



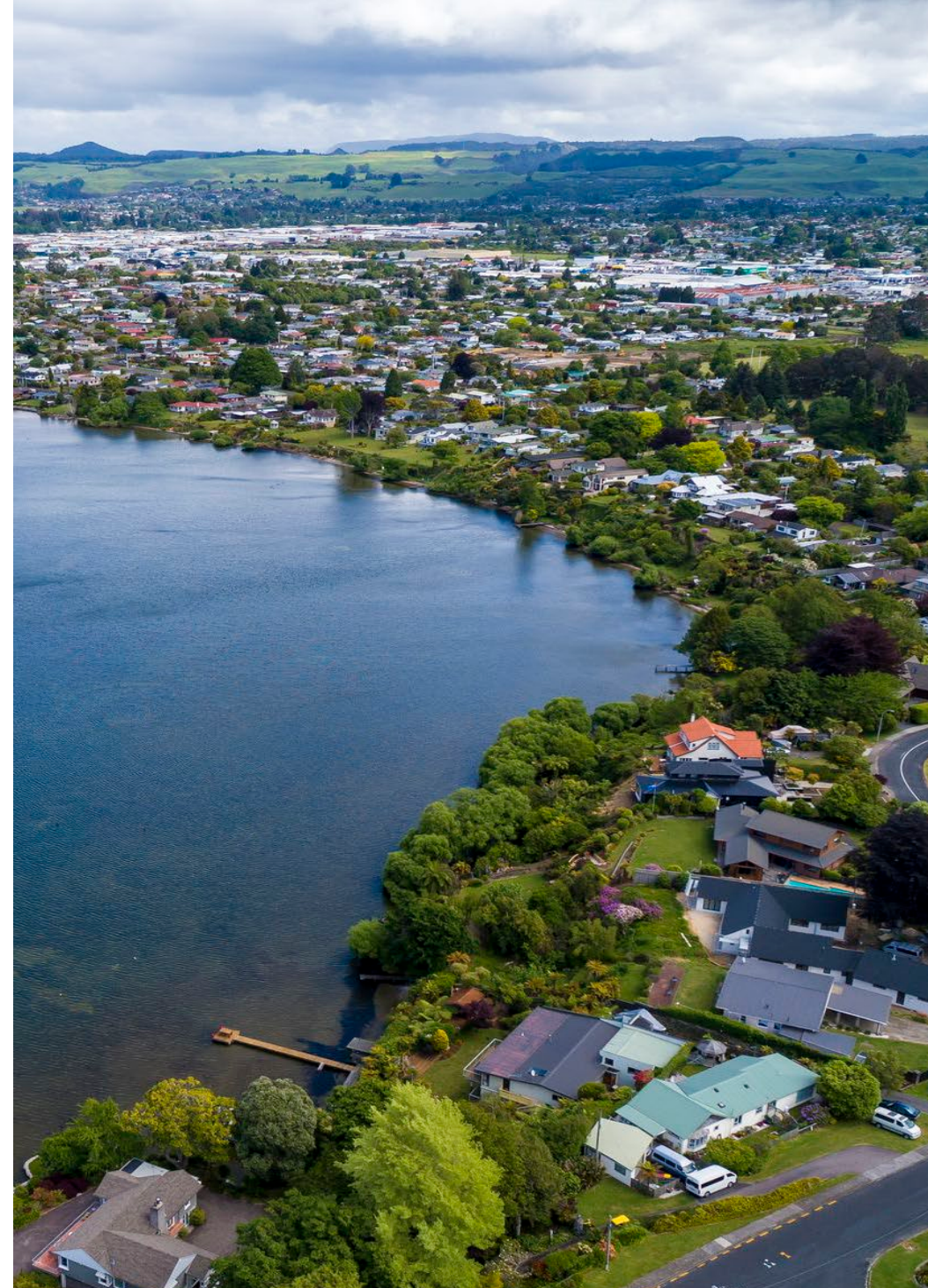
Planning Our Way Forward

Mana Whenua workshop

4th May 2022

Agenda

- Overview
- Future Development Strategy
- Housing Plan Change
- Priority Areas
- Breakout Discussion
- Wrap up and Next Steps



What We've Heard

- Te Arawa values should be central to the work programme
- Removing barriers to papakāinga should be a priority
- Ability for Māori to develop on whenua Māori
- Te Arawa are developers of general land and whenua Māori
- Housing Plan Change to support housing for whanau
- Opportunities for future growth shared e.g., Ngongatahā, City Centre & Owhata



Our Work Programme

The Big Picture

- Future Development Strategy
- Priority Development Areas

Council Services

- Infrastructure Strategy
- Long Term Plan
- Infrastructure Acceleration Fund

Working with Govt agencies

Waka Kotahi, Ministry of Education, Ministry of Health, MSD, Te Puni Kokiri, Kainga Ora, Ministry of Housing and Urban Development

Changing the rules

- Housing Plan Change:
 - Medium density rules
 - Papakainga rules
- Design Guidelines

An aerial photograph of a coastal town, likely in New Zealand, showing a mix of residential housing, green spaces, and a large body of water in the background. The town is densely packed with houses and some commercial buildings. A large lake or bay is visible in the distance, with hills on the far shore. The sky is overcast.

Future Development Strategy

What is a Future Development Strategy?

- A Council plan that:
 - Describes where future growth will occur
 - Identifies where and when Council infrastructure will be provided to support that growth
- Must have a **statement of iwi and hapū aspirations for urban development**



Progress to Date

Early days

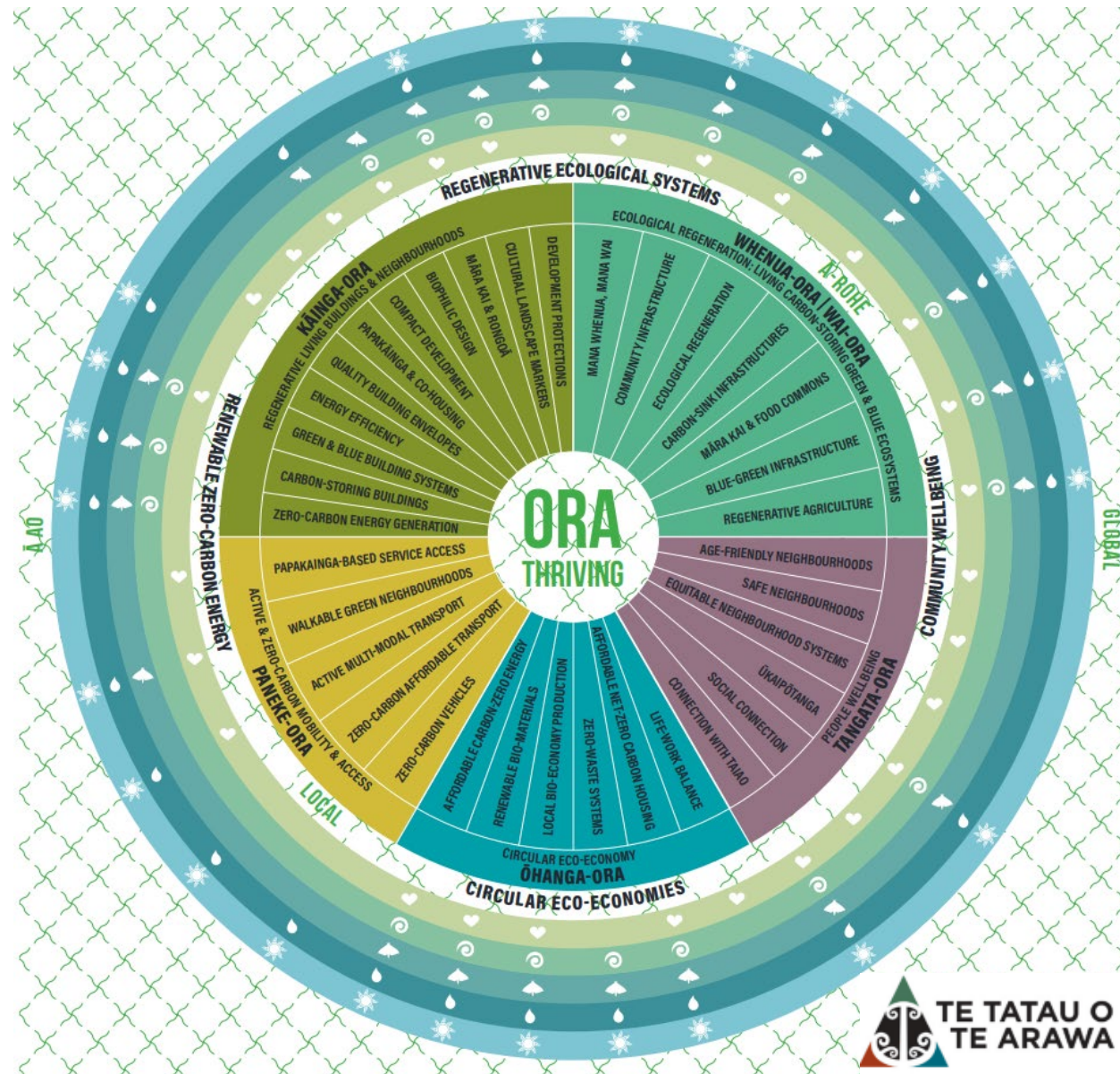
- Map where growth can not occur (flood risk etc)
- Understand what neighbouring councils are doing
- Develop draft "outcomes" to guide our thinking.
- Use this to identify potential locations for future growth.

We need your input to develop this further.



FDS Outcomes

- Build on what we already have:
 - 2018 Spatial Plan
 - Te Arawa 2050 Vision
 - Te Tatau O Te Arawa Wellbeing Compass
 - Homes and Thriving Communities Strategic Framework
 - Eastside Wellness Plan
- Weave in other requirements



ROTORUA 2030 GOALS:

- » *Kāinga noho, kāinga haumarū | Homes that match needs*
Quality affordable homes which are safe and warm, and available to meet everyone's needs.
- » *He hāpori pūmanawa | A resilient community*
Inclusive, liveable and safe neighbourhoods give residents a sense of place; and confidence to be involved and connected.
- » *Tiakina to taiao | Enhanced environment*
Rotorua is known globally for its clean, natural environment, air quality and healthy lakes.
- » *Waahi pūmanawa | Vibrant city heart*
The inviting and thriving inner city reflects Rotorua's unique heritage and lakeside location.
- » *Papa whakatipu | Outstanding places to play*
Recreation opportunities are part of the Rotorua lifestyle; connecting us, transporting us and surrounding us.
- » *He huarahi hou | Employment choices*
Rotorua is a prosperous connected community; growing education, training and employment opportunities.
- » *Whakawhanake pākihi | Business innovation + prosperity*
Rotorua boasts a diverse and sustainable economy energised by natural resources and innovative people.

TE ARAWA 2050 GOALS:

- » *Te Arawatanga (culture)*
Our future has Te Arawa reo, tikanga and values woven into the everyday of our people, our partners and the communities in our rohe.
- » *Te Arawa Tangata (people)*
Our future has all Te Arawa uri in peak physical, emotional, spiritual and mental condition and we prosper and flourish across all measures of wellbeing – health, education, welfare and employment.
- » *Te Arawa Takiwa (place)*
Our future is one that recognises that the wellbeing of taiao is intimately connected to our own wellbeing. Our wai and our whenua are restored and healthy - providing the food and resources we need to sustain us, and we are actively engaged with our taiao.
- » *Te Arawa Ohanga (enterprise and economy)*
Our future is one where we work together to increase our commercial success, which is the vehicle that continues our people's wellbeing.
- » *Te Arawa Urutau (technology and innovation)*
Our future is one where all Te Arawa uri are able to access have capability to fully participate and gain benefit from innovation and technology.
- » *Te Arawa Rangatiratanga (leadership and influence)*
Our future has the best leaders making and effectively implementing the best decisions about our resources to continuously achieve the best outcomes for our people. We lead, create and shape korero, partnerships and opportunities that bring about positive change on kaupapa that affect us.
- » *Te Arawa Tūhononga (unity and connection)*
Our future has collaboration and connection as a mainstay of Te Arawa operations.

Homes and Thriving Communities Strategic Framework

There are a number of actions that can be undertaken which, when combined, will achieve this objective:

LAKE WATER QUALITY

Treaty settlements have seen the return of 14 Te Arawa lakes to iwi and the formation of the Te Arawa Lakes Trust (TALT). TALT works in partnership with the regional and local council to improve lake water quality and to promote other environmental action to ensure the sustainable use and improvement in water quality.

PAPAKĀINGA

There is an opportunity to ensure Council processes support the creation of papakāinga housing, and to explore new ways of enabling housing development on Māori land without necessarily transferring title. Support for housing aspirations have been explicitly stated in the Rotorua Housing Accord signed in August 2017, making the assistance of Te Puni Kōkiri available to explore options for the development of papakāinga housing. In particular, iwi have aspirations for papakāinga near Lake Tarawera, Rotoiti and Rotomā.

LEASED LAND FOR COMMERCIAL AND RESIDENTIAL PURPOSES

Where iwi have aspirations to develop land for commercial or residential purposes but not necessarily transferring the title, Council will work with iwi to support appropriate development.

MĀORI VILLAGES WITHIN URBAN AREAS

Rotorua is unique in that it contains three living Māori villages: Ōhinemutu, Whakarewarewa and Ngāpuna. There are opportunities to work with these villages to determine what actions could be undertaken to support and enhance these neighbourhoods to ensure they retain their unique cultural values.

TOKORANGI AND WHAKAREWAREWA

A partnership is already underway exploring opportunities for the development of the Tokorangi and Whakarewarewa forest blocks. This will identify development precincts and opportunities, including commercial opportunities, infrastructure planning and development, recreation and cultural activities.

TELLING THE STORIES OF OUR PLACE

Within the public spaces of the city and district we have an opportunity to acknowledge mana whenua and represent the importance of Te Arawa to this place.

The Rotorua district has a large amount of Māori owned land.



Initial Thinking on Outcomes

- Wai and whenua are restored and healthy
- Compact urban centre
- Housing is in accessible areas
- Housing is where people want to live
- Greenhouse gas reduction
- Sufficient land for housing and business to meet demand
- The economy is diverse and growing
- Efficient Infrastructure
- Climate change and natural hazard resilience



Breakout - FDS Outcomes

- 1) Are these outcomes right to help guide our thinking about future growth?
- 2) How can these be developed to better reflect iwi and hapū aspirations for urban development?
- 3) How can these be developed to reflect Te Arawa values?

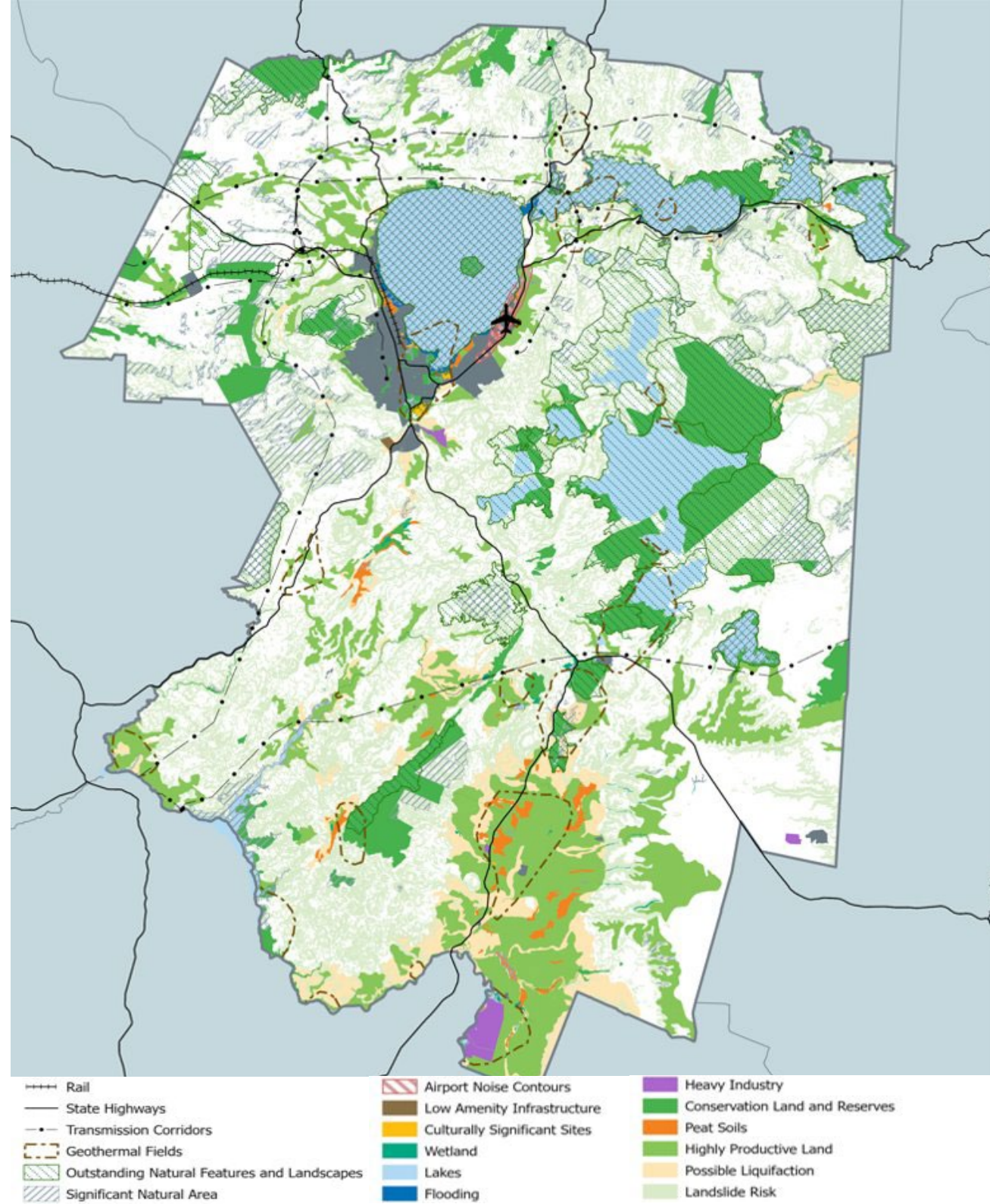
District Wide

Key additions:

- Outstanding Natural Features & Landscapes
- Wetlands
- Geothermal Fields
- Airport Noise Contours
- Heavy Industry (e.g., Timber Mills)
- Transmission corridors
- “Low Amenity” Infrastructure (e.g., WWTP, landfill, sub-stations)
- Possible Liquification
- Fault Avoidance Zones (not shown)

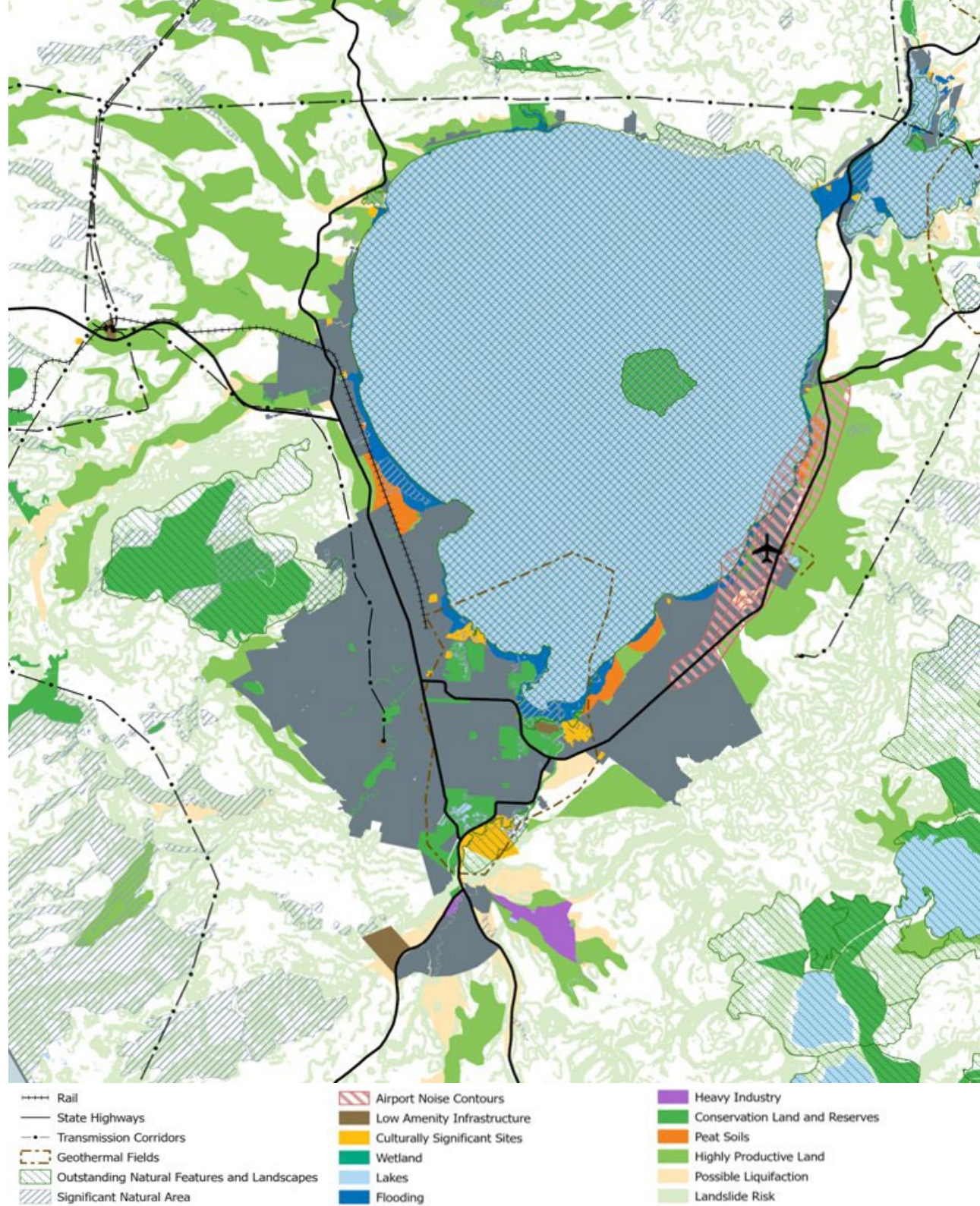
Information gaps

- Urban Rotorua/Ngongatahā flooding & any rural flooding.
- Culturally significant landscapes (working assumption includes Marae/ Marae Height Areas, Res 3)



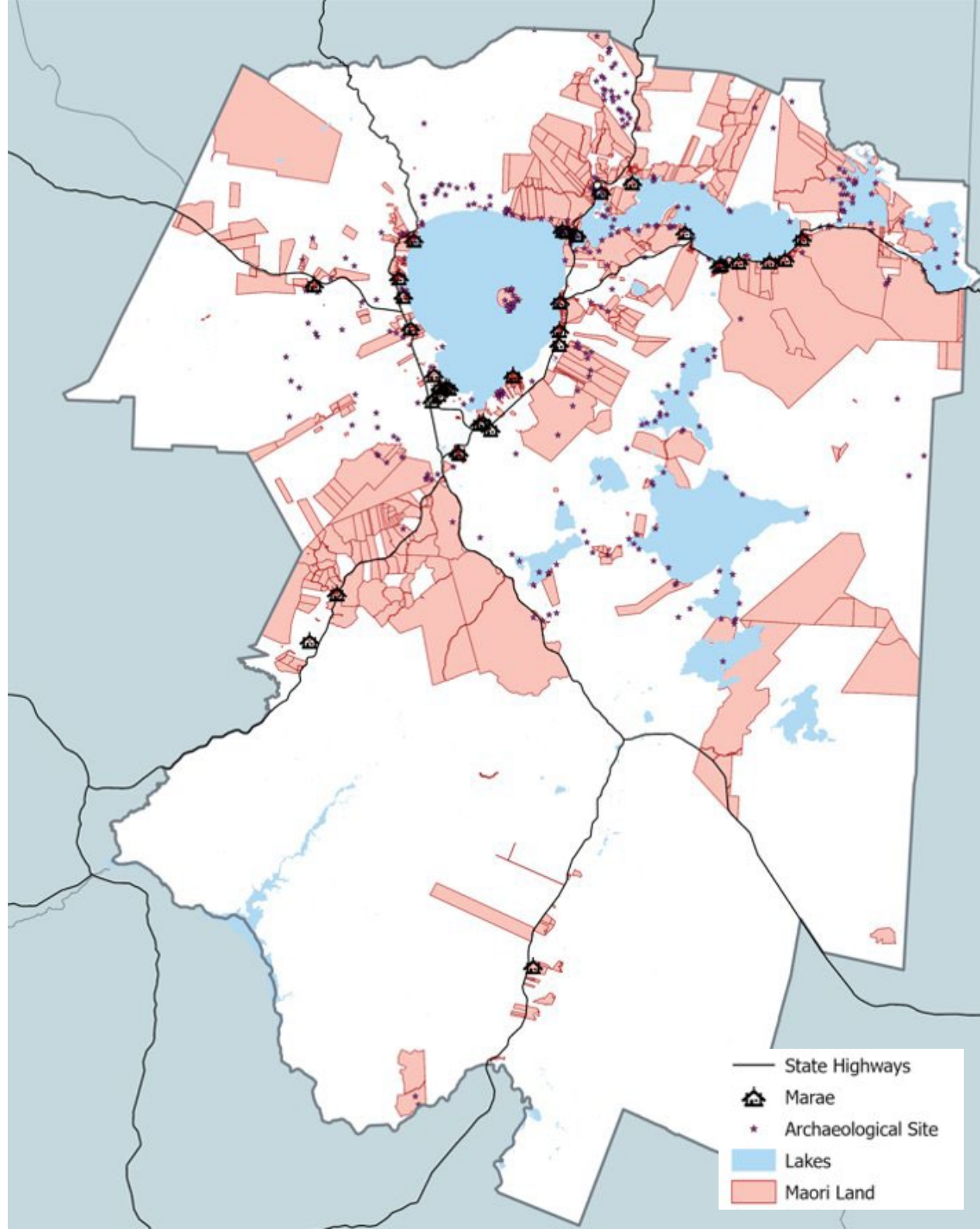
Urban

- North-west corridor (SH36) linking with Tauranga shaping up as key focus for residential growth based on spatial analysis.
- Secondary corridor (SH33/ SH30) between Paengaroa shaping up as key business opportunity.



Whenua Māori

- What do you think good growth looks like in your rohe for the next 30 years?”



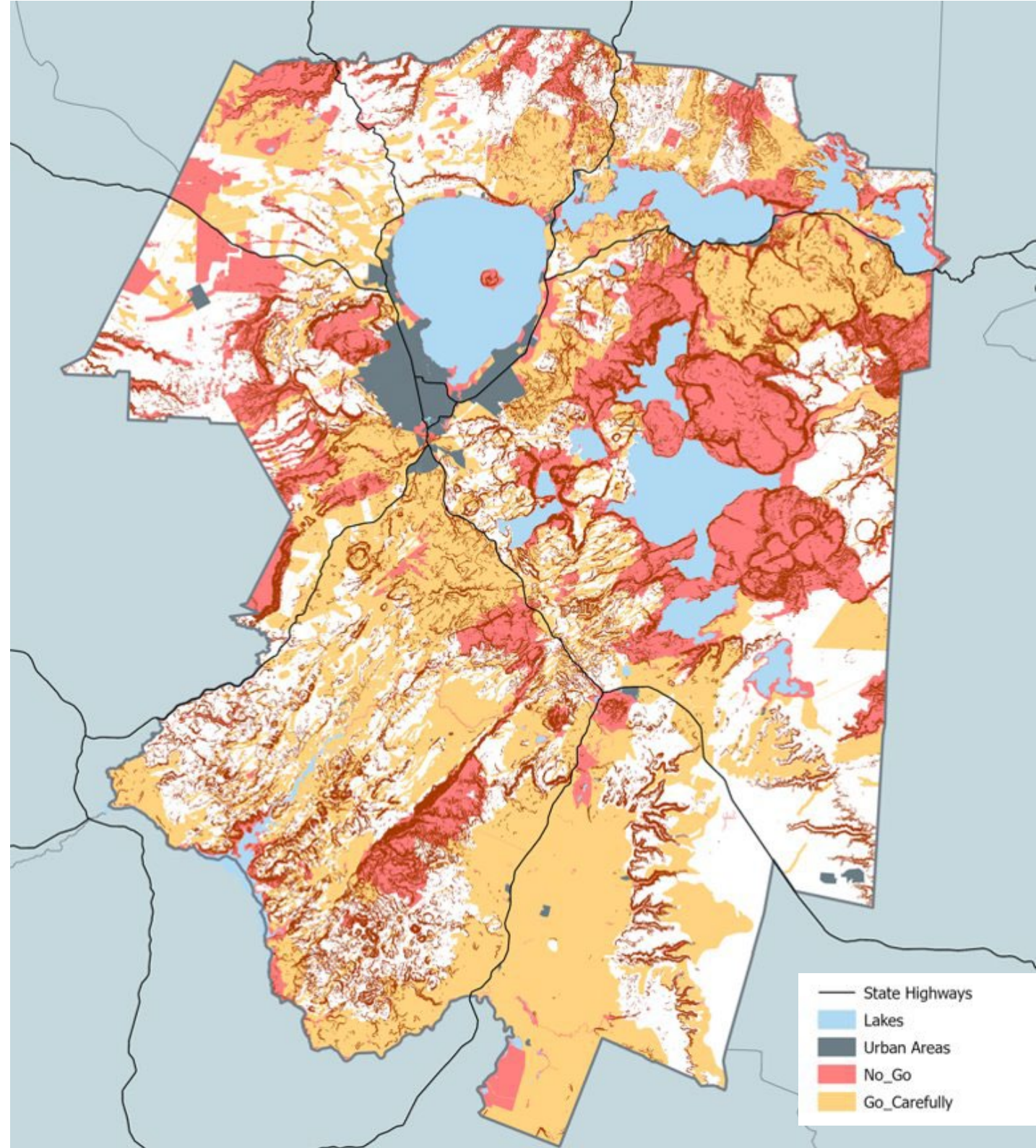
Limits on Growth

No Go includes:

- ONFL, SNAs, LUC 2 land, QEII Covenants, Reserves, Flooding, Heavy Industry

Go Carefully includes:

- LUC 3, Peat Soils, Airport Noise, Low Amenity Infra, Transmission Corridors, Liquefaction, Fault Avoidance Zones
- Work with you to identify Culturally Significant Sites.
- 'Sensitive Rural Landscape' not considered a development constraint for the purposes of the FDS.



Summary

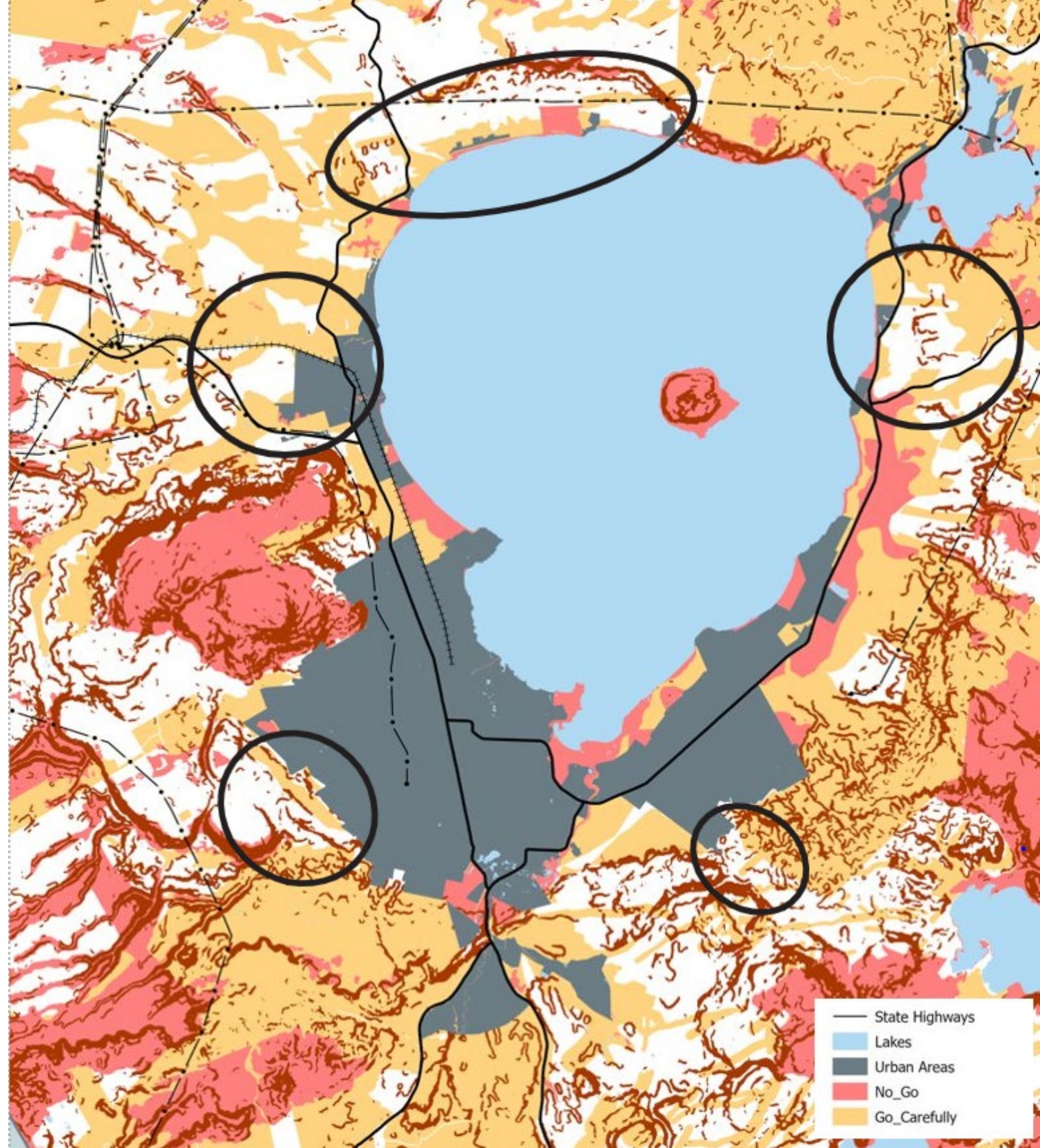
Existing Rural Lifestyle areas identified as relatively unconstrained – opportunity for intensification of existing uses or new residential development?

- Fryer/ Hamurana Rds
- Brunswick Drive
- Ngongatahā & surrounds
- Pukehangi
- Tarawera Road

South of Rotorua

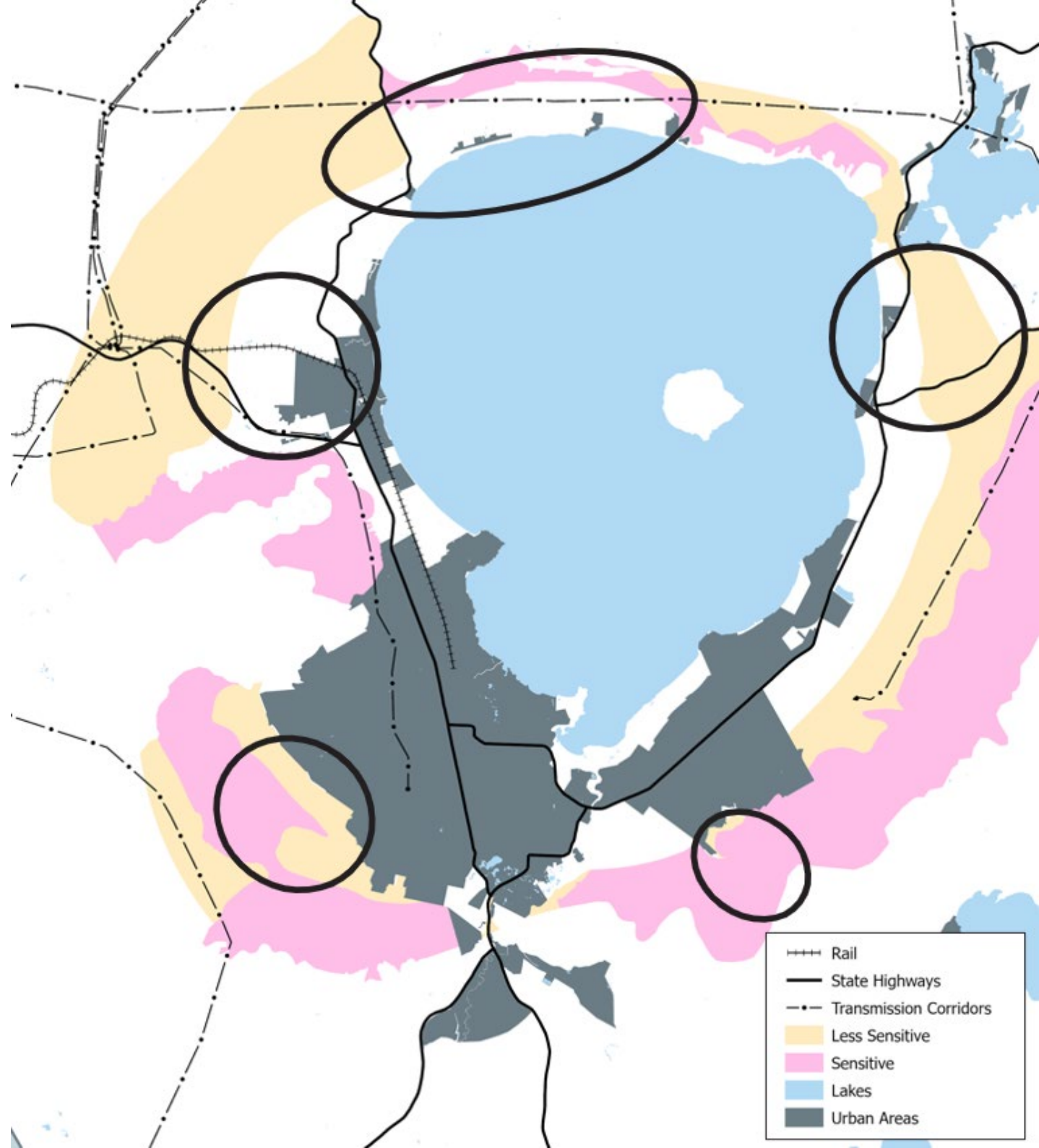
- Extensive Māori Land holdings
- Possible Liquefaction
- Heavy Industry
- Landfill
- Landform

LUC 2 land identified around Wharenui – may make further development challenging.



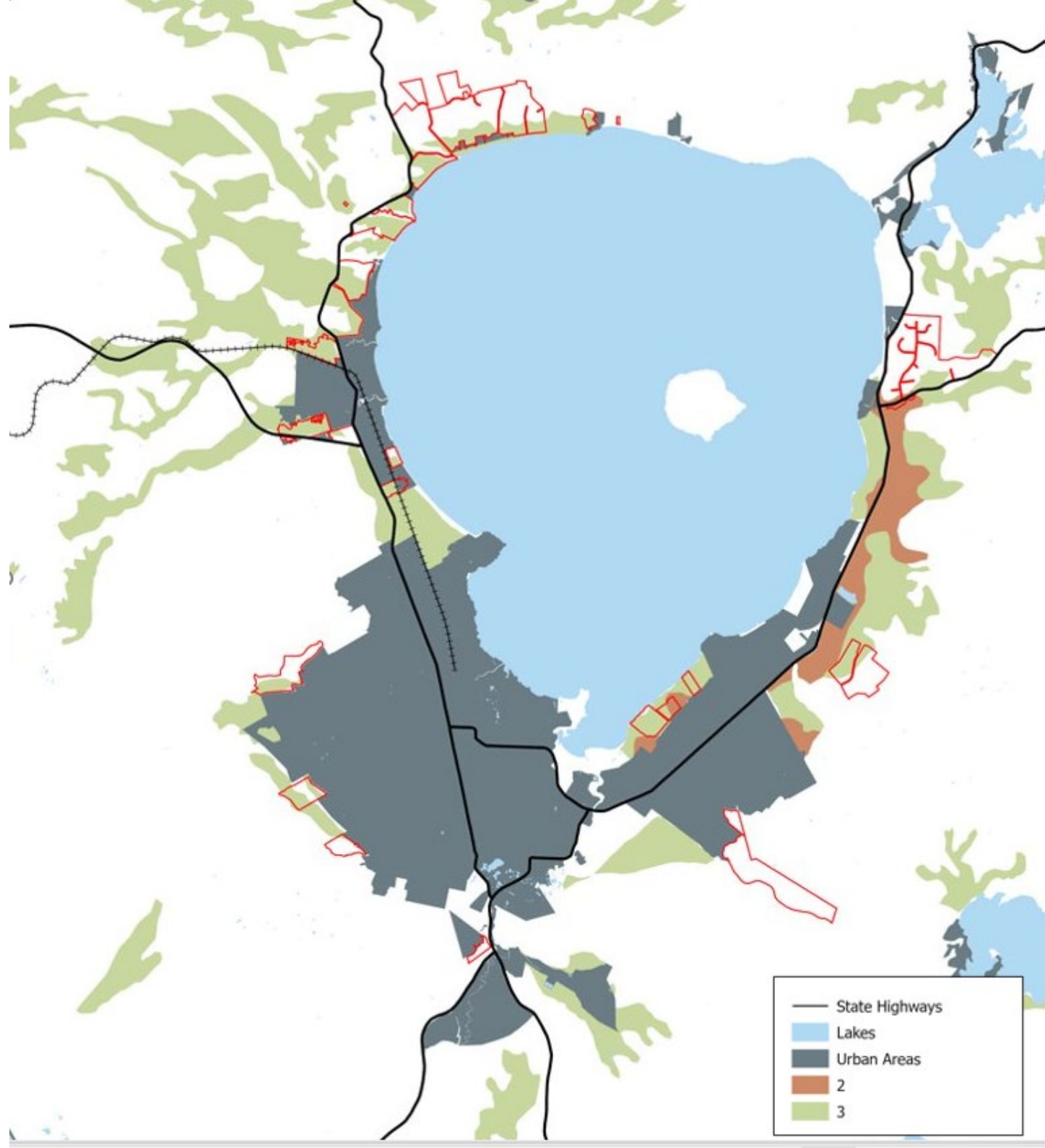
Rural Landscape

- There is an opportunity to allow more development in the circled area
- How does this impact on mana whenua?



Highly Productive Land

- Not a significant issue for Rotorua
- LUC 3 land around the urban area is often subject to other development constraints (flooding, peat soil)



Breakout – Opportunities & Constraints

- 1) What are your aspirations for urban development across Rotorua?
- 2) What about rural areas? How should the FDS reflect aspirations in these locations?
- 3) Are there other culturally significant sites we should be aware of where we should avoid development?
- 4) Are there other sites or areas of cultural interest that should inform the FDS?

An aerial photograph of Rotorua, New Zealand, showing a dense residential area in the foreground, Lake Taupo in the middle ground, and rolling green hills and mountains in the background under a cloudy sky. The text 'Rotorua Housing Plan Change' is overlaid in large white letters.

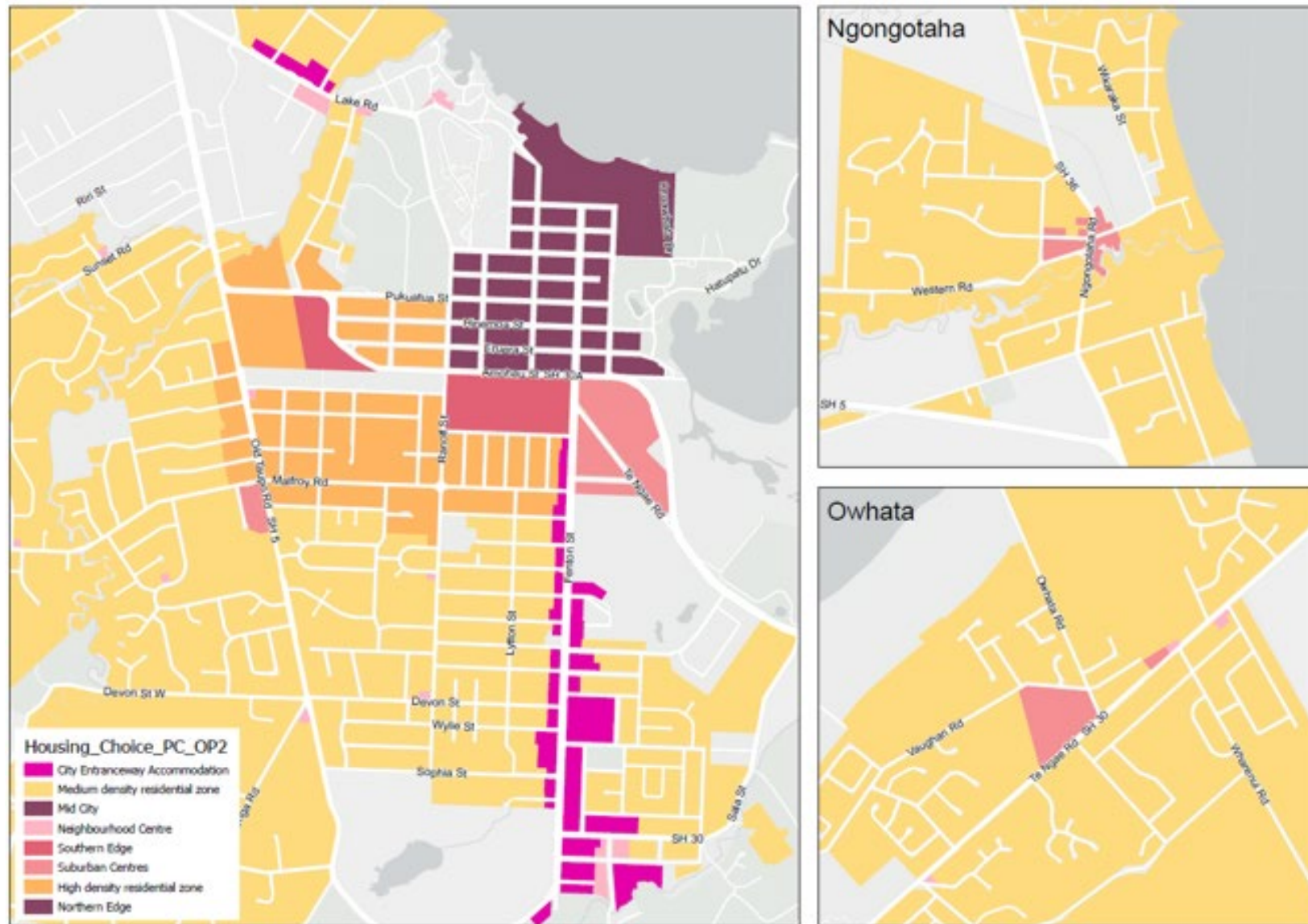
Rotorua Housing Plan Change

Recap & Update

- Purpose is to enable more housing.
- The 'rule book' for developers & house builders.
- Single Plan Change for Residential, City Centre and Commercial Zones.

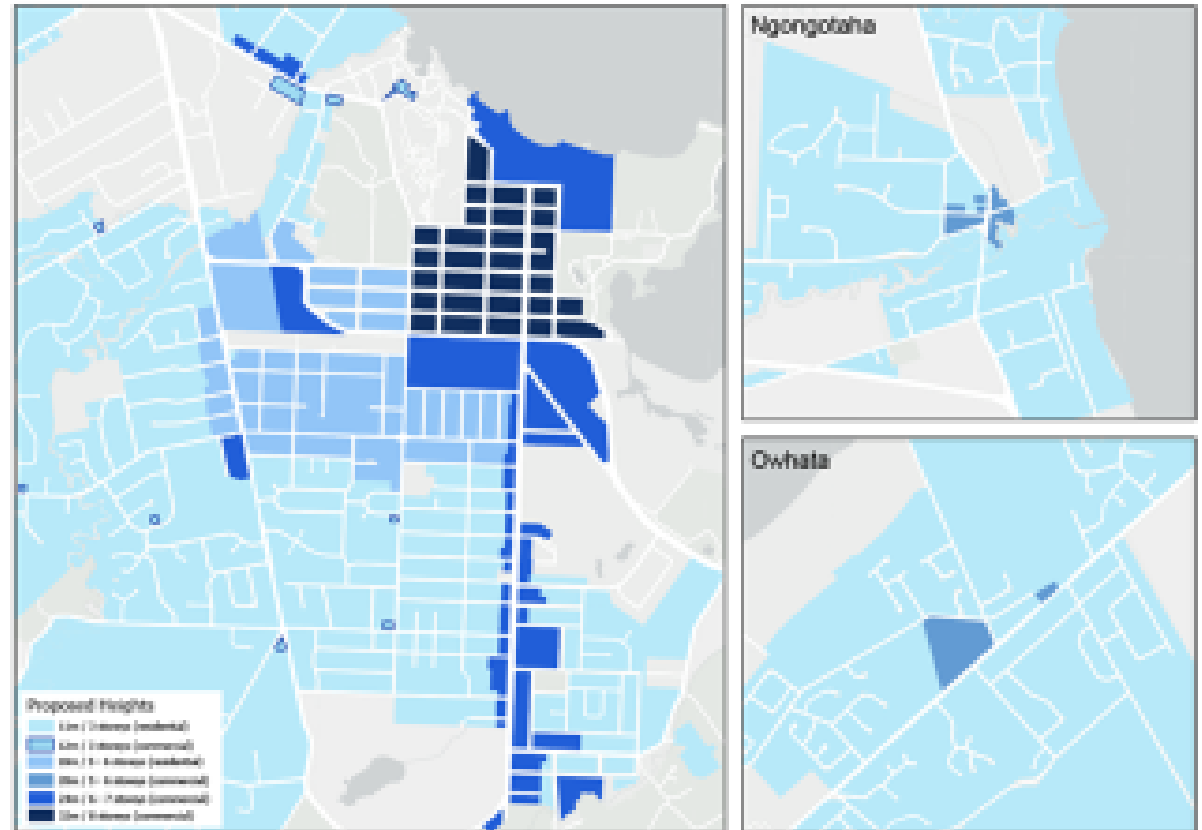


Residential 1 & 2 Zone Extents



Building Heights Proposed

- 32m/ 8 storeys in City Centre
- 24m/ 6 storeys in periphery/Fenton Street
- 18m/ 5 storeys for high density residential
- 20m/ 5 storeys in
- Ngongotahā/ Owhata centres



Design Guidelines

- Preparation of design guidelines progressing.
- Will provide worked examples and best practice "rules of thumb" for:
 - 4+ dwellings on a site
 - Proposals that infringe the standards e.g., height.
- Te Arawa context important



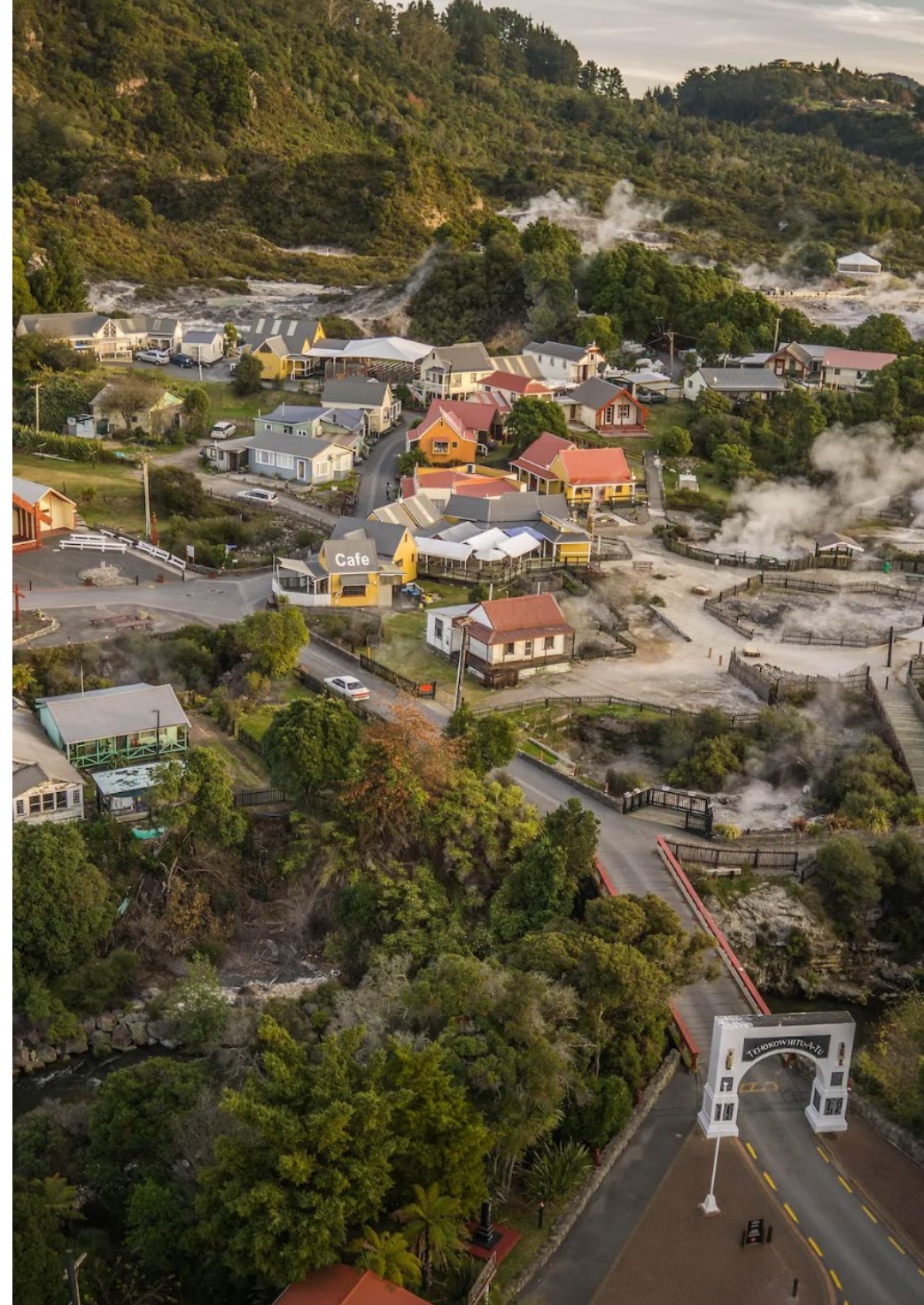
Papakāinga Update

- Working group established
- Targeted changes through the Plan Change
- Focused on how we can better enable papakāinga, particularly in rural areas:
 - Removing requirement for papakāinga to be adjacent to Marae;
 - Permitting papakāinga in rural zone subject to standards.



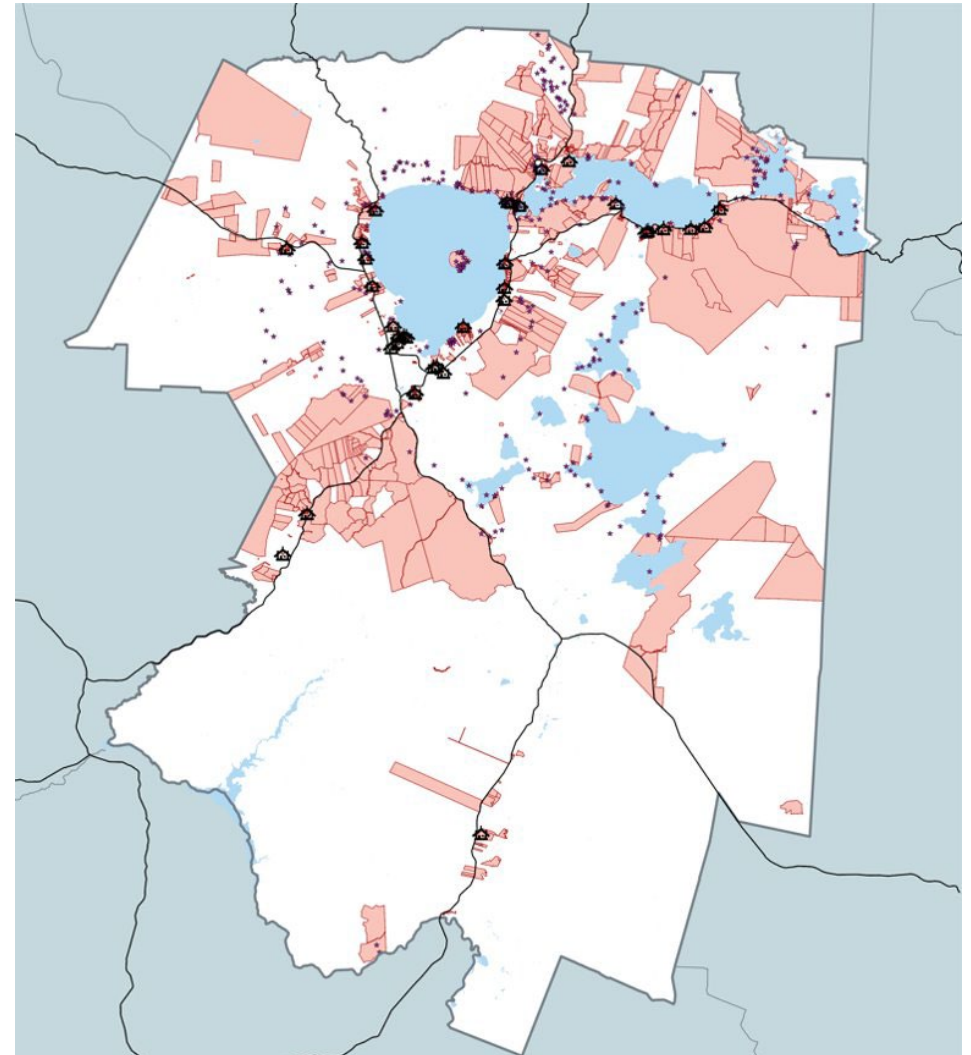
Cultural Villages Update

- Working with iwi and hapū to determine the way forward
- Likely to retain the current rules



Will this Plan Change assist with development of Whenua Māori?

- The medium density residential standards (MDRS) will allow greater flexibility for development within the urban area.
- Council is reviewing the current district plan framework for papakāinga development within the rural areas.



Next Steps

- Will circulate working draft provisions to you today
- Looking for any feedback by end-May
- **How do you want to provide feedback?**
- Further hui? Written comments?



Next Steps

- Continue engagement with mana whenua, developers, and community
- **MAY:** Early draft for Housing Plan Change provided to mana whenua for comment
- **JUNE:** Lecture Series and Open Day on the Housing Plan Change and Future Development Strategy
- **AUGUST:** draft Plan Change will be notified for public consultation
- **EARLY 2023:** Formal consultation begins on the Future Development Strategy

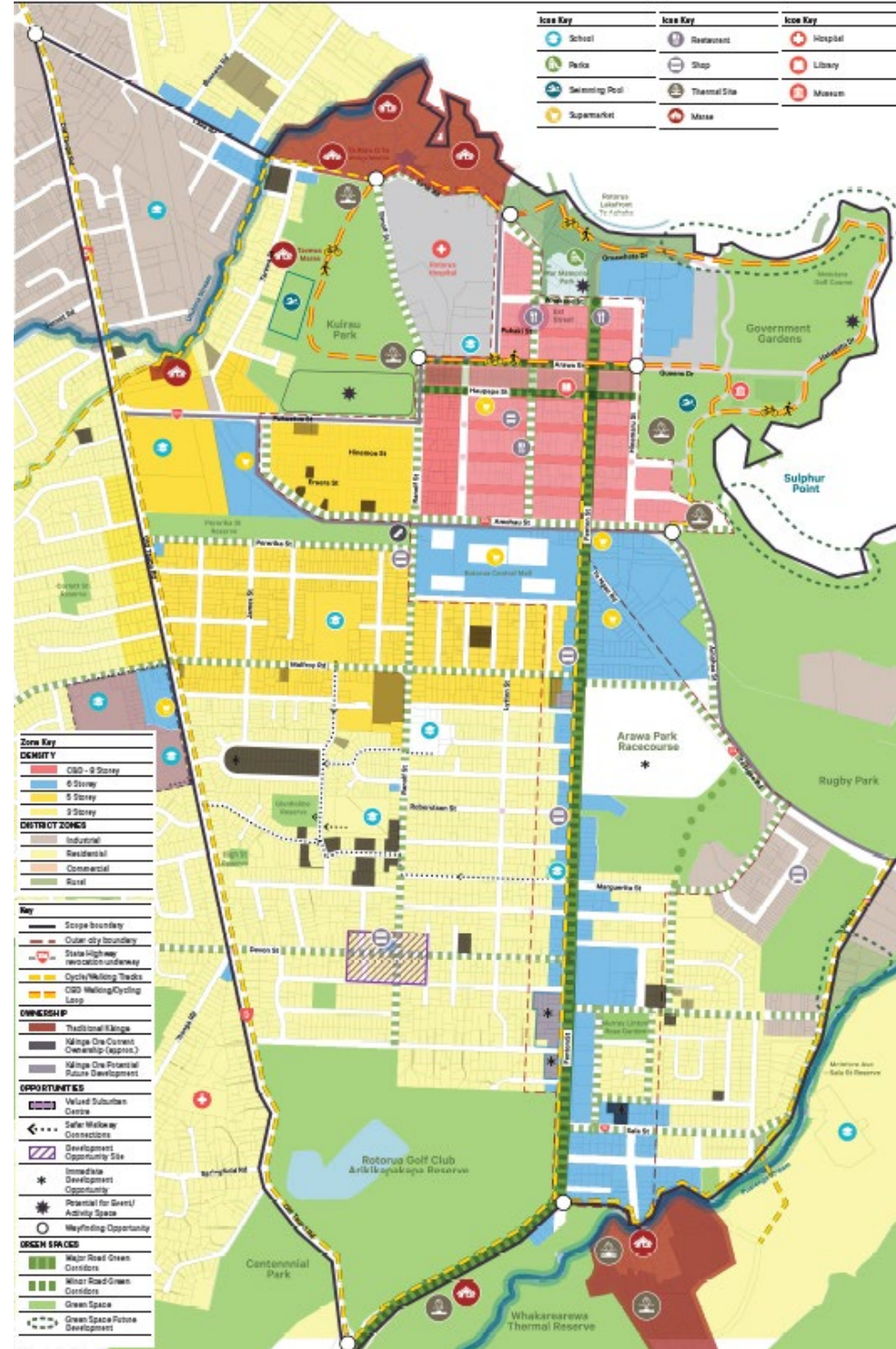
An aerial photograph of a suburban area, likely in Rotorua, New Zealand. The foreground is filled with residential houses and greenery. In the middle ground, a large body of water (Lake Rotorua) is visible. The background features rolling green hills and mountains under a cloudy sky. The text "Central Priority Area" is overlaid in large white letters.

Central Priority Area

A Plan for Rotorua's Central Area

A focus on:

- Creating inclusive, liveable and safe neighbourhoods that reflects and protects Rotorua's unique strengths
- Providing clarity about how the area will change over time
- Providing opportunities for development
- Plan with clear actions and delivery timeframes



Breakout – Central Priority Area

- 1) Are there additional opportunities that you would like to see in the plan?
- 2) Are there any areas of the plan that you do not support?
- 3) How can you support the implementation of this plan?