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## WORKSHOP SESSION 2

**Warren Webber:** We are going to limit this workshop to no more than half an hour as opposed to the hour that was timetabled. One, because we have covered a number of the issues that could be raised from this afternoon session, but two, I want to make sure that Bal and Ian have ample opportunity to present their summation of what has happened today.

**Cr Dave Donaldson, RDC:** Firstly an apology because I have got to leave very shortly for another meeting. The Pine Barrens scenario really addresses an elephant in the room around this whole discussion and it also gets back to Dave Umbers question – is there room for another Brunswick, or another similar subdivision in Rotorua? The resource consent for discharge of Rotorua's treated waste water is hanging over this whole discussion. Is there room for another development like that? There is no room until we have that issue sorted out, because in my view we simply cannot accept any more inflows into our waste water treatment plant until we get that clarified. It hangs over our work in the area of the proposed waste water schemes for two lakes. It is a concern when talking of where another 500 or 1,000 lots might be subdivided and come on the market over 20 years. We have a problem in sorting out where our treated waste water is going to go in the future.

**John Green:** Quite frankly I am disappointed to hear that Dave because we obviously have been thinking about growth in a way which planned for the efficient disposal of sewerage treatment. Our society has been pushing very hard to get lake side sewerage in. It is very disappointing to hear that you are struggling in the Whaka Forest to the extent that you are. We are aware of the issues and it seems to me that it is definitely an elephant in the room. There are two issues. RDC has not got a consented activity at the moment because it is in breach, but it is more about what happens in 2021 when you apply for a new consent. It is not practical, it is drowning the forest as there is not enough area. As a community we need to think about this before spending more and more capital. Whilst enough nitrogen has been stripped out of the waste water, it is not so much a nitrogen issue as it is a saturation of a forest which was not designed to suck up water to the extent that it now receives. The community needs to take this on board as a serious task to get resolved quickly. If we want to achieve growth in this district, growth will come from people, people mean waste, and so it needs to be resolved.

**Dave Donaldson:** We cannot go on doing what we have done. We had a hui here and were told by one Iwi, who have recently had costs awarded against Council in the Environment Court, that they will only support the consent application if we proceed on the basis of in-catchment solutions for discharge of treated waste water. That is a huge challenge and we have to work on it as a district together. It is a limiting factor in terms of further development and I agree with you 100% – how can we have more growth until we crack that nut and get it sorted?

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**John Green:** Putting my Grow Rotorua hat on, we should be thinking about the solution now and not worrying about 2021. It is a 'now' problem. Maybe we need a symposium on that subject.

**Neil Oppatt:** It is an issue that needs to be fixed and it will be fixed. Our Council has told RDC we are prepared to do whatever we can to work with them to solve the problem. But what we are talking about here is a mechanism that is going to hopefully be around for 20 years and we do not stop what we are doing. Most of us did not think we were coming here today because RDC has an urban waste water consent issue. It will be fixed, we do not have a choice.

Listening to the last speaker, our Council accepts that there is not a demand for another Brunswick. Brunswick as a development has been unspectacular. It says a lot about what communities want today. If you create the right environment, the environment that the market wants, then it attracts people wanting to buy in.

I would be the first to say that if it is more of the same TDRs will not be a very effective solution or a creator of offset wealth or value for pastoral farmers. The next step is that the community needs to think about what the future Rotorua catchment will look like. What will it physically look like? If it looks like it is now there will not be a lot of extra people coming to live in this town.

We do know that we have some market advantages and Grow Rotorua has highlighted them. There are good examples around the world showing that if you create the right recreational environment it will draw people to come and live here. But more of the same, we will not be very successful.

**John Green:** There is no question that Rotorua needs to identify 6 jewels of its crown and promote them in a way which is quite a unique experience. It does do that in certain areas. I was pleased to see that Rotorua got into the Red Bull magazine as number 8<sup>th</sup> best mountain biking experience in the world. That might have been helped by a few good marketing videos but there has not as yet been a concerted strategy on what Rotorua can really do. That is what they are asking Grow Rotorua to do and we are seeing great opportunities and we have will get them out there.

Coming back to TDRs, they are one small tool in a big box that we need. We were lucky to get the \$72 million from the government at the time. Steve Chadwick was very instrumental in getting it and knows how hard it was. So far we have managed to hold on to and it has been a great challenge. It was suggested that no money would ever go to help farmers reduce their nutrient loads but we have been able to think differently and we must continue to think differently to move forward and improve.

Coming back to TDRs, from what I have heard today it seems if we can get recipient zones to be in key locations where we can create unique value then they have a good change of working. If we look at it in that way it is not going to be like the example that Gwyn talked about where they created a huge challenge for

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themselves with multi layers of administration and so on. We need to keep TDRs simple and effective. They are there to achieve certain outcomes which are environmentally and community friendly and result in suitable housing for people who want to live by the lakes or have beautiful views. TDRs are an opportunity the community should explore.

**Justin Ford-Robertson:** I came here hoping to understand why we want TDRs. I understand that Council completely rejected them in February 2010 and I have not heard anything to give me confidence that we should be reconsidering them now. I am more confident with contributions from Te Taru and Arapeta and now from John that we should be looking to the future. We should be looking to what we want to create in Rotorua. If we cannot measure nutrients from *Overseer* maybe we can measure the nutrients that we are not putting back on the land. We can measure how much is going in to a digestion plant for example to produce energy out of those nutrients and a soil conditioner that can go back on the land in a safe way. If we can start integrating those with water systems, with energy systems, with self-sufficient communities which are springing up all over the world where they are self-sufficient in water, where waste is not considered to be a bad thing, it is a resource to be used. We can start creating communities where people do want to be. This is the integration of walkways, of cycle ways, having some security over your own energy, water and food supplies. We can have these communities, it is not a thing of the future, they are happening right now. What we therefore need to figure out is what we need to do to make that happen.

**Don Atkinson:** Before you close I would like you to test the room to find out the views on some of these major concepts we have tested today - where the donor area should be, where the recipient area should be and the compulsory nature of TDRs associated with subdivision. Those are the three key areas.

I do support the speakers, Dave Umbers in particular and his vision about what needs to happen. Certainly the status quo is going nowhere and this is going to take vision.

**Warren Webber:** There were a couple of things that were on the list and we dealt with them earlier. Neil Oppatt referred quite eloquently to the need for a donor to find a recipient and gaze into their eyes and do a deal on a TDR. It is important to note that that is in the Proposed District Plan, the message I am getting from today is that it probably should not be so unless anybody wants to comment about that specifically we put that one to bed?

The validation of reductions is going to be a modelling exercise in conjunction with what the Regional Council does and their other allocations and incentive programmes. I do not want to labour the administrative aspects which will evolve. The only other comment I would like to say is what an excellent presentation from Arapeta, thank you. Are there any other Iwi who would like to make any comment about the opportunities for Maori land, particularly in relation to TDRs?

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**Te Tara White:** Firstly I thought Arapeta's presentation was excellent and we fully support it. In terms of TDRs we have to get our people engaged in the conversation. I mentioned earlier we are not here and in order to get some changed thinking around the question we have to understand it first. I would challenge a number of people here whether they fully understand it and they are in this room, let alone a group of people not here. I have spoken to Arapeta about the need to have a forum to involve that part of the community, and given the 20% of land base that we have, not to involve them in the conversation is nonsense. So we remain uninformed and that is not the fault of anybody, it is an issue that we have to address internally.

In regard to TDRs moving forward it has been very clear that it is a tool. A tool that still has a lot of work to be done and I think it is a tool worth considering. It is a tool on the table with whatever other options might be out there and I accept that too. In terms of my conversation around the notions of clean energy model farming, I see that as a way forward for us, how that links with TDRs is another matter to be considered.

In Arapeta's presentation he showed pictures of Lake Rotoiti. It was about cleaning the environment and reconnecting to the cultural values and synergies. Our development is not just about the bottom line, its quadruple bottom line. The reality check is that is where it is for us. We are definitely players, we are here forever and we are owners in a sense of the legislation, but guardians in the sense of future generations.

I am sitting here thinking about my grandchildren as I am sure are others here too. We are united in that particular approach and as far as Maori are concerned we want full participation in this. We need to know more and we will try to activate ourselves to get that understanding.

I know that is not specific around what the real opportunities are. Arapeta put them up there. There are a number of items on the table, but we want to grow Rotorua, we want to be part of it, we want to be part of the solution around the waste water treatment issues. The issue at Rotoma is a bit of a knock back but most of our Iwi support what happened out there in terms of the hands up. There are some issues we still have to resolve. As you know we are quite considerable land owners in that area and we want to ensure that any solutions are appropriate to our cultural concepts.

My colleagues here are all from the Te Arawa Federation of Maori Authorities and we have a meeting tomorrow to talk about some of these issues. Clearly we want to support what has been said today. We are open to the conversations and we do not see any threat to us, we just see opportunities.

**Geoff Rice, Tapuika Iwi Authority:** If I could take us out of town a bit and talk about Tapuika which is an Iwi that I have something to do with and we have just completed a claim. Following up what Arapeta was talking about, the difficulty for Maori when you do a claim and, as in our case come out with about \$16 million, it

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all sounds wonderful. The trouble is there is only about \$3 million of cash and we have forestry locked up to 2070. That makes it very difficult to turn it into any sort of a return. So it is important we understand that it looks nice up front but at the end of the day there is a long wait before we get anything back.

Having said that, TDRs, if I am an investor and want to develop and get involved in them, I am going to want to see something a bit better than what I have heard today. It frightens me because we have a long way to go before we start applying this tool. In a town like Rotorua if we do not get it right we are in deep trouble and we are in trouble already. So we better make sure it is right whatever we do.

**Warren Webber:** I am going to draw the general discussion to a close at this point. I would like to take up Don's suggestion for a quick straw poll of the three significant issues that have been raised today. A very important one is the location of donor land. Currently it is confined to SP2 which is a block of land up beyond Ngongotaha.

- Is the general consensus that the donor land should be extended to the Lake Rotorua rural catchment?  
**Yes**

In terms of the recipient zones we have heard some diverse argument and Gwyn has given us a caution relating to the Long Island experience. But as a general statement -

- Would this group support the extension of the recipient zone beyond the current SP1 to embrace other high value locations, perhaps other lakes as well as Lake Rotorua, given that there will be appropriate covenants to how that would be implemented?  
**Half the hands in favour, none against**
- Who supports TDRs being a pre-requisite to subdivision?  
**A few in favour, half the hands against**