



**ROTORUA  
LAKES COUNCIL**  
Te Kaunihera o ngā Roto o Rotorua

# Kaupapataka Agenda

NOTICE OF AN ORDINARY MEETING  
OF

## COMMUNITY AND DISTRICT DEVELOPMENT COMMITTEE

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**Date:** Wednesday 13 September 2023

**Time:** 9.30am

**Venue:** Council Chamber

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### MEMBERSHIP

<b>Chair</b>	Cr Kai Fong
<b>Deputy Co-Chair</b>	Cr Brown Cr Waru
<b>Members</b>	Mayor Tapsell Cr Barker Cr Kereopa Cr Lee Cr Maxwell Cr O'Brien Cr Paterson Cr Wang
<b>Quorum</b>	6

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## NGĀ TUKUNGA HAEPAPA A TE KAUNIHERA COUNCIL DELEGATIONS

### Community and District Development

<b>Type of Committee</b>	Whole of Council Committee
<b>Subordinate to</b>	N/A
<b>Subordinate Committees</b>	N/A
<b>Legislative Basis</b>	Schedule 7, clause 30 (1) (a), Local Government Act 2002.
<b>Purpose</b>	To oversee planning, monitoring, education and enforcement activities, and guide the economic and physical development and growth of the Rotorua District.
<b>Reference</b>	01-15- 019
<b>Membership</b>	Mayor Deputy Mayor All Councillors
<b>Quorum</b>	6
<b>Meeting frequency</b>	Monthly
<b>Delegations</b>	<ul style="list-style-type: none"> <li>• Oversee the management of council’s planning, monitoring, education and enforcement activities, including: <ul style="list-style-type: none"> <li>○ Community safety</li> <li>○ Regulatory and compliance</li> <li>○ Environmental health</li> <li>○ Animal Control</li> <li>○ Parking Enforcement</li> <li>○ Noise control</li> <li>○ Food Act</li> <li>○ Building Control</li> <li>○ Consents and inspections</li> <li>○ Resource Consents</li> <li>○ Subdivision, land use and development control</li> <li>○ District Plan</li> <li>○ Plan Changes</li> <li>○ Arts and Culture</li> <li>○ Community wellbeing</li> </ul> </li> <li>• Lead and oversee District Plan reviews and associated plan changes</li> <li>• Encourage engagement with the business community, economic agencies and major economic sectors that enables and attracts smart investment</li> <li>• Monitor Council’s contribution to the Te Arawa Vision (specifically in relation to Community and District Development outcomes)</li> <li>• Development and implementation of Economic Development Strategy/Framework</li> </ul>

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	<ul style="list-style-type: none"><li>• Development and implementation of a Destination Management Plan</li><li>• Central business district - revitalised growth and development included focus on Fenton Street Corridor</li><li>• District growth and development</li><li>• Council controlled organisations (CCO's) - advising on the content of the annual Statement of Expectations, agreement on Statement of Intent, monitoring against the Statement of Intent the financial and non-financial performance of CCO's</li><li>• Make appointments and authority to remove appointments to Council-Controlled Organisations (CCO's).</li></ul>
<b>Relevant Statutes</b>	All the duties and responsibilities listed above must be carried out in accordance with the relevant legislation.

# Order of Business

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## 1. Karakia Whakapuaki - Opening Karakia

### TŪTAWA MAI

Tūtawa mai i runga  
Tūtawa mai i raro  
Tūtawa mai i roto  
Tūtawa mai i waho  
Kia tau ai te mauri tū  
Te mauri ora, ki te katoa  
Hāumi e. Hui e. Tāiki e!

### TŪTAWA MAI

I summon from above  
I summon from below  
I summon from within  
I summon the surrounding environment  
The universal vitality and energy to infuse  
and enrich all present  
Enriched, unified and blessed

## 2. Ngā Whakapāha - Apologies

The Chair invites notice from members of:

1. Leave of absence for future meetings of the Rotorua Lakes Council; or
2. Apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

## 3. Whakapuakitanga Whaipānga - Declarations of interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

## 4. Ngā Take Whawhati tata kāore i te Rārangi Take - Urgent Items not on the Agenda

### Items of business not on the agenda which cannot be delayed

The Chair will give notice of items not on the agenda as follows:

Matters Requiring Urgent Attention as Determined by Resolution of Rotorua Lakes Council

The Chair shall state to the meeting.

1. The reason why the item is not on the agenda; and
2. The reason why discussion of the item cannot be delayed until a subsequent meeting.

The item may be allowed onto the agenda by resolution of the Rotorua Lakes Council.

s.46A (7), LGOIMA

### Discussion of minor matters not on the agenda.

Minor Matters relating to the General Business of the Rotorua Lakes Council.

The Chair shall state to the meeting that the item will be discussed, but no resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the Rotorua Lakes Council for further discussion

s.46A (7), LGOIMA

## 5. Te Whakaū i ngā Meneti - Confirmation of Minutes

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### 5.1 Community and District Development Committee Meeting Minutes (Draft) 9 August 2023

19924216

## Minutes (draft)

Community and District Development Committee meeting  
held Wednesday 9 August 2023 at 9.30am  
Council Chamber, Rotorua Lakes Council

MEMBERS PRESENT:	Cr Kai Fong (Chair) Cr Brown (Deputy Co-Chair), Mayor Tapsell, Cr Barker, Cr Kereopa, Cr Lee, Cr Maxwell, Cr O'Brien, Cr Paterson, Cr Wang.
MEMBERS PRESENT VIA AUDIO VISUAL:	Cr Waru (Deputy Co-Chair).
APOLOGIES:	Mayor Tapsell for lateness and Cr Barker for early departure at 1.00pm.
IN ATTENDANCE:	Grant Lily, Chair- Rotorua Regional Airport Limited; Nicole Brewer, Chief Executive- Rotorua Regional Airport Limited; Tim Cossar, Chair – RotoruaNZ Limited; Andrew Wilson, Chief Executive- RotoruaNZ Limited.
STAFF PRESENT:	G Williams, Chief Executive; T Collé, Deputy Chief Executive, Organisational Enablement; J.P Gaston, Deputy Chief Executive, District Development; O Hopkins, Deputy Chief Executive, District Leadership & Democracy; A Pewhairangi, Deputy Chief Executive, Community Wellbeing; G Rangi, Deputy Chief Executive, Te Arawa Partnership; V Cawte, Senior Communications Advisor, Council Communications; D Cossar, Governance & Democracy Manager; G Kieck, Corporate Planning and Strategy Manager; S Kelly, Development & Partnerships Manager, Growth & Development; J Ellingson, Economic Development Manager; S Bell, Development Support Manager; N Michael, Executive of Communications, Mayor's Office; G Konara, Governance Support Advisor.

The meeting opened at 9.31 am.

The Chair welcomed elected members, media, staff and members of the public.

#### 1 KARAKIA WHAKAPUAKI OPENING KARAKIA

Cr Wang opened the meeting with a Karakia.

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## 2 NGĀ WHAKAPĀHA APOLOGIES

### Resolved

1. That the apologies from Mayor Tapsell for lateness and Cr Barker for early departure at 1.00pm be accepted.

Moved: Cr O'Brien

Seconded: Cr Paterson

**CARRIED**

## 3 WHAKAPUAKITANGA WHAIPĀNGA DECLARATIONS OF INTEREST

None

## 4 NGĀ TAKE WHAWHATI TATA KĀORE I TE RĀRANGI TAKE URGENT ITEMS NOT ON THE AGENDA

None

## 5 TE WHAKAŪ I NGĀ MENETI CONFIRMATION OF MINUTES

### 5.1 MINUTES OF COMMUNITY AND DISTRICT DEVELOPMENT COMMITTEE MEETING HELD 12 JULY 2023

19876493

### Resolved

1. That the minutes of the Community and District Development Committee meeting held 12 July 2023 be confirmed as a true and correct record.

Moved: Cr O'Brien

Seconded: Cr Kereopa

**CARRIED**

## 6. TE WĀ KI NGĀ HUNGA TONO HEARING OF SUBMITTERS

### 6.1 HEARING ON SALA STREET RESERVE REVOCATION

19919921

### Resolved

1. That the report titled "Hearing on Sala Street Reserve Revocation" be received.

Moved: Cr Barker

Seconded: Cr Brown

**CARRIED**

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**Attendance: - Mayor Tapsell joined the meeting at 9.34am.**

Following submitters spoke to their submissions.

1. Elsa Weir, Senior Planner, Bay of Plenty Regional Council
2. David Tapsell on behalf of Ngāti Whakaue Entities (via audio-visual link).

**7. PŪRONGO KAIMAHI  
STAFF REPORTS****7.1 ROTORUA REGIONAL AIRPORT LIMITED – CCO QUARTERLY REPORT**

19914299

**Resolved**

1. **That the report titled “Rotorua Regional Airport Limited-CCO Quarterly Report” be received.**

Moved: Cr Brown

Seconded: Mayor Tapsell

**CARRIED**

Grant Lilly and Nicole Brewer overviewed the report and spoke to a presentation titled “Rotorua Airport – Performance Update – FY23 – YTD May” (Attachment 1).

**7.2 ROTORUANZ LIMITED – CCO QUARTERLY REPORT**

19914596

**Resolved**

1. **That the report titled “RotoruaNZ Limited-CCO Quarterly Report” be received.**

Moved: Cr O’Brien

Seconded: Cr Paterson

**CARRIED**

Tim Cossar and Andrew Wilson overviewed the report and spoke to a presentation titled “RotoruaNZ– 4th Quarter Report” (Attachment 2).

**7.3 PROPOSED RETENTION OF COUNCIL LAND AT 8 TITOKI PLACE**

19899379

**Resolved**

1. **That the report titled “Proposed retention of Council land at 8 Titoki Place” be received.**

Moved: Cr O’Brien

Seconded: Mayor Tapsell

**CARRIED**

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Jean-Paul Gaston and Stephanie Kelly overviewed the report and spoke to a presentation titled “8 Titoki Place” (Attachment 3).

**The meeting adjourned at 11.15 am and resumed at 11.30am.**

#### **Further Resolved**

- 2. That the Committee note the previous decision to sell the Council land at 8 Titoki Place directly to Kāinga Ora was conditional on compliance with the Council’s Land Disposals Policy and that the conditions of sale cannot be met due to high development costs and risk, and consequential land valuation implications.**
- 3. That the Committee supports the strategic retention of the Council land at 8 Titoki Place.**
- 4. That the Committee directs staff to undertake work to understand the full cost of developing the land for sportsfields for consideration through the development of the 2024-34 Long-Term Plan.**

Moved: Cr O’Brien

Seconded: Cr Brown

Cr Lee moved an amendment to recommendation number 4 as below:-

- 4. That the Committee directs staff to undertake work to understand the implications and full cost of developing the land for Sportsfields and/or detention pond and/or stormwater mitigations for the Utuhina Catchment.**

Moved: Cr Lee

Seconded: Cr Paterson

**LOST**

The original motion then became the substantive motion as below:-

- 2. That the Committee note the previous decision to sell the Council land at 8 Titoki Place directly to Kāinga Ora was conditional on compliance with the Council’s Land Disposals Policy and that the conditions of sale cannot be met due to high development costs and risk, and consequential land valuation implications.**
- 3. That the Committee supports the strategic retention of the Council land at 8 Titoki Place.**
- 4. That the Committee directs staff to undertake work to understand the full cost of developing the land for sportsfields for consideration through the development of the 2024-34 Long-Term Plan.**

Moved: Cr O’Brien

Seconded: Cr Brown

**CARRIED**

## 7.4 PROPOSED CHANGES TO TE AKA MAURI – ROTORUA LIBRARY SUNDAY OPENING HOURS

19896133

**Resolved**

1. **That the report titled “Proposed changes to Te Aka Mauri – Rotorua Library Sunday Opening Hours” be received.**

Moved: Cr Maxwell

Seconded: Cr Brown

**CARRIED**

Anaru Pewhairangi and Julianne Wilkinson overviewed the report and spoke to a presentation titled “Te Aka Mauri /Rotorua Library – Sunday Opening Hours” (Attachment 4).

**Further Resolved**

2. **That the Committee supports the closure of the Library on Sundays achieving a cost saving of approximately \$104,000 per annum.**

Moved: Cr Brown

Seconded: Mayor Tapsell

**CARRIED**

Vote recorded against - Cr Wang.

## 7.5 COMMUNITY WELLBEING – PROGRESS REPORT

19896943

**Resolved**

1. **That the report titled “Community Wellbeing –Progress Report” be received.**

Moved: Cr Barker

Seconded: Cr O’Brien

**CARRIED**

Anaru Pewhairangi overviewed the report.

**Action Point**

- Descriptions of Profit/Loss of Night Market to be reported back to the Committee.

## 7.6 DISTRICT DEVELOPMENT – PROGRESS REPORT

19913485

**Resolved**

1. **That the report titled “District Development –Progress Report” be received.**

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Moved: Cr Paterson  
Seconded: Cr Barker  
**CARRIED**

Jean-Paul Gaston and Simon Bell overviewed the report and spoke to a presentation titled "Development Support" (Attachment 5).

**Attendance: - Mayor Tapsell tendered apologies for early departure and left the meeting at 12.37pm.**

Jean-Paul Gaston spoke to a presentation titled "Emergency Housing - Motel use directly by HUD and MSD" (Attachment 6).

**Action Point**

- Request for information on how many FDS submissions refer to MDRS. Summary of submissions to be circulated to Councillors.
- Request for information on the progress of fire damaged motel on Fenton Street to be reported back to the Committee.
- An update regarding the preferred developer for land at 61 Kawaha Point Road will be provided at the next meeting.

**8 HE WHAKATAUNGA KIA HOKI ATU TE ARONGA O TE HUI HAI HUI TŪMATAWHĀITI  
RESOLUTION TO MOVE INTO PUBLIC EXCLUDED**

**Resolved**

- 1. That Committee move into Public Excluded session.**

Moved: Cr Waru  
Seconded: Cr Brown  
**CARRIED**

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987, for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for passing of this resolution
CONFIDENTIAL MINUTES OF PREVIOUS MEETING HELD 12 JULY 2023	Please refer to the relevant clause/s in the open meeting minutes.	Good reason for withholding exists under Section 48(1)(a).

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for passing of this resolution
APPOINTMENT OF BOARD MEMBERS AND CHAIRPERSON FOR ROTORUA REGIONAL AIRPORT LIMITED	Protect the privacy of natural persons, including that of deceased natural persons.	Section 48(1)(a) Section 7(2)(a)
TRANSFORMATIONAL PROJECTS	<p>Protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.</p> <p>Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</p>	<p>Section 48(1)(a) Section 7(2)(b)(ii)</p> <p>Section 48(1)(a) Section 7(2)(i)</p>

This resolution is made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Sections 6 or 7 of the Act or Sections 6, 7 or 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item.

**The meeting adjourned at 12.56pm to be resumed in public excluded session.**

**Attendance: - Cr Barker left the meeting at 12.56 pm.**

OPEN SESSION

### 13. TE KARAKIA WHAKAMUTUNGA CLOSING KARAKIA

Cr Wang closed the meeting with a Karakia.

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The meeting closed at 2.14pm

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To be confirmed at Community and District Development Committee meeting on 13 September 2023.

.....  
Chair

Note 1: Rotorua Lakes Council is the operating name of Rotorua District Council

Note 2: Attachments to these minutes are available on request or on Council's website.

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## 6. Pūrongo Kaimahi - Staff Reports

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19950561

### ROTORUA LAKES COUNCIL

Mayor  
Chair and Members  
COMMUNITY AND DISTRICT DEVELOPMENT COMMITTEE

#### 6.1 Peka Block Development Update (Information Only)

**Report prepared by:** Jean-Paul Gaston, Group Manager – Community and District Development

**Report approved by:** Geoff Williams, Chief Executive

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##### 1. TE PŪTAKE PURPOSE

This item is intended to provide the opportunity for the Peka Trust to update Council on the timetable and development opportunities for the Peka block.

Helen Beckett, Peka Trust Chair will be in attendance.

The item will be in the public agenda and information on development costs and potential tenancies will not be disclosed for commercial reasons.

##### 2. HE TŪTOHUNGA RECOMMENDATION

1. That the report 'Peka Block Development Update' be received.

##### 3. TE TĀHUHU BACKGROUND

Located just south of Rotorua, the Peka block, comprises 633 hectares with over 2,000 beneficiaries.

The land has been zoned industrial for more than 30 years and was re-confirmed industrial as part of the most recent District Plan review.

Plans for the industrial development were initiated in 2020 after the harvest of over 400ha of pine planted in the mid 1980's. A masterplan for the development of the 13 hectares was completed with Council and Waka Kotahi involvement.

The opportunity to bring the start date of the development forward was presented by way of funding opportunities available on application through the Regional Strategic Partnership Fund. Peka Lands Trust applied and were successful in securing a loan of \$6 million.

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Council's conditional commitment to providing water and wastewater infrastructure to the site was important to the application. Council intends to recover this growth investment over time through connection agreements or development contributions.

Council resolved at the meeting on 24 November 2022 as follows:

*SUPPORT TO UNLOCK INDUSTRIAL LAND*

**Resolved:**

- 1. That the report 'Support to Unlock Industrial Land' be received.**

*Moved: Cr Waru*

*Seconded: Cr Brown*

**CARRIED**

**Further resolved:**

- 2. That Council note the significant value to the district economy of supporting the unlocking of zoned industrial land for investment and for increasing employment.**
- 3. That Council note that a portion of the infrastructure investment will be recovered over time through connection agreements.**
- 4. That Council agrees to include \$3m (currently not budgeted in the LTP) in the 2023/24 Annual Plan budget for water and waste water infrastructure, to enable the development of the Peka block and to future proof development in the wider Waipā area. Council investment is subject to the development proceeding.**
- 5. That Council note a future report will detail potential aligned opportunities to rationalise Council's industrial property holdings.**
- 6. That the report not be made publicly available.**
- 7. That the minutes relating to this report remain confidential until after the project is announced publicly by all partners including Peka Trust, Kānoa Regional Development Unit (MBIE) and Council/Rotorua NZ.**

*Moved: Cr Waru*

*Seconded: Cr Wang*

**CARRIED**

Peka Lands Trust is now proceeding with the development of a 13ha block south of Rotorua (Stage 1 of development). Earthworks are to commence in late 2023. Stage 2, a further 7ha, will follow shortly after.

With limited industrial zones available in Rotorua, transitioning from harvested land to an industrial park has been supported by Rotorua Lakes Council and RotoruaNZ.

Council's Housing and Business Capacity Assessment (HBA) noted a current zoned land deficit and additional zoning requirements to be considered within the Future Development Strategy (FDS).

Design works have begun for the water and wastewater infrastructure. Investment in physical works will be timed to coincide with completion of Stage 1.

Contractor engagement is in its final stages and appointment is anticipated early September.

Interest in the industrial park has been strong from existing local businesses and other seeking to place new developments in the area.

Consents for earthworks are pending, the final environmental matters are now being addressed.

#### **4. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS**

Helen Beckett, Peka Trust Chair, will update the meeting on the timetable and development opportunities for the Peka block.

#### **5. TE TINO AROMATAWAI ASSESSMENT OF SIGNIFICANCE**

The decisions or matters of this report are not considered significant in accordance with the Council's Significance and Engagement Policy.

#### **6. NGĀ KŌRERO O TE HAPORI ME TE WHAKATAIRANGA COMMUNITY INPUT/ENGAGEMENT AND PUBLICITY**

The Peka Block is Māori land, and its owners descend from Tūhourangi. Peka Block trustees have led engagement with the owners and the broader membership of Tūhourangi.

#### **7. HE WHAIWHAKAARO CONSIDERATIONS**

##### **7.1 Mahere Pūtea Financial/budget considerations**

Refer to resolution from 24 November 2022 Council meeting earlier in this report.

Because of the timing of the project, there is now an opportunity to work with the landowner on the appropriate recovery of a proportion of the development's costs through development contributions. If agreed, development contributions can be included within the Long-term Plan process.

##### **7.2 Kaupapa Here me ngā Hiraunga Whakariterite Policy and planning implications**

The resolution proposed the use of connection agreements to partly fund the cost of Council infrastructure. It is proposed to consider whether the costs are included in the Development Contributions policy during the preparation of the LTP.

### **7.3 Tūraru Risks**

Council's investment is contingent on the development proceeding. Risk remains around constructions costs and the time it may take (land uptake) to recover Council funding.

### **7.4 Te Whaimana Authority**

The report is for information only. No decision is required.

## **8. NGĀ ĀPITI HANGA ATTACHMENTS**

Nil



ROTORUA LAKES COUNCIL

Mayor  
Chair and Members  
COMMUNITY AND DISTRICT DEVELOPMENT COMMITTEE

## **6.2 Deliberations – Proposed Change in Purpose for Part of the Rotorua Cemetery Reserve (Decision Required)**

**Report prepared by:** Stephanie Kelly, Development and Partnerships Manager

**Report reviewed by:** Jean-Paul Gaston, Group Manager – Community and District Development

**Report approved by:** Geoff Williams, Chief Executive

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### **1. TE PŪTAKE PURPOSE**

The purpose of this report is to seek a decision from the Committee on the proposal to change the purpose of part of Rotorua Cemetery Reserve, being Section 1 Survey Office Plan 585263, from Local Purpose (Cemetery) Reserve to Local Purpose (Community Housing) Reserve, pursuant to Section 24A of the Reserves Act 1977.

### **2. NGĀ TŪTOHUNGA RECOMMENDATIONS**

- 1. That the report ‘Deliberations – Proposed change in purpose for part of the Rotorua Cemetery Reserve’ be received.**
- 2. That the Committee resolves to change the purpose for Part of the Rotorua Cemetery Reserve, being Section 1 Survey Office Plan 585263, from Local Purpose (Cemetery) Reserve to Local Purpose (Community Housing) Reserve, pursuant to Section 24A of the Reserves Act 1977 by notice in the New Zealand Gazette.**
- 3. That the Committee approves the granting of a ground lease, pursuant to Section 61 of the Reserves Act 1977, for the part of the Rotorua Cemetery Reserve, being Section 1 Survey Office Plan 285263, to the Pukeroa Ōruawhata Trust for the term of thirty years for the purpose of community housing.**

### **3. TE TĀHUHU BACKGROUND**

The Rotorua Cemetery Reserve is a 21.5 hectare site, located on the corner of Te Ngae Road and Sala Street. The land was originally gifted to the Crown for cemetery purposes by Ngāti Whakaue under the Rotorua Township (Fenton) Agreement 1880 for the establishment of the Rotorua Township. Only the southern part of the reserve (approx. 18 hectares) has been used for cemetery purposes. The northern part of the reserve has underlying ground conditions that do not enable burials, including a high water table (1.62m to 1.65m below surface level in some parts) and areas of hot ground.

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The Ngāti Whakaue Gifted Reserves Protocol Agreement is a mutual agreement between Council and the Pukeroa Ōruawhata Trust (POT) on behalf of Ngāti Whakaue, and requires that any gifted reserve that is not being used for the purpose that it was originally gifted is returned to Ngāti Whakaue via POT.

At the meeting on 15 December 2022, Council acknowledged that the northern part of the Rotorua Cemetery Reserve is not being used for the purpose for which it was originally gifted, and directed staff to prepare a report to commence the process to revoke the classification of that part of the reserve. Revoking the reserve classification is the first step in the process to return the land to the (POT) on behalf of Ngāti Whakaue.

As an interim step, the Council further resolved to commence community consultation on a proposal to change the purpose of for the northern part of the reserve from Local Purpose (Cemetery) Reserve to Local Purpose (Community Housing) Reserve, pursuant to Section 24A of the Reserves Act 1977. The proposed change in purpose is to enable the Pukeroa Ōruawhata Trust to progress housing on the reserve while the process to return the land is being progressed.

Consultation with the community was subsequently undertaken from Tuesday 11 July 2023 to Tuesday the 8 August 2023. The consultation process was communicated in a number of ways including:

- Notification in the Daily Post on Tuesday 11 July 2023
- Council's Let's Talk – Kōrero Mai, online engagement tool which also served as the mechanism for interested parties to make a submission
- Council's social media channels

A total of 72 submissions were received and three submitters chose to speak at a hearing held during the Community and District Development Committee Meeting on 9 August 2023. The full catalogue of submissions is included as Attachment 1.

#### 4. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

##### Summary of submissions

27 submissions (37.5%) were in support of the proposal, and 45 submissions (62.5%) were opposed to the proposal. The key issues/topics identified through submission and staff comment in response to submissions are provided in table one below:

**Table One: Summary of Submissions - Proposed Change in Purpose for part of Rotorua Cemetery Reserve**

Issue/Topic	Submission #	Summary of Submission Points	Staff response
General support for the proposal	8, 13, 18, 22, 24, 27, 30, 32, 33, 34, 42, 43, 45, 48, 50, 51, 52, 55, 57, 58, 70	Housing is one of the biggest issues in Rotorua so makes sense to use the space for that purpose.  Support Ngāti Whakaue aspirations.	

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Issue/Topic	Submission #	Summary of Submission Points	Staff response
		<p>If it can't be used for cemetery then housing is a good option.</p> <p>Currently not being used for anything else.</p> <p>Should be used for the living.</p> <p>Good location close to town.</p>	
General opposition to the proposal	16, 20, 25, 54, 61, 71	<p>I oppose any low cost housing at this location.</p> <p>Concerns about proliferation of social housing in Rotorua.</p> <p>Oppose any change in purpose without the consent of Koromatua Hapu of Ngāti Whakaue being obtained.</p>	<p>The proposed 'community housing' purpose will require a large portion of any proposed housing to be lower cost housing which could include social housing, affordable rentals and rent to purchase options. The proposed reserve purpose also provides some flexibility to provide a portion of market housing to ensure that the proposed housing development is financially feasible.</p> <p>If the proposed change in reserve purpose is approved by the Committee, POT have indicated they are likely to consider a mixed tenure development.</p> <p>It should further be noted that Rotorua is currently experiencing significant housing shortage and projected increase in housing demand, and that this includes the full spectrum of housing from social housing through market housing.</p>
Concerns about suitability of site for housing	1,3, 5, 6, 9, 10, 14, 24, 25, 27, 31, 36, 38, 46, 56, 61, 67, 68, 69, 72	<p>Not suitable for housing as it is located on a state highway.</p> <p>Concerns about noise and vibrations from trucks.</p> <p>Will add to existing congestion at the site.</p>	A significant number of submissions raised concerns about the suitability of the site for housing. This includes concerns about reverse sensitivity effects due to the proximity of the site to the state highway and existing industrial land uses, potential impact on existing traffic flows on Sala Street, underlying ground conditions and potential flood risk and air quality issues associated with the nearby crematorium.
	38, 69	Concerns about air quality from nearby crematorium.	

Issue/Topic	Submission #	Summary of Submission Points	Staff response
	6, 9, 12, 17, 22, 64, 67, 68, 69	<p>Concerns about air quality due to proximity of the state highway.</p> <p>Concerns with land stability.</p> <p>Inappropriate for housing due to ground conditions.</p> <p>Potential flood risk.</p> <p>If it can't be used for burials how can it be use for housing.</p>	<p>The proposed change in reserve purpose to 'community housing' will only enable POT to investigate the possible development of housing on the reserve. Any proposed development will be subject to standard consenting processes and will need to consider and respond to potential effects of the proposed development such as those identified in submissions with respect to the suitability of the site for housing.</p> <p>It should be further noted that Council staff sought early feedback from Waka Kotahi with regards to the potential impact on the State Highway network, prior to bringing a recommendation to the Committee to progress public consultation on the proposed change in reserve purpose. The initial response was that "Waka Kotahi has no concerns with the proposed development in principle. However, key considerations that will need to be addressed are noise reverse sensitivity, standard and location of access, and multimodal accessibility".</p>
	11, 26, 38, 46, 53, 64, 69, 72	<p>A more suitable use of the land would be for industrial or commercial given the surrounding land uses.</p> <p>Potential risk to residents from existing industrial activity.</p> <p>Area is commercial/industrial and is not suitable for housing.</p>	<p>POT on behalf of Ngāti Whakaue, have been clear in their aspirations to progress housing on the reserve with the specific intention of providing housing options for Ngāti Whakaue descendants, and giving effect to the intention of the Housing Accord. POT have not expressed any desire to progress any alternative land use.</p> <p>The proposed change in purpose is intended to give effect to the aspirations of POT while the process to return the land in accordance with the requirements of the protocol agreement between Council and Ngāti Whakaue.</p>
	9, 20, 22, 25, 40, 66, 72	Concerns about the proximity of proposed housing to the crematorium/cemetery.	There is existing housing to the South of the reserve that is in closer proximity to the cemetery and crematorium than the proposed

Issue/Topic	Submission #	Summary of Submission Points	Staff response
		Potential impact on the existing cemetery e.g. vandalism.	housing that would be developed on the northern area of the reserve.
Land should be retained by Council	2, 4, 25, 37, 39, 44, 46	<p>Land should be retained as green space for locals and visitors.</p> <p>Play and recreation facilities should be developed on the site e.g. playground, basketball court.</p> <p>We have limited green spaces in Rotorua.</p> <p>Concerned about the loss of green space in Rotorua.</p>	<p>The reserve was gifted by Ngāti Whakaue for the establishment of the Rotorua township, specifically for cemetery purposes. In accordance with the Ngāti Whakaue Gifted Reserves Protocol Agreement, where land is not being used for the purpose of the original gifting, then the land must be returned to POT on behalf of Ngāti Whakaue.</p> <p>On this basis the land cannot be retained by Council for the purposes of open space.</p>
	4, 5, 9, 10, 17, 35, 39, 62, 63, 65, 69	<p>Site should be used for cemetery purposes as intended.</p> <p>Land should be used to develop a new chapel.</p> <p>Ash interment/memorial plaques should be developed on the site</p> <p>Land should be developed as a tree trust.</p>	<p>The underlying ground conditions of the northern part of the reserve do not support burials. The findings of recent bore hole testing undertaken on the northern part of the reserve indicate the ground water level across the site it be between 1.6-1.8m under the surface.</p> <p>The only possible option to enable burials on this part of the reserve would be to significantly raise the ground level which is considered unfeasible.</p> <p>The development of a new niche wall for ash interments is currently being progressed within the southern area of the reserve.</p> <p>Council has guaranteed access to available space for approximately 200 public burials within the Kauae Cemetery (approximately two years' worth). Council staff are working with the Kauae Cemetery Trust Board to make additional space available for public burials.</p>
Land should be	7, 8, 13, 15, 19, 20, 23, 27, 28, 33,	Land should be returned to iwi	At the December 2022 meeting, Council made a commitment to undertaken the process to return the

Issue/Topic	Submission #	Summary of Submission Points	Staff response
returned to Iwi	41, 47, 49, 59	Original landowners should be able to do what they want with it.  If the land cannot be used for its original purpose it should be returned.	land to POT on behalf of Ngāti Whakāue. The proposed change in reserve purpose is an interim measure to allow POT to progress housing on the reserve while the revocation of the reserve classification and the process to return the land is progressed.  To formally commence this process, a subsequent report will be brought to the Committee following a decision on the proposed change in reserve purpose.
Previous cemetery site	29	Site was used as a cemetery previously.	The first burials took place in 1883 in an area closer to the Puarenga River. By 1899-1900 that Puarenga area was no longer used and all burials were undertaken in the existing cemetery reserve. The graves from the area by the Puarenga River were reinterred to the current cemetery in 1958.  There are no records to indicate that any burials ever occurred in the northern part of the reserve.

The decision to change the purpose of the reserve will only enable POT to investigate the development of housing on the reserve. Many of the concerns raised in submissions are potential effects of proposed development of the site that will need to be considered through normal consenting processes, and where required mitigated.

On this basis it is recommended that the Committee approve the change in reserve purpose.

#### Proposed lease

If the Committee approve the proposed change in reserve purpose to Local Purpose (Community Housing) Reserve, it will be necessary for Council to grant a ground lease to POT under Section 61 of the Reserves Act 1977 for the specific purpose of housing.

It is anticipated that the process to return the land could take up to five years, however it is recommended that a lease term of 30 years be granted. A 30-lease term will provide certainty to potential funding partners, including the Crown, for any proposed housing development.

## **6. TE TINO AROMATAWAI ASSESSMENT OF SIGNIFICANCE**

The matters and decisions in this report are considered significant in accordance with Council's Significance and Engagement Policy, on the basis that it will be difficult to reverse the decision once housing is developed on the reserve, and the significance of the decision to Te Arawa.

## **7. NGĀ KŌRERO O TE HAPORI ME TE WHAKATAIRANGA COMMUNITY INPUT/ENGAGEMENT AND PUBLICITY**

Public consultation in accordance with the provisions of the Reserves Act 1977 is required to change the purpose of part of a reserve. Consultation with the community was subsequently undertaken from Tuesday 11 July 2023 to Tuesday 8 August 2023.

A total of 72 submissions were received and three submitters chose to speak at a hearing held during the Community and District Development Committee Meeting on 9 August 2023. The full catalogue of submissions is included as Attachment 1.

## **8. HE WHAIWHAKAARO CONSIDERATIONS**

### **8.1 Mahere Pūtea Financial/budget considerations**

There are no financial or budget considerations associated with the decisions in this report.

### **8.2 Kaupapa Here me ngā Hiraunga Whakariterite Policy and planning implications**

There is strategic alignment of the recommendations made in this report with Council's agreed obligations under the Ngāti Whakaue Gifted Reserves Protocol Agreement and the Housing Accord.

The underlying District Plan zoning on the land allows for residential development.

### **8.3 Tūraru Risks**

A decision not to approve the proposed change in reserve purpose could have a negative impact on Council's relationship with the Ngāti Whakaue Gifted Reserves Protocol Committee and the Pukeroa Ōruawhata Trust.

### **8.4 Te Whaimana Authority**

Under Section 24A of the Reserves Act 1977, Council is delegated to change the purpose of a Local Purpose Reserve by notice in the New Zealand Gazette, where that reserve is vested in Council.

**9. NGĀ ĀPITIHANGA  
ATTACHMENTS**

Attachment 1: Catalogue of Submissions (Doc ID – 19943639 -distributed separately).



ROTORUA LAKES COUNCIL

Mayor  
Chair and Members  
COMMUNITY AND DISTRICT DEVELOPMENT COMMITTEE

### 6.3 Proposed Reserve Revocation – 10 Barnard Road (Decision Required)

**Report prepared by:** Stephanie Kelly, Development and Partnerships Manager

**Report reviewed by:** Jean-Paul Gaston, Group Manager Community and District Development

**Report approved by:** Geoff Williams, Chief Executive

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#### 1. TE PŪTAKE PURPOSE

The purpose of this report is to seek the Committee's approval to commence the process to revoke the reserve classification of the Council owned road reserve at 10 Barnard Road being Lot 16 DPS 1375, pursuant to Section 24 of the Reserves Act 1977.

#### 2. NGĀ TŪTOHUNGA RECOMMENDATIONS

1. That the report 'Proposed reserve revocation – 10 Barnard Road' received.
2. That the Council resolves to commence the process to revoke the road reserve status of the Council owned land at 10 Barnard Road, being Lot 16 DPS 1375, pursuant to Section 24 of the Reserves Act 1977.

#### 3. TE TĀHUHU BACKGROUND

The Rotorua Lakes Council owns a 0.125 hectare area of land at 10 Barnard Road in the Fairy Springs area. The land was vested in Council in 1957 when the larger parent lot was subdivided, for the specific purpose of providing future vehicle access from Barnard Road through to the land to the north (refer Attachment 1). The land is held as Road Reserve under the Reserves Act 1977.

The land is subject to a Licence to Occupy (LTO) in favour of the adjoining landowners for the purposes of a playground and parking area. Council is required to provide three months notice to terminate the LTO.

Summerset Retirement Villages has purchased the land to the north of Barnard Road, currently occupied by the Rotorua Heritage Farm and 3D Trick Art Gallery, with the intention of developing a 270 unit retirement village including village amenities and hospital level rest home care. Council staff are currently supporting Summerset through the Government's Fast Track Consenting process.

The main access to the Summerset land is currently via a private road off State Highway 5, a limited access road that may be subject to restrictions imposed by Waka Kotahi. Summerset has subsequently

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requested the use of the Council road reserve off Barnard Road to provide an additional vehicle access to the Village. This alternative access would primarily be used as access for emergency services and deliveries, with residents and visitors being expected to use the main access off State Highway 5.

#### **4. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS**

Enabling the use of 10 Barnard Road to provide vehicle access to the Summerset land is consistent with the purpose for which Council holds the land. There are a number of ways that the use of this land to provide access to the Summerset Village could be enabled, including the granting of a right of way easement or dedicating the land as public road.

It would be Summerset's intention to install a gate at the boundary between the Summerset land and 10 Barnard Road. The installation of a gate would result in access to the village being restricted with the road subsequently not being able to be designed and constructed to meet engineering specifications for public road. On this basis, the optimal and recommended option would be for Council to dispose of the land to Summerset. Summerset have advised that this is also their preferred option.

For Council to dispose of the land to Summerset, the reserve status must be first be revoked. The process to revoke the status of a reserve is outlined in Section 24 of the Reserves Act 1977 and includes the following steps:

1. Seek Council approval to initiate the process.
2. Consult with the Minister of Conservation seeking approval in principle.
3. Public submission process, including public hearings if appropriate.
4. Council considers submissions and makes a decision on the revocation proposal.
5. If approved, Council resolution and public submissions provided to the Minister of Conservation for consideration and final decision.
6. If approved, reserve classification revoked via notice in the NZ Gazette.

Following the revocation of the reserve status, Council would seek to dispose of the land directly to Summerset as the property was acquired with the intention of accessing this block. This will require a subsequent decision of Council. Disposal of the land would be at market value, as per the requirements of Council's Property Disposal Policy. To safeguard access to the land, the Sale and Purchase Agreement would include a condition that provides Council with the first right of refusal to purchase the land, and/or a requirement for the land to be vested in Council as road, should the nature of the development or use of the land change in the future.

The process to revoke the status of the reserve and dispose of the land is likely to take a number of years. In the interim, a Licence to Occupy would be issued to Summerset to enable the development to be progressed. Alternative options to enable access will need to be explored if the revocation does not proceed for any reason.

#### **5. TE TINO AROMATAWAI ASSESSMENT OF SIGNIFICANCE**

The decisions or matters of this report are not considered significant in accordance with the Council's Significance and Engagement Policy.

## **6. NGĀ KŌRERO O TE HAPORI ME TE WHAKATAIRANGA COMMUNITY INPUT/ENGAGEMENT AND PUBLICITY**

Public consultation in accordance with the provisions of the Reserves Act 1977 is required as part of the process to revoke the reserve status.

## **7. HE WHAIWHAKAARO CONSIDERATIONS**

### **7.1 Mahere Pūtea Financial/budget considerations**

There are no financial or budget considerations associated with the decisions in this report.

### **7.2 Kaupapa Here me ngā Hiraunga Whakariterite Policy and planning implications**

There is strategic alignment with the recommendations made in this report with Council's agreed outcomes of delivering housing.

The proposal aligns with the purpose for which the land is held by Council.

### **7.3 Tūraru Risks**

There are no major risks associated with the decisions in this report.

### **7.4 Te Whaimana Authority**

Authority for Council to determine any recommendation made in this report stems from the provisions of the Local Government Act 2002 and the Reserves Act 1977.

## **9. NGĀ ĀPITI HANGA ATTACHMENTS**

Attachment 1: Location map of Council road reserve at 10 Barnard Road.

**Attachment 1: Location map of Council Road Reserve at 10 Barnard Road**



## 6.4 Progress Report - Community and District Development Group

# Progress Report



Doc ID: 19941443

<b>To:</b>	Mayor, Chair and Members – Community and District Development Committee
<b>Meeting Date:</b>	13 September 2023
<b>Group:</b>	Community and District Development
<b>Group Manager:</b>	Jean-Paul Gaston
<b>Report approved by:</b>	Geoff Williams, Chief Executive
<b>Components:</b>	Community Safety; Thriving Communities; Rotorua Library Te Aka Mauri; Growth and Development; Integrated Planning and Development

Stats and Facts		
<b>JULY</b>  <b>2023</b>	<b>200+</b> inner city businesses visited by City Guardians	<b>25,811</b> library visitations 24% increase on July 2022
	<b>3</b> small Neighbourhood Matching Fund applications received	<b>32</b> Large scale housing developments supported
Conditional sale and purchase agreement entered for 283 Clayton Road	<b>Plan Change 9 and FDS hearings in August</b>	

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## Hunga: Tiaki Hapori – Community Safety

### Safe City Guardians/Patrols/CCTV

#### Operational Activity

- CCTV footage assisted the Alcohol Regulatory Licensing Authority (ARLA) in a recent Hearing. This function is also assisting in reducing alcohol-related harm.
- CCTV staff and monitoring continued to support Police activities throughout July.
- Guardians continued to support and direct rough sleepers to support networks.
- Effective linkages with Te Pokapu (housing hub) maintained to assist those in need.
- 200+ CBD businesses visited to remind them of services offered and ensure connection.
- Continuing patrols of CBD and surrounds to monitor any trends and escalate as required.
- A presentation at the meeting will detail new safety initiatives and changes to service delivery to improve CBD/Fenton Street safety outcomes. These initiatives support the community safety plan previously discussed.

### Parking

- As per Annual Plan decisions, hourly parking rates were increased from \$1 to \$2 in existing on-street parking areas, effective 1 July.
  - Cash payments during July were 9.0% of total revenue and 15.9% of transactions.
  - Card payments 31.3% of total revenue and 41.8% of transactions.
  - App payments 52.9% of total revenue and 42.3% of transactions.
  - The percentage of card transactions increased in July with a drop in app transactions. The average app transaction value however, increased to \$4.76.
- As illustrated below, total parking infringements increased in July, totalling 2,989 (133 per day) compared with 2,670 in June.

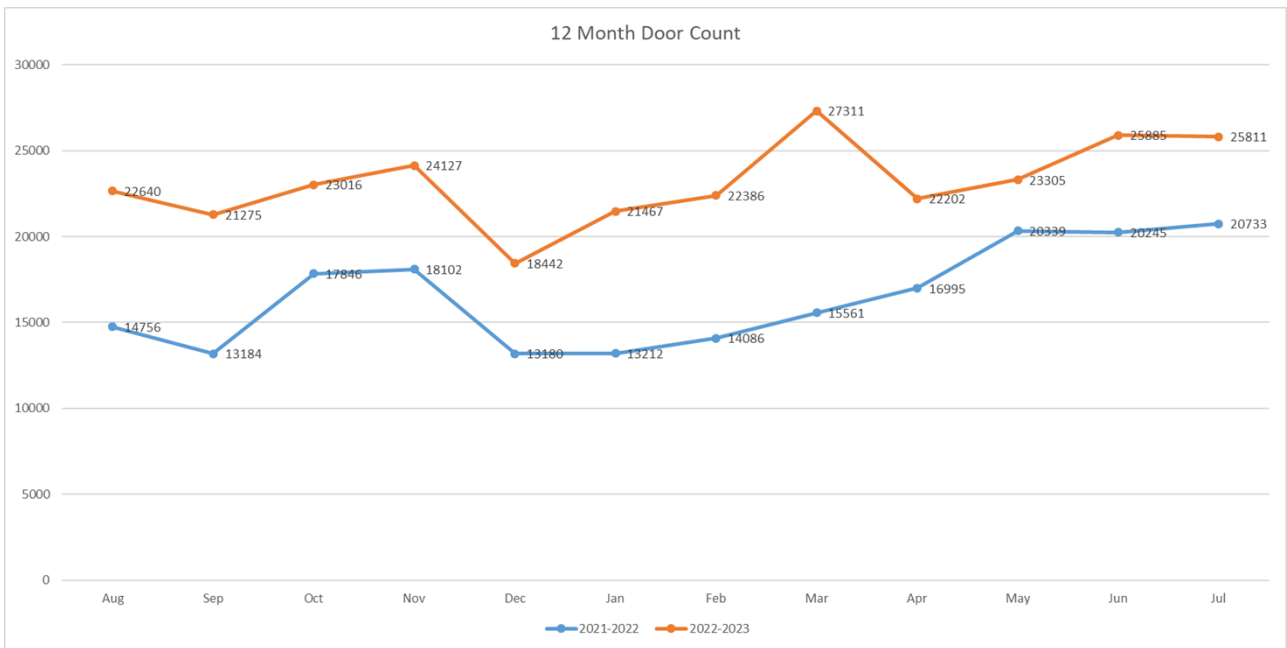
### Resource Management Act Compliance

- Ongoing work continues to follow up on currently non-compliant accommodation providers to achieve compliance with the Rotorua District Plan. This phased follow up includes those previously contacted and an ongoing risk-based assessment to identify which premises will be approached next.

## Rotorua Library at Te Aka Mauri

### Resources and Services

- **Door Count Monthly:** 25,811 visitations July 2023 - 24% increase on July 2022
- **July Stand Out:** Computer room use up 39% on June 2022



● **Skinny Jump Registrations Monthly: 44 in July 2023 - 193% increase on July 2022**

Free modem and subsidised broadband for those who don't already have broadband in their home – 35GB free plus \$5 top-up for additional 35GB, includes Ciena for students (max 210GB/month, school terms only), must be referred by a school and meet criteria



**Programmes and Activities**

**All programmes Monthly:** 3322 participants in June 2023, boosted by winter school holiday programme seeing over 1000 children attending 14 in-house activities.

**July - August**

- Six additional class bookings secured with Rotorua Intermediate.
- Several local schools attended the 29 July Vex Robotics Build Day in collaboration with Kiwibots NZ.
- Multicultural lunches continue to be popular. Filipino hosted lunch on July 29 with 130 attending.
- Family History Day 5 August as part of BOP History Month with 110 attending across five events.
- New Vex Robotics and 3D printing 7 Week course to start August 9 with Te Aho Kura Ponamu- The Correspondence School.

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- Top Art 2023 exhibition tour featuring some of the country's top secondary school visual art portfolios on display from August 14 to 25.
- Maori Women's Health League exhibition installed in the Heritage and Research area and opened following a karakia on August 25.

### Planned for September

- Te Atawhai Aroha Compassionate Communities series continues with conversations about Assisted Dying on August 1, and Death and Dying on Sept 5.
- Multiple events planned to celebrate Alzheimer's Awareness month, Te Wiki o Te Reo Maori and Mental Health Awareness Week.

## Ohu: He Hapori Taurikura – Thriving Communities

### Homes and Thriving Communities

#### Locality Planning

- Te Oranga Nui Rawhiti Mai - Eastside Community Wellness Plan
  - Progress is continuing
  - Work has begun to engage with marae on the Eastside

#### Emergency Housing Taskforce

- Regulatory action and involvement continues.

### Welcoming Communities

- Mayoral welcome to Toi Ohomai/Te Pūkenga international students successfully resumed.
- RLC successful in gaining MBIE 'Welcoming Community' Stage 1, accreditation.
- Welcoming Communities represented on new migrant community forum established by the police.

### Equitable Voice and Community Participation

#### Tamariki and Rangatahi Voice

- Hosted Graeme Dingle Foundation – Employment workshop with rangatahi in Council Chambers.
- Collaborated with Chamber of Commerce, Rotorua Community Youth Centre and other industry stakeholders to deliver the first of a series of career pathway events for youth in Rotorua.

## Planning and Development Solutions

### Consent Planning

#### Subdivision Consents (1 to 30 June 2023)

- The number of consented lots (residential / lifestyle) issued for this period is **24**.
- Subdivision consents for a total of approximately **300** potential lots were being processed at time of reporting (includes subdivision for social housing, infill, lifestyle and greenfield residential).

#### Land Use Consents (1 to 30 June 2023)

- The number of additional houses (e.g. second houses on one title, conversion of garage or dwelling breaching yard requirements) consented during June was **23**.

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**Building Consents**

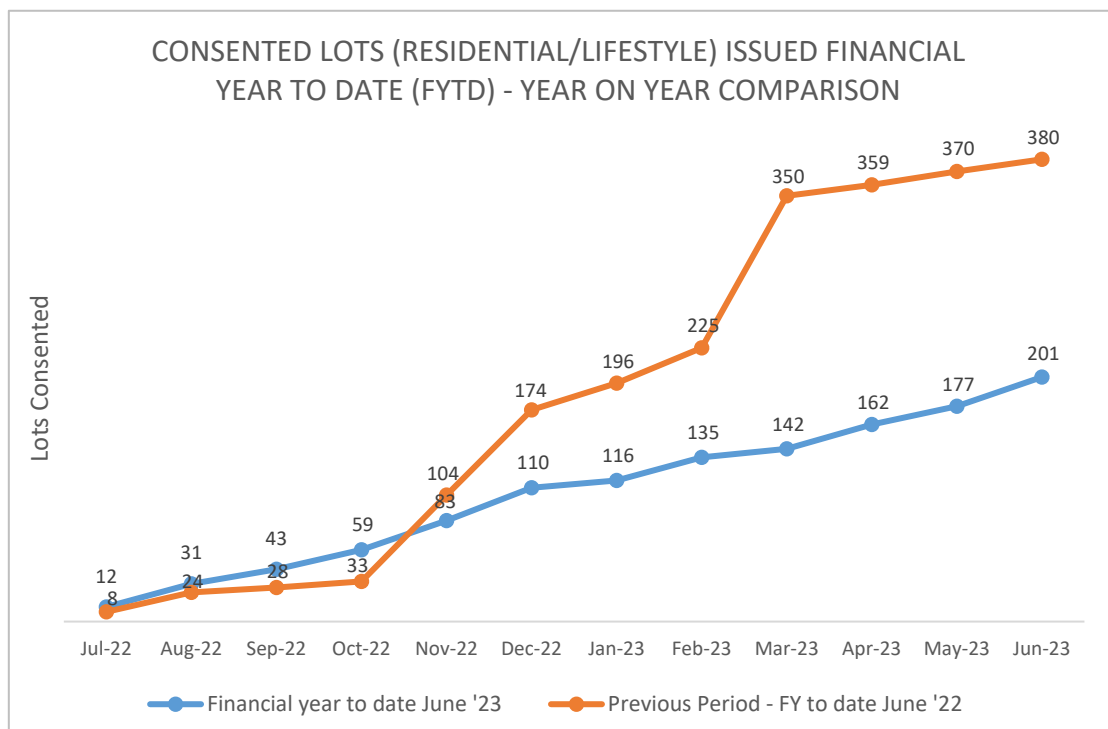
**Building Consents (1 to 30 June 2023)**

- Building consents for **13** new dwellings were issued in June 2023.
- **30** Code Compliance Certificates (CCCs) issued for new dwellings during this reporting period.
- We have achieved continued Building Consent Authorities (BCA) accreditation after notifying International Accreditation New Zealand (IANZ) and MBIE of the OneCouncil changes. This was a special assessment and accreditation achieved by providing audits of the key changes, satisfying IANZ the change is being mandated successfully.
- In April we completed our bi-annual on-site BCA assessment. Ongoing accreditation was confirmed in July.

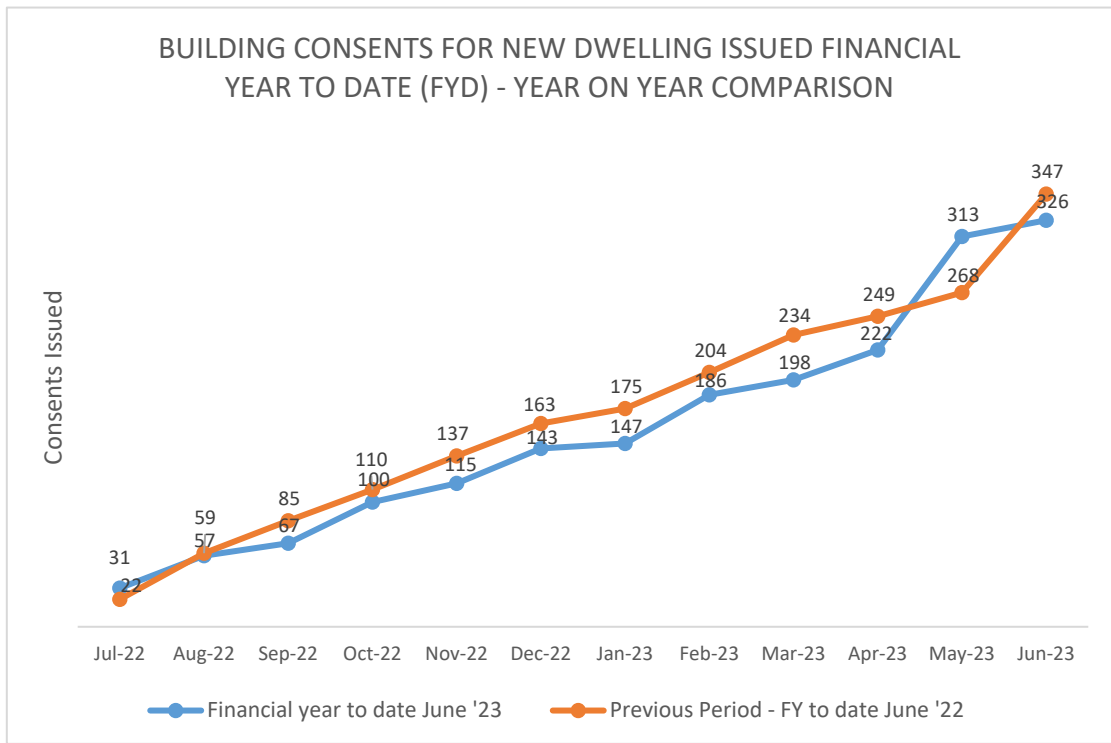
**Yearly Consent Comparisons**

- The number of subdivision consented lots (residential / lifestyle) issued for the financial year to date is **201** lots.
- New dwellings consented (building consents) for the financial year to date total **326** (this does not include consents for additional dwellings issued by Kainga Ora’s Building Consent Authority).
- The value of building consents issued for the financial year to date is **\$309,189,181**.
- The total new dwellings Code Compliance Certificates issued for the financial year to date is **239**.

Consents	July 2021 – June 2022	July 2021 – June 2022	July 2022 – June 2023
Number of Building Consents Issued	1,172	1,172	1,033
Value of Building Consents YTD	\$279,404,403	\$279,404,403	\$309,189,181
New Dwellings Consented	347	347	326
Number of Resource Consents (all decisions) Issued	532	532	488
Subdivision Consented Lots Issued	380	380	201



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## Whakamaheretia Tā Tātau Ara Whakamua – Plan Our Way Forward

### Housing Enablement

#### Housing for Every – Plan Change 9

- Statutory hearings for Plan Change 9 being held 14 August to 22 August. These were livestreamed on the RLC Youtube channel. Submitters had the option of appearing in person or remotely. The commissioners heard from 31 submitters including subject matter experts, government agencies, consultants and members of the public. The commissioners will now deliberate and are expected to have a recommendation for elected members to consider by the end of this year.

#### Future Development Strategy (FDS)

- A report summarising all submissions and feedback was provided to the hearings panel and submitters attending the hearings and was published online. The report captured feedback against key outcomes that informed the draft FDS and submissions and feedback were collated in relation to:
  - The strategic approach underpinning the strategy;
  - Additional growth locations (proposed through the submissions and feedback);
  - The implementation and monitoring of the FDS;
  - Proposed editorial changes to the FDS.
- 35 submitters heard at hearings on 28 and 29 August with deliberations scheduled for 1 September.

#### Development Support

- The team continues to support **32** major residential developments (three new projects have been included since the last reporting period).

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- **10** of these major developments are in the Central and Western stormwater catchments (no increase this reporting period). These projects will benefit from funding allocated to RLC from the Infrastructure Acceleration Fund (IAF). The total yield for these 10 projects is **670** houses/lots.
- Pre-lodgement conversations with developers remained strong with a new developer showing interest in developing affordable housing in the western catchment. Two large iwi entities are also involved in preliminary discussions regarding **2** two separate papakainga developments.
- We have now started to provide concept design support to the first of Te Tatau o Te Arawa's 'Wellbeing Compass' projects.
- Working groups have been established for all of Rotorua's Fast Track Planning applications. These groups include RLC and BOPRC technical staff and applicants' consultants. The aim is providing applicants as much certainty as possible by taking an integrated approach prior to lodgement.

### Partnership Development

- Council has entered into a conditional sale and purchase agreement with the preferred developer for the Council-owned land at **283 Clayton Road**. The proposed development is conditional on funding from MHUD's affordable housing fund with final funding approval expected by 30 August. This fund supports development of new, affordable homes for low-to-moderate income earners in locations facing the biggest housing supply and affordability challenges.
- A preferred development partner has been identified to progress development of Council-owned land at **61 Kawaha Point Road** following an expressions of interest process. The development is intended to deliver housing, improved accessibility for the community and support development aspirations of the Waikite Rugby and Sports Club, should they choose to progress development of their land. A Development Agreement between RLC and the preferred developer is currently being negotiated and will detail the parties' commitment and specify how the development will be undertaken.
- Public consultation on the proposal to change the purpose of the northern part of the **Rotorua Cemetery Reserve** to 'community housing' under the Reserves Act 1977 was undertaken from 11 July to 9 August 2023, with a hearing held 9 August 2023. The proposed change in purpose would enable Pukeroa Ōruawhata Trust to investigate the potential for housing on this site while the process to return the land to Ngāti Whakāue is progressed. A total of 72 submissions were received. A summary of submissions and final recommendation will be presented to Council in September for a decision.

### Inner City Revitalisation and Fenton Street Corridor

#### Planning and Implementation

- Eat Street:
  - Review of current licenses, street trading permits and infringements is underway.
- Retail Study and improvement plan:
  - Colliers Strategic Advisory Services appointed to undertake detailed retail study and improvement plan.
  - Marketview contracted to provide consumer data to assist in assessing spend within CBD and spend leakage.

#### Wayfinding/Cultural Foundations

- Wayfinding Project – This includes development of a strategy that can be used by any RLC departments/staff and subsidiaries to define what, where and how signage will be implemented, including internal policy regarding changes and approvals for new signage:
  - Diadem appointed to undertake wayfinding project.
  - Successful site visit held with the Diadem team early August. Diadem given opportunity to gain a thorough understanding of Māori culture and Te Arawa values, and the importance of bi-culturalism.

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Full briefings were also provided on inner-city revitalisation plans, destination management plan and the Rotorua brand and Diadem were given an opportunity to experience some of our cultural attractions including Te Puia and Wai Ariki Spa. Diadem were very complimentary of their time spent in Rotorua.

- Cultural foundations:
  - Agreement reached with Te Tatau o Te Arawa on shared funding for the development of the cultural narratives.
  - Consultant attended site visit with Diadem and provided input into the cultural understanding and existing narratives in Rotorua.

## 6.5 Progress Report - Culture, Heritage and Mahi Toi

# Progress Report



Doc ID: 19939831

<b>To:</b>	Mayor, Chair and Members – Community and District Development Committee
<b>Meeting Date:</b>	13 September 2023
<b>Group:</b>	Corporate Services
<b>Group Manager:</b>	Thomas Collé
<b>Report approved by:</b>	Geoff Williams, Chief Executive
<b>Components:</b>	Culture, Heritage and Mahi Toi

Stats and Facts	
<p><b>JULY</b> <b>2023</b></p>	<p>Estimated economic Impact of Business Events for July 2023 – <b>\$2,163,980</b></p>
<p>Ngāti Whakaue Education Endowment Trust Board enabled 4,231 local ākonga free bus services to attend Museum education classes from January to June 2023</p>	
<p>SHMC <b>8,731</b> users clicked through to Ticketmaster (vs 5,400 users in June)</p>	<p><b>Rotorua Home and Lifestyle Expo – 10,000pax over three days</b></p>

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## Ohu: Te Ahurea Me Nga Mahi Toi | Culture, Heritage and Mahi Toi

EEC, Sportsdrome, Te Runanga Teahouse, Markets, Business Events and Events:

### Energy Events Centre

#### For July 2023

- Holiday Parks NZ Conference – 200 attendees
- NZ Association of School Trustees – 1200 attendees
- Rotorua Home and Lifestyle Expo – 10,000 attendees over three days

Estimated economic Impact of Business Events for July 2023 – **\$2,163,980**

#### August 2023

- Te Putahi Nui Conference – 700 attendees
- North Island Judo Champs – 250 participants
- Dancing for Hospice – 2000 attendees
- NZ Secondary Schools Winter Sports Week Basketball Games – 700 participants

Estimated economic Impact of Business Events for August 2023 – **\$1,081,990**

#### Formula used:

Average stay 2.9 nights x Number of delegates x Average spend \$533 (MBIE Report 2018)

### Sportsdrome

#### For July 2023

- 25 of 31 days used by Rotorua basketball approx. 3500 – 4000 participants per month
- Chinese Women's Olympic 7's Team Trainings – 28 attending
- NZSTA Conference – Exhibition and Catering area

#### August 2023

- In use 25 of 31 days
- NZ Secondary Schools Winter Sports Week Basketball Games – 700 participants

## Rotorua Museum Te Whare Taonga o Te Arawa

### Key focus for July 2023

- Ongoing support for Museum Build Project, including Councillor workshops and recommendation paper to Infrastructure and Environment Committee Meeting on 2 August.
- Ongoing iwi engagement and research/collation of details of objects for Museum Exhibition Project.

### Achievements this period

#### Museum Education

- Student Numbers: Total 507 students in July (113% more than July 2022 when there were 238).
- Bookings: Term 3 almost fully booked at time of reporting (August 1388, September 535). Term 4 bookings also filling up fast, with 716 student bookings already confirmed.
- Reducing Barriers to Learning: Free bus transport, sponsored by Ngāti Whakaue Education Endowment Trust Board, enabled 4,231 local ākongā to access barrier-free learning with the Museum education team for the January to June 2023 period.

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**Museum Events and Engagement**



- New Museum Youth Advisory Group visited Museum storage facility and met our collection curators.
- During the past five months, more than 800 responses have been received to the online ‘Have your Say’ Museum exhibition surveys, with pieces of feedback now totalling more than 7,000.

Sir Howard Morrison Centre

As at 15 August we had welcomed 16,222 people through the doors for a range of performing arts, business events and hui.

**Highlights**

Massive Theatre Company free workshops for rangatahi 15-25 years presented in partnership with Sir Howard Morrison Centre. We interviewed participants and made a video for social media that articulated their experience. Take a look: <https://fb.watch/mpr-z3N5h8/>  
Following the success of Whetūrangihia, the team is discussing supporting a return season, the development of a new work and a resident company partnership.

**Operational Update**

The venue continues to grow use rates with August tracking at 80% and September forecast at 83% for the Sir Owen Glenn Theatre.

SHMC opening to date utilisation	Utilisation Pre-closure and investment	Utilisation opening to date
SIR OWEN GLENN MATANGI RAU	<b>35%</b>	65%
TE HAUMAKO	<b>29%</b>	49%
TE WHAKARURUHAU ( Banquet)	<b>25%</b>	24%

**Performing Arts**

August–November are busy months ahead with high volume of performing arts events including community partnerships, commercial shows and a partnership with Aronui Arts Festival.

*Highlights mid July – mid August*

- OPUS presented Hairy McLary with Jackie Clarke. 397 tickets sold.

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- Unfortunately we had to cancel **Mr & Mrs Macbeth of Dodson Valley** due to low ticket sales and the show under-performing in its Auckland season, meaning the promoter couldn't sustain further risk by coming to Rotorua. We are in discussions regarding 2024.
- **Night Light** – New Zealand Dance company premiere of contemporary dance work from Aotearoa.
- **The Big Sing Cadenza** – choirs from across the region compete at SHMC over two days, includes 450 high school students, culminating in a gala performance 15 August.
- **Post Modern Jukebox** – American band's contemporary take on iconic hits – a concert in Sir Owen Glenn Theatre (commercial hire) – Net box office exceeded commercial rental rate so we will take 10% of total box office as per contract.
- **Celtica Illusion** – an Irish Dance work (commercial hire) looked set to sell out at time of reporting. Net box office has exceeded commercial rental rate so we will take 10% of total box office as per contract.
- **Dance NZ Made** – a Rotorua rangatahi dance competition 25 August.
- **Piaf: The Legend** tribute concert celebrating the life of the little sparrow will perform in Haumako.

#### *Coming Next Month*

- Priscilla Queen of the Desert
- Half of the Sky
- Coterie
- Kupu Mareikura
- Pohutu
- Miss Rotorua Pageant
- Kairakau Red Carpet Premiere
- Dr Suess – The Cat in the Hat

#### **Business Events at SHMC**

- NZ Plant Protection annual conference was delivered 7-10 August.
- Our technical department has created bespoke Technical equipment hire packages for business events so that we are competitive with external suppliers for all non performing arts events as a new revenue stream opportunity.

#### **Event Attraction**

Working on a promotion piece with Our Place to build an Arts & Culture experience weekend in Rotorua – this publication has a strong database across regional Bay of Plenty. The article would encompass a cultural weekend experience in Rotorua.

#### **Marketing SHMC**

SHMC reached 31,580 Facebook users during July.

##### *Top 3 social posts by reach*

	Content	Reach	Reactions (likes, comments etc)
1	Main character spotlight post – Wheturangihia	9,812	500
2	August upcoming events post	3,150	39
3	Postmodern Jukebox event reminder post	3,006	52

#### *Website Traffic and Engagement*

- The SHMC website had **9.3k users** during July (vs 6.5k users in June)
- **8,731** users clicked through to Ticketmaster (vs 5.4k users in June)
- Resulting in **2,714** event ticket sales (vs **1,420** ticket sales in June)
- (**31%** conversion rate - up 5.1% from last month)

Marketing activity underway for next month's shows

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## 7. He whakataunga kia hoki atu te aronga o te hui hai hui tūmatawhānui - Resolution to move into public excluded (to consider and adopt confidential items)

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987, for the passing of this resolution are as follows:

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under Section 48(1) for passing of this resolution</b>
CONFIDENTIAL MINUTES OF PREVIOUS MEETING HELD 9 AUGUST 2023	Please refer to the relevant clause/s in the open meeting minutes.	Good reason for withholding exists under Section 48(1)(a).
BLUE BATHS PROCESS UPDATE	Protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.	Section 48(1)(a) Section 7(2)(b)(ii)

This resolution is made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Sections 6 or 7 of the Act or Sections 6, 7 or 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item.