

INTRODUCTION

1. Te Tatau o Te Arawa (Te Tatau) is an independent Charitable Trust working to achieve the **Sustainable Well-being of People, Culture and Place** within te rohe o Te Arawa.
2. We serve and represent Te Arawa whānui who mandated the establishment of the Trust in 2015 and determined that the Trust board be made up of elected members representing multiple Te Arawa sectors – rangatahi (youth), koeke (elders), Te Arawa land trusts and incorporations, hapū and iwi, and pan-Te Arawa entities.
3. Importantly Te Tatau was also mandated as the Te Arawa Partner to Rotorua Lakes Council to create and foster a high trust environment in order to achieve enhanced socio-economic and cultural prosperity for Te Arawa, for Māori and for the wider community in the Rotorua district
4. We wish to speak to our Submission.

GENERAL POSITION

5. Te Tatau appreciates the opportunity to submit on the the Resource Management (Enabling Housing Supply and Other Matters) Bill.
6. We recognise the intent of this Bill is to improve housing supply across Aotearoa.
7. Rotorua is experiencing **acute housing needs**. Therefore, improved housing supply in Rotorua is much needed and once achieved should lead to enhanced wellbeing outcomes for tangata whenua, whānau in need, and our community at large.
8. This submission is made in alignment with the Te Arawa 2050 Vision, *Mauri Tū, Mauri Ora, Te Arawa E*, in particular the Te Arawa Tangata | People whāinga tawhiti of:
 - ▲ People flourishing across all measures of wellbeing
9. It should be noted that our comments are also made in consideration of *He Papakāinga, He Hapori Taurikura: Te Poupou Rautaki*, the strategic framework for housing for Rotorua that we partnered with Rotorua Lakes Council and Te Arawa Lakes Trust in the development of.
10. Additionally, we are aware of and tautoko much of the submission made to this Bill by Rotorua Lakes Council with some exceptions and provisos that we detail below.
11. Likewise, while Te Tatau generally supports this Bill, our support is given within the context of the kōrero below.

INCLUDING ROTORUA AS A TIER 2 CITY

12. We understand that the Bill currently covers Tier 1 cities. Due to the acute housing needs in Rotorua, we would like to see our city also included under the Bill and therefore be able to use the ISPP to adopt Medium Density Residential Standards at pace.
13. However, our request for Rotorua to be included as a city under this Bill is made on the proviso that those MDRS and all subsequent development in our city will be undergirded by Te Arawa imperatives from the outset.

14. This is particularly important as an outcome of the Bill will be a diminished Tangata Whenua role in consenting processes - for what will be scaled up development and therefore scaled up impacts on infrastructure, community living, culture and the taiao.
15. We want to ensure, to the best of our ability, that the rapid rollout of the MDRS to address our city's acute housing needs - in the short-term, does not result in negative outcomes for our people, culture and place in the long-term.
16. We have been working with AUT and the University of Canterbury to develop a Te Arawa Housing Development Compass. The 'Mauri Ora Compass' draws on Te Arawa mātauranga and is informed by working, international models of best practice in urban development and design providing cultural, social and environmental wellbeing indices for the planning and building of homes and neighbourhoods.
17. We will therefore support Rotorua Lakes Council to provide the detail necessary to the Ministry of Housing and the Minister for the Environment to evidence the acute housing need currently being experienced in Rotorua to be included as a city under this Bill.
18. We will also then expect to work with Council to ensure its Housing and Business Development Capacity Assessment and related intensification plan changes account for and integrate the Mauri Ora Compass.

INFRASTRUCTURE CONSTRAINTS

19. We know that Rotorua currently has infrastructure constraints, particularly for stormwater, that provides a layer of challenge to improving housing supply in our city as sought under this Bill.
20. We also know that Rotorua Lakes Council will be seeking support from the Government Infrastructure Acceleration Fund to address identified infrastructure constraints.
21. We will support Rotorua Lakes Council's bid for this funding, on the proviso that a clear and dedicated allocation for infrastructure for urban and peri-urban papakāinga (and other housing) development on whenua Māori is also included.
22. This is a matter of great importance for Te Arawa as existing papakāinga within our city should be afforded the same opportunity for housing supply improvement as general title property, and future papakāinga (and other housing development) - in line with hapū aspirations, for their whenua should also be enabled.

TANGATA WHENUA ROLE IN DECISION MAKING

23. We acknowledge that the bill sets out that hapū and iwi will be able to participate in pre-notification consultation of all relevant Plan Changes.
24. We acknowledge too that on a development-by-development basis hapū and iwi should maintain their ability to respond to and influence notified (or limited notification) resource consent applications for stormwater or subdivision provisioning and the like.
25. However, as alluded to earlier in this document, by permitting more intensification 'as of right' in our urban areas and by enabling more consents to go unnotified the bill then diminishes the Tangata Whenua role in consenting and approval processes – which were hard fought for, ground-breaking inclusions in the RMA for Māori.

26. This impinges on hapū and iwi ability to give effect to their rangatiratanga as mana whenua and as effective kaitiaki in their own rohe.
27. Overall then we are concerned that the Bill is not yet adequately recognising hapū and iwi as Treaty Partners. And instead is currently asking them to
 - a. give up some of their already limited space of influence as it relates to consent related decision-making in exchange for more houses more quickly, and
 - b. primarily participate as parties to be consulted with
28. For Rotorua, Te Tatau believe we can mitigate some of this by undergirding and integrating associated Council plans, plan changes and processes with the Te Arawa 'Mauri Ora Compass' – once we have gained mandate for it from our Te Arawa constituencies, including hapū and iwi.
29. However, the adoption of the compass is neither a 'given' at this point in time, nor a 'fix all', and applies only to our city. There are other cities and iwi and hapū affected by this Bill who may not have an identified pathway to help mitigate this issue.
30. We therefore would like to see greater provision in the bill for decision-making spaces and structures such as the proposed Independent Hearing Panel that ensures equal participation by Māori.