



**ROTORUA
LAKES COUNCIL**
Te Kaunihera o ngā Roto o Rotorua

Kaupapataka Agenda

NOTICE OF A MEETING OF COMMUNITY AND DISTRICT DEVELOPMENT COMMITTEE

Date: Wednesday 4 December 2024

Time: 9.30am

Venue: Council Chamber

MEMBERSHIP

Chair

Cr Kai Fong

Members

Cr Brown (Deputy Chair)

Cr Lee

Cr Waru (Deputy Chair)

Cr Maxwell

Mayor Tapsell

Cr O'Brien

Cr Barker

Cr Paterson

Cr Kereopa

Cr Wang

Quorum

6

**Andrew Moraes
Chief Executive**

NGĀ TUKUNGA HAEPAPA TE KAUNIHERA
COUNCIL DELEGATIONS

COMMUNITY AND DISTRICT DEVELOPMENT

| | |
|-------------------------------|---|
| Type of Committee: | Whole of Council Committee |
| Subordinate to | N/A |
| Subordinate Committees | N/A |
| Legislative Basis | Schedule 7, clause 30 (1) (a), Local Government Act 2002. |
| Purpose | To oversee planning, monitoring, education and enforcement activities, and guide the economic and physical development and growth of the Rotorua District. |
| Membership | Mayor Deputy Mayor All Councillors |
| Quorum | 6 |
| Meeting frequency | Monthly |
| Delegations | <ul style="list-style-type: none"> • Oversee the management of council’s planning, monitoring, education and enforcement activities, including: <ul style="list-style-type: none"> ○ Community safety ○ Regulatory and compliance ○ Environmental health ○ Animal Control ○ Parking Enforcement ○ Noise control ○ Food Act ○ Building Control ○ Consents and inspections ○ Resource Consents ○ Subdivision, land use and development control ○ District Plan ○ Plan Changes ○ Arts and Culture ○ Community wellbeing • Lead and oversee District Plan reviews and associated plan changes • Encourage engagement with the business community, economic agencies and major economic sectors that enables and attracts smart investment • Monitor Council’s contribution to the Te Arawa Vision (specifically in relation to Community and District Development outcomes) |

| | |
|--------------------------|---|
| | <ul style="list-style-type: none">• Development and implementation of Economic Development Strategy/Framework• Development and implementation of a Destination Management Plan• Central business district - revitalised growth and development included focus on Fenton Street Corridor• District growth and development• Council controlled organisations (CCO's) - advising on the content of the annual Statement of Expectations, agreement on Statement of Intent, monitoring against the Statement of Intent the financial and non-financial performance of CCO's• Make appointments and authority to remove appointments to Council-Controlled Organisations (CCO's). |
| Relevant Statutes | All the duties and responsibilities listed above must be carried out in accordance with the relevant legislation. |

Order of Business

| | | |
|-----|---|----|
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| 2 | Ngā Whakapāha – Apologies | 5 |
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| 5 | Te Whakaū I Ngā Meneti - Confirmation of Minutes | 6 |
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1 KARAKIA WHAKAPUAKI – OPENING KARAKIA

Tūtawa Mai

Tūtawa mai i runga
Tūtawa mai i raro
Tūtawa mai i roto
Tūtawa mai i waho
Kia tau ai te mauri tū
Te mauri ora, ki te katoa
Hāumi e. Hui e. Tāiki e!

Tūtawa Mai

I summon from above
I summon from below
I summon from within
I summon the surrounding environment
The universal vitality and energy to infuse and
enrich all present
Enriched, unified and blessed

2 NGĀ WHAKAPĀHA – APOLOGIES

The Chair invites notice from members of:

1. Leave of absence for future meetings of the Community and District Development Committee; or
2. Apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

3 WHAKAPUAKITANGA WHAIPĀNGA – DECLARATIONS OF INTEREST

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

4 NGĀ TAKE WHAWHATI TATA KĀORE I TE RĀRANGI TAKE - URGENT ITEMS NOT ON THE AGENDA

Items of business not on the agenda which cannot be delayed

The Chair will give notice of items not on the agenda as follows:

Matters Requiring Urgent Attention as Determined by Resolution of Rotorua Lakes Council

The Chair shall state to the meeting.

1. The reason why the item is not on the agenda; and
2. The reason why discussion of the item cannot be delayed until a subsequent meeting.

The item may be allowed onto the agenda by resolution of the Rotorua Lakes Council.

s.46A (7), LGOIMA

Discussion of minor matters not on the agenda.

Minor Matters relating to the General Business of the Rotorua Lakes Council.

The Chair shall state to the meeting that the item will be discussed, but no resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the Rotorua Lakes Council for further discussion

s.46A (7), LGOIMA

5 TE WHAKAŪ I NGĀ MENETI - CONFIRMATION OF MINUTES

**5.1 MINUTES OF THE COMMUNITY AND DISTRICT DEVELOPMENT COMMITTEE MEETING
HELD ON 13 NOVEMBER 2024**

RECOMMENDATION

- 1. That the minutes of the Community and District Development Committee Meeting held 13 November 2024 be confirmed as a true and correct record.**

Minutes (Draft)

Community and District Development Committee meeting
held Wednesday 13 November 2024 at 9:30 am
Council Chamber, Rotorua Lakes Council

MEMBERS PRESENT: Cr Kai Fong (Chair)
Cr Brown (Deputy Chair), Cr Waru (Deputy Chair), Mayor Tapsell,
Cr Barker, Cr Lee, Cr O'Brien, Cr Paterson, Cr Wang.

APOLOGIES: Cr Maxwell
Cr Kereopa for lateness

IN ATTENDANCE: T Cossar, Chair – RotoruaNZ;
A Wilson, Chief Executive – RotoruaNZ.

STAFF PRESENT: A Moraes, Chief Executive;
T Collé, Chief Financial Officer;
J-P Gaston, Group Manager, Destination Development;
G Kieck, Manager - Governance, Strategy & Compliance;
V Cawte, Senior Communications Advisor;
D Cossar, Governance & Democracy Lead;
R Dunn, Senior Governance and Democracy Advisor;
G Konara, Governance and Democracy Advisor;

The meeting opened at 9.30am.

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

1 KARAKIA WHAKAPUAKI – OPENING KARAKIA

Cr Lee opened the meeting with a prayer.

Acknowledgement

Mayor Tapsell acknowledged the passing of Sir Robert Gillies and the Councillors observed a moment of silence in tribute to him.

2 NGĀ WHAKAPĀHA – APOLOGIES

RESOLVED CDD 24/11-020

Moved: Cr O'Brien

Seconded: Cr Paterson

- 1. That the apologies from Cr Maxwell be accepted and that the apologies from Cr Kereopa for lateness be accepted.**

CARRIED

3 WHAKAPUAKITANGA WHAIPĀNGA – DECLARATIONS OF INTEREST

Nil

4 NGĀ TAKE WHAWHATI TATA KĀORE I TE RĀRANGI TAKE – URGENT ITEMS NOT ON THE AGENDA

Nil

5 TE WHAKAŪ I NGĀ MENETI - CONFIRMATION OF MINUTES

5.1 MINUTES OF THE COMMUNITY AND DISTRICT DEVELOPMENT COMMITTEE MEETING HELD ON 9 OCTOBER 2024

RESOLVED CDD 24/11-021

Moved: Cr Waru

Seconded: Cr Barker

- 1. That the minutes of the Community and District Development Committee Meeting held 9 October 2024 be confirmed as a true and correct record.**

CARRIED

6 NGĀ TĀPAETANGA - PRESENTATIONS

Nil.

7 PŪRONGO KAIMAHI – STAFF REPORTS

| 7.1 ROTORUANZ LIMITED - QUARTERLY REPORT -1ST QUARTER FY25 |
|---|
| <p>RESOLVED CDD 24/11-022</p> <p>Moved: Cr Waru Seconded: Cr Brown</p> <p>1. That the report 'RotoruaNZ Limited - Quarterly Report -1st Quarter FY25' be received.</p> <p style="text-align: right;">CARRIED</p> |

Tim Cossar – Chair and Andrew Wilson – Chief Executive of RotoruaNZ overviewed the report and spoke to a presentation titled “RotoruaNZ – 1st Quarter FY25 Report” (ECM 21015894).

Cr Kereopa joined the meeting at 9.24am.

| 7.2 ROTORUA REGIONAL AIRPORT - QUARTERLY REPORT - JULY TO SEPTEMBER 2024 |
|--|
| <p>RESOLVED CDD 24/11-023</p> <p>Moved: Cr O'Brien Seconded: Cr Lee</p> <p>1. That the report 'Rotorua Regional Airport - Quarterly Report - July to September 2024' be received.</p> <p style="text-align: right;">CARRIED</p> |

The Chair noted apologies from Kevin Ward (Chair) and Nicole Brewer (Chief Executive) of Rotorua Regional Airport Limited as they are attending the NZ Airports conference.

The report was taken as read and the following action point was noted.

Action Point

- Nicole Brewer to present at the Community and District Development Committee meeting in December.

8 HE WHAKATAUNGA KIA HOKI ATU TE ARONGA O TE HUI HAI HUI TŪMATAWHĀNUI – RESOLUTION TO MOVE INTO PUBLIC EXCLUDED (TO CONSIDER AND ADOPT CONFIDENTIAL ITEMS)

The Chair advised that the only matter in the public excluded session is to adopt the confidential minutes of the previous meeting held in October and if there are no corrections or discussion required there is no requirement to move into Public Excluded.

| |
|---|
| 8.1 CONFIDENTIAL MINUTES OF THE COMMUNITY AND DISTRICT DEVELOPMENT COMMITTEE MEETING HELD ON 9 OCTOBER 2024 |
| RESOLVED CDD 24/11-024 Moved: Cr O'Brien Seconded: Cr Waru 1. That the confidential minutes of the Community and District Development Committee Meeting held 9 October 2024 be confirmed as a true and correct record. |
| CARRIED |

9 TE KARAKIA WHAKAMUTUNGA – CLOSING KARAKIA

Cr Lee closed the meeting with a blessing.

The Meeting closed at 10.29am

To be confirmed at the Community and District Development Committee meeting on 4 December 2024.

Rotorua Lakes Council is the operating name of Rotorua District Council

6 NGĀ TĀPAETANGA – PRESENTATIONS

6.1 UPDATE ON ROTORUA REGIONAL AIRPORT

7 PŪRONGO KAIMAHI – STAFF REPORTS

7.1 QUARTERLY HOUSING DEVELOPMENT DATA UPDATE

Doc ID: 21051245
Prepared by: Jean-Paul Gaston, Group Manager, Destination Development
Approved by: Andrew Moraes, Chief Executive
Attachments: Nil

1. TE PŪTAKE PURPOSE

This report is intended to provide an update on housing development data for the district that is produced quarterly.

Data shows a new high in dwellings delivered for the previous 12 months and a solid pipeline of building consents.

HE TŪTOHUNGA RECOMMENDATION

1. That the report 'Quarterly Housing Development Data Update' be received.

2. TE TĀHUHU BACKGROUND

Previously we have included this information in progress reports. However, in the absence of these reports we still propose to provide you with quarterly updates.

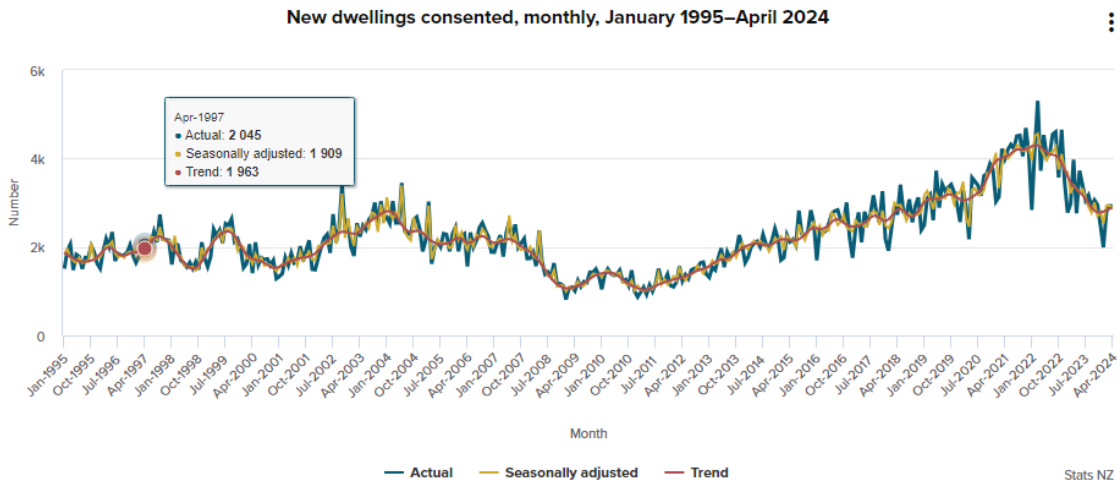
3. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

National context

National data to May 2024, seasonally adjusted number of new dwellings consented, fell 1.7 percent. The continues a drop of 2.1 percent in April 2024.

In the year ended May 2024, the actual number of new dwellings consented was 34,851, down 23 percent from the year ended May 2023 (table 5). Data for the period May-October, directly comparable the Rotorua pipeline is not available.

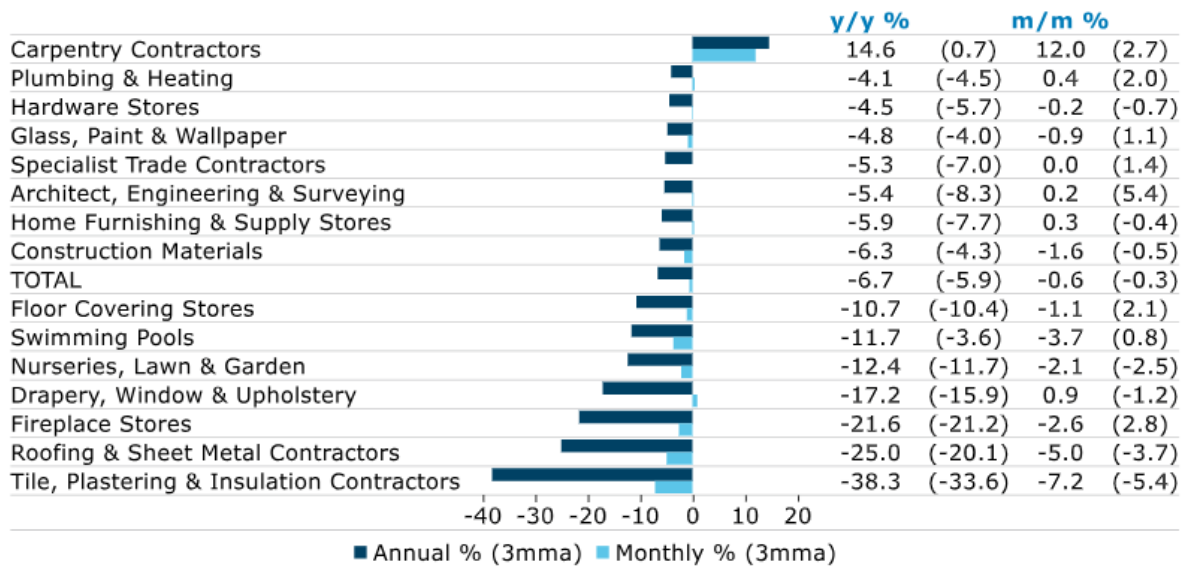
Graph 1



New construction data from Statistics NZ released in April shows that it takes around 569 days on average for a home to be built after it receives a building consent.

ANZ bank, in their October 2024 NZ Merchant and Card spending update, identify a significant reduction in household spending on home renovations /improvements. Spending in this category was down 6.7% y/y with a reduction in construction and renovation activity impacting this category nationally.

Graph 2

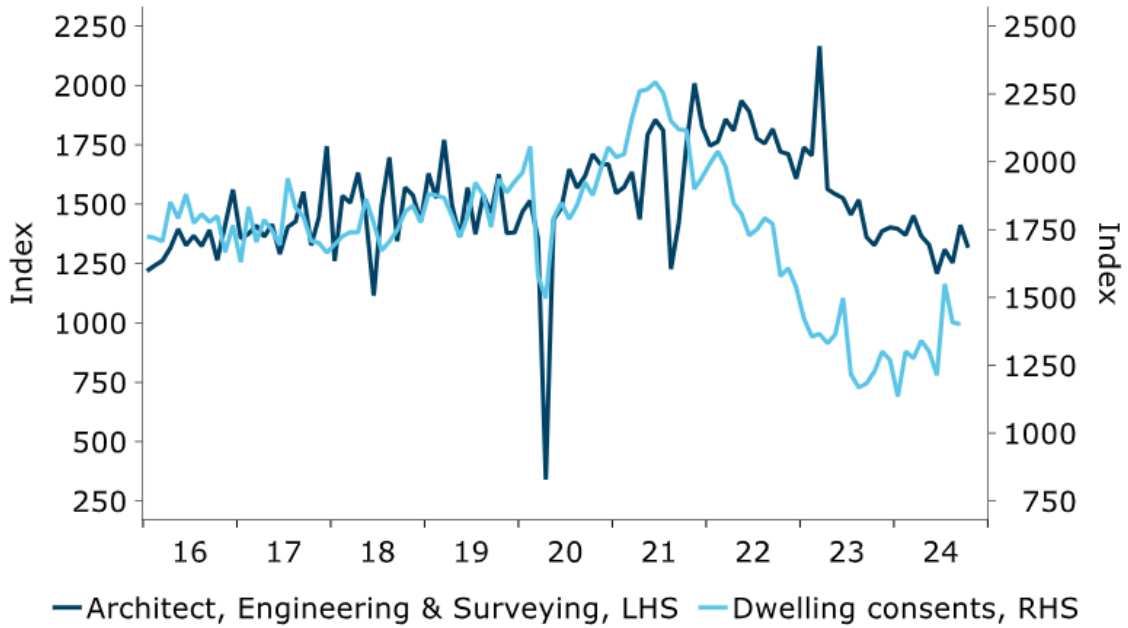


Source: Macrobond, ANZ Research
 (Previous month's data in parentheses)

However, with the gradual decrease in mortgage interest they have identified increased spending with architects and surveyors. This may signal a recovery from the significant drops in consent numbers nationally.

Graph 3

Architects, engineering and surveying vs building consents

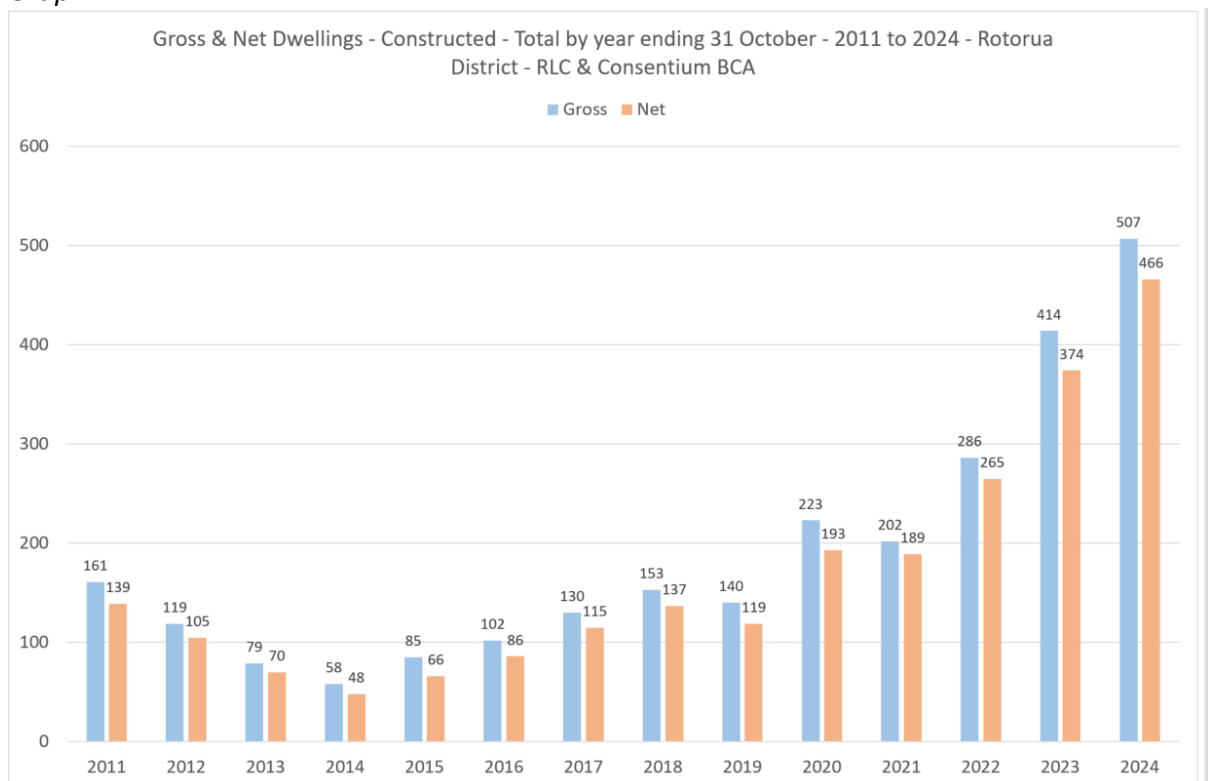


Source: Macrobond, ANZ Research

Rotorua data to October 2024

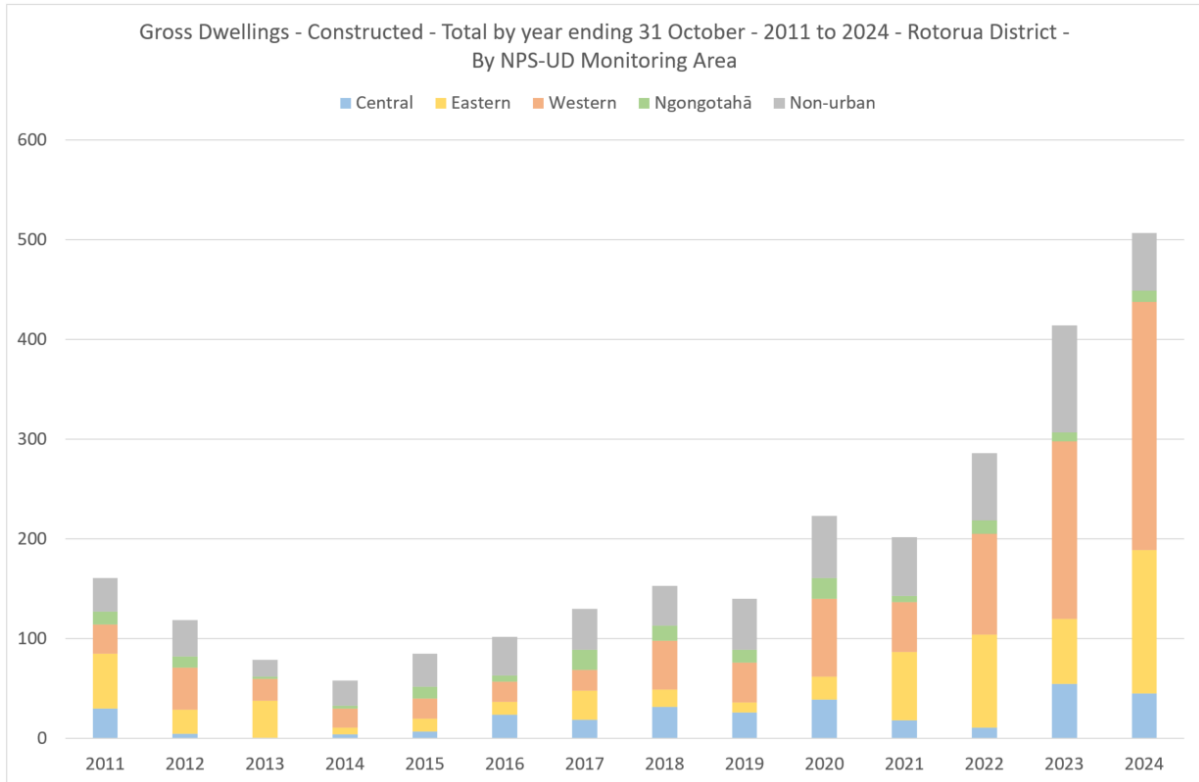
Current data indicates a new 12 month high on new dwelling construction for the district. This represents the third year of consecutive record builds. Gross builds being 507 for the 12 months ending 31 October (table 1).

Graph 4



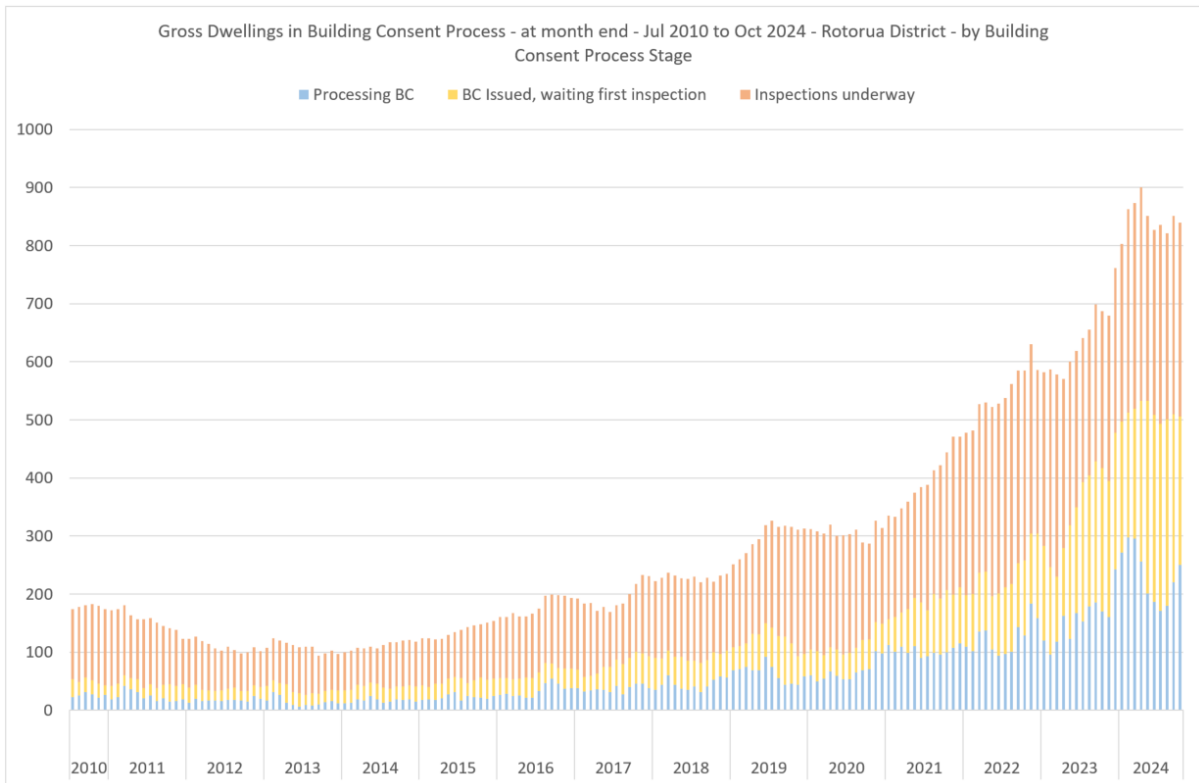
The data indicates stronger build numbers in the Eastern and Western areas of the city (graph 5).

Graph 5



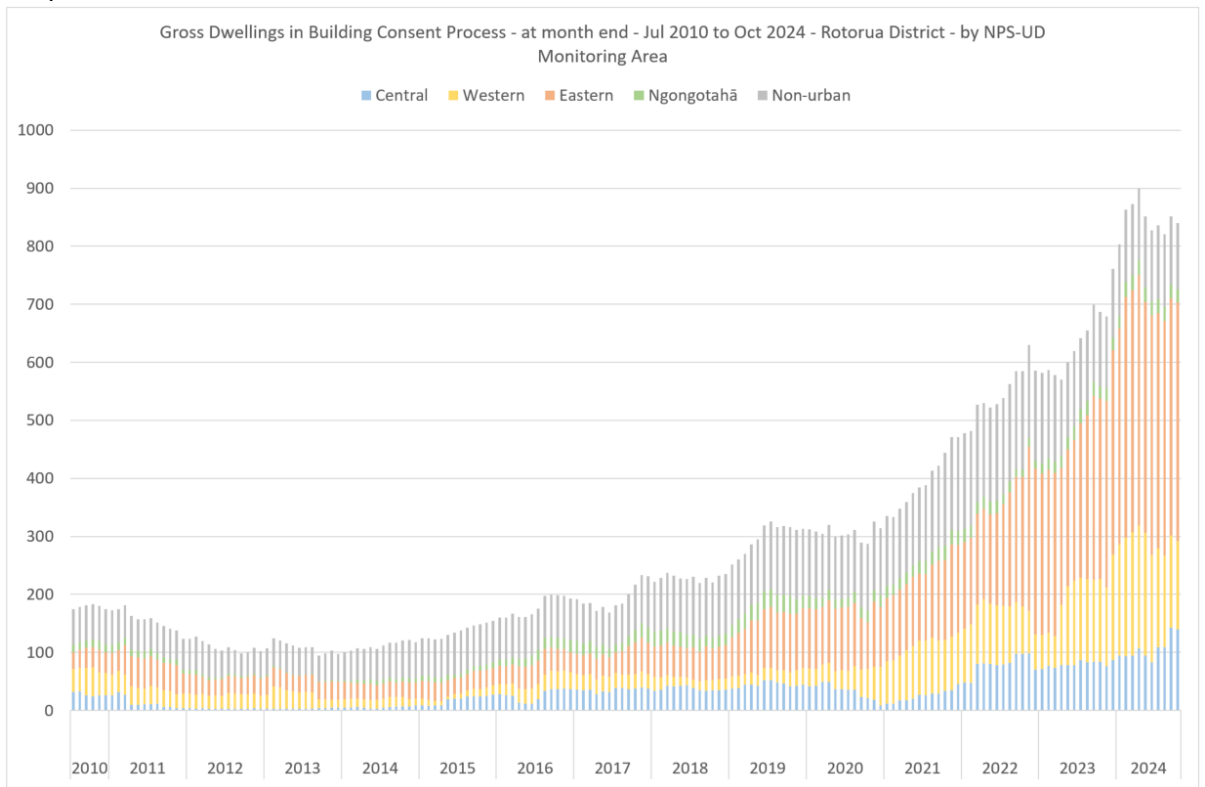
The consenting pipeline remains strong for the district and is an important predictor of future dwelling builds. Having reached a peak of approximately 900 dwellings in the pipeline, the number has dropped to approximately 850. Most of these homes are in the Eastern and Western areas of the city (graph 6).

Graph 6



It is evident from the pipeline data that most development continues to be focused in the Eastern and Western areas of the city (graph 7). This information is important for infrastructure planning and improvement prioritisation. It is also a factor considered in seeking adjustments to the original projects timetable of Infrastructure Acceleration Fund (IAF).

Graph 7

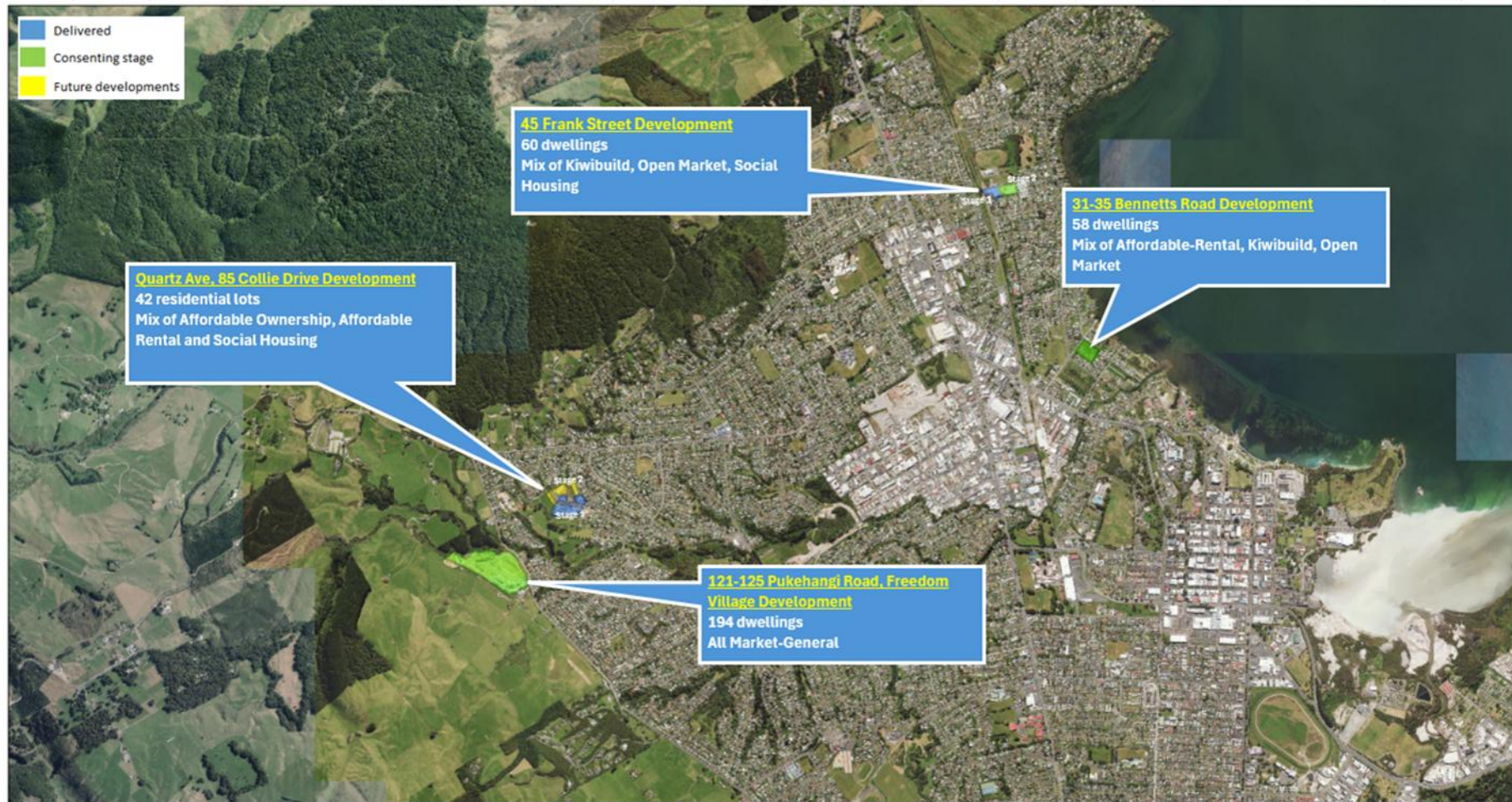


**4 TE WHAKAKAPINGA
CONCLUSION**

Data shows a new high in dwellings delivered for the previous 12 months and a solid pipeline of building consents. This contrasts significantly from the national picture for building consents and dwelling builds. Rotorua’s current building numbers supported by the currently strong build programme of Kainga Ora and Iwi housing developments

ATTACHMENTS

Developments in the Western Area



Oturoa Vista, Lot 2 DP 510966



Developments in the Eastern Area



**8 HE WHAKATAUNGA KIA HOKI ATU TE ARONGA O TE HUI HAI HUI
 TŪMATAWHĀNUI – RESOLUTION TO MOVE INTO PUBLIC EXCLUDED (TO
 CONSIDER AND ADOPT CONFIDENTIAL ITEMS)**

PUBLIC EXCLUDED

1. Exclusion of the Public
2. The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

| RECOMMENDATION | | |
|--|---|---|
| <p>1. That Community and District Development Committee resolves to exclude the public on the grounds contained in Section 48(1) of the Local Government Official Information and Meetings Act:</p> | | |
| General subject of each matter to be considered | Reason for passing this resolution in relation to each matter | Ground(s) under section 48 for the passing of this resolution |
| <p>8.1 - Outcome of REOI for Pensioner Housing Lease</p> | <p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p> | <p>s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p> |
| <p>Plain English:</p> | <p>Commercial privacy</p> | |
| <p>Consideration has been given to public interest in this matter and officer’s advice is that the above reason for confidentiality outweighs the public interest in this matter.</p> | | |

9 TE KARAKIA WHAKAMUTUNGA – CLOSING KARAKIA

Kia whakairia te tapu
Kia wātea ai te ara
Kia turuki whakataha ai
Kia turuki whakataha ai
Hāumi e. Hui e. Tāiki e!

Restrictions are moved aside
So the pathway is clear
To return to every day activities
To return to every day activities
Allied, enriched, unified, and blessed