

Strategy, Policy & Finance Committee Meeting Minutes 10 February 2022

01-15-228
RDC- 1226934

Minutes

Strategy, Policy & Finance Committee meeting held Thursday, 10 February 2022 at 9 am Council Chamber, Rotorua Lakes Council

MEMBERS PRESENT: Cr Raukawa-Tait (Chair)
Cr Kai Fong (Deputy Chair), Mayor Chadwick, Cr Bentley, Cr Donaldson,
Cr Kumar, Cr Maxwell, Cr Tapsell, Cr Wang, Cr Yates,
Dr Morgan and Mr Biasiny-Tule (Te Tatau o Te Arawa), Mr Thomass (Lakes
Community Board) and Mrs Trumper (Rural Community Board).

APOLOGIES: Cr Yates for lateness.

STAFF PRESENT: G Williams, Chief Executive;
T Collé, Deputy Chief Executive, Organisational Enablement;
J-P Gaston, Deputy Chief Executive, District Development;
O Hopkins, Deputy Chief Executive, District Leadership & Democracy;
S Michael, Deputy Chief Executive, Infrastructure & Environmental Solutions;
G Rangī, Deputy Chief Executive, Te Arawa Partnership;
G Kieck, Manager, Corporate Strategy & Planning;
R Pitkethley, Manager, Active and Engaged Communities;
K Dahm, Team Lead Planning, RMA Policy;
R Dunn, Governance Lead;
N Michael, Senior Communications Advisor;
G Konara, Governance Support Advisor.

The meeting opened at 9 am.

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

1. **KARAKIA WHAKAPUAKI** **OPENING KARAKIA**

Cr Tapsell opened the meeting with a Karakia.

2. **NGĀ WHAKAPĀHA** **APOLOGIES**

Resolved:

That the apologies from Cr Yates for lateness be accepted.

Moved: Cr Kai Fong
Seconded: Cr Wang

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 MINUTES**

5.1 MINUTES OF THE STRATEGY, POLICY & FINANCE COMMITTEE MEETING 2 DECEMBER 2021

RDC-1209207

Resolved:

That the minutes of the Strategy, Policy & Finance Committee meeting held on 2 December 2021 be confirmed as a true and correct record.

Moved: Cr Maxwell
Seconded: Cr Donaldson

CARRIED

Attendance:-

Mr Thomass joined the meeting at 9.03 am.

**6. PŪRONGO KAIMAHI
STAFF REPORTS**

6.1 HOUSING AND BUSINESS CAPACITY ASSESSMENT, HOUSING SHORTFALLS AND HOUSING BOTTOM LINES

RDC-1223320

Resolved:

- 1. That the report titled “Housing and Business Capacity Assessment, Housing Shortfalls and Housing Bottom Lines” be received.**

Moved: Mrs Trumper
Seconded: Mr Thomass

CARRIED

J-P Gaston and Kate Dahm overviewed the report and spoke to a presentation titled “Housing and Business Capacity Assessments - Finalise HBA Housing Bottom Lines to go into District Plan Housing Shortfall” attached as “Attachment 4”.

Attendance:-

- Cr Yates joined the meeting at 9.07 am.
- Mr Biasiny-Tule joined the meeting at 9.30 am.

Further resolved:

2. **That the Committee recommends to Council to adopt the Housing and Business Capacity Assessment (Main Report) in Attachment 1 and the Housing and Business Capacity Assessment (Technical Report) in Attachment 2.**
3. **That the Committee recommends to Council to approve the inclusion of the Housing Bottom Lines, in Attachment 3, into the District Plan.**

Moved: Mayor Chadwick

Seconded: Mr Thomass

CARRIED

**7. KA MATATAPU TE WHAKATAUNGA I TE TŪMATANUI
RESOLUTION TO GO INTO PUBLIC EXCLUDED**

Resolved:

That the Committee move into public excluded session.

Moved: Cr Yates

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
CONFIDENTIAL MINUTES OF PREVIOUS MEETING HELD 2 DECEMBER 2021	Please refer to the relevant clause/s in the open meeting minutes.	Good reason for withholding exists under Section 48(1)(a)

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
POLYNESIAN SPA UPDATE	Protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.	Section 48(1)(a) Section 7(2)(b)(ii)
CONTRACT APPROVAL	Protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.	Section 48(1)(a) Section 7(2)(b)(ii)
CONTRACT APPROVAL	Protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.	Section 48(1)(a) Section 7(2)(b)(ii)

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.”

OPEN SESSION

Meeting closed at 11 am.

Confirmed at the Strategy, Policy & Finance Committee meeting on 10 March 2022



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Chair

Rotorua Lakes Council is the operating name of Rotorua District Council.

**Attachment 1: [Housing and Business Capacity Assessment \(Main Report\)](#) – RDC-1225139
Circulated separately**



Rotorua Housing
and Business Develc

**Attachment 2: [Housing and Business Capacity Assessment \(Technical Report\)](#) – RDC-1225140
Circulated separately**



Rotorua Housing
and Business Develc

Attachment 3: Housing Bottom Lines for inclusion in the District Plan – RDC-1225141

Attachment Three – Amendments to the District Plan

Underlining = text added

... = text omitted

Part 2: District Wide Matters

STRATEGIC DIRECTION

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SDUD

URBAN FORM AND DEVELOPMENT

Status: SDUD is Operative

ISSUES

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OBJECTIVES

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HOUSING BOTTOM LINES

<u>Housing bottom lines for Rotorua urban environment</u>		
<u>Short-medium term (2020-2030)</u>	<u>Long-term (2030-2050)</u>	<u>30 Year Total 2020-50 additional</u>
6,240	3,500	9,740

Explanation

These housing bottom lines were identified through the Housing and Business Development Capacity Assessment for Rotorua District 2022 (HBA 2022), and have been inserted into the District Plan as part of the implementation of the National Policy Statement for Urban Development 2020.

They are intended to represent the amount of feasible and reasonably expected to be realised development capacity that is sufficient to meet the expected housing demand with the urban environment, along with a competitiveness margin. The competitiveness margins is 20% for the short-medium term and 15% for the long term.

Rotorua Lakes Council is required to enable the development represented in the housing bottom lines through the district plan, structure plans, growth and infrastructure strategies.

The housing bottom lines relate to the Rotorua urban environment. An urban environment means any area of land that is, or is intended to be, predominantly urban in character, and that is, or is intended to be, part of a housing and labour market of at least 10,000 people. This definition allows areas identified or zoned for future urban development to be included in the defined urban environment. It also allows discrete locations of urban land that have a functional relationship with each other in terms of a housing and labour market to be part of the urban environment, even when they are not contiguous.

The areas included within the Rotorua Urban Environment are shown in the figure below.



POLICIES

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Attachment 4:- Presentation on Housing and Business Capacity Assessments

Housing and Business Capacity Assessments

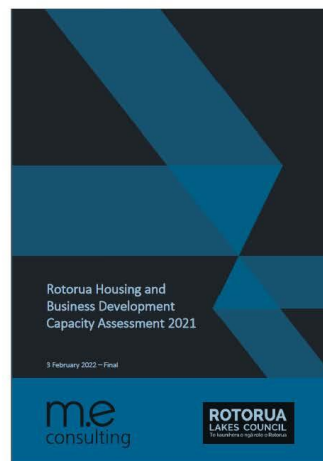
Finalise HBA

Housing Bottom Lines to go into District Plan

Housing Shortfall

Purpose of Report

- Request Council adopts the Housing and Business Assessment
- Requests the Housing Bottom Lines are included in the District Plan
- To inform Council that the Housing Shortfall will be notified to the Minister to the Environment



Key Recommendations of the HBA

- Supports the need for intensification plan change.
- Also recommends:
 - Rezoning Fenton Street to a more intensive mixed use zoning
 - Providing more infrastructure-served, feasible greenfield land
 - Ensuring that the CBD is an attractive place to invest, do business & live
 - Council continues to seek funding to help alleviate storm water constraints
 - Council considers zoning more land for light industrial use.



Housing Demand - Housing Bottom Lines

The amount of feasible, realistically expected to be realised development capacity that must be enabled to meet demand (+ a competitiveness margin):

- Short Term (3 years 2020-2023): additional 3,560 dwellings
- Medium Term (10 years 2020-2030): additional 6,240 dwellings
- Long Term (30 years 2020-2050): an additional 9,740 dwellings

These need to be included in District Plan and Regional Policy Statement as Housing Bottom Lines

Housing Shortfall

- Short and medium term includes unmet demand of 1500 dwellings
- Model is controlled by NPS assumptions e.g. plan enabled in the medium term, infrastructure ready
- RLC required to undertake a plan change and/or consider other options for increasing capacity.

Short term	1890
Medium term	1400
Long Term	3630

