



## MP for Wigram

Minister of Energy and Resources

Minister for Greater Christchurch Regeneration

Minister of Housing

Minister of Research, Science and Innovation

Her Worship Hon Steve Chadwick and Rotorua Lakes Councillors  
Rotorua Lakes Council  
1061 Haupapa Street  
Rotorua

Dear Mayor Chadwick,

As the Minister of Housing, I received your recommendation for the creation of the 31 Ngongotahā Road special housing area (SHA).

After careful consideration and investigation into the suitability of the site for a housing development, regrettably I must decline the recommendation.

The purpose of the Housing Accords and Special Housing Areas Act 2013 is to enhance housing affordability by facilitating an increase in land and housing supply in regions and districts experiencing housing supply and affordability issues.

Whilst acknowledging the potential benefits of the SHA to the Rotorua region, this is a complex application which has highlighted several issues.

Firstly, it is difficult to quantify the risk of flooding to the proposed SHA site at this stage.

In your application you have provided high level analysis of flooding risk, and a method that will more accurately assess flooding risk later, at the qualifying development stage. This means that for now, the flooding risk and the impact this may have is difficult to assess.

Secondly, an independent review by an engineering firm of the documents you provided us has found the site is reasonably complex. This is due to the property's proximity to a stream and potential to increase flood hazard to downstream properties. Any flood mitigation would therefore need very careful consideration.

In summary, the proposed housing development at 31 Ngongotahā Road is best progressed through a plan change under the Resource Management Act 1991 (RMA), where the views of potentially affected parties can be more thoroughly tested.

My officials are happy to meet with you to discuss the application and go over any concerns you might have.

I look forward to our ongoing partnership between the Government and the Rotorua Lakes Council as we work together on other opportunities to increase housing supply and affordable homes in your region.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M. Woods'.

Hon Megan Woods  
**Minister of Housing**