



ROTORUA
FOR TOMORROW



ROTORUA
LAKES COUNCIL

ENHANCING OUR RESERVES AND BUILDING MORE HOMES





THE REVOCATION AND DISPOSAL OF IDENTIFIED RESERVES FOR HOUSING

(CONSULTATION DOCUMENT)

BACKGROUND

Rotorua is growing and our community urgently needs more homes and housing options. Council is acting now to respond to this.

Our community has the opportunity to plan for a future that enables our city to grow in a way that protects and enhances the things we love.

One solution we're exploring is selling reserves and parts of reserves that don't meet the community's needs as well as they could and enabling this land to be used for various types of housing.

The proceeds of any sales would provide funding to improve our reserves network and potentially purchase new areas where there currently isn't enough open space.

The opportunity has resulted from a review of reserves that was undertaken as part of implementing our Open Space Level of Service Policy. This sets minimum requirements and standards for the amount and quality of open space our community needs and the review highlighted sites that do not appear to meet the objectives of the policy.

We want the community's feedback on this proposal.

WHAT TYPE OF FEEDBACK AND HOW?

We're asking for written submissions on what is proposed in relation to the identified reserve sites.

Submissions are open until 1 July 2022

Go to rotorualakescouncil.nz/reservesproposal

WHAT ARE WE PROPOSING?

To help provide more land for housing in our city, we are suggesting that two reserves and eight parts of reserves we have identified are made available for housing development.

We would need to revoke the reserve status of these sites prior to any sale and this would happen through a legislative process that would also involve community consultation.

The process would work like this:

1. Our preferred option is to seek to revoke the status of these identified reserves and parts of reserves by way of a Local Bill. The alternative, which is a longer process, is revoking reserve status via the Reserves Act 1977. Either way, the community would be invited to provide feedback again.
2. Once the revocation was complete, we would work with developers to sell the reserves in a way that ensures a range of housing options are created for our community. It is proposed that this would include exploring options with Kāinga Ora, the Fordlands Community Association and private developers. It's important we strike the right balance to meet our city's housing demands while ensuring existing neighbours are happy with the approach.
3. We would then use the funds received from the sale of these reserve sites to either make enhancements to the remaining reserves and facilities and/or put it towards enhancing others or towards new ones that will better serve the community's needs. We would get the community's feedback about how locals would like this to happen.

We are seeking your feedback before we move any further, to assist Council in its decision-making.

WHY ARE WE PROPOSING THIS?

Our city urgently needs more homes and housing options.

At the start of 2022, we published a report on Rotorua's housing situation called the Housing and Business Assessment. The data from this assessment has set 'Housing Bottom Lines', which are the number of houses we need to provide based on both the existing shortfall and projected growth. In the next three years, we need an additional 3,560 houses; in the next 10 years, we need an additional 6,240 houses; and in the next 30 years we need an additional 9,740 houses.

Growing out is a challenge due to Rotorua's unique geographical landscape in a large cauldron-like hollow that forms after a volcanic eruption. This means we need to focus on increasing homes in well-established urban areas while appropriate developments in new land areas, called greenfield developments, are planned.

This proposal is an option we'd like to put to you for consideration to help meet our Housing Bottom Lines and **ensure everyone in our city has somewhere to live.**

If these reserve sites are chosen to be used for housing, the funds received from their sale will go into improving reserves in your neighbourhood and creating more in better locations where there currently isn't enough open space.

HOW WERE THE PROPOSED SITES IDENTIFIED?

As part of implementing our Open Space Level of Service Policy we looked at specific measures that align with the objectives of the policy.

The Policy aims to ensure all residents have enough access to fit-for-purpose open space within a reasonable distance of their home.

We've assessed all the reserves in our city against the criteria in that Policy and that process identified sites that aren't working best for our community right now and could better serve as land for homes.

The assessment Identified sites that met one or more of the following:

- There are more reserves in the local area than required by the Policy;
- There is no clear purpose or function of the reserve;
- The size of reserve is much greater than the minimum size identified in the Policy and could be reduced without compromising recreation or open space values;
- Having housing on part of the reserve would improve the safety and use of the reserve;
- There aren't any other realistic options to improve the reserve to meet level of service standard.

About the Open Space Level of Service Policy:

- It was adopted in April 2021 following a formal public submission and hearing process.
- Its purpose is to ensure the community has access to quality open space that provides a variety of recreation experiences, and that the open space network is the result of good design and is highly valued by the community.

WHICH RESERVE SITES ARE BEING CONSIDERED?

There are 10 sites (two full reserves and eight parts of reserves) proposed for revocation and sale. The sites total approximately 9.5 hectares which is about 0.6% of Council's overall reserve network of more than 370 individual reserves totalling approximately 1500 hectares.

- Reserves proposed for revocation
- Remaining reserves

9.5 Hectares



EASTERN AREA LEE ROAD RESERVE (ENTIRE RESERVE)

This reserve is being considered for the following reasons:

- There is a large, open, grass space that has no clear purpose or function.
- Site is not usable for much of the year due to drainage issues.
- There are a number of other reserves within the wider area with Waikawau/Hannah's Bay Reserve and Waingaehe Reserve located within 400 metres. Both are high quality open spaces that provide a range of recreation opportunities and are highly valued by the community.
- Disposal of this site would enable capital investment into Waikawau/Hannah's Bay Reserve to deliver on the actions of the Reserve Management Plan which was adopted in 2020.



COULTER ROAD RESERVE (PART ONLY)

This reserve is being considered for the following reasons:

- There are design issues from a safety perspective including no road frontage and minimal visibility into the reserve.
- Reports of vandalism from the Kōhanga Reo located on the reserve and ongoing antisocial behaviour.
- Reserve includes an aging playground that is nearing the end of its life.
- Disposal of part of the reserve for housing would improve passive surveillance, safety and use of the reserve.
- Kōhanga Reo leases part of the reserve (not proposed for disposal) and is supportive in principle of the proposal.
- Disposal of this site would enable investment into park facilities including the aging play equipment and a redundant tennis court.



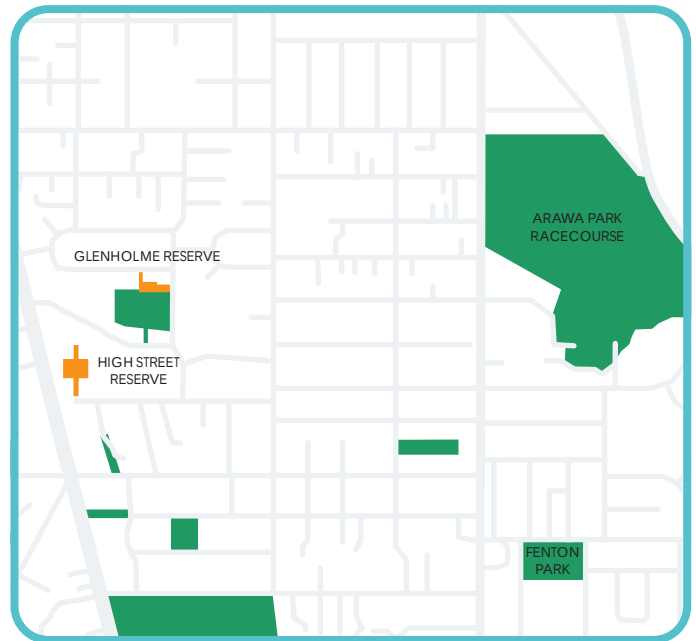
KEY FOR MAPS

- Reserve area proposed to be retained
- Part reserve proposed for sale
- All of reserve proposed for sale

CENTRAL AREA HIGH STREET RESERVE (PART ONLY)

This reserve is being considered for the following reasons:

- Design issues from a safety perspective including no road frontage and minimal visibility into the reserve.
- Size of reserve limits the ability to improve open space outcomes and resolve safety concerns.
- Frequent and ongoing instances of antisocial behaviour including drug use, broken glass, illegal dumping and rough sleepers.
- Good provision of open space within the wider area.
- Kindergarten that leases part of the reserve (not proposed for disposal) is supportive of the proposal.
- Reserve includes an aging playground that is nearing the end of its life.
- Disposal of this site would enable investment into the development of play and recreation facilities on Glenholme reserve which is located 250m from High Street Reserve.



GLENHOLME RESERVE - 117 CLINKARD RESERVE (PART ONLY)

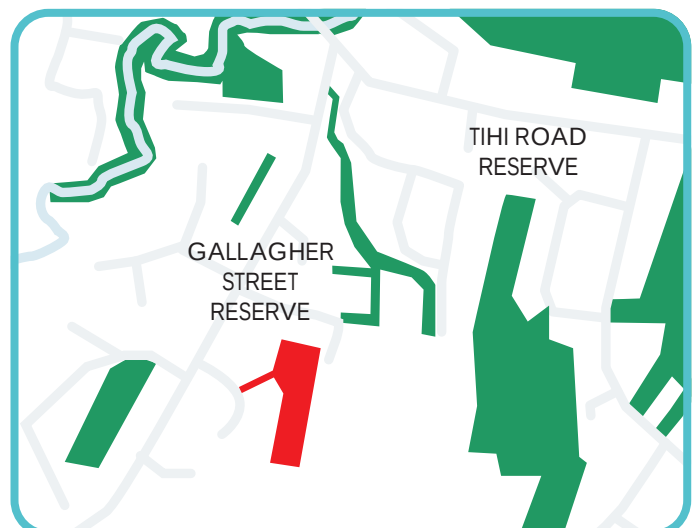
This reserve is being considered for the following reasons:

- Small site (approx. 700sqm) adjacent to Glenholme Reserve – previously occupied by a toilet block when Glenholme reserve was used as a sports field.
- Frequent issues with illegal dumping, graffiti and vandalism.
- Disposal of this site would not impact on the wider use of Glenholme Reserve.
- Disposal of this site would enable investment into the development of play and recreation facilities on Glenholme reserve.

GALLAGHER STREET RESERVE (ENTIRE RESERVE)

This reserve is being considered for the following reasons:

- Large reserve that provides no recreation use or function.
- Reserve is fenced and has been used for animal grazing under a lease for more than 15 years.
- Good provision of open space within the wider area.
- Disposal of this site would enable investment into existing sporting facilities and development of nearby esplanade reserves.



WESTERN AREA

LINTON PARK WEST - 16 KAMAHI ROAD (PART ONLY)

This reserve is being considered for the following reasons:

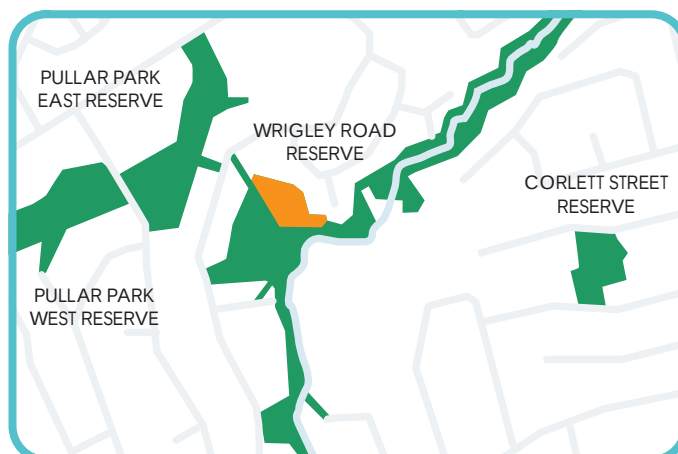
- Design issues from a safety perspective including no road frontage and minimal visibility into the reserve.
- Part of a much larger quality reserve which provides a range of recreation opportunities.
- Frequent instances of illegal dumping, vandalism and antisocial behaviour.
- Disposal of this site would enable investment in Linton Park.



WRIGLEY ROAD RESERVE (PART ONLY)

This reserve is being considered for the following reasons:

- Significantly sized reserve which provides a range of recreation opportunities.
- Proposal to provide housing on a small part of the reserve was requested by the Fordlands Community Association which aims to increase housing and provide more housing choice within the community.
- Housing on part of the reserve would create road frontage and subsequently increase passive surveillance into the reserve and improve safety.
- Disposal of this site would enable investment into additional recreation provision within the Fordlands community.



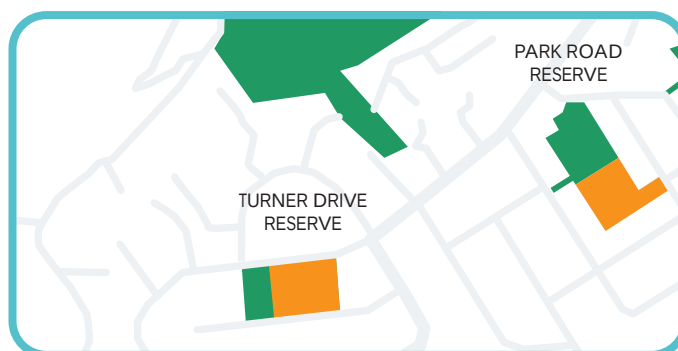
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TURNER DRIVE RESERVE (PART ONLY)

This reserve is being considered for the following reasons:

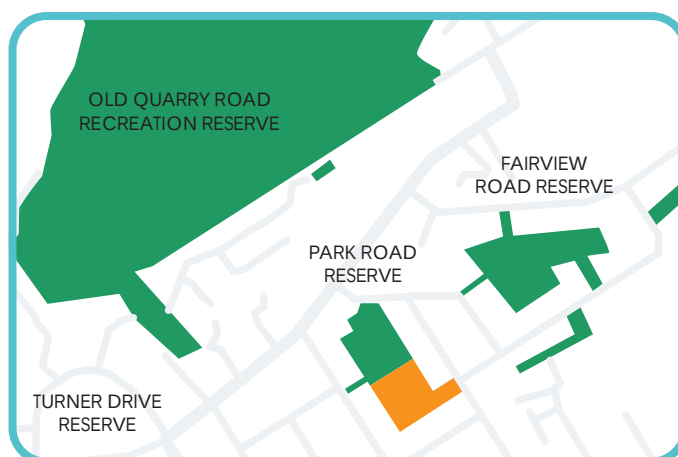
- It is a significantly sized reserve which provides a range of recreation opportunities (previously used as a sports field).
- Ongoing and frequent vandalism to playground and redundant toilet block.
- Housing on part of the reserve would improve passive surveillance.
- It is proposed to retain a good provision of open space including existing quality recreation facilities.
- There is a lot of open space within the wider area.
- Disposal of this site would enable investment into additional recreation provision within the Western Heights community.



PARK ROAD RESERVE (PART ONLY)

This reserve is being considered for the following reasons:

- Design issues from a safety perspective including minimal road frontage and minimal visibility into the reserve.
- Significantly sized reserve which provides a range of recreation opportunities (previously used as a sports field).
- Ongoing and frequent vandalism to playground.
- Housing on part of the reserve would improve passive surveillance.
- It is proposed to retain a good provision of open space including existing quality recreation facilities.
- There is a lot of open space within the wider area.
- Disposal of this site would enable investment into additional recreation provision within the Western Heights community.



STEELES LANE RESERVE (PART ONLY)

This reserve is being considered for the following reasons:

- Large reserve primarily used to provide access to Western Heights High School.
- Disposal of part of the reserve for housing would not significantly impact on open space or recreation outcomes.
- There is a lot of open space within the wider area.
- Disposal of this site would enable investment into additional recreation provision within the Western Heights community.



WHAT WILL HAPPEN TO THE FUNDS RECEIVED IF THE PROPOSED SITES ARE SOLD?

We are proposing the funds be reinvested into our open space network to improve what's already there and/or potentially buy new space where there currently isn't sufficient open space. This would improve the overall quality of our reserves and recreation opportunities for the community.

Council would work with each individual community the reserve is based in to understand their aspirations for their open spaces and to inform the best use of any sale proceeds.

WHO WILL BUY THE RESERVES?

We need a range of housing solutions in our city including public housing, affordable rentals, first homes, progressive home ownership models and smaller one and two-bedroom homes. To achieve this, we are proposing we use a few approaches to sell the reserves.

For Wrigley Road Reserve, Council proposes working directly with the Fordlands Community Association to identify an appropriate community housing provider that can develop the land in a way that supports wider housing outcomes for its community.

Other sites would be disposed of through market sale and would also be conditional on the purchaser committing to developing the sites within two years.

To address our public housing needs, Kāinga Ora has committed to building additional homes in Rotorua within the next three years if appropriate sites are available. It has expressed an initial interest in acquiring six of the identified sites through a direct sale and is undertaking initial due diligence as part of its acquisition processes. Those sites are:

- Lee Road Reserve
- Coulter Road Reserve (part only)
- High Street Reserve (part only)
- Glenholme Reserve - 117 Clinkard Avenue (part only)
- Turner Drive Reserve (part only)
- Steeles Lane Reserve (part only)

By providing a wide selection of sites for Kāinga Ora to develop, we can achieve a wider distribution of public homes across the city. Should we decide to proceed on this, Council will ensure Kāinga Ora commits to providing mixed model housing developments that include social housing and progressive home ownership models and market sale.

Alternatively, all reserves, with exception of Wrigley Road Reserve, could be sold through market sale and open up the opportunity for developers, including Kāinga Ora, to purchase through a market process.

KEY FOR MAPS

-  Reserve area proposed to be retained
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WHO ARE WE ASKING FOR FEEDBACK?

We're sending letters to residents within 500m of the reserve sites we're proposing be repurposed for housing to encourage them to provide feedback.

We're also keen to hear from the wider community.

And we are working with mana whenua and where relevant, any leaseholders of identified reserves to discuss our proposal.



Opening of Karenga Park (2012)

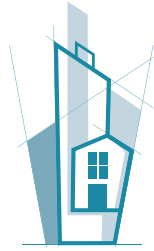
WHERE AND HOW TO SUBMIT YOUR FEEDBACK

- Fill in the submission form on Let's Talk/Korero Mai
- Mail or drop in a written submission to our customer centre
- Email your submission to ✉ letstalk@rotorualc.nz This feedback will be used to inform the Council's decision.

If the proposal progresses, you will be provided with further opportunities to share your thoughts as the process develops.

Go to [🌐 rotorualakescouncil.nz/reservesproposal](https://rotorualakescouncil.nz/reservesproposal) to view information about this proposal and to give your feedback.





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