

**THE ROTORUA
HOUSING ACCORD**

Building a better housing and urban future for Rotorua



Government, Rotorua Lakes Council and Te Arawa Iwi, including Ngāti Whakaue, have signed the Rotorua Housing Accord, a commitment to working together in good faith to build a better housing and urban future for Rotorua.

Rotorua is in a housing crisis. New housing supply has not kept up with population growth, driving up the cost of private rentals and putting individuals, families and whānau at greater risk of homelessness.

Rotorua's housing crisis and increased reliance on motels for emergency housing has affected the social, cultural, environmental, and economic wellbeing of Rotorua and its people, including the mana of Te Arawa overall and Ngāti Whakaue as mana whenua.

Significant work is already underway to enable more housing supply, an increased pipeline of public, transitional, and affordable homes, and take immediate steps to improve the wellbeing of the community, but more work needs to be done.

Through the Rotorua Housing Accord, the Government, Rotorua Lakes Council and Te Arawa Iwi, including Ngāti Whakaue, have committed to work together to support the wellbeing of the community, manage emergency housing, and address Rotorua's chronic housing shortage.

The Accord brings together the collective insights, capability, and experience of Te Arawa, the Crown, and Rotorua Lakes Council. It sets out the objectives and principles that will guide the partnership and their work, recognising and supporting Te Arawa as a Te Tiriti o Waitangi partner.



Rotorua is experiencing significant housing challenges

Rotorua has experienced strong population growth in recent years, but new housing supply has not kept up. Rotorua's population has grown by about 9000 people between June 2013 and August 2022, but only around 1650 homes have been consented – and fewer completed.

This has resulted in rising house prices and increased cost of rentals, with median house prices rising by 148% from June 2013 to June 2022 (compared to 113% nationally), and median weekly rents increasing 104% during the same period (compared to 59% nationally).

This has meant that while homeowners have seen an increase in the value of their home, renters have experienced rising rental costs and first home buyers have needed to save for larger deposits. It has also meant an increasing number of individuals and whānau have found themselves homeless and reliant on emergency housing.

There have been significant barriers to building more homes in Rotorua, including:

- a restrictive district plan and infrastructure constraints
- geotechnical issues adding to development costs, and
- the rising cost of construction and now interest rates affecting the profitability of developments.

The gap between local incomes and the cost of new housing has widened over time, leaving a persistent gap between the cost of building new homes and what individuals and whānau can afford.

Government, Rotorua Lakes Council and Te Arawa Iwi have been working to make significant, long-term change to address the barriers to building more homes, while helping people and communities now to meet their immediate needs.

In 2021, the Rotorua Housing Taskforce was established, to develop and implement immediate, short-term solutions to improve conditions for whānau receiving Emergency Housing Special Needs Grants (EH-SNGs), while permanent housing solutions were developed.

The Rotorua Housing Accord will build on the progress of this collaborative partnership between Rotorua Lakes Council, Ministry of Social Development (MSD), Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (HUD), Kāinga Ora – Homes and Communities (Kāinga Ora), and Te Puni Kōkiri, with support from Te Arawa and Ngāti Whakaue.

Building more homes in Rotorua

There is an urgent need to build more homes in Rotorua to provide for individuals and whānau experiencing overcrowding, housing stress, or experiencing homelessness.

We are already making progress in speeding up development, with 390 new dwelling consents issued by the council in the year to October 2022. This compares to 64 consents in the year to June 2014.



Our projects

- 1. Ngāti Uenukukopako**
17 public homes
- 2. Ngāti Whakaue Tribal Lands Manawa Gardens Development**
infrastructure for 80 homes and funding for 20 affordable rentals
- 3. Owhata 2B**
93 homes
- 4. Development at Wharenui rise**
will be enabled by \$55 million of shovel-ready funding
- 5. Owhata Road**
around 50 mixed homes planned by Kāinga Ora
- 6. Ranolf St Malfroy Rd**
37 homes completed in 2023, with around 20 planned by Kāinga Ora
- 7. Pukuatua Street**
16 public homes planned by Kāinga Ora at the former language school
- 8. Moutainview Green**
86 homes, including 35 KiwiBuild and 14 public homes
- 9. Quartz Ave**
42 homes completed by Kāinga Ora by mid-2023
- 10. Infrastructure Acceleration Fund investment of \$84.6** to enable 3000 homes along with the Medium Density Residential Standard
- 11. Shovel ready investment of \$55 million to upgrade SH30, local road improvements and stormwater.** Enables future stages of Wharenui rise (1100 homes), as well as other residential development on the east of Rotorua.

Infrastructure investment and reducing barriers to building homes

Work is underway to address barriers to building more homes in Rotorua, including by:

- central government making significant investments in infrastructure, including \$55 million to enable residential developments from the shovel-ready fund, and \$84.6 million for stormwater improvements through the Infrastructure Acceleration Fund, and
- applying the Medium Density Residential Standards to increase housing development opportunities across the Rotorua urban area.
- Housing for Everyone – Plan Change 9 proposes high density residential zone close to the city centre and more enabling provisions for papakāinga.



Rotorua Lakes Council estimates around 4000 homes will be enabled by infrastructure and planning

Public and transitional homes

Building more public and transitional homes in Rotorua is critical to providing a warm, dry, safe home for people who can't afford the cost of a market rental.

Kāinga Ora has around 300 public homes under construction or planned for delivery by the end of 2024, such as:

- Ranolf St Malfroy Rd – 37 homes completed in 2023, with around 20 planned
- Quartz Ave – 42 homes completed by mid-2023
- Pukuatua Street – 16 public homes planned at the former language school
- Owhata Rd – around 50 mixed homes planned by Kāinga Ora
- Around 20 smaller projects, including redevelopment of existing public housing, to deliver more than 100 new public homes.

As well as public homes built by Kāinga Ora, the following public housing developments are also underway:

- Ngāti Uenukukopako – 17 homes in partnership with Habitat for Humanity. This project was supported by a \$4.2 million grant through He Kūkū Ki Te Kāinga.
- Emerge Aotearoa will lease 14 new build public homes within the Mountainview Green development that also includes 35 KiwiBuild Homes.



230 public homes have been brought on since 2017

Housing by, for and with Māori

Government has been working closely with several iwi groups to progress housing developments to increase supply of public and affordable housing by, for and with Māori.

This work has resulted in funding through Whai Kāinga Whai Oranga, including funding for:

- Ngāti Whakaue Tribal Lands with \$19.8 million of funding for infrastructure to enable development of 80 homes and to deliver 20 affordable rentals
- the Trustees of Owhata 2B, for capability to support resource consents for 93 homes on Te Ture Whenua Māori land.



Rotorua Lakes Council estimates around 390 homes are under construction across Rotorua as at September 2022

The Rotorua Housing Accord will build on this work, by:

- building a pipeline of public and affordable housing, including planning and infrastructure requirements, that will meet Rotorua's current and future demand for housing
- growing the overall housing supply
- the Crown and Council actively supporting those Te Arawa Iwi, hapū and lands trusts and incorporations that wish to participate in housing supply to do so, and
- ensuring new infrastructure and housing supply will be responsive to demand, and provide for the long term social, cultural, environmental and economic wellbeing of Rotorua and its people.

Supporting the wellbeing of the community and managing emergency housing

While work is underway to build more homes and provide long-term, secure accommodation for people in need, Government is committed to supporting the Rotorua community, and the individuals and whānau in need of emergency housing.

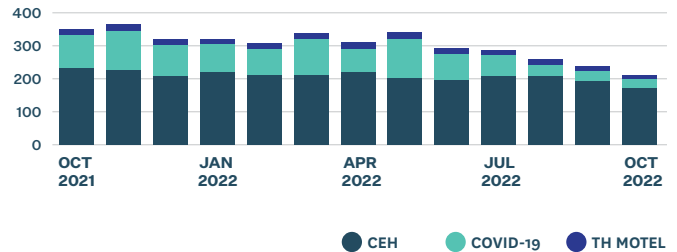
In 2021, the Rotorua Housing Taskforce implemented three key initiatives to support improving the environment for whānau receiving Emergency Housing Special Needs Grants (EH-SNGs), and the wider community, including:

- establishing Te Pokapū – Rotorua Housing Hub, a community-led housing hub, which takes a kaupapa Māori approach to assessing the housing need of individuals and whānau, and referring them to the right agencies and services
- contracting motels for emergency accommodation for families and whānau with children, and
- providing wraparound social support services for families and whānau in contracted emergency housing, and improved support for people receiving EH-SNGs.

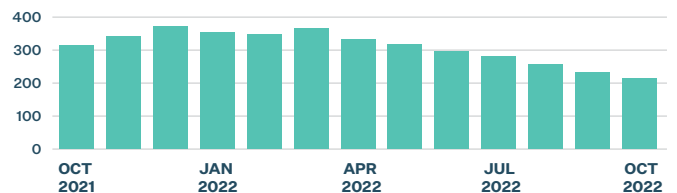
The Rotorua Housing Accord will continue to support the community and people in emergency housing, by:

- ending the use of mixed-use motels or similar accommodation for emergency housing
- providing appropriate support for and actively managing the people and families in emergency housing and looking out for their care and wellbeing
- ensuring whānau exit emergency housing in an appropriate manner, ready and equipped to move into better housing
- managing the entry and placement of individuals and whānau into emergency housing, and
- mitigating and preventing adverse social, cultural, environmental, and economic effects of emergency housing on the Rotorua community.

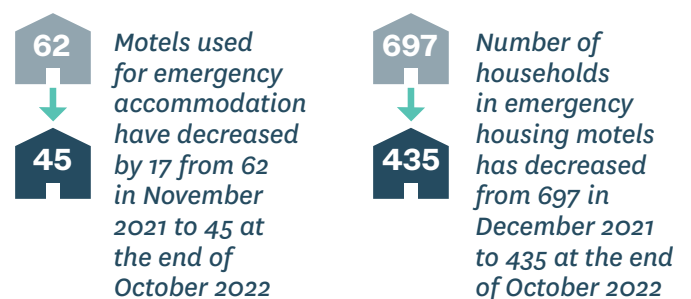
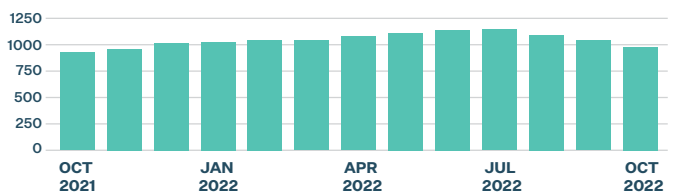
Number of households accommodated in motels at the end of each month through Contracted Emergency Housing, COVID-19 motels, and Transitional Housing is declining



Number of households receiving an EH-SNG grant from MSD at the end of each month is declining



Number of applicants on the public housing register at the end of each month is declining



For more data on public and emergency housing in Rotorua, visit hud.govt.nz/Rotorua



The Rotorua Housing Accord

The Rotorua Housing Accord brings together the collective insights, capability, and experience of Te Arawa, the Crown and Council, combined with the resources of the Crown and Council, to:

- reduce the use of emergency housing in Rotorua to near zero as soon as possible
- ensure appropriate emergency housing options are available for those with urgent housing need from Rotorua
- ensure quality delivery of care and wellbeing services to persons residing in emergency housing accommodation
- mitigate the unintended adverse social, cultural, economic, and environmental impacts emergency housing has had on the Rotorua community

- ensure the safe transition of persons exiting emergency housing accommodation with appropriate support provisions to maintain independent living, and
- address the chronic housing shortage in Rotorua by increasing the housing supply.

The Rotorua Housing Accord will focus on:

- care, wellbeing, and management of emergency housing, and
- increasing housing supply.



TE ARAWA



Find out more about the Rotorua Housing Accord at hud.govt.nz/Rotorua and rotorualakescouncil.nz/housingaccord