

From: [Melanie Quintela](#)
To: [Tama Potaka \(MIN\)](#)
Subject: CORTP-1646: Letter from Mayor Tapsell re; Housing Plan for Rotorua District
Date: Monday, 29 July 2024 10:45:53 AM
Attachments: [image001.png](#)
[image002.gif](#)
[image003.jpg](#)
[image004.png](#)
[image005.png](#)
[image006.jpg](#)
[Minister Bishop - housing plan for Rotorua District update, 26 July 2024.pdf](#)
[image007.jpg](#)

Ngā mihi,



Melanie Quintela

Senior Private Secretary | Office of Hon Tama Potaka MP

Minister of Conservation
Minister for Māori Crown Relations: Te Arawhiti
Minister for Māori Development
Minister for Whānau Ora
Assoc. Minister of Housing

E: Melanie.Quintela@parliament.govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Email disclaimer: Please note information about meetings related to the Ministers’ portfolios will be proactively released (this does not include personal or constituency matters). For each meeting in scope, the summary would list: date, time (start and finish), brief description, location, who the meeting was with, and the portfolio. If you attend a meeting with the Minister on behalf of an organisation, the name of the organisation will be released. If you are a senior staff member at an organisation, or meet with the Minister in your personal capacity, your name may also be released. The location of the meeting will be released, unless it is a private residence. The proactive release will be consistent with the provisions in the Official Information Act, including privacy considerations. Under the Privacy Act 1993 you have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you’d like to ask for a copy of your information, or to have it corrected, or are concerned about the release of your information in the meeting disclosure, please contact the sender. You can read more about the proactive release policy at <https://www.dia.govt.nz/Proactive-Releases#MS>

From: Office Mayor <Office.Mayor@rotorualc.nz>
Sent: Friday, July 26, 2024 3:19 PM
To: Chris Bishop <Christopher.Bishop@parliament.govt.nz>
Cc: Tama Potaka <Tama.Potaka@parliament.govt.nz>; Hon Todd McClay <Todd.McClay@parliament.govt.nz>; Andrew Moraes <Andrew.Moraes@rotorualc.nz>; andrew.crisp <andrew.crisp@hud.govt.nz>
Subject: Letter from Mayor Tapsell re; Housing Plan for Rotorua District

Kia ora Minister Bishop

Please find attached a letter from Mayor Tapsell and Chief Executive Andrew Moraes regarding the Housing Plan for the Rotorua District.

Rotorua Lakes Council looks forward to engaging further with you and central government on these matters.

Ngā mihi



Tania Togatama

Tiheru Manukura | Executive to the Mayor

P: +64 7 351 8326

M: +64 22 094 8208

E: tania.togatama@rotorualc.nz

A: Civic Centre, 1061 Haupapa St, Private Bag 3029, Rotorua 3046, New Zealand

W: rotorualakescouncil.nz





THE OFFICE OF THE MAYOR

26 July 2024

Doc ID: 20427423

Hon Chris Bishop
Minister of Housing

By email: Chris.Bishop@parliament.govt.nz

c.c. Hon Tama Potaka
Associate Minister of Housing (Social Housing)

By email: Tama.Potaka@parliament.govt.nz

Hon Todd McClay
MP for Rotorua

By email: todd.mcclay@parliament.govt.nz

Kia ora Minister Bishop

We want to drive real opportunities that can be delivered quickly.

1. Housing plan for the Rotorua District

We very much appreciated our meeting on 15 December 2023 to discuss how we move on from the focus on emergency housing to a new phase, which is about building homes to sustain and grow our economy.

We have also had positive discussions with Minister Potaka on 29 April, 4 June and 5 July, and it was useful to be able to elaborate on opportunities and our community aspirations for the district moving forward.

This letter details our interest in a Rotorua-led housing plan aimed at changing outcomes for our community. This needs to be a very different focus to the previous Housing Accord and work programmes. We believe Rotorua would be a valuable pilot community for a new approach and to explore options highlighted in the Kainga Ora review report.

2. Our aspirations

There is a spectrum of housing needs and opportunities to support the growth of Rotorua's economy. The aspirations are outlined below:



ROTORUA LAKES
COUNCIL
To Kaunihera o ngā Roto o Rotorua

📍 Civic Centre, 1061 Haupapa Street, Private Bag 3029, Rotorua 3046, New Zealand
☎ +64 7 348 4199 | ✉ info@rotorualc.nz | 🌐 rotorualakescouncil.nz

- We see significant opportunities within the Rotorua and Ngongotahā urban areas to deliver partnership projects to boost the supply of affordable homes for key workers/working families (rentals, progressive home ownership and affordable market homes).
- We are focused on improving employment outcomes and opportunities in our community, supporting business growth and development in key sectors, and improving our environment. We see close alignment with the Government's key objectives/targets. Specifically, the focus on:
 - Increasing GDP / productivity (growing export revenue – agriculture, forestry accounting for 9.9% and tourism/accommodation is 10.1% of GDP in 2023)
 - Growing jobs and reducing unemployment
 - Reducing net greenhouse gas emissions (with the focus on compact urban form)
 - improving our resilience to adverse weather events and climate change.

As the district develops we see the necessity of supporting the positive economic outcomes with an increased supply of homes that:

- Provide adequate 'choice' for ALL
- Address the need for 'affordable' worker homes (rentals or to buy)
- Deliver Iwi owned housing solutions and Iwi-led housing management across their significant land holdings eg. CHPs
- Opportunities for local organisations and private investment to provide social services and wrap around care

Using the March 2023 Infometrix data, the district has a mean household income of \$110,000, compared to the NZ mean of \$125,000. Lower average house prices mean Rotorua house value to income multiple is 5.7 (7.0 for NZ). This shows that Rotorua is well placed to attract a work force that has home ownership aspirations as it's more affordable for the average household income to purchase the average home when compared to the national figures. However, rents as a proportion of income for 2023 is higher than for NZ (22.6% compared to 21.8% for NZ). This shows the demand for affordable rentals and our desire to see this gap in the market addressed through private sector investment.

The 2021 Housing and Business Capacity Assessment shows that 37% of our community at in non-owned homes and projections identify this increasing significantly over the next 10 years. More than half of the current 37% is comprised of Māori and Pacifica households.

3. Work to date

Council has made significant changes to enable housing in the urban area. This has included:

- Accelerated responses to the requirements of the National Policy Statement on Urban Development (NPS-UD), including completion (approval and adoption) of our Future Development Strategy and Intensification Plan Change.
- Requested inclusion in MDRS to remove consenting barriers.
- Committed infrastructure investment, supported by Government funding to unlock development. This means we are well placed to deliver housing and matched infrastructure.
- Improved planning rules to support papakainga.
- Decision to explore the leasing of Council's 152 pensioner units to a CHP.

We have a track record of working closely with our Iwi partners and land trusts, and established relationships that will support us to achieve positive outcomes and opportunity for Iwi.

4. Working with Government and the Kāinga Ora review direction

As a Council we have an effective track record of working with Central Government to deliver place-based projects and initiatives, in housing and for economic development.

We are keen to build on a Rotorua-based approach to the district's development and in discussions with mana whenua there is considerable interest in exploring a new housing plan for our community.

We would like to formally discuss the opportunities coming from the recommendations of the Kāinga Ora review, particularly around the proposed Community Housing Association approach. Ngāti Whakaue as mana whenua are very keen to discuss opportunities in this space and have agreed that as Mayor of Rotorua, I am best placed to convene any discussions with central Government.

We are confident that the data from our 2021 Housing of Business Capacity Assessment (HBA), and expected 2024 update, supports the proposed focus on low to middle income households, with an emphasis on Iwi in the affordable rental and affordable housing space. Matched with economic strategies around key business sectors, we are confident a new partnership could allow quick progress on positive district change.

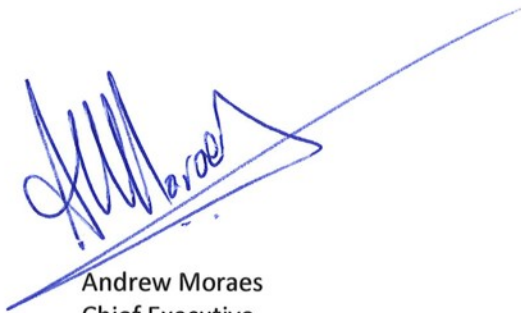
5. Next steps

We hope this provides a useful overview of the key areas where we are interested in engaging further with you and the Government and look forward to an opportunity to discuss this further.

Ngā mihi



Tania Tapsell
Her Worship the Mayor



Andrew Moraes
Chief Executive

From: [Tama Potaka \(MIN\)](#)
To: [Huriwai Paki](#)
Subject: Fw: INVTP-848: Opportunity to discuss Rotorua housing progress
Date: Tuesday, 18 March 2025 4:25:33 AM
Attachments: [image002.png](#)
[image003.jpg](#)
[image004.jpg](#)

From: Office Mayor <Office.Mayor@rotorualc.nz>
Sent: Wednesday, November 27, 2024 6:31 PM
To: Huriwai Paki <Huriwai.Paki@parliament.govt.nz>
Cc: Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>; Andrew Moraes <Andrew.Moraes@rotorualc.nz>; William Barris <William.Barris@hud.govt.nz>
Subject: RE: INVTP-848: Opportunity to discuss Rotorua housing progress

Mōrena Huriwai

Thank you so much for your response to Mayor Tapsell and CE Andrew Moraes regarding their recent request to meet with the Minister.

They have further discussed the matter and have asked me to advise they are no longer seeking a meeting with Minister Potaka.

Once again, thank you very much for taking the time to reply and for your offer to assist in arranging a suitable date and time.

Ngā mihi

Tania Togatama *Tiheru Manukura* | *Executive to the Mayor*
Waea: 07 351 8326 | Waea pūkoro: 022 094 8208
Imera: tania.togatama@rotorualc.nz | Ipurangi: rotorualakescouncil.nz
Taunga: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand



From: Huriwai Paki <Huriwai.Paki@parliament.govt.nz>
Sent: Monday, 25 November 2024 12:49 pm
To: Tania Tapsell <Tania.Tapsell@rotorualc.nz>
Cc: Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>; Andrew Moraes <Andrew.Moraes@rotorualc.nz>; William Barris <William.Barris@hud.govt.nz>
Subject: RE: INVTP-848: Opportunity to discuss Rotorua housing progress

Kia ora Mayor Tapsell,

Apologies for the delay in response, we didn't process the letter into our tracker system for processing until this morning so we were unable to respond to your request in time. I note that you met with Minister Mitchell and hopefully Minister Bishop as well.

Given the range of housing issues including the Rotorua-led housing plan, I am happy to find another date/time that works for your diaries either in Rotorua, Wellington or online?

Ngā mihi,



Huriwai Paki (he/him/ia)
Private Secretary, Housing | Office of Hon Tama Potaka

Minister of Conservation | Minister for Māori Crown Relations: Te Arawhiti | Minister for Māori Development
Minister for Whānau Ora | Associate Minister of Housing

Email: huriwai.paki@parliament.govt.nz Website: www.Beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

From: Teana Macdonald <Teana.Macdonald@parliament.govt.nz> **On Behalf Of** Tama Potaka
Sent: Wednesday, 20 November 2024 12:33 PM
To: Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>

Subject: INVTP-848: Opportunity to discuss Rotorua housing progress

Ngā mihi,



Teana Macdonald
Private Secretary (Administration)
Office of Hon Tama Potaka
Minister for Māori Development | Minister for Whānau Ora | Minister of Conservation |
Minister for Māori Crown Relations: Te Arawhiti | Associate Minister of Housing

Email: teana.macdonald@parliament.govt.nz Website: www.Beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

From: Tania Tapsell <Tania.Tapsell@rotorualc.nz>
Sent: Friday, 8 November 2024 5:28 PM
To: Chris Bishop <Christopher.Bishop@parliament.govt.nz>; Tama Potaka <Tama.Potaka@parliament.govt.nz>
Cc: Andrew Moraes <Andrew.Moraes@rotorualc.nz>
Subject: Opportunity to discuss Rotorua housing progress

Kia ora Minister Bishop and Minister Potaka,

I hope you're both well. Thank you Minister Potaka for your visit to Rotorua today.

Myself and Council Chief Executive, Andrew Moraes, will be in Wellington on the 20th and 21st of November and were hoping to meet with you about progress towards our shared housing aspirations.

We would appreciate the opportunity to brief you on work underway locally to support a Rotorua-led housing plan.

Since our last correspondence on this, Council staff have been working hard alongside staff from the Ministry for Housing and Urban Development to develop a framework for a Rotorua Housing Plan that will support Government's housing aspirations by delivering solutions developed within the Rotorua community. This framework is shaping up to have a strong community governance approach which I will personally lead as Mayor of Rotorua.

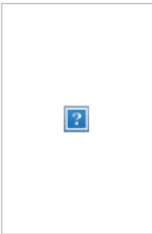
Additionally we've been working with our local Community Housing Providers to assess suitable sites and opportunities for the delivery of community housing. We believe we're in a position to be able to quickly deliver a share of the 1500 community homes identified in the Budget, if supported by Government to do so.

In the past couple of years we've seen positive outcomes in the Māori and iwi housing development space that underpin economic growth in the region. However we need more of these solutions here. We see significant opportunities in the Rotorua and Ngongotahā areas to deliver partnership projects to boost the supply of affordable homes and rentals for residents.

We'd also like to discuss the opportunities we see for the regeneration of public homes within our Glenholme, Hillcrest, and Fordlands suburbs. This would be aligned with our medium-term housing aspirations but we believe there is ample opportunity here to replace existing homes and unlock land for private development.

As you can see, there is much to discuss and we'd welcome the opportunity to do this while we're in Wellington. Please let us know if you have availability to meet and we'll go from there.

Ngā mihi,



Tania Tapsell
Manukura | Mayor
E: tania.tapsell@rotorualc.nz
A: Civic Centre, 1061 Haupapa St, Private Bag 3029, Rotorua 3046, New Zealand
W: rotorualakescouncil.nz



From: [Tama Potaka](#)
To: [Tama Potaka \(MIN\)](#)
Subject: CORTP-2860 Rotorua Housing Plan
Date: Monday, 2 December 2024 2:28:12 PM
Attachments: [Draft Rotorua Housing Plan.pdf](#)
[Report to Council 11 Dec - Draft Rotorua Housing Plan.pdf](#)
[Rotorua Housing Plan Advisory Group TOR.pdf](#)
[Mayor Tapsell - Letter to Minister Bishop re Rotorua Housing Plan - 28 Nov 2024.pdf](#)
[image001.jpg](#)

Nāku noa, nā Mel



Melanie Quintela

Senior Private Secretary | Office of Hon Tama Potaka MP

Minister of Conservation
Minister for Māori Crown Relations: Te Arawhiti
Minister for Māori Development
Minister for Whānau Ora
Associate Minister of Housing

Melanie.Quintela@parliament.govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Email disclaimer: Please note information about meetings related to the Ministers' portfolios will be proactively released (this does not include personal or constituency matters).

For each meeting in scope, the summary would list: date, time (start and finish), brief description, location, who the meeting was with, and the portfolio. If you attend a meeting with the Minister on behalf of an organisation, the name of the organisation will be released. If you are a senior staff member at an organisation, or meet with the Minister in your personal capacity, your name may also be released. The location of the meeting will be released, unless it is a private residence. The proactive release will be consistent with the provisions in the Official Information Act, including privacy considerations. Under the Privacy Act 1993 you have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, or are concerned about the release of your information in the meeting disclosure, please contact the sender. You can read more about the proactive release policy at <https://www.dia.govt.nz/Proactive-Releases#MS>

From: Tania Tapsell <Tania.Tapsell@rotorualc.nz>
Sent: Thursday, 28 November 2024 3:17 PM
To: Chris Bishop <Christopher.Bishop@parliament.govt.nz>
Cc: Tama Potaka <Tama.Potaka@parliament.govt.nz>; andrew.crisp <andrew.crisp@hud.govt.nz>
Subject: Rotorua Housing Plan

Tēnā koe Minister Bishop,

I look forward to catching up with you on 12 December. In the meantime, please see information attached regarding progress made on our Rotorua Housing Plan.

Ngā mihi,

Tania Tapsell
Manukura | Mayor
E: tania.tapsell@rotorualc.nz
A: Civic Centre, 1061 Haupapa St, Private Bag 3029, Rotorua 3046, New Zealand
W: rotorualakescouncil.nz



THE OFFICE OF THE MAYOR

28 November 2024

Hon Chris Bishop
Minister of Housing

Doc No: 21055543

By Email: Chris.Bishop@parliament.govt.nz

Tēnā koe Minister Bishop,

Further to my correspondence earlier this month regarding the development of a Rotorua Housing Plan, I'm very pleased to be able to provide you with a copy of the working draft of this Plan.

Over the past few months, Council staff have been working hard alongside staff from the Ministry for Housing and Urban Development to develop a Rotorua Housing Plan that also supports Government's housing aspirations by delivering solutions developed within the Rotorua community.

The draft Plan is the result of significant local community engagement with iwi and hapū, Māori landowners, developers, community support groups, government agencies, educational institutions, business organisations, community housing providers, social service providers (including older people services), and tenancy providers. The Plan is being developed around a framework that supports a community governance approach, which I will personally lead as Mayor of Rotorua.

As a Council we're working hard to create a better Rotorua for all and the development of this Plan is a strong step towards delivering better housing outcomes for Rotorua and ensuring our residents have access to a range of housing options that are safe and healthy.

I look forward to discussing this with you on 12 December and we hope to receive your support in principle for this Plan.

Ngā mihi

Tania Tapsell
Her Worship the Mayor of Rotorua

Rotorua housing plan

Draft content pieces contribute into a plan (please read in conjunction with Council report and Word document TOR)

26 November 2024

Rotorua Housing Action Plan

Our Council's vision is to create a **better Rotorua for all** and improving housing outcomes for our community is a key aspect of this.

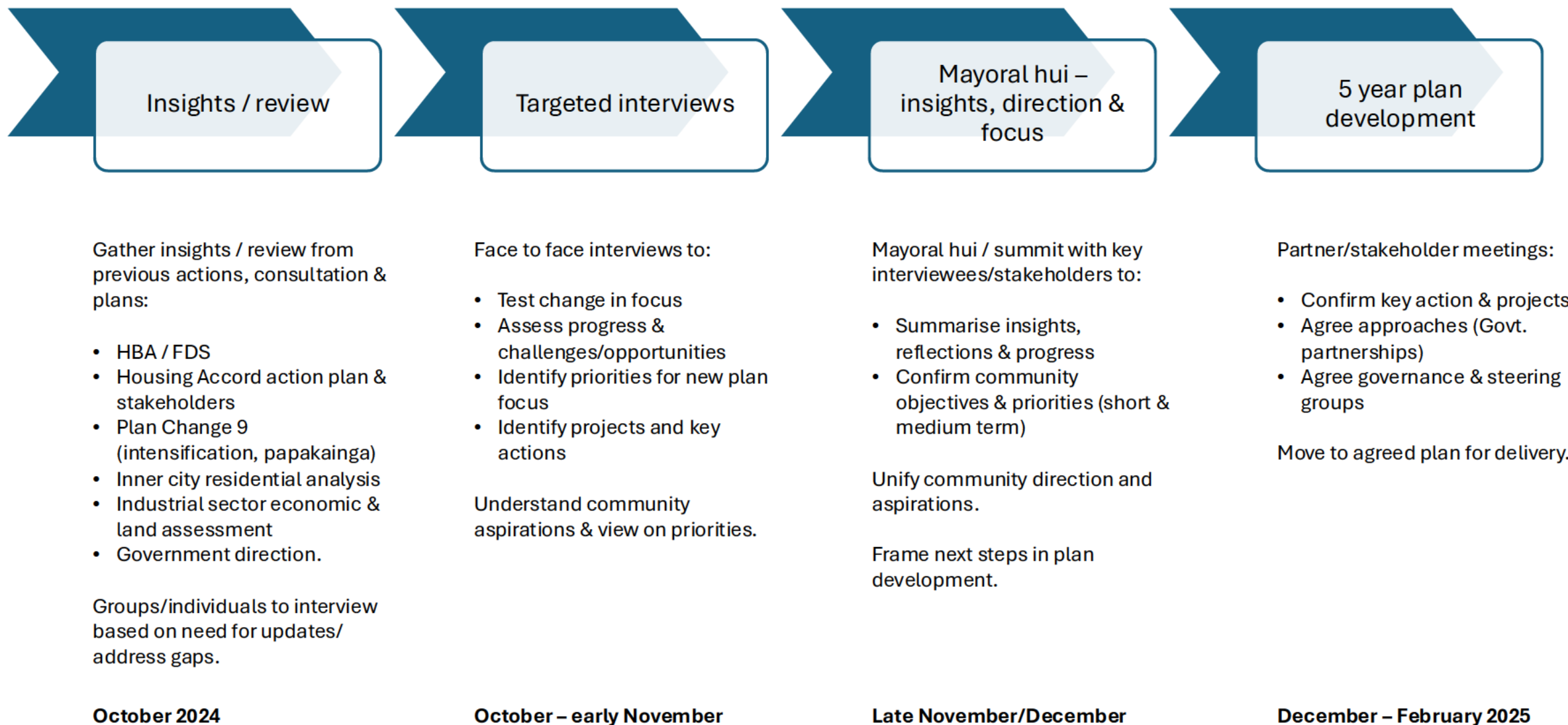
We've made significant progress in addressing emergency housing issues, expanding social housing, addressing storm water infrastructure needs and making planning rules more enabling. Our focus must now shift to building homes to help sustain and grow the Rotorua community.

To achieve this, we're developing a Rotorua Housing Plan that will seek to address known challenges, enable greater housing delivery, and support our local economy.

The emphasis of our new plan will be –

- Providing more housing choice
- Homes for workers – affordable rentals and homes
- Building CHPs locally
- Supporting Iwi papakainga/housing projects
- Improving the housing system and capturing the economic benefits locally.

Rotorua Housing Action Plan - process



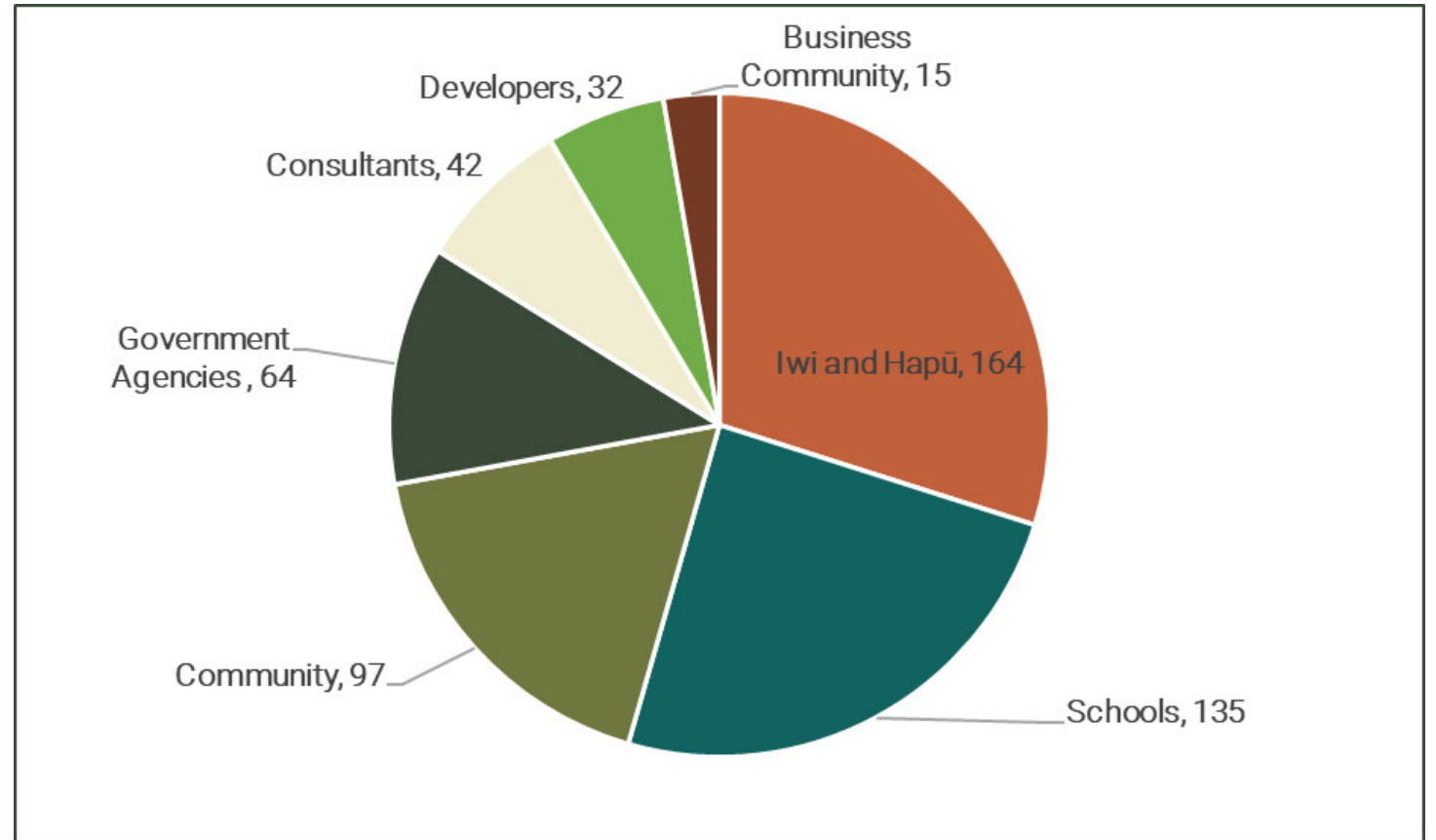
Considered Insights / Review previous engagement

Overall, 549 engagements took place, either directly or as part of group workshops or meetings (PC9 and FDS processes).

Questioned –

What has changed?

What is the new emphasis we need?



Review conclusion of previous engagement (Oct-Nov)

1. Engage Underrepresented Groups
2. Focus on Action-Oriented Engagement

Targeted interviews & Council/Mayoral led –

- CHPs, Social service providers (includes older people services), Iwi housing/tenancy providers
- Business sector / major employers (industrial strategy work), building/construction/development sector.

New engagement feedback

- Groups

- CHPs list
- Iwi ready to go
- Social service providers
- Developers
- Industrial employers
- Business sector (via RotoruaNZ)
- Industrial sector interviews added

- Themes

- Reputation rebuild
- Exit CEH (finish KO programme)
- Older people wave
- Attractiveness/available housing a constraint to business growth
- Worker homes
- Iwi ready to support Iwi – need to be assisted with housing
- Wrap around services
- Help to unlock – consent speed/costs increasing e.g. DC's

What did the latest round of engagement confirm?

- Action focus – projects not strategies
- Need to complete current social housing programme and exit CEH
- Support CHPs to grow and deliver more homes in Rotorua
- Recognition of growing challenges for older people in the community
- Need to support workers/employee in our community with affordable rentals and homes

Backed by trends identified in HBA

- From 2020 baseline, 63% homes in the district are owned and 37% are rentals of some form
- Almost half of renter in the district are Maori/Pacific people
- For the period 2020-2030 it is projected we need an additional 4,300 homes (an increase of 15% homes on 2020). Of these:
 - 2,900 owned market homes
 - 1,400 more homes for renters
 - Of the 1,400 homes for renters, 770 rental homes are needed for lower income households (<\$50k income) e.g. social, affordable or sub-market rentals
- For the period to 2050 – 7,900 homes are needed (increase of 27% homes on 2020)
 - 5,710 owned market homes
 - 2,190 more homes for renters
 - Of the 2,190 homes for renters, 1,340 renting homes are needed for lower incomes (<\$50k income). The proportion of lower income renters is growing as numbers of pensioner/older people increases
- Proportion of pensioner/older people / those earning less than \$30k renting increases from 25% (2020) to 29% of future demand by 2030 and, 35% of future demand by 2050
- In the medium term (2030) demand for new housing typologies are for smaller homes. These to serve 31% one person and 36% couples. The next largest category is 23% for 2 parent + children families.

Support Iwi housing development e.g. papakainga & affordable rentals.

Improve housing system to keep supporting market delivery.

Need to keep delivering social homes, particularly for older people (CHPs / KO).

Need to encourage smaller homes.

Housing Plan Objectives (drafts) -

1. **Strengthen Community leadership and Partnerships:** Collaborate with local iwi, government agencies, and private developers to deliver comprehensive housing solutions that reflect the Rotorua communities aspirations.
2. **Enable iwi and hapū housing aspirations:** Support iwi and hapū communities' to sustainably develop and deliver housing outcomes.
3. **Increase Housing Choice:** Enable a range of housing types, including a strong focus on urban intensification, to meet growing demand across the housing continuum.
4. **Support Diverse Housing Needs:** Provide a range of affordable housing types which cater to different demographics, including families, singles, elderly, and people with disabilities.
5. **Foster Economic Growth:** Sustain and strengthen the Rotorua construction sector with a focus on job creation and providing employment pathways.

These objectives aim to create a balanced and inclusive approach to housing that benefits all residents of Rotorua.

More work needed on these.

Therefore, focus
for next 5 years

Improve housing system to
keep supporting market
delivery.

Need to encourage
smaller homes.

Support lwi housing
development e.g.
papakainga & affordable
rentals.

Need to keep delivering
social homes, particularly
for older people (CHPs /
KO).

- Ensure enablement of housing 'choice' for majority of housing demand
 - Sufficient zoning/enabling rules
 - Infrastructure enablement (recognizing feasibility risk)
 - Development support
 - Consenting processes improvements

- 450-550 market homes delivered p.a.
- 2,500-3,000 market homes over 5 years (align with IAF outcomes agreement)

- Provide market encouragement to deliver smaller housing types (1 and 2 bedroom homes) in identified locations
 - Incentives / development support approaches (DC's or rates relief?)

- 33-66% new home builds in enabled locations and home size

- Unlock KO land holding / stock redevelopment to enable housing choice options

- 350 KO replacement homes +
- 350 infill/redevelopment homes (market/CHPs) (years 3-5)

- Boost supply of lwi provided affordable rental homes (specified projects) – identify (Govt. grant funded)

- 100-200 new units funded for lwi (next 3 years)

- Boost supply of pensioner housing rentals (affordable rentals) delivered by CHPs/RLC partnerships – identify (Govt. grant funded / IRRS)

- 75-100 new CHP units
- 20-50 new older people units funded for CHPs (next 3 years)

Actions – Strengthen community leadership and partnerships

Action	Lead Agency&(support partners)
1. Establish governance forum and workstream steering groups	RLC (Partners)



Actions – Enable Iwi and Hapu Housing Aspirations

Action	Lead Agency&(support partners)
3. Endorse and advocate for key identified Iwi housing projects (national funding applications)	RLC (HUD)
4. Continue to provide development support to deliver Māori housing/papakāinga across the District	RLC (Māori land trusts)
5. Investigate opportunities from KO review to develop local strategies and support local leadership/Iwi leadership	RLC (HUD, Iwi partners)

Actions – Increase Housing Choice

Action	Lead Agency&(support partners)
6. Continue to support housing system improvements in parallel to the ‘Going for Housing Growth’ agenda to support market delivery, including - a. Streamlining consenting processes b. Zoning and infrastructure (incl. IAF) enablement	RLC (HUD, BOPRC)
7. Investigate options to support/incentivise market delivered affordable home development in key locations	RLC (HUD, developers)
8. KO exit their surplus land holdings to support private/community-led mixed housing development	KO (HUD)
9. KO housing stock redevelopment and land divestment in key locations to support regeneration (350 replacement & 350+ new market/other)	KO (HUD, developers, Iwi)

Actions – Support diverse housing needs

Action	Lead Agency&(support partners)
10. Support progressive exit of CEH motels by December 2025	HUD (MSD, RLC)
11. Completion of current home social housing build programme (310 homes by Dec 2025)	KO
12. Deliver new CHP housing development programme (150+ new) and support service expansion	CHP, Developers (RLC/HUD)
13. Progress Council partnership project to deliver 40+ new affordable homes at 61 Kawaha Point Road	RLC, Developer
14. Investigate Council land holdings to identify opportunities to deliver additional new affordable homes	RLC
15. Investigate options to support market delivered affordable home development	RLC
16. Progress Council exit of pensioner housing to CHP management/ownership	RLC

Actions – Foster Economic Growth

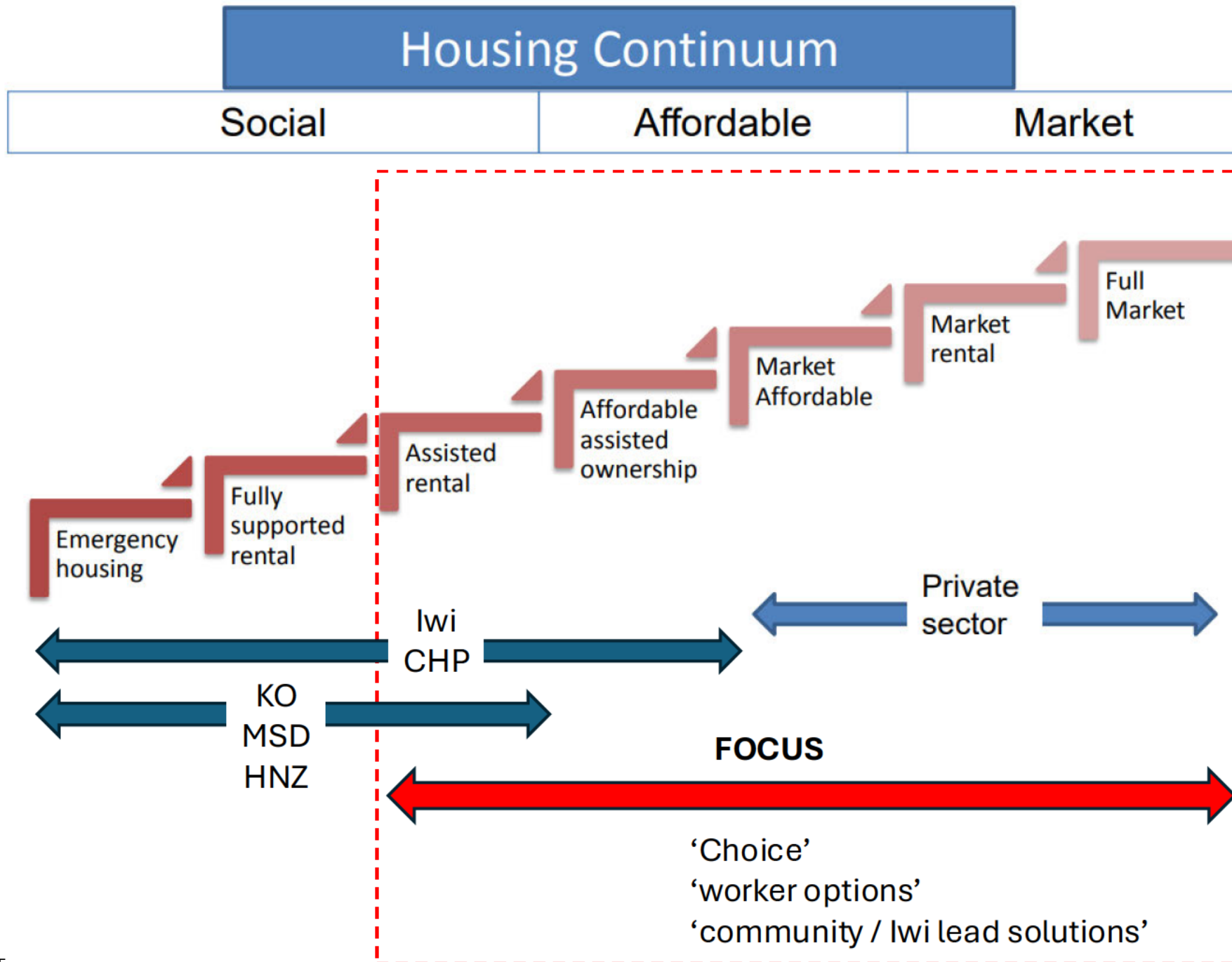
Action	Lead Agency&(support partners)
17. Strengthen local procurement approaches to project deliver	RLC (Partners)
18. Work with partners to create trades/skills employment pathways	RLC (governance group)

CHP Housing Development Programme

Development site	Proposed CHP	# of dwellings
s7(2)(b)(ii)		

Māori Housing Projects

Iwi/Hapu Group	Site	# of dwellings
s7(2)(b)(ii)		



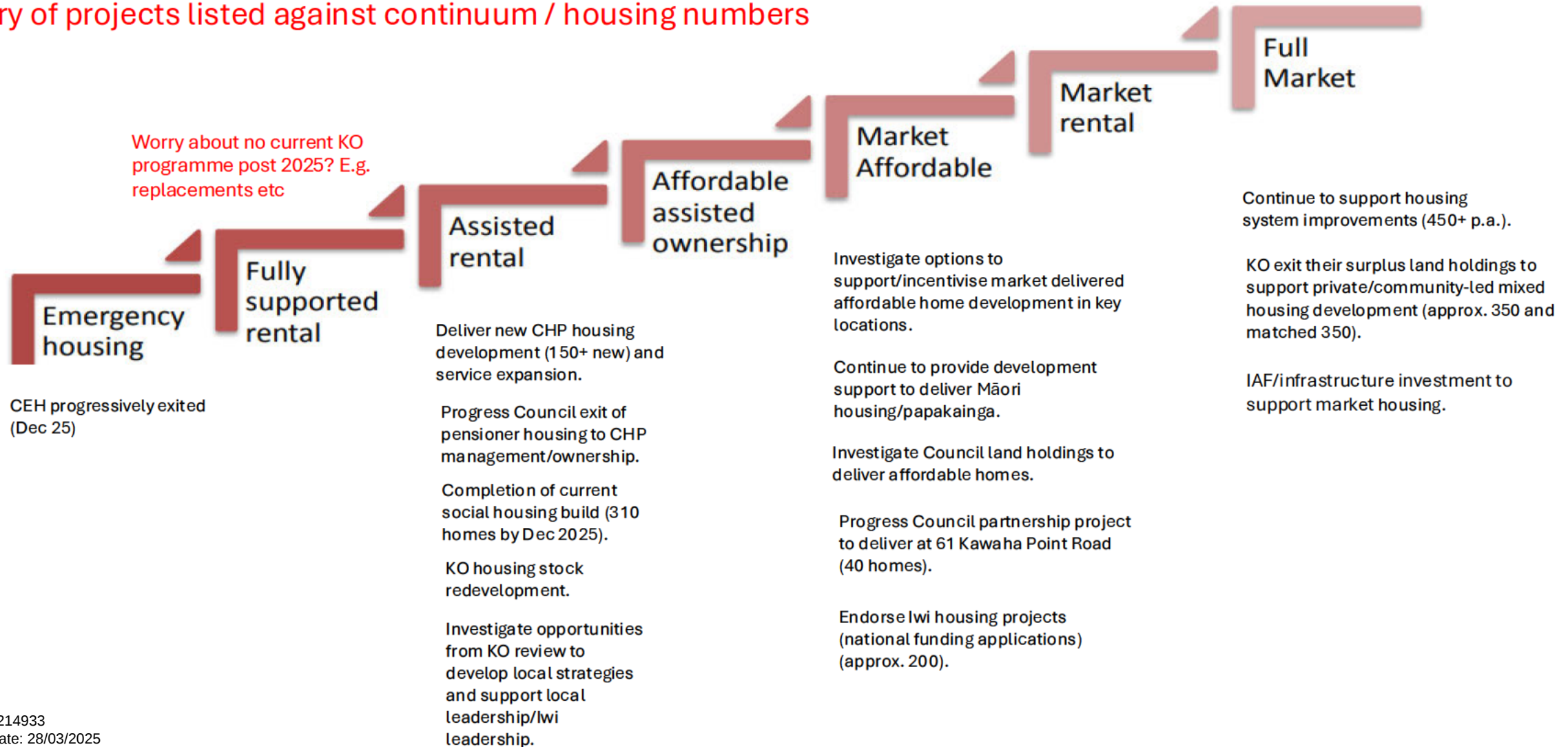
Housing Continuum

Social

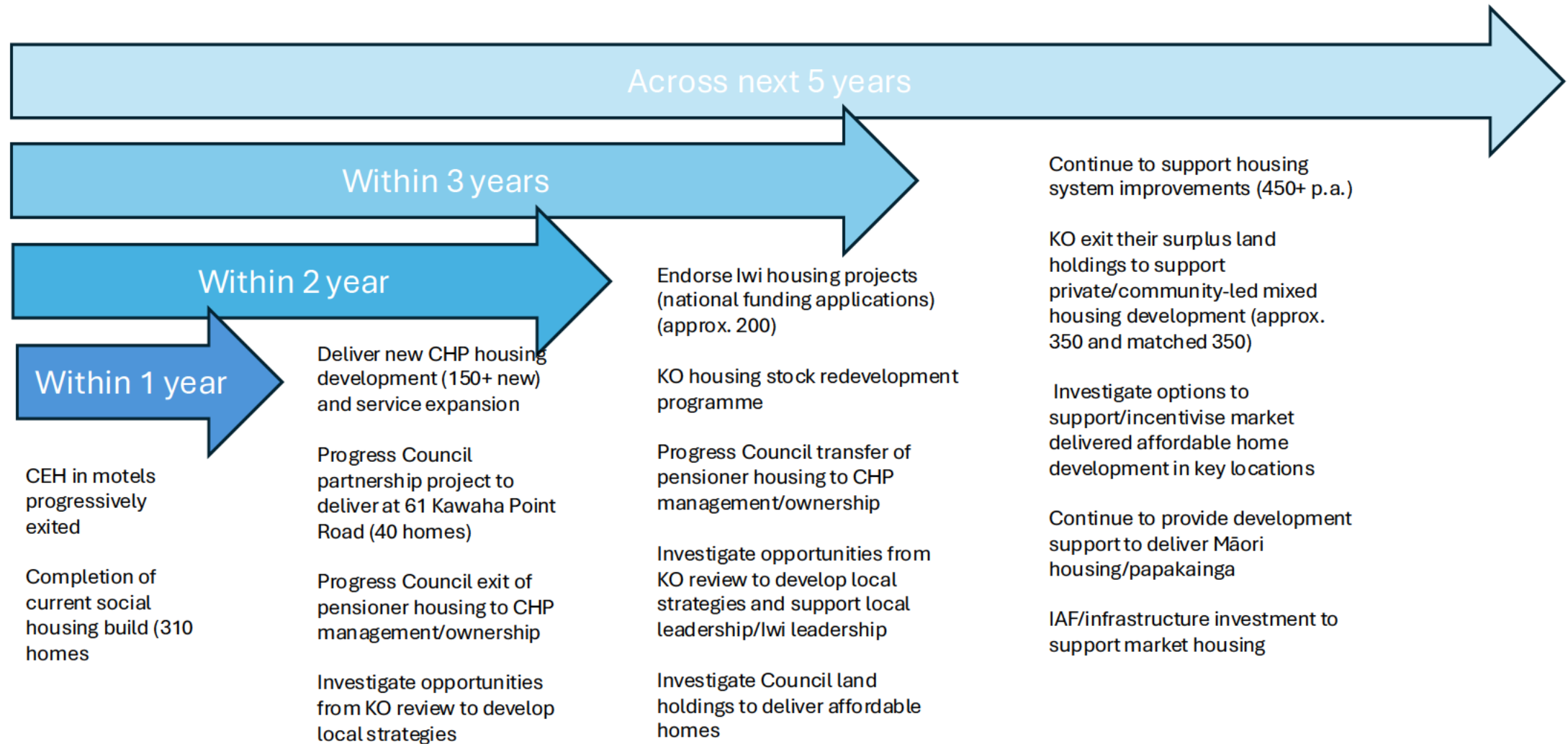
Affordable

Market

Summary of projects listed against continuum / housing numbers



Immediate actions and longer-term market improvements



Advisory group TOR

Terms of Reference for Rotorua Housing network advisory group

1. Purpose

Oversee the finalisation of the draft Rotorua Housing Plan and commitment of partner groups to identified projects and programmes deliverable by participants across the supply side market and timeframes.

The group will have an operational focus and seek to:

- To facilitate the involvement of parties actively participating in the supply of new builds and services with the primary focus to provide social and affordable housing rental management.
- Recommend priorities for the delivery programme and funding that the housing system purchaser (HUD) can rely on for outcomes
- Establishes work streams that address the range of housing pipeline options and channels for delivery of new build homes
- Recognises there is wider community and stakeholder interest in Rotorua's housing outcomes and provide oversight to guide reporting and monitor overall progress.

2. Background

Our Rotorua Lakes Council's vision is to create **a better Rotorua for all** and improving housing outcomes for our community is a key aspect of this.

We've made significant progress in addressing emergency housing issues, housing planning rules and our focus must now shift to building homes to help sustain and grow Rotorua.

To achieve this, we need to develop a new plan that recognises progress to date but seeks to address issues across the entire housing continuum and the need to supply effective 'choice'.

A new Rotorua Housing Plan will seek to address known challenges, enable greater housing delivery, and support our local economy.

3. Role of the Advisory Group

The advisory group will serve as a transitional arrangement to ensure the draft Rotorua Housing Plan is supported by an agreed delivery programme and commitment has been secured by partner organisations and land owners/developers.

Key deliverables for Rotorua Housing network advisory group are:

1. Finalised Rotorua Housing Plan adopted by Rotorua Lakes Council and partner groups agreement to programmes and projects.
2. Agreed Terms of Reference for the Rotorua Housing Plan Steering Group and workstream groups.
3. Communications and reporting plan.

4. Membership

The Steering group will comprise up to 7 members and will be made up of the following representatives or individuals:

- Locality/place-based representatives of Ministry of Housing & Urban Development (HUD), Kainga Ora and Rotorua Lakes Council (3 individuals in total)

s7(2)(a)

The Advisory Group has been kept small to enable it to rapidly progress key deliverables. Membership is intended to –

- Reflect the diversity of business/land owner and developers
- Have experience in, and a sound understanding of, property development
- Acknowledge Ngati Whakaue / Mana whenua
- Represent key Government partner organisations that have interests in housing supply.

The group will be chaired by the CE of Rotorua Lakes Council.

1. Roles and Responsibilities

• Chairperson (RLC CE):

The role of the chair will be to:

- Prepare the agenda for meetings (with Council administrative/secretariat support)
- Chair meetings and ensure productive discussions
- Be the main contact for RLC and other relevant parties
- Represent the Advisory Group in public and official functions (where the Mayor is not available).

• Secretary (RLC GM, Destination Development):

- Manage administrative tasks, including scheduling meetings and preparing minutes.
- Maintain records of the Advisory Group's activities and decisions.
- Ensure key deliverables reflect decisions of the Advisory Group.
- Non-voting support to Advisory Group

• Members:

- Actively participate in meetings and discussions.
- Contribute expertise and insights to the development of the programmes and projects.

2. Governance and decision-making

- **Meetings:** The Steering group will generally meet monthly.
- Meetings will be in person in Rotorua (Rotorua Lakes Council) and/or by video (e.g. Zoom or Teams) for members unable to attend physically.
- **Remuneration:** Members will not be remunerated for the contribution of their time, skills and experience.
- **Quorum:** A quorum will consist of at least 50% of the Steering Group members
- **Decision-making:** The Steering Group will seek to make decisions that are based on:
 - Transparent and timely sharing of relevant information
 - Consideration and respect for each other's experiences and perspectives
 - A willingness to find agreement and consensus.
 - Strict confidentiality related to disclosure where related to business/land owner and developers intent.

Decisions will be made by consensus wherever possible. If consensus cannot be reached, decisions will be made by majority vote.

3. Conflict of interest

It is understood that Advisory Group members will have several roles and associations and will be representing interests in the business sector.

In the interests of transparency Advisory Group members will declare their interests, which will be documented in an Interests Register. Any disputes or concerns should be directed to the chair.

1. Reporting and Accountability

- **Progress Reports:** The Advisory Group, through the chair, will prepare monthly progress reports for partner organisations and council, outlining activities, achievements, and challenges.
- **Public Communication:** The Advisory Group will maintain transparent communication with the public.

2. Review and Dissolution

- The Advisory group will be reviewed (membership and tenure) at the completion of the Key deliverables
- The indicative phases for the Advisory Group are detailed in the diagram below –



Next steps

- Complete targeted engagement (Nov '24)
- Report back to interviewees – insights, conclusions & direction
- Draft Rotorua Housing Plan presentation to Council (11 Dec?)
 - Objectives
 - Identified/endorsed housing projects (lead group) and locations
 - Other actions – consent processing, infrastructure investment
- Establish interim Advisory Group (finalise plan)
- Governance/project team established to monitor/deliver



10.3 APPROACH TO DEVELOPMENT OF NEW HOUSING PLAN**Doc ID:****Prepared by:** Stephanie Kelly, Development and Partnerships Manager**Approved by:** Jean-Paul Gaston, Group Manager, Destination Development**Attachments:** Nil**1. TE PŪTAKE
PURPOSE**

The purpose of this report is to provide an update to the Council on the approach to the development of the draft Rotorua Housing Plan and to seek endorsement for the proposed priorities and areas of focus identified in the Housing plan.

**HE TŪTOHUNGA
RECOMMENDATION**

1. That the report 'Approach to development of new Housing Plan' be received.

2. That the Council endorse the key priorities and areas of focus in the draft Rotorua Housing Plan.

**2. TE TĀHUHU
BACKGROUND**

Our Council's vision it is to create **a better Rotorua for all** with housing identified as a key outcome area to deliver on that vision. In focusing on housing as a key outcome for Rotorua, the Council seeks to ensure that **all residents have access to a range of housing options that ensures they can live in homes that are safe and healthy.**

Over the past few years there has been significant progress in addressing Rotorua's housing challenges and improving housing outcomes for the Rotorua community. This includes a significant reduction in the use of motels for emergency housing, expanding social housing, addressing stormwater infrastructure needs, making planning rules more enabling for development, and the development and subsequent adoption of the Future Development Strategy.

More recently Mayor Tapsell has had a series of discussions and correspondence with Minister Bishop and Minister Potaka on a new approach to support housing and growth in Rotorua, with a shift in focus to building homes that will sustain and grow the Rotorua community. As an outcome of those discussions there is support for a community-led approach and government commitment to housing solutions. To inform future government consideration, the Council has been asked to identify its key housing priorities and areas of focus through the development of a Housing Plan.

The draft Rotorua Housing Plan is intended to be delivered in two distinct tranches of years 1-2 and then year 3+, and identifies the clear priorities and key actions to address known challenges, enable greater housing delivery and support our local economy.

This draft Rotorua Housing Plan replaces He Papakāinga, He Hāpori Taurikura - A Strategy for Homes and Thriving Communities (2021) and will have a broader approach than the previous government's Housing Accord which had a focus on emergency housing.

3. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

Draft Housing Plan development process

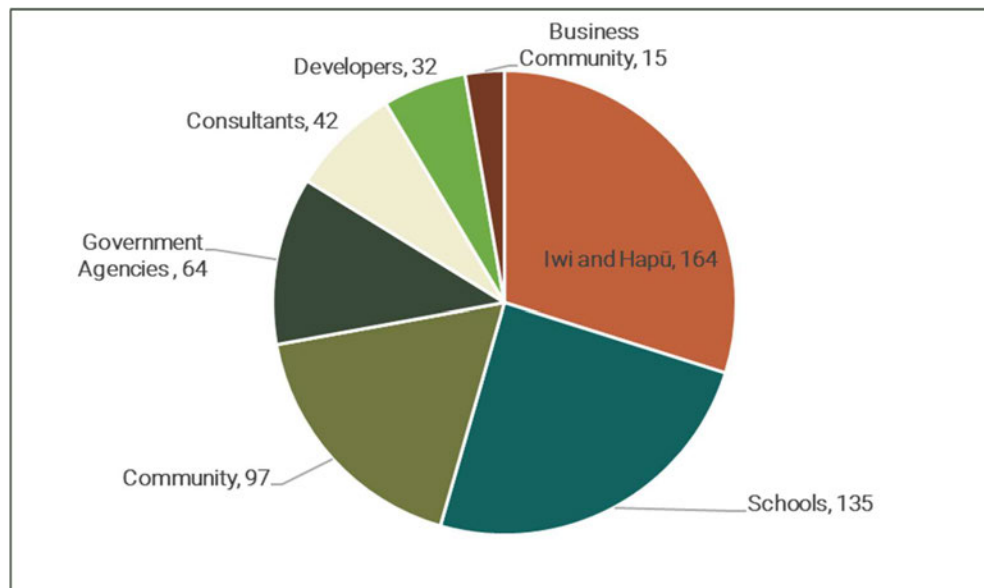
Council staff have had to move quickly to develop a draft Housing Plan to ensure we can effectively leverage the potential opportunity as a government housing priority area. The process for developing the draft Housing Plan has included a number of steps:

1. Housing engagement audit and insights review

Over the past few years, Council has undertaken a high level of engagement to inform its housing strategies and plans, and in particular the development of the Future Development Strategy and Plan Change 9. Engagement was undertaken with iwi and hapū, developers, community support groups, government agencies, educational institutions and business organisations.

An audit of this previous engagement work was undertaken to identify key themes, identify any gaps in engagement and ensure that any further engagement to inform the development of the draft Housing Plan could be targeted.

The engagement audit identified that overall 549 engagements took place, either directly or as part of group workshops or meetings.



The feedback received through the stakeholder engagement identified a number of issues including limited affordable housing options, high costs and delays associated with development, regulatory

delays and infrastructure challenges. Iwi and hapū highlighted the importance of cultural considerations, especially around papakāinga housing and enabling greater development on whenua Māori.

The audit and insights review also identified gaps in engagement, specifically this included:

- Engagement with underrepresented groups
- Focus on action-orientated engagement

2. Target interviews

A series of targeted face to face interviews have been undertaken since mid-October 2024, many of which have been led by the Mayor, with a range of with key stakeholders including community housing providers, social service providers (including older people services), Māori landowners, developers and tenancy providers. The purpose of the interviews was to gain additional insights into housing priorities and challenges, identify priority focus areas for the housing plan and identify key projects and actions.

A separate work stream being undertaken in parallel, the Industrial Sector Analysis and Industrial Land assessment, also identified important insights that have informed the key priorities and focus areas in the draft Housing Plan, particularly in relation to constraints with respect to housing for workers.

Engagement feedback and key insights

The latest round of engagement identified a number of challenges and key insights that have been used to inform the development of the draft Housing Plan:

- Completion of the current Kāinga Ora public housing programme and the exit of contracted emergency housing is a priority – The remaining social housing pipeline includes 310 homes to December 2025.
- There is a need to support community housing providers to grow and deliver more homes in Rotorua.
- Recognition of the growing challenges for older people to access affordable, stable and appropriate accommodation to meet their needs.
- The need for affordable rental and market housing for workers and to support job creation and economic growth.

Key data and trends from Council's Housing and Business Capacity Assessment (2021) have also been used to inform the key priorities and areas of focus. Specifically this includes:

- From 2020 baseline, 63% homes in the district are owned and 37% are rentals of some form
- Almost half of renter in the district are Maori/Pacific people
- For the period 2020-2030 it is projected we need an additional 4,300 homes (an increase of 15% homes on 2020). Of these:
 - 2,900 owned market homes
 - 1,400 more homes for renters
 - Of the 1,400 homes for renters, 770 rental homes are needed for lower income households (<\$50k income) e.g. social, affordable or sub-market rentals
- For the period to 2050 – 7,900 homes are needed (increase of 27% homes on 2020)
 - 5,710 owned market homes
 - 2,190 more homes for renters

- Of the 2,190 homes for renters, 1,340 renting homes are needed for lower incomes (<\$50k income). The proportion of lower income renters is growing as numbers of pensioner/older people increases.
- Proportion of pensioner/older people / those earning less than \$30k renting increases from 25% (2020) to 29% of future demand by 2030 and, 35% of future demand by 2050
- In the medium term (2030) demand for new housing typologies are for smaller homes. These to serve 31% one person and 36% couples. The next largest category is 23% for 2 parent + children families.

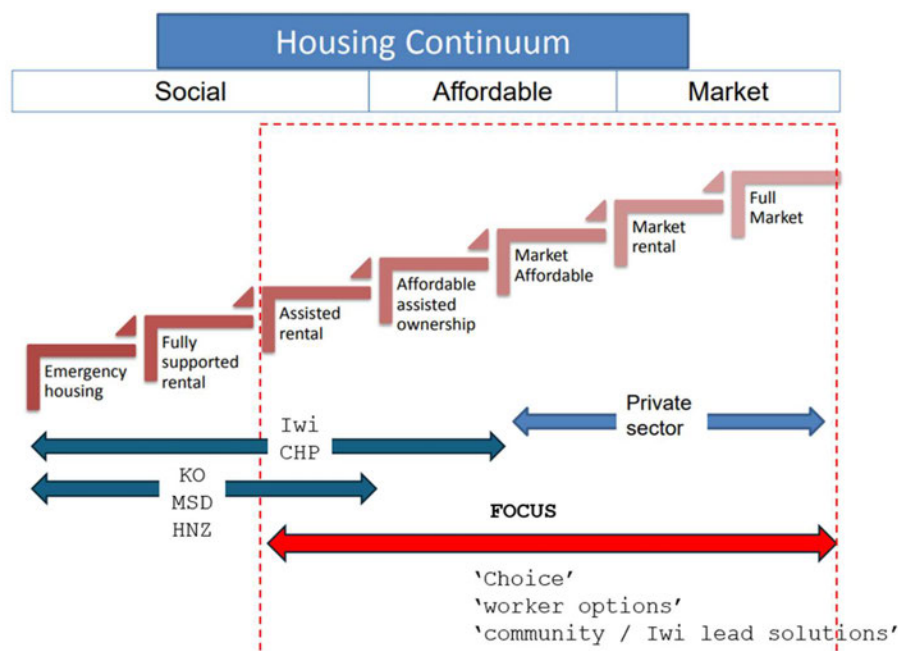
Proposed Objectives of the draft Rotorua Housing Plan

The objectives proposed to be included in the draft Rotorua Housing Plan aim to create a balanced and inclusive approach to housing that benefits all residents of Rotorua.

1. **Strengthen Community leadership and Partnerships:** Collaborate with local iwi, government agencies, and private developers to deliver comprehensive housing solutions that reflect the Rotorua communities aspirations.
2. **Enable iwi and hapū housing aspirations:** Support iwi and hapū communities' to sustainably develop and deliver housing outcomes.
3. **Increase Housing Choice:** Enable a range of housing types, including a strong focus on urban intensification in the right locations, to meet growing demand across the housing continuum.
4. **Support Diverse Housing Needs:** Provide a range of affordable housing types which cater to different demographics, including families, singles, elderly, and people with disabilities.
5. **Foster Economic Growth:** Sustain and strengthen the Rotorua construction sector with a focus on job creation and providing employment pathways.

Key priorities and focus areas

The housing continuum identifies the range housing types available in the community, from emergency housing through to home ownership. The key priorities and main areas of focus for the draft Housing Plan are focused on affordable and market housing typologies.



The table below provides details on the key priorities and areas of focus and actions and deliverables associated with these.

Key priorities/Focus Area	Actions/Deliverables	Timeframe
Ensure <u>enablement</u> of housing 'choice' for majority of housing demand. - Sufficient zoning/enabling rules - Infrastructure enablement (recognising feasibility risk) - Development support - Consenting processes (improvements – timelines/cost/certainty)	450-550 market homes delivered p.a.	Years 1-5 (ongoing)
Provide market encouragement to deliver smaller housing types (1 and 2 bedroom homes) in identified locations. - Incentives / development support approaches	33-66% new homes are smaller housing typology and built in enabled locations	Years 1-5 (ongoing)
Unlock Kāinga Ora land holding and support redevelopment of existing Kāinga Ora stock as options to improve housing choice	Work with KO to prioritise the redevelopment of existing assets and enable infill/redevelopment of excess land	(Years 3-5)
Support specified Iwi housing development projects to boost supply provided affordable rental homes to secure government grant funding	100-200 new units funded	(years 1 -3)
Boost supply of pensioner/older person rental housing (affordable rentals) delivered by CHP's/RLC partnerships leveraging government funding	20-50 new units funded for CHP's	(years 1-3)

Proposed governance arrangements

A stepped approach to the establishing governance arrangements is proposed to oversee firstly the finalisation of the draft Housing Plan and then the implementation of key actions and monitoring of outcomes.

1.	Development Advisory Group (December 2024 – March 2025)	- Assist in finalising draft Housing Plan - Confirm partner commitments - Establish governance terms of reference	- To include representatives of key interview groups involved in developments or undertaking development.
----	---	---	---

2.	Housing Plan Governance Group/Workstream steering groups	- Champion Plan - Operationalise final Housing Plan - Oversee implementation of key actions - Monitor and communicate outcomes	- Proposal membership and TOR to be confirmed with Council Q2 2025.
----	--	---	---



Next steps

Following Council endorsement of the direction and priorities in the draft Housing Plan, the next steps would be to establish the advisory group as the first step in the establishing the governance framework, confirm the key actions and projects to be included in the plan and move towards implementation of the Housing Plan.

4. TE TINO AROMATAWAI ASSESSMENT OF SIGNIFICANCE

The decisions or matters in this report are not considered significant in accordance with Council's Significance and Engagement Policy.

5. NGĀ KŌRERA O TE HAPORI ME TE WHAKATAIRANGA COMMUNITY INPUT/ENGAGEMENT AND PUBLICITY

Over the past few years, Council has undertaken a high level of engagement to inform its housing strategies and plans, and in particular the development of the Future Development Strategy and Plan Change 9. This has included engagement undertaken with iwi and hapū, developers, community support groups, government agencies, educational institutions and business organisations.

To inform the development of the plan and to identify specific priorities and actions to be included, a series of targeting interviews were undertaken with community housing providers, social service providers (including older people services), Māori landowners, developers and tenancy providers.

A separate work stream being undertaken in parallel, the Industrial Sector Analysis and Industrial Land assessment, also included targeted consultation with key stakeholders in the industrial sector and landowners of industrial zoned land.

6. HE WHAIWHAKAARO CONSIDERATIONS

6.1. Mahere Pūtea Financial/Budget Considerations

The delivery of any Council-led actions will be progressed through existing budgeted funding.

**6.2. Kaupapa Here Me Ngā Hiraunga Whakariterite
Policy and Planning Implications**

The key priorities and areas of focus identified in the Housing Plan are aligned to the Council's Vision of 'a better Rotorua for all' and Housing as a key community outcome in the 2024-34 Long-term Plan.

In addition the draft Housing Plan is consistent with and will give effect to the Council's Future Development Strategy.

**6.3. Te Aromatawai Whakapātanga Ki Te Tāngata Whenua
Tāngata Whenua Impact Assessment**

A key priority and focus area identified in the draft Housing Plan is to enable and support iwi and hapu housing aspirations. This includes supporting identified Iwi development proposals to secure government funding to deliver the housing. The focus on Iwi-led housing solutions also contributes to the Te Araw Vision 2025 which has a focus on achieving housing outcomes.

**6.4. Tūraru
Risks**

There is a risk that in not endorsing the draft Rotorua Housing Plan that the government may withdraw its support for a community-led approach and commitment to housing solutions.

**6.5. Te Whaimana
Authority**

The Council has authority to make the required decisions outlined in this report.

Terms of Reference for Rotorua Housing network advisory group

1. Purpose

Oversee the finalisation of the draft Rotorua Housing Plan and commitment of partner groups to identified projects and programmes deliverable by participants across the supply side market and timeframes.

The group will have an operational focus and seek to:

- To facilitate the involvement of parties actively participating in the supply of new builds and services with the primary focus to provide social and affordable housing rental management.
- Recommend priorities for the delivery programme and funding that the housing system purchaser (HUD) can rely on for outcomes
- Establishes work streams that address the range of housing pipeline options and channels for delivery of new build homes
- Recognises there is wider community and stakeholder interest in Rotorua's housing outcomes and provide oversight to guide reporting and monitor overall progress.

2. Background

Our Rotorua Lakes Council's vision is to create **a better Rotorua for all** and improving housing outcomes for our community is a key aspect of this.

We've made significant progress in addressing emergency housing issues, housing planning rules and our focus must now shift to building homes to help sustain and grow Rotorua.

To achieve this, we need to develop a new plan that recognises progress to date but seeks to address issues across the entire housing continuum and the need to supply effective 'choice'.

A new Rotorua Housing Plan will seek to address known challenges, enable greater housing delivery, and support our local economy.

3. Role of the Advisory Group

The advisory group will serve as a transitional arrangement to ensure the draft Rotorua Housing Plan is supported by an agreed delivery programme and commitment has been secured by partner organisations and land owners/developers.

Key deliverables for Rotorua Housing network advisory group are:

1. Finalised Rotorua Housing Plan adopted by Rotorua Lakes Council and partner groups agreement to programmes and projects.
2. Agreed Terms of Reference for the Rotorua Housing Plan Steering Group and workstream groups.
3. Communications and reporting plan.

4. Membership

The Steering group will comprise up to 7 members and will be made up of the following representatives or individuals:

- Locality/place-based representatives of Ministry of Housing & Urban Development (HUD), Kainga Ora and Rotorua Lakes Council (3 individuals in total)

- Local Developer/construction sector representative, Tony Bradley
- NW, Rawiri Bhana? + possible POT, David Tapsell??
- ? Geoff rice ?
- ? CHP ? rep ?

The Advisory Group has been kept small to enable it to rapidly progress key deliverables. Membership is intended to –

- Reflect the diversity of business/land owner and developers
- Have experience in, and a sound understanding of, property development
- Acknowledge Ngati Whakaue / Mana whenua
- Represent key Government partner organisations that have interests in housing supply.

The group will be chaired by the CE of Rotorua Lakes Council.

5. Roles and Responsibilities

- **Chairperson (RLC CE):**

The role of the chair will be to:

- Prepare the agenda for meetings (with Council administrative/secretariat support)
- Chair meetings and ensure productive discussions
- Be the main contact for RLC and other relevant parties
- Represent the Advisory Group in public and official functions (where the Mayor is not available).

- **Secretary (RLC GM, Destination Development):**

- Manage administrative tasks, including scheduling meetings and preparing minutes.
- Maintain records of the Advisory Group's activities and decisions.
- Ensure key deliverables reflect decisions of the Advisory Group.
- Non-voting support to Advisory Group

- **Members:**

- Actively participate in meetings and discussions.
- Contribute expertise and insights to the development of the programmes and projects.

6. Governance and decision-making

- **Meetings:** The Steering group will generally meet monthly.
- Meetings will be in person in Rotorua (Rotorua Lakes Council) and/or by video (e.g. Zoom or Teams) for members unable to attend physically.
- **Remuneration:** Members will not be remunerated for the contribution of their time, skills and experience.
- **Quorum:** A quorum will consist of at least 50% of the Steering Group members
- **Decision-making:** The Steering Group will seek to make decisions that are based on:
 - Transparent and timely sharing of relevant information
 - Consideration and respect for each other's experiences and perspectives
 - A willingness to find agreement and consensus.
 - Strict confidentiality related to disclosure where related to business/land owner and developers intent.

Decisions will be made by consensus wherever possible. If consensus cannot be reached, decisions will be made by majority vote.

7. Conflict of interest

It is understood that Advisory Group members will have several roles and associations and will be representing interests in the business sector.

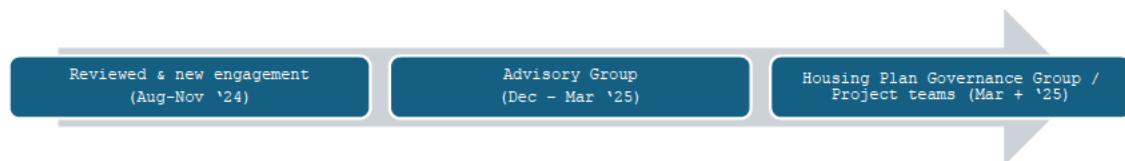
In the interests of transparency Advisory Group members will declare their interests, which will be documented in an Interests Register. Any disputes or concerns should be directed to the chair.

8. Reporting and Accountability

- **Progress Reports:** The Advisory Group, through the chair, will prepare monthly progress reports for partner organisations and council, outlining activities, achievements, and challenges.
- **Public Communication:** The Advisory Group will maintain transparent communication with the public.

9. Review and Dissolution

- The Advisory group will be reviewed (membership and tenure) at the completion of the Key deliverables
- The indicative phases for the Advsiory Group are detailed in the diagram below –



From: [Tama Potaka \(MIN\)](#)
To: [Huriwai Paki](#)
Subject: Fw: CORTP-3528 Letter from Mayor Tapsell re Rotorua Housing Plan
Date: Tuesday, 18 March 2025 4:29:17 AM
Attachments: [image001.png](#)
[Rotorua Housing Plan - December 2024.pdf](#)
[Mayor Tapsell - Letter to Minister Potaka re Rotorua Housing Plan - March 2025.pdf](#)

From: Teana Macdonald <Teana.Macdonald@parliament.govt.nz> on behalf of Tama Potaka <Tama.Potaka@parliament.govt.nz>
Sent: Wednesday, March 5, 2025 3:20 AM
To: Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>
Subject: CORTP-3528 Letter from Mayor Tapsell re Rotorua Housing Plan

From: Office Mayor <Office.Mayor@rotorualc.nz>
Sent: Tuesday, March 4, 2025 1:25 PM
To: Tama Potaka <Tama.Potaka@parliament.govt.nz>
Cc: Chris Bishop <Christopher.Bishop@parliament.govt.nz>
Subject: Letter from Mayor Tapsell re Rotorua Housing Plan

Tēnā koe Minister Potaka, please see attached letter from Rotorua Mayor, Tania Tapsell, regarding the Rotorua Housing Plan and shared opportunities for enabling iwi and hapū housing aspirations.

Ngā mihi

Nikoletta Michael
Kaea Whakapā Manukura | *Executive of Communications – Mayor’s Office*
P: 07 351 8282 | **M:** 022 162 7479
E: nikoletta.michael@rotorualc.nz | **W:** rotorualakescouncil.nz
A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand





THE OFFICE OF THE MAYOR

4 March 2025

Hon Tama Potaka
Associate Minister for Housing
Parliament Buildings
Wellington 6160

Doc No. 21176682

By email: Tama.Potaka@parliament.govt.nz

c.c. Hon Chris Bishop
Minister for Housing
By email: Chris.Bishop@parliament.govt.nz

Tēnā koe Minister Potaka

ROTORUA HOUSING PLAN

I understand you met briefly with our Council Chief Executive, Andrew Moraes, at the recent launch of the Value of Māori Tourism report in Rotorua. As Andrew mentioned, we were delighted to learn of the \$200million Government investment in Māori housing that you announced last month.

In Rotorua we've been working hard to develop and deliver a locally-led Rotorua Housing Plan to address opportunities for economic growth and improve housing outcomes in our district. As Mayor, I'm leading the development of the Plan and we've worked alongside staff from the Ministry for Housing and Urban Development to ensure it also supports Government's housing aspirations by delivering solutions developed within the Rotorua community.

Our Housing Plan is the result of significant local community engagement with iwi and hapū, Māori landowners, developers, government agencies, community housing providers, social service providers (including older people services), and tenancy providers. Underpinning the direction of this Plan is also the significant work our Council has completed on our Future Development Strategy and 30 Year Infrastructure Strategy.

I've attached our updated Rotorua Housing Plan for your reference. A draft version of this was shared with yourself and Minister Bishop last year. Council officials and I also discussed this further with Minister Bishop on 12 December.

Enabling iwi and hapū housing aspirations is a key objective of our Housing Plan and through the development of the Plan we've identified many opportunities to deliver on this in Rotorua. Should

such opportunities be successful in receiving support from the \$200million Māori housing fund, this would present an excellent opportunity to demonstrate local and central government working collaboratively to deliver housing solutions and fulfil Māori development aspirations. This would also be a continuation of our collective work to end emergency housing.

We will continue to work with Minister Bishop's office to align announcements regarding the other aspects of the Housing Plan that we discussed in December, namely:

1. Allocation of 150 public homes to Rotorua via CHIPS (including surplus Kāinga Ora land)
2. How the refurbishment, and repurposing of Kāinga Ora housing assets in Rotorua can unlock development in the inner suburbs
3. Any other funding and financing tools available to facilitate development where there are specific barriers to the market delivering solutions in the housing spectrum.

I look forward to hearing from you and Minister Bishop and hope we can jointly announce these initiatives that show a strong commitment to all aspects of the Rotorua Housing Plan and Government's own housing aspirations.

Ngā mihi,



Tania Tapsell
Her Worship the Mayor of Rotorua

Rotorua Housing Plan

December 2024

Rotorua Housing Action Plan

Our Council's vision is to create a **better Rotorua for all** and improving housing outcomes for our community is a key aspect of this.

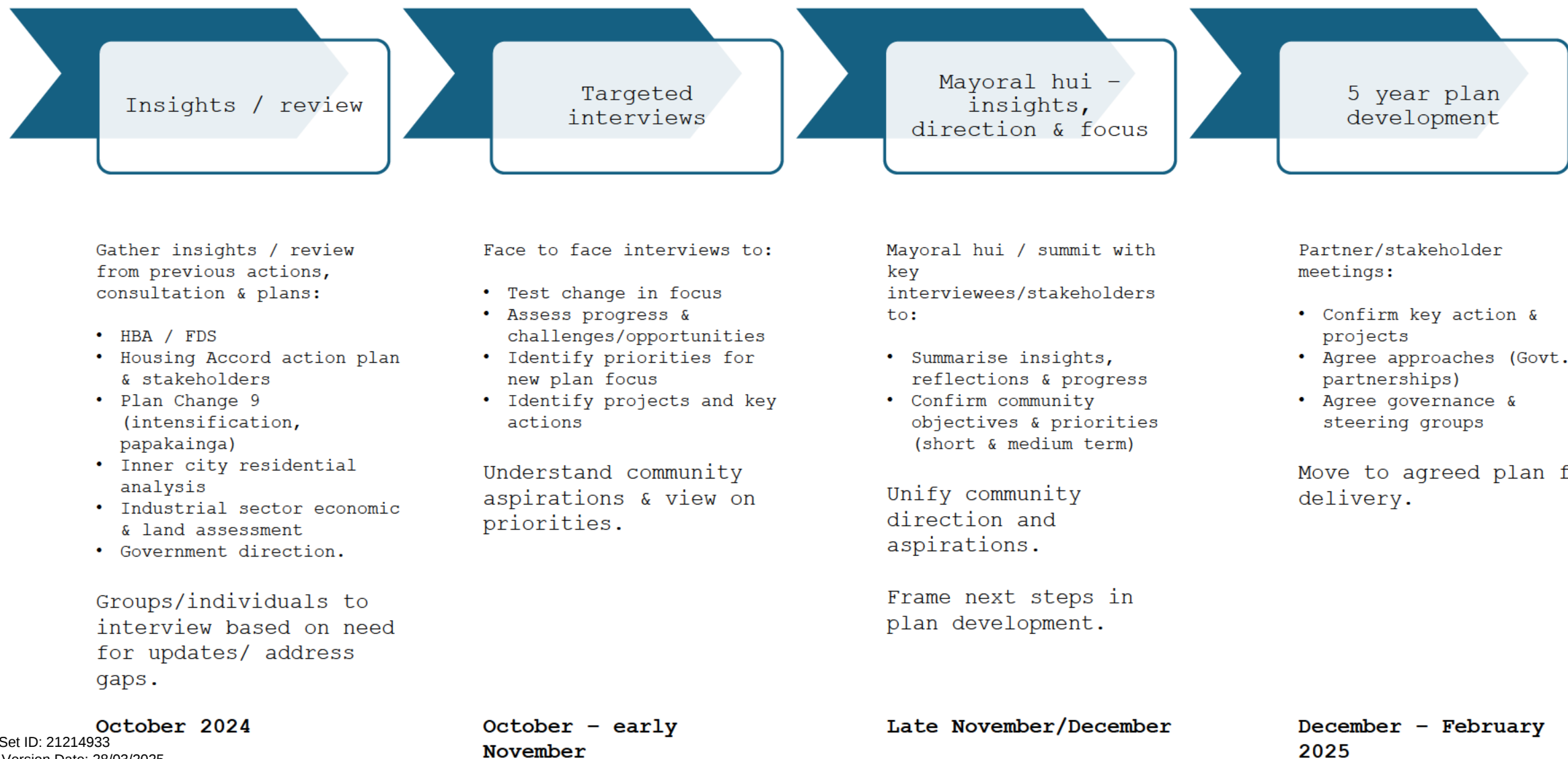
We've made significant progress in addressing emergency housing issues, expanding social housing, addressing storm water infrastructure needs and making planning rules more enabling. Our focus must now shift to building homes to help sustain and grow the Rotorua community.

To achieve this, we're developing a Rotorua Housing Plan that will seek to address known challenges, enable greater housing delivery, and support our local economy.

The emphasis of our new plan will be –

- Providing more housing choice
- Homes for workers – affordable rentals and homes
- Building CHPs locally
- Supporting Iwi papakainga/housing projects
- Improving the housing system and capturing the economic benefits locally.

Rotorua Housing Action Plan - process



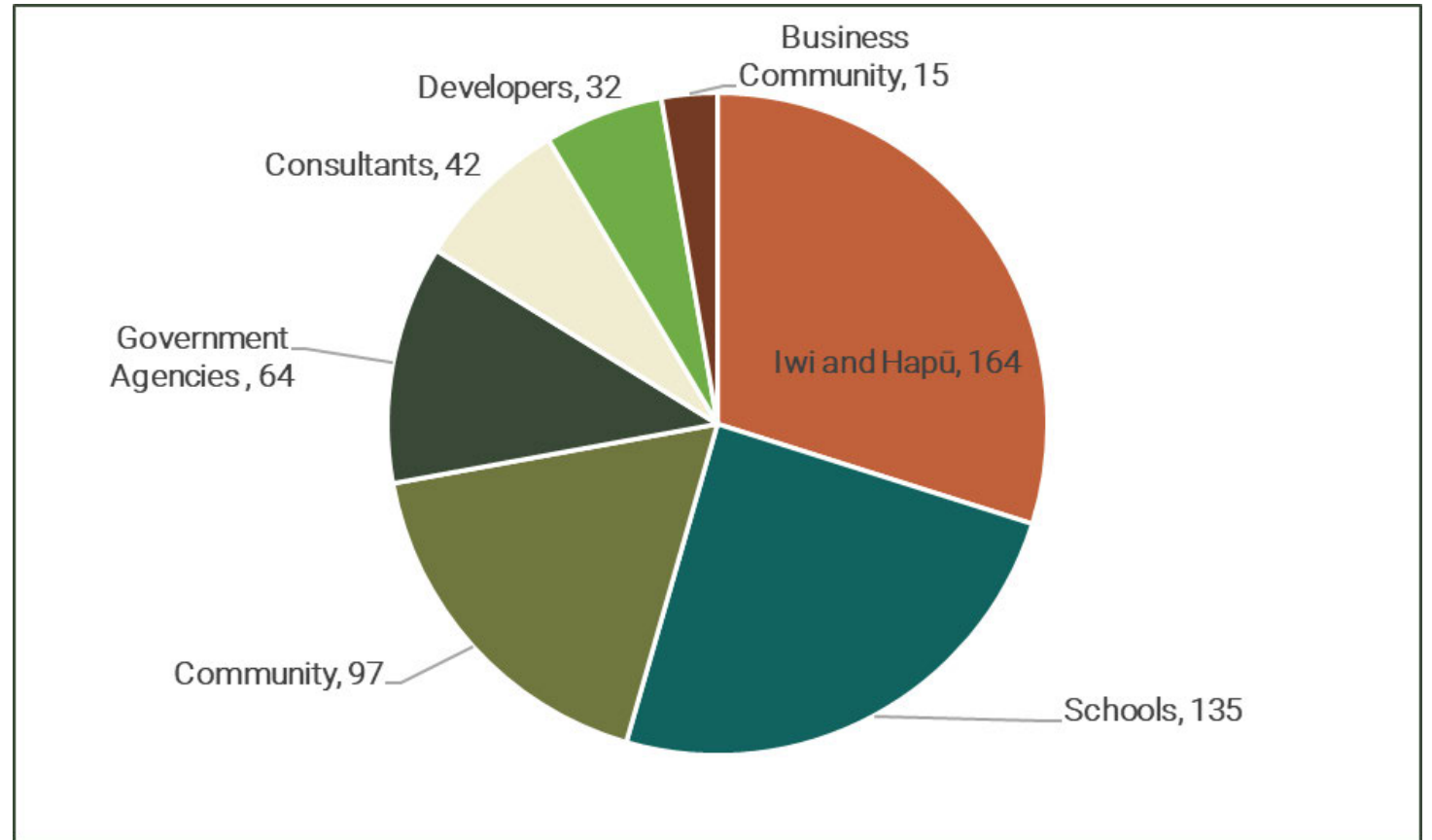
Considered Insights / Review previous engagement

Overall, 549 engagements took place, either directly or as part of group workshops or meetings (PC9 and FDS processes).

Questioned –

What has changed?

What is the new emphasis we need?



Review conclusion of previous engagement (Oct–Nov)

1. Engage Underrepresented Groups
2. Focus on Action-Oriented Engagement

Targeted interviews & Council/Mayoral led –

- CHPs, Social service providers (includes older people services), Iwi housing/tenancy providers
- Business sector / major employers (industrial strategy work), building/construction/development sector.

New engagement feedback

- Groups
 - CHPs list
 - Iwi ready to go
 - Social service providers
 - Developers
 - Industrial employers
 - Business sector (via RotoruaNZ)
 - Industrial sector interviews added
- Themes
 - Reputation rebuild
 - Exit CEH (finish KO programme)
 - Older people wave
 - Attractiveness/available housing a constraint to business growth
 - Worker homes
 - Iwi ready to support Iwi – need to be assisted with housing
 - Wrap around services
 - Help to unlock – consent speed/costs increasing e.g. DC's

What did the latest round of engagement confirm?

- Action focus – projects not strategies
- Need to complete current social housing programme and exit CEH
- Support CHPs to grow and deliver more homes in Rotorua
- Recognition of growing challenges for older people in the community
- Need to support workers/employee in our community with affordable rentals and homes

Backed by trends identified in HBA

- From 2020 baseline, 63% homes in the district are owned and 37% are rentals of some form
- Almost half of renter in the district are Maori/Pacific people
- For the period 2020-2030 it is projected we need an additional 4,300 homes (an increase of 15% homes on 2020). Of these:
 - 2,900 owned market homes
 - 1,400 more homes for renters
 - Of the 1,400 homes for renters, 770 rental homes are needed for lower income households (<\$50k income) e.g. social, affordable or sub-market rentals
- For the period to 2050 - 7,900 homes are needed (increase of 27% homes on 2020)
 - 5,710 owned market homes
 - 2,190 more homes for renters
 - Of the 2,190 homes for renters, 1,340 renting homes are needed for lower incomes (<\$50k income). The proportion of lower income renters is growing as numbers of pensioner/older people increases
- Proportion of pensioner/older people / those earning less than \$30k renting increases from 25% (2020) to 29% of future demand by 2030 and, 35% of future demand by 2050
- In the medium term (2030) demand for new housing typologies are for smaller homes. These to serve 31% one person and 36% couples. The next largest category is 23% for 2 parent + children families.

Support Iwi housing development e.g. papakainga & affordable rentals.

Improve housing system to keep supporting market delivery.

Need to keep delivering social homes, particularly for older people (CHPs / KO).

Need to encourage smaller homes.

Housing Plan Objectives –

- 1. Strengthen Community leadership and Partnerships:** Collaborate with local iwi, government agencies, and private developers to deliver comprehensive housing solutions that reflect the Rotorua communities' aspirations.
- 2. Enable iwi and hapū housing aspirations:** Support iwi and hapū communities' to sustainably develop and deliver housing outcomes.
- 3. Increase Housing Choice:** Enable a range of housing types, including a strong focus on urban intensification, to meet growing demand across the housing continuum.
- 4. Support Diverse Housing Needs:** Provide a range of affordable housing types which cater to different demographics, including families, singles, elderly, and people with disabilities.
- 5. Foster Economic Growth:** Sustain and strengthen the Rotorua construction sector with a focus on job creation and providing employment pathways.

These objectives aim to create a balanced and inclusive approach to housing that benefits all residents of Rotorua.

Therefore,
focus for
next 5 years

Improve housing
system to keep
supporting market
delivery.

Need to encourage
smaller homes.

Support Iwi housing
development e.g.
papakainga &
affordable rentals.

Need to keep
delivering social
homes, particularly
for older people
(CHPs / KO).

- Ensure enablement of housing 'choice' for majority of housing demand
 - Sufficient zoning/enabling rules
 - Infrastructure enablement (recognizing feasibility risk)
 - Development support
 - Consenting processes improvements

- 450-550 market homes delivered p.a.
- 2,500-3,000 market homes over 5 years (align with IAF outcomes agreement)

- Provide market encouragement to deliver smaller housing types (1 and 2 bedroom homes) in identified locations
 - Incentives / development support approaches (DC's or rates relief?)

- 33-66% new home builds in enabled locations and home size

- Unlock KO land holding / stock redevelopment to enable housing choice options

- 350 KO replacement homes +
- 350 infill/redevelopment homes (market/CHPs) (years 3-5)

- Boost supply of Iwi provided affordable rental homes (specified projects) - identify (Govt. grant funded)

- 100-200 new units funded for Iwi (next 3 years)

- Boost supply of pensioner housing rentals (affordable rentals) delivered by CHPs/RLC partnerships - identify (Govt. grant funded / IRRS)

- 75-100 new CHP units
- 20-50 new older people units funded for CHPs (next 3 years)

Actions – Strengthen community leadership and partnerships

Action	Lead Agency& (support partners)
1. Establish governance forum and workstream steering	RLC (Partners)



Establish governance TOR

Monitor and communicate
outcomes

Actions – Enable Iwi and Hapu Housing Aspirations

Action	Lead Agency& (support partners)
3. Endorse and advocate for key identified Iwi housing projects (national funding applications)	RLC (HUD)
4. Continue to provide development support to deliver Māori housing/papakāinga across the District	RLC (Māori land trusts)
5. Investigate opportunities from KO review to develop local strategies and support local leadership/Iwi leadership	RLC (HUD, Iwi partners)

Actions – Increase Housing Choice

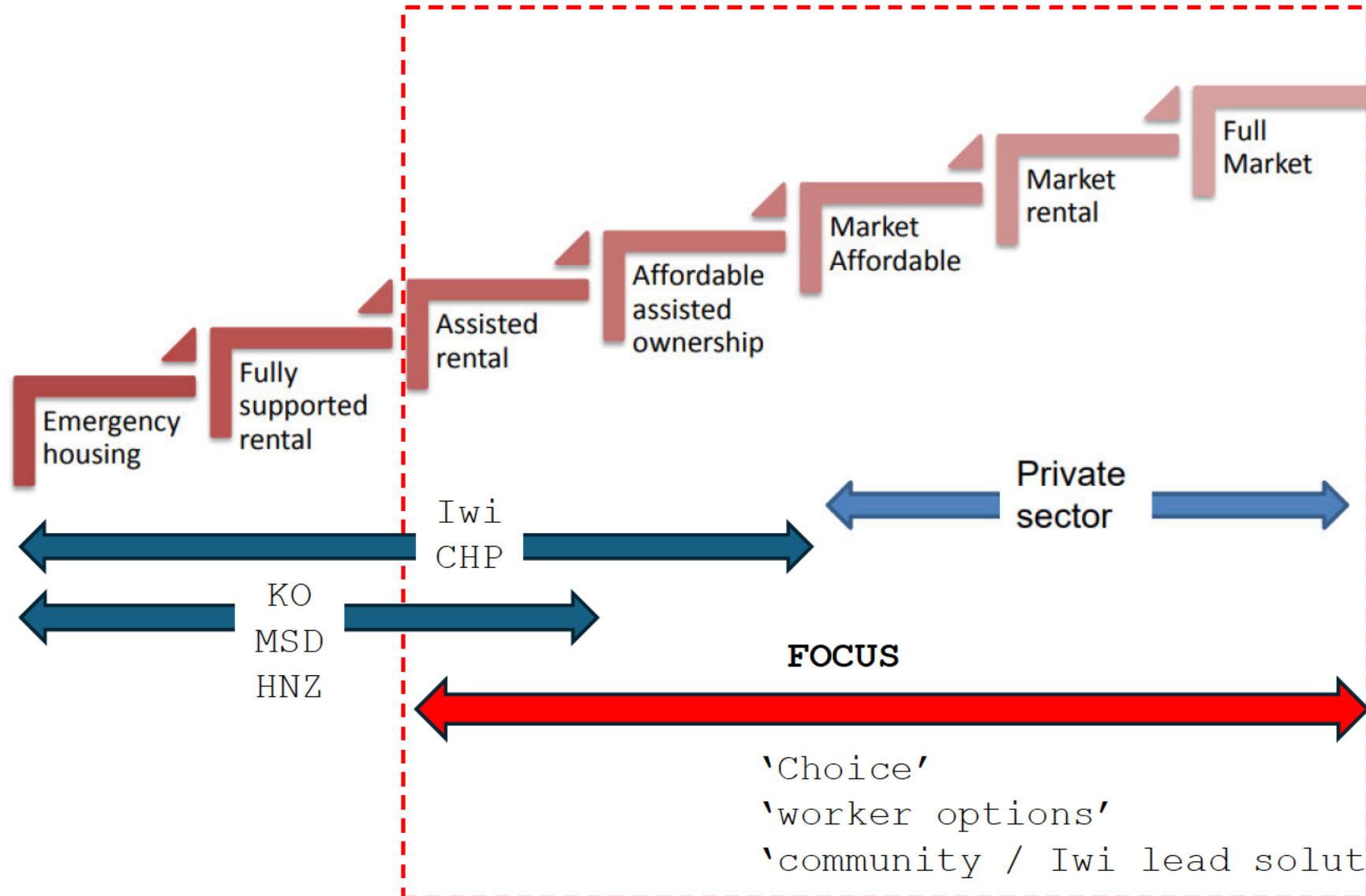
Action	Lead Agency&(support partners)
6. Continue to support housing system improvements in parallel to the 'Going for Housing Growth' agenda to support market delivery, including - a. Streamlining consenting processes b. Zoning and infrastructure (incl. IAF) enablement	RLC (HUD, BOPRC)
7. Investigate options to support/incentivise market delivered affordable home development in key locations	RLC (HUD, developers)
8. KO exit their surplus land holdings to support private/community-led mixed housing development	KO (HUD)
9. KO housing stock redevelopment and land divestment in key locations to support regeneration (350 replacement & 350+ new market/other)	KO (HUD, developers, Iwi)

Actions – Support diverse housing needs

Action	Lead Agency& (support partners)
10. Support progressive exit of CEH motels by December 2025	HUD (MSD, RLC)
11. Completion of current home social housing build programme (310 homes by Dec 2025)	KO
12. Deliver new CHP housing development programme (150+ new) and support service expansion	CHP, Developers (RLC/HUD)
13. Progress Council partnership project to deliver 40+ new affordable homes at 61 Kawaha Point Road	RLC, Developer
14. Investigate Council land holdings to identify opportunities to deliver additional new affordable homes	RLC
15. Investigate options to support market delivered affordable home development	RLC
16. Progress Council exit of pensioner housing to CHP management/ownership	RLC

Actions – Foster Economic Growth

Action	Lead Agency& (support partners)
17. Strengthen local procurement approaches to project deliver	RLC (Partners)
18. Work with partners to create trades/skills employment pathways	RLC (governance group)



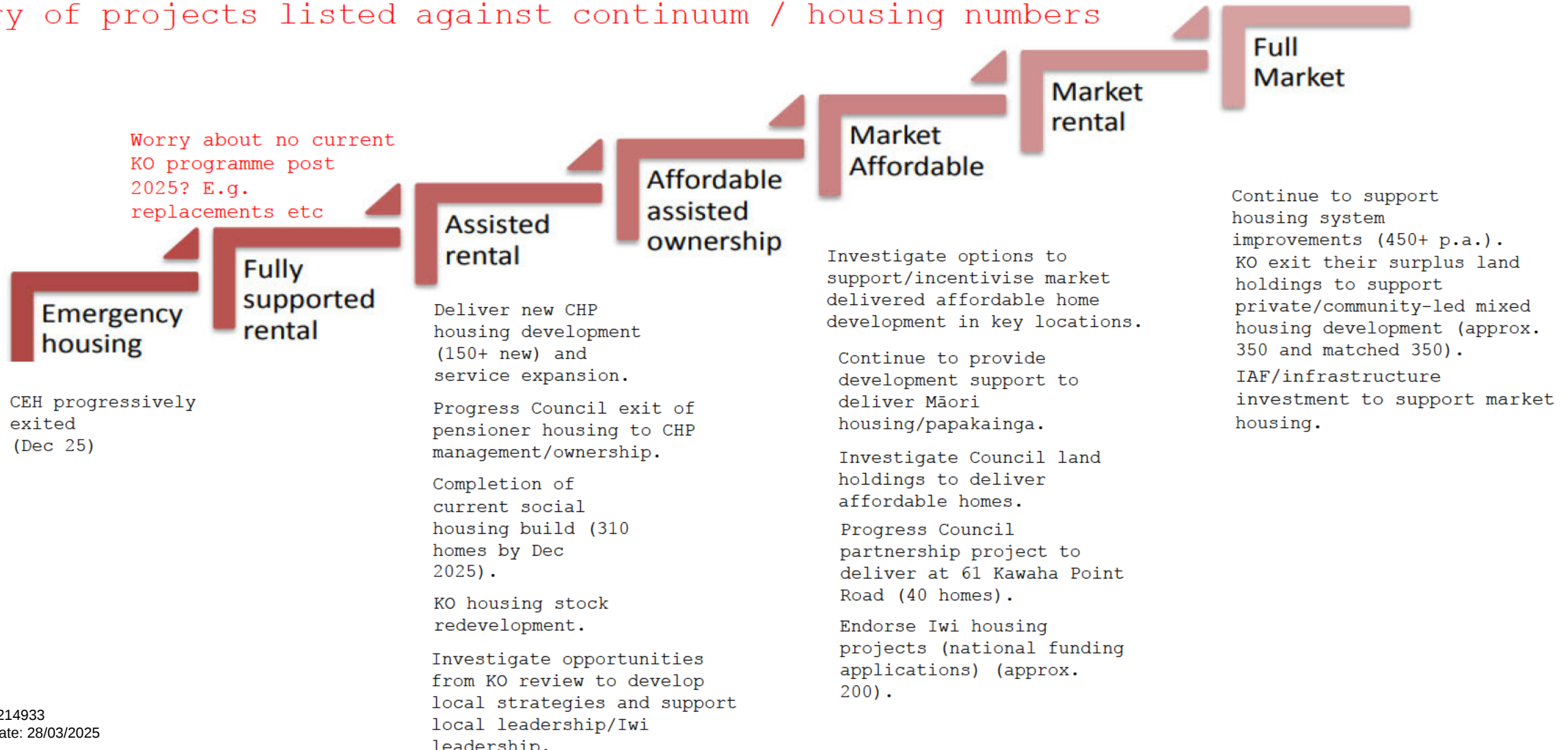
Housing Continuum

Social

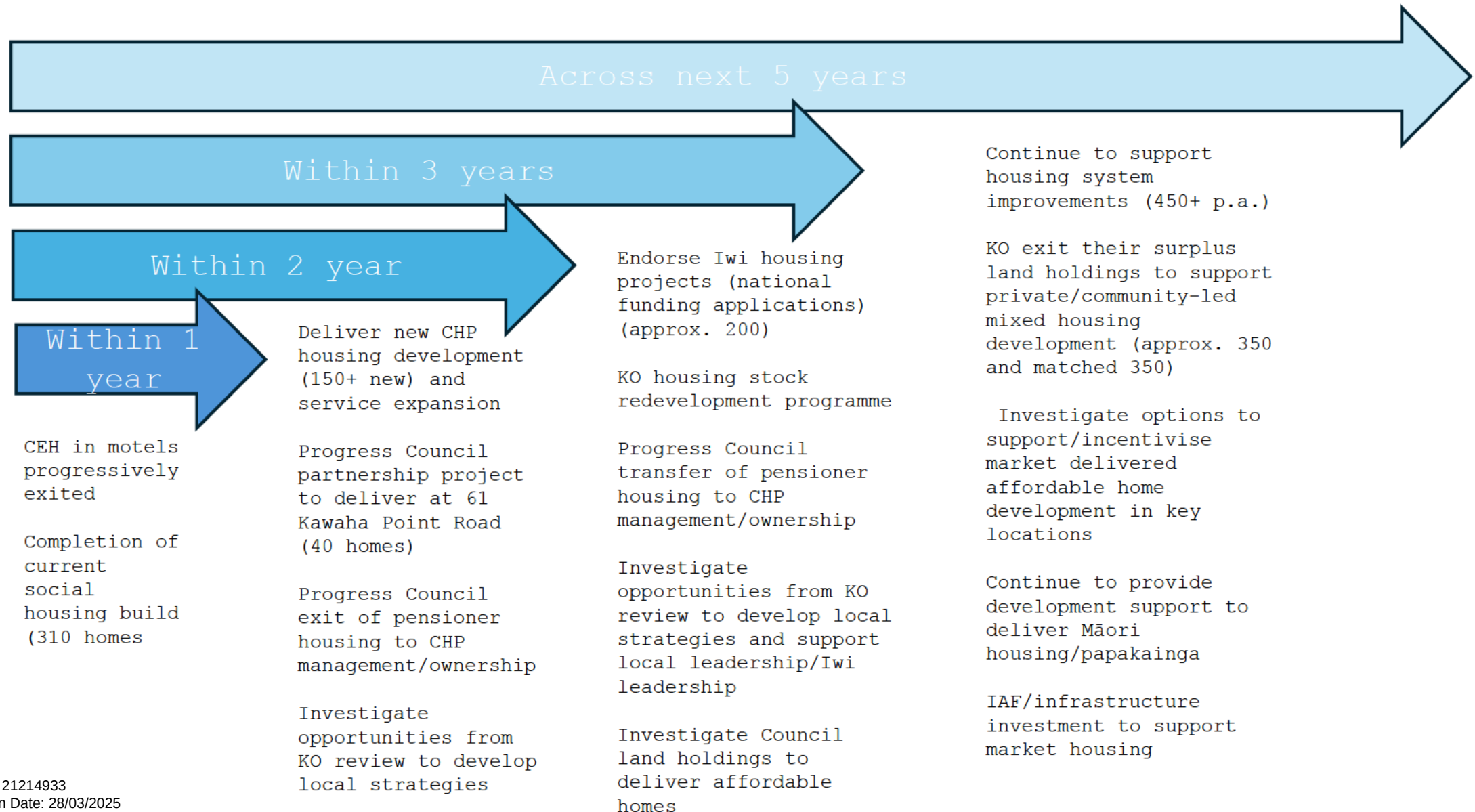
Affordable

Market

Summary of projects listed against continuum / housing numbers



Immediate actions and longer-term market improvements



Next steps

- Complete targeted engagement (Nov '24)
- Report back to interviewees – insights, conclusions & direction
- Draft Rotorua Housing Plan presentation to Council (11 Dec?)
 - Objectives
 - Identified/endorsed housing projects (lead group) and locations
 - Other actions – consent processing, infrastructure investment
- Establish interim Advisory Group (finalise plan)
- Governance/project team established to monitor/deliver

