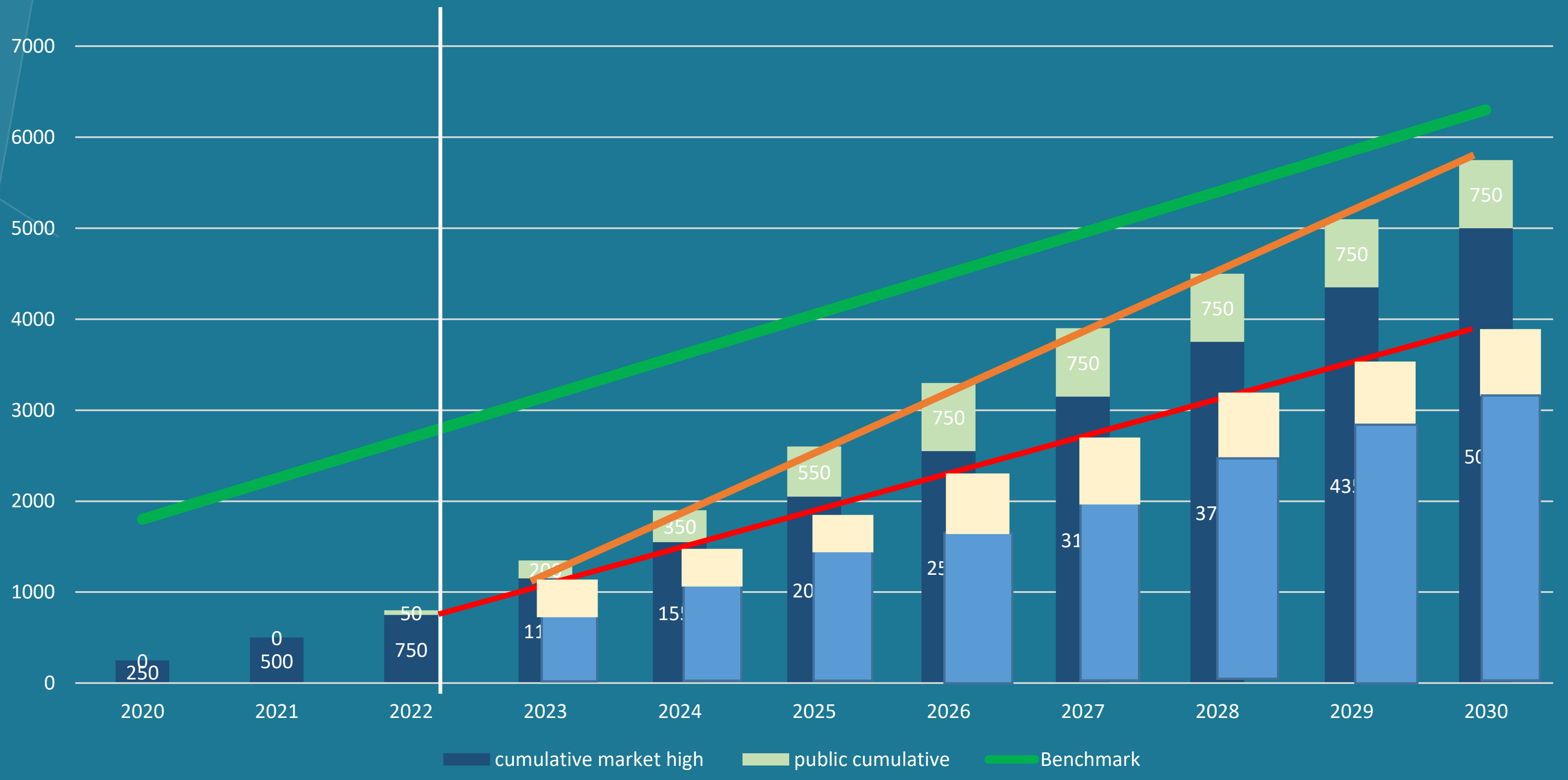
HOUSING PROJECTIONS

Green line

Orange line

year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Benchmark	1800	2250	2700	3150	3600	4050	4500	4950	5400	5850	6300
cumulative market low	250	500	750	1050	1350	1650	1950	2250	2550	2850	3150
cumulative market high	250	500	750	1150	1550	2050	2550	3150	3750	4350	5000
public cumulative	0	0	67	200	350	550	750	750	750	750	750



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SO WHAT …

New Council will need to consider other actions and initiatives.

Some options include –

- Iwi support - CHPs, papakāinga rules
- motel, vacant land, airbnb (rates/registration?)
- Incentives policy (eg. Inner city)
- RotoruaNZ- inner city land/EOIs
- RLC land - minor/sales
- RLC land acquisition/development
- Partnerships - pensioner housing / CHPs

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SUMMARY POINTS

- Optimistic (orange) – slow to impact on requirements. Pessimistic (red) – no real dent in deficit.
- Public / social and affordable rental <u>major</u> challenge in short / medium term.
- A level of EH need likely for 5+ years.

New Council will need to consider other actions and initiatives.

EVERY PIECE OF LAND OR HOUSING INTERVENTION CRITICAL

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