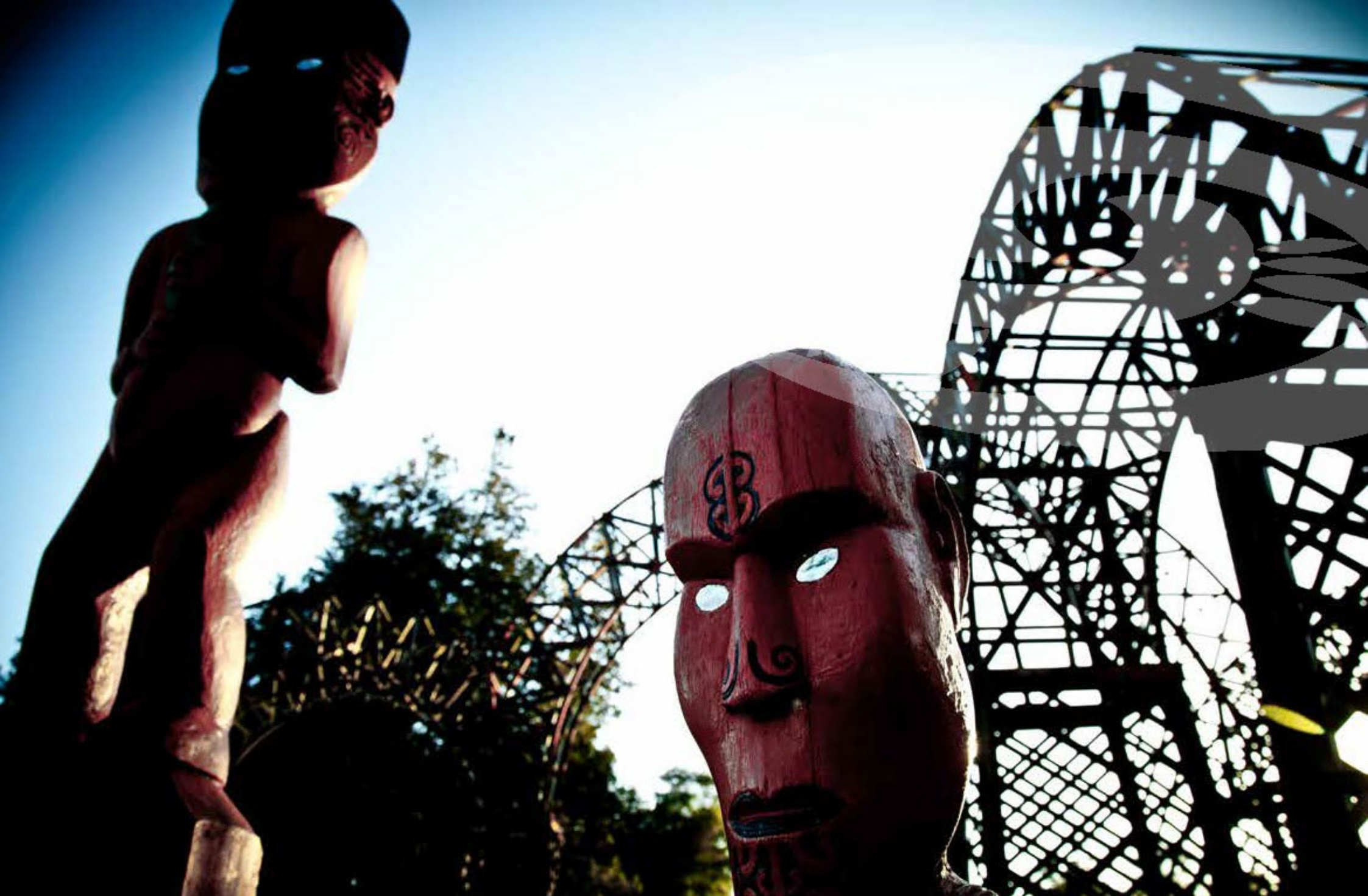




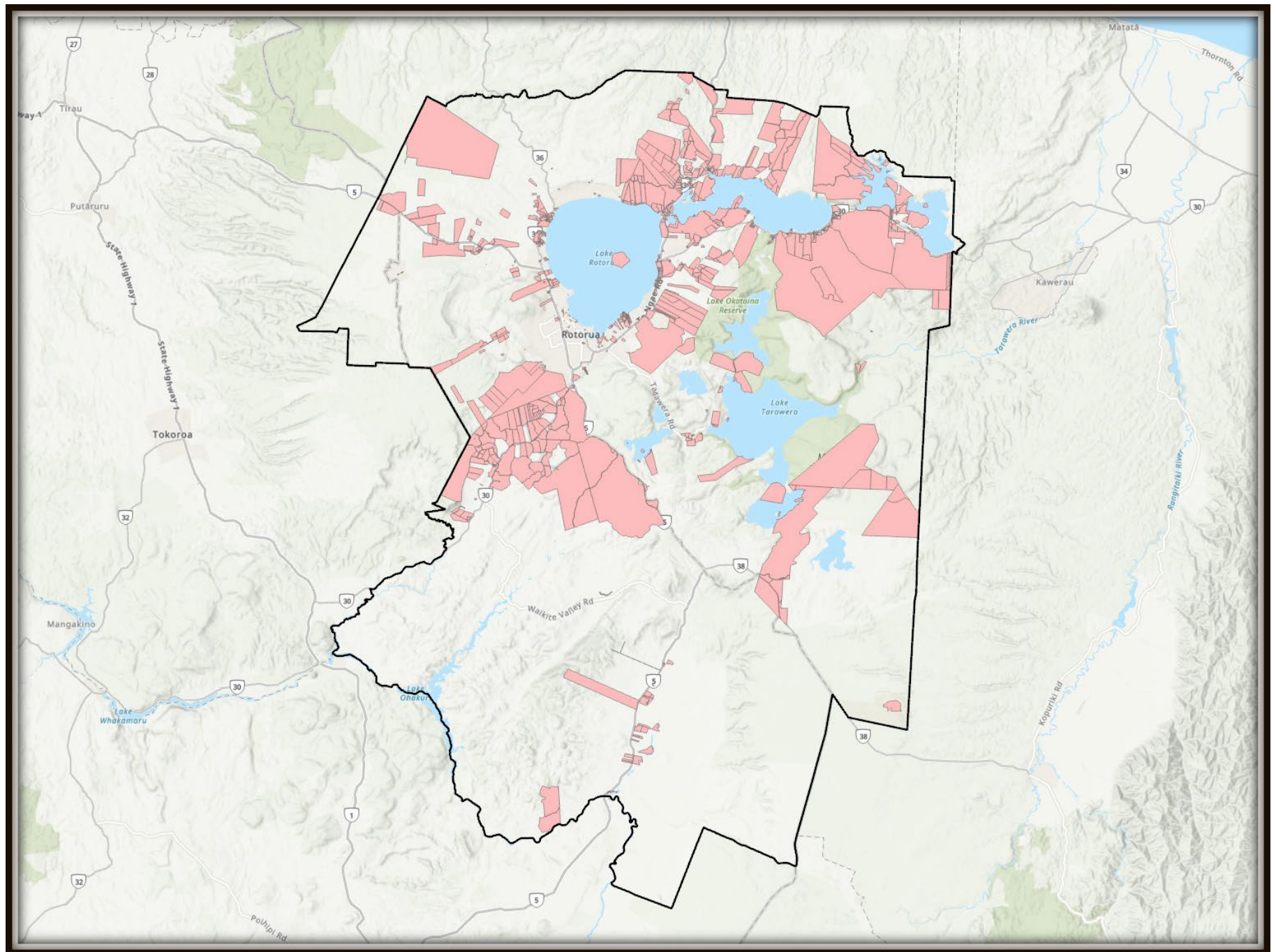
Whakawhanaungatanga / Introductions



Agenda

- Papakāinga in Rotorua
- Issues and barriers to papakāinga
- High level options
- General korero (discussion)





Papakāinga in Rotorua

– Current Planning Context

- District wide approach with provisions in each zone.
- Resource consent required for papakāinga development plan.
- Different considerations for rural and urban land.
- Requirement for location adjacent to marae.
- Different density requirements for papakāinga and kaumatua housing.
- Medium density standards will be more enabling.



Issues and Barriers

Here are some of the key issues that we have identified:

- Complex legislative landscape – tenure, and Te Ture Whenua Māori Act
- Multiple ownership – succession, administration and absentee owners
- Finances – legal, compliance costs and access to lending.

Issues and Barriers

Here are some of the key issues that we have identified:

- Multiple agencies involved including RLC, Maori Land Court and TPK
- Current district plan provisions are too restrictive
- Lack of infrastructure outside urban area
- **What are the key issues and barriers to papakāinga that you see? Have we missed anything?**

Options for Discussion

- We have identified four options for discussion:
 - **Option 1: Bare Minimum** – keep papakainga provisions as they are, and rely on Medium density standards in urban areas.
 - **Option 2: Minor Changes** – changes to papakāinga provisions as they relate to urban and rural land (in the scope of the Housing plan change).
 - **Option 3: District Wide Approach** – undertake a comprehensive review in a new plan change of papakāinga provisions with a district wide approach.
 - **Option 4: Māori Purpose Zone** – comprehensive review but use the Māori Purpose Zone.

Option 1: Bare Minimum

Costs	Benefits
Low uptake of papakāinga developments.	Encourages long term planning through the papakāinga development plan requirement.
Additional consenting and compliance costs for papakāinga developments.	Community are familiar with the existing approach.
Discouraging papakāinga by provisions such as being adjacent to a marae.	The medium density standards could make it more enabling.

Option 2: Minor Changes

Costs	Benefits
Looks at the issue in isolation.	Would make changes to the existing framework, which the community are familiar with.
Rushing into changes now, could create issues for a comprehensive review of the papakainga provisions later on.	Quick wins can be achieved within the Housing plan change, in a relatively quick timeframe.
	Simple changes have been identified that could make it immediately simpler to initiate papakainga.

Option 3: District Wide Approach

Costs	Benefits
This would likely go beyond the scope of what could be achieved in the Housing plan change.	Would make changes to the existing framework, which the community are familiar with.
A separate process would be initiated which would have additional costs and will take significantly longer to complete.	Council, iwi and hapu can take a comprehensive approach to the review, and make holistic changes that address more issues.
	Greater scope to achieve maximum flexibility for papakainga developments.

Option 4: Māori Purpose Zone

Costs	Benefits
This would go beyond the scope of what could be achieved in the Housing plan change.	Clear mapping of where rules would apply on whenua Māori.
A separate process would be initiated which would have additional costs and likely take longer to complete.	Council, iwi and hapu can take a comprehensive approach to the review, and make holistic changes that address more issues.
New approach, which the community would not be familiar with. May not be appropriate given the amount of whenua Māori. A more targeted approach based on specific locations could be.	Greater scope to achieve maximum flexibility for papakainga developments but also other activities on whenua Māori.

Other Actions

- Future Development Strategy mahi.
- Papakainga guide.
- Investment in infrastructure in rural areas.

Is there anything else Council should be doing in this space?

Next Steps

- Council staff are currently preparing the Issues and Options paper and will incorporate feedback from this workshop and send out to everyone in the wider group.
- The next mana whenua workshop focusing on the Future Development Strategy is 11 May.
- We want to continue working collaboratively with you to assist us with the development of the provisions.



He Pātai?