

Appendix 19 – Consultation Report

Specific Consultation Process

Below is a summary of the consultation and engagement undertaken with Mana Whenua, Government agencies and other stakeholders, which informed the preparation of PC9.

The Council has legal obligations under the RMA to consult with a range of parties prior to notification of PC9. These obligations are summarised as follows:

Schedule 1

*Clause 3(1) During the preparation of a proposed policy statement or plan, **the local authority concerned shall consult—***

- (a) the Minister for the Environment; and*
- (b) those other Ministers of the Crown who may be affected by the policy statement or plan; and*
- (c) local authorities who may be so affected; and*
- (d) the tangata whenua of the area who may be so affected, through iwi authorities; and*
- (e) any customary marine title group in the area.*

*Clause 3B For the purposes of **clause 3(1)(d)**, a local authority is to be treated as having consulted with iwi authorities in relation to those whose details are entered in the record kept under **section 35A**, if the local authority—*

- (a) considers ways in which it may foster the development of their capacity to respond to an invitation to consult; and*
- (b) establishes and maintains processes to provide opportunities for those iwi authorities to consult it; and*
- (c) consults with those iwi authorities; and*
- (d) enables those iwi authorities to identify resource management issues of concern to them; and*
- (e) indicates how those issues have been or are to be addressed.*

Clause 4A Before notifying a proposed policy statement or plan, a local authority must—

- (a) provide a copy of the relevant draft proposed policy statement or plan to the iwi authorities consulted under clause 3(1)(d); and*
 - (b) have particular regard to any advice received on a draft proposed policy statement or plan from those iwi authorities.*
- (2) When a local authority provides a copy of the relevant draft proposed policy statement or plan in accordance with subclause (1), it must allow adequate time and opportunity for the iwi authorities to consider the draft and provide advice on it.*

Throughout the preparation of PC9, the Council has consulted extensively with the Ministry for the Environment, other Ministers of the Crown (incl, Kāinga Ora, Waka Kotahi), neighbouring local authorities including the Bay of Plenty Regional Council, relevant iwi authorities, other Mana Whenua groups, the development

sector and the community generally. Summaries and working versions of PC9 have been provided to the parties in clause 3(1) progressively, with a range of feedback being received. Feedback from Mana Whenua was directly relevant to the approach taken to the Residential 3 zone, papakāinga, and the other provisions as it related to specific feedback received from various Māori Land Trusts. Most recently, a full copy of PC9 and the supporting Section 32 report was provided to all of the parties in clause 3(1) on 11 July 2022.

Date	Group	Format	Subject Matter	Feedback
14 Feb 22	Mana Whenua	Zoom workshop	Discuss and agree on objectives and high-level aspirations for urban growth and housing in Rotorua. Including advantages and disadvantages of medium density.	• Medium density housing allows for better access to affordable housing, utilizes land, infrastructure is existing, supports businesses, provides employment opportunities and enables more choice. • Medium density housing can undermine tikanga values, i.e. there should be no houses above the height of the meeting house, there are large consequences if done wrong, can place pressure on infrastructure and transport and could inhibit community wellbeing. • Important that council understands the challenges. • Significant challenges to papakāinga, the current District Plan is one of the issues.
22 Feb 22	Technical Advisory Group- Kāinga Ora, Ministry of Housing and Urban Development, Bay of Plenty Regional Council, Waka Kotahi, Ministry for Education	Zoom workshop	Discuss work programs going on within the TAG group and how they tie into the FDS and PC9. Inform TAG group with the scope of the FDS.	• Members wanted to use the TAG Forum provide input on PC9. • BOPRC asked if we will be getting Iwi representation on our Programme Steering Group. • The proposed scope of PC9 was supported by the TAG members. • KO emphasised the need for high density residential zone in the central part of the city.
7 Mar 22	Pukeroa Ōruawhata Trust	Zoom workshop	Overview of the development of the changes to the District Plan and Future Development	• Ngāti Whakaue are mana whenua in the 'caldera'. • A clear and known mandate in terms of acting in a formal capacity. • Need to bring agencies together, it KO, MHUD and Waka Kotahi. • Resourcing sites with capital funding to build homes. • Can resource its own projects and act quickly.

			Strategy and get feedback.	• Need to acknowledge the volume of land that can be released across brownfield opportunities. • Understand aspirations that Pukeroa Ōruawhata Trust have to ensure that supply management is understood. • Medium density housing takes the pressure of Māori owned land which surrounds the city. • Has a future focus.
10 Mar 22	Developers	Zoom workshop and Email / Kōrero Mai (18 Mar 22)	Update on Infrastructure Acceleration fund and development contributions policy. Overview of change to the district plan and Future Development Strategy and general discussion. Following the workshop, the presentation was emailed, and another opportunity was given to provide feedback.	• With an increasing population, there will need to be more commercial centres outside of main CBD. • Terraced housing not overly desirable way to live in Rotorua, however see the need to stop long term fringe sprawling. • Need to understand housing typology – what people are looking for, who is looking for them and where they need to be across the city. • Concerns were raised regarding affordability - for developers and buyers. • Important to set city up so there is flexibility for providing housing options and to have enabling rules. Kōrero Mai Feedback: • No further feedback was recorded.
14 Mar 22	Mana Whenua	Zoom workshop and Email / Kōrero Mai (17 Mar 22)	Overview of the development of the changes to the District Plan and Future Development Strategy and get feedback.	• Many felt they would like to consult their wider iwi and hapū before providing feedback. • Communities need to be protected from commercial development. • Focus on restoration, protection and growth of traditional areas. • Concern was raised as to the height of buildings and noted that Marae should never be in the shadow of another building. • Concerns of impact of mass development and how it may influence affordability. • Concerns over natural hazards were raised.

			Following the workshop, the presentation was emailed, and another opportunity was given to provide feedback.	• Redevelop larger buildings already in the inner city. • Consider financial viability of higher story buildings with regards to geotech. • Interested in seeing the market for city centre apartments. • Inner-city apartments would be good for CBD revitalization. • Questions were raised regarding the types of housing being built and if they would effectively be creating project housing to get people out of motels. • Views around smaller housing typologies (1 –2 bedroom) not being suitable for Māori families. • Iwi management plans and policies relating to papakāinga could be refreshed to update to the plan changes – look at toolkits already available. Kōrero Mai Feedback: • No further feedback was received.
15 Mar 22	Consultants	Zoom workshop and Email / Kōreo Mai (16 Mar 22)	Overview of the development of the changes to the District Plan and Future Development Strategy and get feedback. Following workshop, the presentation was emailed and another opportunity was given to provide feedback.	• Infrastructure constraints are concerning. • Need to consider how to manage parking, to avoid unsafe parking practices. • Concerns were raised over natural hazard restraints within CBD (geothermal and flooding). • Encourage and drive comprehensive residential infill. • Industrial development constrained by supply. • Consider mixed-use development within CBD – will lead to town having more vibrancy. • Higher density should only be around established shopping and commercial areas • Limited greenfield land. • Need public transport to be reliable to service increase in demand. • It was noted that there is currently high demand for medium density. • It was noted that there needs to be a good range of typologies – as a good mix should negate any issues. • Peoples’ wellbeing needs to be taken into consideration with regards to apartment sizes – outdoor living areas are a key amenity. • Would ex-farming development have to adhere to BOPRC nutrient rules? • Need to move away from “big backyard” ideal – many people are struggling to buy a home, need for intensification with good rules in place to ensure good design. • Maintain Ngongotahā and Hamurana as a “village”.

				• Growth projections need to be substantiated by solid data. • Do not feel that tier 1 standards should be applicable to Rotorua and that it should develop based on market demand instead. • Support for comprehensive larger scale medium density developments where outdoor space can be planned and managed including infrastructure. • Developments are increasing stormwater issues. • Racecourse offers immense opportunity for a comprehensively planned area. • Covenants could be used to control the quality of terrace housing to maintain standards. • Market prefers freehold title rather than unit titles with fewer restrictions. • “Mum and Dad” developer is more likely to stay with status quo (low level) – as multi-level construction costs higher. • It will take a long time to see change with small pockets of developments and with these not necessarily in the most accessible locations. • Likely outcome of MDRS is that it will make it easier to build large single dwellings on a site which is not the intention of MDRS. • Consider providing stormwater disposal guidelines (in the way that Matamata-Piako District and Hamilton City Councils provide). • Re-visit stormwater options. • It would be good to see incentives on density – for developers. Kōrero Mai Feedback: • No further feedback was received
15 Mar 22	Community Stakeholders	Zoom workshop and Email / Kōrero Mai (16 March 22)	Overview of the development of the changes to the District Plan and Future Development Strategy, and get feedback. Following workshop, the presentation was emailed and another opportunity	• Support housing above commercial premises that look good and are maintained. • Consideration needs to be made regarding accessibility. • Needs to be a good mix of housing options to suit various people's needs. • Consider alternative ways to get people into housing (eg Tiny House, Papakāinga). • Area between Kawaha Point and Ngongotahā for high density greenfield development. • Concerns were raised over enabling more houses within Lakes A Zone. • Council needs to ensure the community is informed – “bring the community with you”. • School capacity and transport need to be taken into account.

			was given to provide feedback.	• It was noted that there needs to be a plan for community spaces/hubs. • Design guide needs to be put in place and suggestions of what good design is. • Ensure links to Eastside Community Wellness plan remain open. • Questions around whether council is engaging KO/HUD. • How to bring this all together to make it coherent, and ensure healthy living is incorporated to make it a pleasant place to live. • Ensure accessibility to good design at the beginning of the process. Kōrero Mai Feedback: • No further feedback was received.
24 Mar 22	Airport	Zoom meeting	Provide an update of the work to date, including an introduction to PC9 and the FDS. Including gathering any feedback or upcoming work programmes of the airport.	• Current air noise contours are adequate. • Aspiration for the air noise contours to be retained as a qualifying matter. • Future aspirations for business park/commercial activities supporting the airport.
29 Mar 22	Whakatane District Council	Zoom meeting	Introduction to PC9 and the FDS. Discussion to see if any workstreams align between councils.	• Whakatane District Council has conducted an HBA. • Aspiration for growth of Eastern Bay of Plenty and transport connections strengthened.
1 Apr 22	Taupō District Council	Zoom meeting	Introduction to PC9 and the FDS. Discussion to see if any workstreams align between councils.	• Demographics in Taupō have shifted recently. • Surplus industrial land. • Working from a market responsive approach. • Have noted some tensions between the outcomes of the NPS-UD and other National Policy Statements.
7 Apr 22	Tauranga City Council	Zoom meeting	Introduction to PC9 and the FDS. Discussion to see if	• Discussed approach to PC9 and the equivalent in Tauranga. • Starting to see developments in Tauranga without carparking.

			any workstreams align between councils/if we can share information and insights.	Agrees there is benefit in aligning approaches where possible.
11 Apr 22	Te Manatōpū Hau Kāinga o Ōhinemutu	Workshop	Introduction to PC9. Discussions around the appropriateness of the MDRS being applied in Ōhinemutu and further reaching implications for Rotorua.	- Ōhinemutu represents a culturally and spiritually unique and outstanding place in Rotorua. - Rich history of the area. - Community is built around whānau and connection to whenua. - The building form and characteristics of the village form a part of the identity of the people and place. - The villages values should be protected, and there should be no changes to the provisions within Ōhinemutu without thoughtful consultation with the iwi members. - Do not want to see the MDRS applied to Ōhinemutu as it would undermine the cultural values of the villages.
12 Apr 22	Technical Advisory Group - Kāinga Ora, Ministry of Housing and Urban Development, Bay of Plenty Regional Council, Waka Kotahi, Ministry for Education	Zoom workshop	Discussion around progress with the FDS, including evidence base, opportunities and constraints and next steps. Further discussions around PC9 including the zoning extents, draft provisions and seeking feedback.	- Is there any thought to the accessibility mapping as to what the future accessibility may be, i.e. with more public transport. Would have to consider in the future. - Why would we regulate height in the city centre, i.e. have no height limit. If you are going to commercial construction, is there a reason? To give it prominence? - Worth drawing out what the issues are, and what are the toolkits used to deal with that. - Could everything be permitted, we need to justify why we are regulating it. - Impervious surfaces, maximum building sizes, minimum dwelling size, pathway to justify those rules as additional rules. - Question around amenity and the trade off. - Impervious surfaces, what is it managing, flooding or amenity, different approach. - Interplay between building length, etc.
14 Apr 22	South Waikato District Council	Zoom meeting	Introduction to PC9 and the FDS.	- Discussion around progress with South Waikato growth areas. - Currently underway with housing and business assessment.

			Discussion to see if any workstreams align between councils.	
26 Apr 22	Mana Whenua	Papakāinga Workshop	Discuss feedback from previous hui and review issues and options paper and current provisions.	• There was consensus that amendments to the current district plan framework would help to enable papakāinga development, both in the urban areas and the rural zones. • Agreement that development of a Rotorua specific toolkit that would sit outside the district plan would assist iwi when embarking on their development journey. • Discussion in respect of the removal of the requirement for papakāinga to be located adjacent to or adjoining a Marae.
28 Apr 22	Bay of Plenty Regional Council	Zoom workshop	Update around PC9 and getting further feedback to incorporate into work. Discussions around Bay of Plenty Regional Councils Plan Change 6.	• Is there a centres hierarchy? Have you signalled out any other areas? Don't have significant centres here in Rotorua like you do in other areas. • Massive change across the Residential 1 and 2. Shifting from a low density to a medium density from an enabling. • Would be interested to know the support for the higher density zone, considering the significant increase from the MDRS. • The high density would need to be really market driven. • Concentrate on investment in the CBD, focus there. • 800m radius walkable catchment seems conservative. • Proposed building heights - Is there an urban design rationale for 3 different heights within the walkable catchment of the CBD. So then what is the rationale for the different? • Heights are very emotive, unintended outcomes, very contentious. Need to have an RD activity, to have the conversation and get a good outcome. • Maximum building length rule – outcomes on the ground, didn't make too much of a difference. Rule ends up being so long, outcomes to get that across the line. Height to boundaries and setbacks are so generous, feel that it might be conflicting with each other. Can't see the value add. • Minimum dwelling size – is that in the MDRS? Who are we to say that someone shouldn't live in that. • Do you really need a whole separate set of provisions for the HDRZ?

April 22	Ohinemutu Residential 3 Zone residents, ratepayers and landowners	Survey		• A survey was mailed to ratepayers and owners and dropped to letterboxes • 32 responses were received • Main themes in the responses were: 1. There is an intimate connection with whenua and whakapapa. Ōhinemutu represents a traditional cultural village, which has been passed down the generations and is a place for whanau to connect. There are clear linkages between tupuna and the current generation. 2. The importance of the wairua of the whenua and geothermal features, which are throughout the village. 3. Ōhinemutu is characteristically and culturally different from the remainder of the Rotorua District. 4. Many thought that the current style of the built form, and character do contribute to the cultural heritage of Ōhinemutu, but some also commented on the need to allow for modern materials and technology • Most respondents favoured the provisions of the current Residential 3 Zone over the MDRS, others favoured more choice.
April 22	Whakarewarewa Residential 3 Zone residents, ratepayers and landowners	Survey		• A survey was mailed to ratepayers and owners and dropped to letterboxes • 4 responses were received • Main themes in the responses were: 1. Whakarewarewa represents a unique village in Rotorua with significant cultural values. 2. There is variety in the style of buildings throughout the village. 3. There are also significant ground condition constraints, that both from a physical and cultural perspective, would not support the application of the MDRS to Whakarewarewa. 4. The importance of buildings no overshadowing / detracting from the marae. • Most respondents favoured the provisions of the current Residential 3 Zone over the MDRS.
April 22	Ngapuna Residential 3 Zone residents,	Survey		• A survey was mailed to ratepayers and owners and dropped to letterboxes • 27 responses were received

	ratepayers and landowners			• Main themes in the responses were: 1. Ngāpuna is a place with a strong connection to whanau, whakapapa and whenua. 2. Past decisions have had a negative impact on both the community and the environment. It was clear that the industrial activities on adjacent land has in the past, and continues to, impact negatively on the cultural and historical values of Ngāpuna village. 3. The Ngāpuna community is uniquely Māori and generally aspires to have a built form which reflects Maori cultural values. In this regard, survey feedback indicated that it should continue to be developed in a way that reflects its connections to its whakapapa. • Most respondents responses favoured the current provisions over the MDRS provisions but there was also some feedback about the need for opportunities for whanau to develop their land.
4 May 22	Mana Whenua	Workshop	Focus on the development of Rotorua's FDS – show where Council expects new housing and business growth to be located and what kind of development and infrastructure will be needed to support growth. Discussion of aspirations are concerning growth and development in the district.	• Would like to see the city entranceway expanded. • There are challenges for Māori to develop as they are up against large developers. • Papakāinga should be supported on Māori owned land, the definition should be wider than 'adjacent to Marae', enable flexibility and introduce permitted standards. • Concerns were raised over heights and densities – too enabling. • Communal living is what keeps people strong, proposed housing types would break down the foundation of iwi. • This is a wellbeing issue not just a housing issue. • There needs to be a green infrastructure plan alongside the economic plan. • Need to consider how to fix the issues we have now while at the same time looking forward. • What is the vision for the city? • Needs to be a strategy for commercial and business growth. • Infrastructure constraints. • Like to see heavy industry moving outside of the city, want industry and commercial away from Māori villages - this breaks down the foundation of iwi.

				• Consider having buffers around Marae and residential activities. • Long term plan is too restrictive. • In the future need to consider options for Mamakū. • Extend infrastructure north-east to support development of whenua Māori. • More people living in city would bring back life – maximise people in central city.
5 May 22	Developers	Workshop	Discuss what has been developed to date. Take through opportunities, constraints, issues and options in relation to FDS. Take through approach to zoning and plan provisions regarding the housing plan change and Councils thinking in relation to a design guide.	No attendance at the workshop and therefore no feedback was collected. A follow up email was sent calling for any feedback, however, no further feedback was received.
5 May 22	Consultants	Workshop	Discuss what has been developed to date. Take through opportunities, constraints, issues and options in relation to FDS. Take through approach to zoning and plan provisions regarding the housing plan change and Councils thinking in relation to a design guide.	• Concerns over flooding issues in Residential 2 Zone. • Feasibility of high density. • Would insurance companies insure buildings in flooding areas. • More parks are needed in Glenholme. • Unsure if the best opportunity to get height in the City Centre 3 Zone, need to consider the landscape impacts. • Can we encourage staging of developments and how to create certainty for those developments that involve more units. • Concerns were raised that sporadic high rises will be put in areas with inadequate parking and an uncoordinated demand for localised infrastructure. • Modern cohesive planned terrace housing looks good in comprehensive larger group, however in isolated one-off development amongst existing low density one level housing, may not look good – leading to visual and infrastructure effects and cost implications. • Look at wide berms being utilised for developed recessed road parking.

				• There is already a parking issue in high occupation housing and this will worsen unless mitigated. • Concerns were raised over increased density within the geothermal field.
5 May 22	Community Stakeholders	Workshop	Discuss what has been developed to date. Take through opportunities, constraints, issues and options in relation to FDS. Take through approach to zoning and plan provisions regarding the housing plan change	• Would like the focus to be on a holistic approach with the plan change, there is no point in having a housing plan change if you are not going to address other areas of the plan to enable community wellbeing • Real focus moving forward on climate change adaptation and there needs to be a stronger consideration of the effects climate change will have. • Design guidance wanted around creating communities. • Like the idea of creating greater densities in the city, as it encourages connection in space/walkability within higher density areas. • Would like to see the effects of these changes rebalance connection between retail/residential.
11 May 22	Ministry of Education	Meeting	Introduction of PC9 and discussions on how it may impact the education system in Rotorua.	• Wanted to meet to see if we could discuss the impacts that the Housing Plan Change may have on the school network in Rotorua. • Generally there are some very full parts of the network. • Would be interested in a timeline and where the growth will occur and likely how much it will be. • 3-5 year lead time for schools, ie from when they are acknowledged as being needed to when they are built on the ground and operative. • Ngongotaha, Ōwhata, and Lynmore Schools are at capacity. • Primary school size ideal 650 for Rotorua. • Ministry is starting to move towards purchasing lease hold land. • They do consider people moving within the network. • Interested in seeing how many students mixed use will create
11 May 22	Hurungaterangi Marae	Presentation and workshop	Introduction of PC9 and explanation of what the MDRS and how it may apply. Discussions around	• Council have a long history of allowing incompatible development in and around Ngāpuna • Move pumphouse and wastewater treatment plant – too close to residential area. • Do not want more houses in Ngāpuna as it creates more paru.

			whether it is appropriate in Ngāpuna.	• Want warm dry homes. • Want to see a buffer zone like there is around the marae, extended to around the residential area, as the Residential 3 Zone village is a living cultural village. • Wāhi tupuna at the Ngāpuna bath – it is surrounded by industry. • What can be done to enable marae development? • General desire for the relationship to strengthen the relationship between Council and the residents on Ngāpuna. • Would like to see the conversation continue with Ngāpuna around what rules are appropriate given the cultural values. • Papakāinga guide would be helpful. • Geothermal features/bores should be kept for the benefit of our people. • The village status, ie the village being separate from the rest of the residential zone is very important. • Industrial and waste pollution is a massive problem. • Desire for the industrial land to be rezoned to residential. • Can Ngāpuna have their own framework, that isn't linked to Ōhinemutu and Whakarewarewa. Not all villages are the same/have the same values and therefore should not be managed in the same way. • To be enabling means to support the people through the housing process.
20 May 22	Primary Schools	Workshop	Presentation and workshop around the work happening with regards to PC9 and the FDS. Discussion and activity around where students think growth is/is not appropriate and what they would like to see Rotorua look like in the future.	• General acceptance and understanding that medium density living is needed within Rotorua. • Strong desire to address climate change through the way that we plan our city. • Would like to see an increase in parks, and activities within the parks. • Connection of people to a healthy environment. • Would like the public transport connections strengthened, including bus network, bike paths, and accessible and safe walking paths.

20 May 22	High Schools	Workshop	Presentation and workshop around the work happening with regards to PC9 and the FDS. Discussion and activity around where students think growth is/is not appropriate and what they would like to see Rotorua look like in the future.	• Focus on creating a community. • Would like to be able to walk/bike everywhere. • Strengthen the public transport system. • Emphasis on climate change resilience. • Greenspaces mixed in with the residential land. • Tiered system of housing heights moving back from the city centre. • Important that there is a variety of housing types to fit everyone needs. • Interest in having smaller houses for the next generation. • Emphasis on affordable, dry and healthy homes.
26 May 22	Technical Advisory Group- Kāinga Ora, Ministry of Housing and Urban Development, Bay of Plenty Regional Council, Waka Kotahi, Ministry for Education	Zoom workshop	Update on where we are at with PC9 and discussions around the qualifying matters.	• Would like the provisions to be more lenient. • How do you assess applications for high density effects? Being greater than the MDRS limit. • Consider the unit number limitation in the high-density zone, every development would trigger consents. • When you create a 300m2 lot size, are you able to create 3 units with the standards, realistically? • Would probably want to create a greater vacant lot, otherwise you are going to get single story. • Don't think you would get many 100 units in a development with regards to the transport provisions.
7 Jun 22	Transpower	Workshop	Introduction into the work happening with PC9 and what it will mean for the infrastructure moving into the future. Discussions	• Want the current provisions relating to the national grid to be pulled over as a qualifying matter. • Would be able to provide reasoning/justification for this being the case. • At this stage there are no further plans to expand the network.

			around the qualifying matters.	
8 Jun 22	General Community	Presentation	Presentation on the future of urban housing in Rotorua and the general provisions for PC9. Opportunity for questions and discussion at the end.	• Ensure that the community is serviced with open spaces and reserves. • General understanding for the need to have medium density housing. • Concerns around the geotechnical constraints of the areas. • Timeframes seem very short and concern that council is not able to consider everything holistically. • Would like to see the infrastructure strategy at the same time as the housing strategy to show that the houses are going to be serviced and not cause more infrastructure stress.
8 Jun 22	General Community	Community Drop in Session	Opportunity for members of the public to ask questions about the upcoming PC9 and share feedback. Activity organised to help facilitate conversations around the changes that may be experienced in Rotorua.	• Racecourse would be a great location for high density housing. • Want to see support for the communities, i.e. communal gardens. • Mixing housing typologies and those who live inside of the housing. • Would like to see an increase in the number of apartments in the city centre, with shops underneath. • Communities need to be supported by the open space available. • Do not allow commercial interests to dictate our courses of actions. • A lot of the land within the city is not commercially feasible to build high density housing on as the geotechnical conditions are poor. • Issues with flooding and how flooding is currently being managed.
14 Jun	Tatau Pounamu	Presentation and Meeting	Introduction to the Housing Plan Change and what it may mean for the east side. Further discussions around how other issues may be addressed in the FDS.	• Feedback from attendees was positive and there was consensus that the proposed changes could significantly benefit residents of Eastside. • Tatou Pounamu also reiterated that the plan change must align with and support the direction set out in the Eastside Wellness Plan. • Some attendees liked the idea of mixed use development i.e. residential development above commercial centres • Candidates were supportive of Council providing more housing choice • Tatou Pounamu expressed interest in further conversations on housing in the context of their wellness plan

14 Jul 22	Ministry for the Environment	Meeting	Discuss progress to date with Plan Change.	• Request from Ministry for the Environment (MFE) and Ministry for Housing and Urban Development (MHUD) to update on progress of the Housing Plan Change. • Discussion in regards qualifying matters and how other tier 1 Councils are approaching these matters in the lead up to notification. • MFE provided RLC with contact who has been working with other Councils on qualifying matters.
21 Jul 22	Ministry for the Environment	Meeting	Discuss qualifying matters and legal effect	• Discussion in regards our existing and new qualifying matters and understanding of legal effect of each. • Appreciate that RLC was seeking to be as enabling as possible from when the MDRS has legal effect on 20 August • In relation to qualifying matters, needs to carefully consider where it is appropriate to modify or reduce building height I.e. as in the case of OLS