



NOTICE OF A MEETING

NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE MEETING

AGENDA

Date: Wednesday 7 October 2020

Time: 10am

Venue: Council Chamber

MEMBERSHIP

Chair

Mayor Steve Chadwick

Members

Cr Trevor Maxwell

Mr Malcolm Short

Mr David Tapsell

Ms Tina Ngatai

Mr Tanira Kingi

Mr Rawiri Waru

Quorum

4

Order of Business

1	Opening Karakia - Karakia whakapuaki	3
2	Apologies - Ngā whakapaaha	3
3	Confirmation of Minutes – Te whakaū i ngā meneti.....	4
3.1	Ngāti Whakaue Gifted Reserves Protocol Committee meeting –	4
	Minutes 25 September 2019	4
4	Staff Reports – Pūrongo Kaimahi	8
4.1	Potential Future Funeral Home/Chapel Operation at Sala Street Cemetery Reserve.....	8
4.2	Proposed Open Space Policy.....	10
4.3	Rotorua Lakefront Update	28
4.4	Reserve Operational Updates	31
5	General Business	41
6	Closing Karakia	41

1 Opening Karakia - Karakia whakapuaki

2 Apologies - Ngā whakapaaha

The Chairperson 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 Confirmation of Minutes – Te whakaū i ngā meneti

3.1 Ngāti Whakaue Gifted Reserves Protocol Committee meeting – Minutes 25 September 2019

60-12-270\02
RDC-1013928

Draft Minutes	
Ngāti Whakaue Gifted Reserves Protocol Committee	
<i>Date:</i>	10am Wednesday 25 September 2019
<i>Purpose:</i>	Protocol meeting between Pukeroa Oruawhata Trust and Rotorua Lakes Council

<i>Venue:</i>	Council Chamber
<i>Chairperson:</i>	Mayor Steve Chadwick
<i>Members:</i>	Cr Trevor Maxwell, Tina Ngatai, Peter Faulkner, Malcolm Short,
<i>Apologies:</i>	Tanira Kingi, David Tapsell, Rawiri Waru
<i>Staff present:</i>	Geoff Williams, JP Gaston, Rob Pitkethley, Gina Mohi, Ben Manley, Isabel Brell

WELCOME

Mayor Steve Chadwick welcomed everyone present and invited Gina Rangi to open the meeting with a Karakia.

1. Apologies

Resolved

That the apologies from Tanira Kingi, David Tapsell be accepted and for lateness, Cr Maxwell.

Ms Ngatai /Mayor Chadwick
CARRIED

2. Confirmation of previous minutes

Resolved

That the minutes of the Ngati Whakaue Gifted Reserves Protocol meeting held on 8 April 2018 be accepted as true and correct.

Ms Ngatai/Mr Short
CARRIED

3. Potential Future Use of Rotorua Cemetery Sala Street Reserve Short Pitch Golf Site

Resolved:

1. That the report Potential Future use of the Rotorua Cemetery Sala Street Reserve Short Pitch Golf site be received.

Ms Ngatai/Mr Short
CARRIED

Rob Pitkethley provided an overview and the following points were discussed:

- The return of the land to Cemetery purposes would be well received by Ngati Whakaue.
 - Council to consider if any profit from a funeral home lease could be invested back to that area or the Maori Urupa at Kauae Cemetery.
 - Investigate the land opposite, as is still noted as cemetery reserve but is subject to commercial leases.
 - To develop the area into a quality space for cemetery purposes would require significant investment and could impact on any potential profits of a commercial funeral home.
 - A commercial partnership would be required as Council would be unlikely able to fund the development of the area and potential new chapel project on its own.
2. That the Committee endorses the Council to continue investigations to look at returning this general area to cemetery or memorial purposes.
 3. That the Committee approve in principle the future potential for part of this site to be leased for funeral home purposes.

Ms Ngatai/Mr Short
CARRIED

4. Pathway Widening For Shared Use onto Gifted Reserves

Resolved:

1. That the report Pathway Widening for Shared Use onto Gifted Reserves be received.

Cr Maxwell/Ms Ngatai
CARRIED

Rob Pitkethley provided an overview and the following points were discussed:

- That the widening does not impinge on the development on Pukeroa Properties no.2 site.
 - Land was gifted for community activities.
 - Health and Safety considerations.
 - Land swap to be completed.
2. That the Committee endorses the use of the edges of the Gifted Reserves mentioned within this report for the purpose of providing an area for Shared Use Pathways. It was noted that other areas will be negotiated with the appropriate landowners.

Cr Maxwell/Ms Ngatai
CARRIED

5. Removal of the Old Laundry Building – Government Gardens

Resolved:

1. That the report Removal of Old Laundry Building – Government Gardens be received.
2. That the Committee endorses the removal of the Laundry as per Option two of this report.

Ms Ngatai/Cr Maxwell
CARRIED

6. Reserves Operating Updates

Resolved:

1. That the report 'Reserve Operational Updates' be received.

Mayor Chadwick/Ms Ngatai
CARRIED

Rotorua Lakefront Development

JP Gaston provided an update and the following points were discussed.

- The resource consent has been processed.
- HEB Contractors will prepare to commence works on the 25 October 2019.
- Earthworks contract is being finalised.

Gina Rangi provided an update on the licence for the Te Arawa Lakes Trust (TALT):

- Boardwalk and jetties are built partly on gifted reserves land and TALT title. In the licence this has been managed by treating the boardwalk and jetties as a single structure.
- The intention is TALT would manage any commercial activities on the boardwalk and jetties.
- A single approach to development on the boundary between the land and the lake is being worked on. Council has no say in terms of visual amenity as to what happens on the lake bed and similarly TALT has the same issue with what Council does on land. A side agreement is being explored at having a consistency of approach around visual amenity and the standard of structures being built on the lake bed and the land edge.

Thermal Holiday Park

Peter Faulkner commented Pukeroa Oruawhata Trust are working with The Property Group at looking at a more appropriate status of the land when it is returned by revoking the reserve status and implementing a city entrance way tourism zone. This will accommodate future uses of the land.

Pererika Street reserve Land Exchange

Mr Faulkner said St John is looking to relinquish its property on the eastern side therefore resulting in a net reduction inland. Mr Faulkner advised he would liaise with Mr Pitkethley on this matter.

Motutara Point Cycle Track

Mr Pitkethley provided the update as in the report.

Government Gardens Toilet

Mr Pitkethley provided the update as in the report.

Sanitorium Reserve Ecological Restoration Project

Mr Pitkethley provided the update as in the report. He emphasised the project would need to have the right cultural overlay and therefore would be working closely with Ngāti Whakaue and Tuhourangi.

Kuirau Park Improvements

Mr Pitkethley provided the update as in the report. Mayor Chadwick asked if the Committee would consider marking Cr Charles Sturt contribution by naming an element of the Skatepark after him.

Aquatic Centre Improvements

Mayor Chadwick commented on the recent CLM awards in which staff from the Aquatic Centre were recognised and asked Mr Pitkethley to pass her congratulations onto the team. Mr Pitkethley provided the update from the report.

Rotorua Cemetery Sala Street crematorium Upgrade

Mr Pitkethley provided the update as in the report.

Iwi Engagement Mechanism

Ms Rangi provided the update as in the report.

Fibre upgrades in the Government Gardens

Resolved:

That the Committee approve to initiate the process for the installation and rerouting of fibre in the Government Gardens.

Ms Ngati/ Mr Faulkner
CARRIED

General Business

Elections 2019

Mr Faulkner thanked the elected members and wished them all the best for the 2019 elections and also acknowledged and thanked RLC staff. Mayor Chadwick also acknowledged the progress the Committee has made and thanked RLC staff.

Open Spaces Policy Provision Review

Mr Pitkethley advised an opening spaces provision policy is being developed to consider how much open space there is; quality, quantity, access and functionality for the public. As Ngāti Whakaue Gifted Reserves are a significant amount of open space, Mr Pitkethley said the Committee will be kept informed about the progress of the policy.

Cr Maxwell closed the meeting with a Karakia

The meeting closed at 11.35am

4 Staff Reports – Pūrongo Kaimahi

60-12-270\03
RDC-1060740

ROTORUA LAKES COUNCIL

Mayor
Chairperson and Members
NGĀTI WHAKAUE GIFTED RESERVES COMMITTEE

4.1 Potential Future Funeral Home/Chapel Operation at Sala Street Cemetery Reserve

Report prepared by: Stephanie Kelly, Recreation Planner

Report reviewed by: Rob Pitkethley, Manager Sports, Recreation and Environment

Report approved by: JP Gaston, Group Manager Strategy (for Jocelyn Mikaere, Group Manager Operations)

1. TE PŪTAKE PURPOSE

The purpose of this report is to request that the Committee nominate an appropriate person or persons to advise Council staff on the cultural considerations or limitations of any future funeral home/chapel operation at the Rotorua Cemetery Reserve to inform an Expressions of Interest process.

2. HE TŪTOHUNGA RECOMMENDATION

1. That the report 'Potential Future Funeral Home/Chapel Operation at Rotorua Cemetery Reserve' be received.
2. That the Committee nominates _____ to provide advice to Council staff on the cultural considerations or limitations of any future funeral home/chapel operation at the Rotorua Cemetery Reserve to inform an Expressions of Interest process.

3. TE TĀHUHU BACKGROUND

At its meeting of 25 September 2019, the Committee approved in principle the future potential for part of the Rotorua Cemetery Reserve to be leased for funeral home purposes. This was as an outcome of Council having been approached by a local private funeral service provider about the possibility of leasing part of the site.

The existing Chapel at the Rotorua Cemetery is a very dated building and has a number of problems that require an unsustainable level of maintenance so it is time to replace this building. The establishment of a funeral home on the site presents the opportunity for the Council to partner with

[Back to index](#)

a funeral home operator in the construction of a chapel that better meets the needs of current funeral services.

In addition, the lease for short hole golf on the northern part of the reserve has recently been terminated so the site is free of lease commitments. The future use of this site will be returned to being for cemetery or memorial purposes in accordance with the original gifting of the reserve.

5. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

Council is intending to undertake an Expression of Interest (EOI) process to identify private funeral service providers who may be interested in developing a funeral home and partner with Council on a chapel on the Rotorua Cemetery Reserve.

To inform this process, Council requires guidance on any potential cultural considerations or limitations that the EOI documentation would need to include in describing the potential scope of any proposed operation.

Council requests the Committee nominate an appropriate person or persons to advise Council staff in preparation of the EOI documentation.

The outcome of the EOI process will be brought back to the Committee for consideration and approval of next steps.

60-12-023
RDC - 1055580ROTORUA LAKES COUNCIL

Mayor
Chairperson and Members
NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

4.2 Proposed Open Space Policy

Report prepared by: Stephanie Kelly, Recreation Planner

Report reviewed by: Rob Pitkethley, Manager Sport, Recreation and Environment

Report approved by: JP Gaston, Group Manager Strategy (for Jocelyn Mikaere, Group Manager Operations)

**1. TE PŪTAKE
PURPOSE**

The purpose of this report is to present to the Committee the Proposed Open Space Policy.

**2. HE TŪTOHUNGA
RECOMMENDATION**

1. That the report 'Proposed Open Space Policy' be received.

**3. TE TĀHUHU
BACKGROUND**

Open space can be defined as all land under the control of Council that is set apart for a public recreation purpose inclusive of recreation reserves, freehold land, drainage reserve, esplanade strips and reserves, court, alley, cycle track and road reserves used for public recreation, excluding exclusive lease land.

The Rotorua Lakes Council does not currently have a formal level of service for the provision of open space. With recent increases in development and growth projected to continue there is a need for clear policy guidance on requirements for open space across the Rotorua District.

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

The proposed Open Space Policy has been developed using both qualitative and quantitative measures and will inform Council's open space requirements for new development areas including informing Councils structure planning and locality planning processes. The proposed policy will also provide guidance to assess the suitability of the existing open space network against the standards outlined in the policy to ensure the open space network is fit for purpose. In addition, the proposed Policy is intended to:

- Provide clarity on what we want to achieve from our open space network

- Provide certainty to Council, developers and the community on future provision
- Ensure an integrated approach with walking, cycling, stormwater etc.
- Provide the rationale for financial contributions
- Provide the link between the purpose of the a reserve and how we maintain it
- Ensure alignment with Council's strategic direction including the Housing and Thriving Communities Strategy and Sport and Recreation Strategy

The proposed policy identifies the following objectives for the open space network:

- The open space network is accessible to all.
- The open space network is connected.
- The open space network is protected and enhanced.
- The open space network is something that we are proud of.
- The open space network delivers great outcomes in partnership with Te Arawa and our community.

The proposed Policy includes four levels of service standards which are designed to ensure that the community have good access to the open space network and the variety of open space experiences that it provides, and that the open space network is the outcome of good design and is highly valued by the community. The level of service standards for the open space network are:

- Quality standards – what our open spaces should look and feel like,
- Quantity standards – how much open space we should have,
- Accessibility standards – how far people should travel to get to open space, and
- Function standards – the range of experiences the open space network provides.

Application to Gifted Reserves

The scope of the proposed Policy applies to all open space owned or under the control and management of the Rotorua Lakes Council including the Ngāti Whakaue gifted reserves.

Under the proposed Policy the majority of the gifted reserves would be considered 'Premier Parks' which are reserves that, "showcase the best the city and district has to offer, providing a unique experience for the community and visitors to the area. Offer a range of experiences and typically provide for a large number of visitors".

The proposed Policy also acknowledges the Ngāti Whakaue Gifted Reserves Protocol Agreement in applying to decisions made under this policy, in that where a gifted reserve is no longer being used for the purpose of its original gifting it should be returned to Pukeroa Oruawhata Trust on behalf of Ngāti Whakaue.

Next steps

The proposed Policy is being presented to the Strategy, Policy and Finance Committee at its meeting on 8 October 2020 seeking a recommendation to Council for the Policy to be adopted as a draft for public consultation pursuant to section 82 of the Local Government Act 2002.

**5. NGĀ ĀPITI HANGA
ATTACHMENTS**

Attachment 1: Proposed Open Space Policy -page 13-28

**OPEN SPACE LEVEL OF SERVICE POLICY (DRAFT)**

Date Adopted	Next Review	Officer Responsible
TBD	TBD	Recreation and Open Spaces Manager

Purpose

To outline Council's approach to the provision and development of the open space network.

This will determine Council's open space requirements for new development areas and guide assessment of the suitability of the existing open space network against standards outlined in the Policy.

Scope

The Policy applies to all Council controlled open space, including lands gifted that are subject to the Ngāti Whakaue Gifted Reserves Protocol Agreement.

It is acknowledged that Council is one of a number of providers of open space in the district, and that there is a need to understand Council's role within the broader context of the network.

The Policy applies across the district however as 80% of the population are located within urban areas, the level of service standards are more applicable to these areas.

The Policy identifies opportunities to acknowledge mana whenua and represent the importance of Te Arawa to this place through the planning and development of the open space network. Te Arawa iwi are tāngata whenua of the Rotorua district and Māori culture and heritage is a special characteristic and strength of this place.

Definitions

Open Space - Open space under the control of Council, set apart for public recreation purpose inclusive of recreation reserves, freehold land, drainage reserves, esplanade strips and reserves, court, alley, lakeside reserves, cycle track and road reserves used for public recreation, excluding exclusive leased land.

Objectives

Council's strategic direction including Vision 2030, Spatial Plan, Sport and Recreation Strategy, Open Space Strategy and Sustainable Living Strategy provide the context for determining the following objectives that apply to the open space network:

- **The open space network is accessible to all.** The open space network is accessible for all regardless of age, ability, socio-economic status. Our community do not have to walk far to experience open spaces.
- **The open space network is connected.** Recreation, transport and ecological corridors are created. Communities are linked together.
- **The open space network is protected and enhanced.** The open space network plays a significant role in contributing to the environmental values of our district. We look after what we have and add value wherever possible. We educate our community and visitors to the area on the importance of our open spaces, culture and natural environment.
- **The open space network is something that we are proud of.** The open space network is highly valued by the community and is the outcome of good design and community involvement.
- **The open space network delivers great outcomes in partnership with Te Arawa and our community.** Te Arawa principles and partnership is a fundamental part of how we plan and deliver our open space network. Open spaces are reflective of our culture and history.

General Policies

1.1 Level of Service Standards

The level of service for the open space network is determined by the following:

- Quality standards - what our open spaces should look and feel like,
- Quantity standards - how much open space we should have,
- Accessibility standards - how far people should travel to get to open space, and
- Function standards - the range of experiences the open space network provides.

The standards are designed to ensure that the community have good access to the open space network and the variety of open space experiences that it provides while ensuring that the open space network is the outcome of good design and highly valued by the community.

1.2 Integrated Planning

Council takes an integrated approach to open space planning. This recognises that the open space network achieves multiple objectives of Council including recreation, conservation, amenity, transport, culture, sustainability, infrastructure, community development.

Bringing together considerations such as walking and cycling network plans, stormwater management, environmental objectives, cultural values and aspirations, growth planning and neighbourhood reinvigoration projects will achieve better outcomes for our community.

Level of Service Policies

2.1 Quality Standards

2.1.1 Purpose:

Quality standards define what we want our open spaces to look and feel like. They refer to the features and characteristics of open space that impact on its ability to meet community social and recreational needs. They influence the way that open spaces are valued and used.

While there is relatively good access to open space in many parts of the city and wider district, the quality is variable. In particular, low socio-economic areas tend to be associated with a lower quality of provision, which is often characterised by poor landscaping, utilitarian design, visible damage to plantings and park structures, and the presence of graffiti. The intention of the quality standards is to apply to all areas of the city and district..

2.1.2 Policy:

The planning, provision, development and management of the open space network will be guided by the following quality standards.

Consideration	Standards
Location of open space	- Central and prominent to surrounding residential area. - Have good connections to the surrounding area and other destinations. - Maximise street frontage to create good visual surveillance and safety. - Topography and proportion compatible with the intended purpose. - Located at the intersection of movement corridors, near transport routes and where a high level of use is anticipated. - Located to protect and enhance cultural, environmental and heritage values. - Located to maximise the value of adjacent existing open spaces, also a wider consideration for a proposed development or structure planning process (for example, streets could be located to provide good street frontage to an existing reserve or further open space could be provided to increase the size and function of an existing reserve).
Development of open space	- All open spaces have a clear purpose and function (primary and secondary). - Activities reflect needs of user groups and local communities. - Encourage sense of ownership over the space. - Apply universal design and flexibility to cater to changing demands. - Create visible activity nodes to encourage social interaction and safe environments. - Permeable fencing and avoidance of solid planting to encourage passive surveillance and improve safety of reserve users. - Understand cultural, heritage and natural values to create engaging and distinctive open spaces. - Contribution to environmental values including ecological corridors.
Maintenance of open space	- Aim to ensure maintenance standards reflect the purpose and function of the open space to maintain quality open spaces in the future.

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The open space categories and provision metrics table provides further guidance on function, provision targets and indicative amenities for each type of open space.

2.1.3 Application:

The quality standards guide requirements for new areas of open space and are applied to the existing network to determine where improvements are required. For existing areas this could include the purchase of land to improve visibility and access into reserves. Divestment of land may be considered where there are limited options to improve quality or it is not practical from a cost/benefit point of view and an alternative area of land is available to better meet the quality standards.

It is recognised that some types of open space such as stormwater gully systems, while potentially providing open space values through amenity, ecological corridors and walking/cycling connections, the nature of the land may limit the extent to which the quality standards can be achieved.

Reserve Management Planning and Neighbourhood Reinvigoration processes will be used to help apply the quality standards, and engage with the community on their expectations with regard to their local reserves. Application of quality standards can be achieved through community design processes to encourage ownership and pride in the open space network and through partnerships with Tangata Whenua to reflect cultural values and activities.

A Best Practice Guide for Open Space will be developed to provide further guidance on expectations of these standards including illustrated examples to highlight good practice (and what not to do).

Implementation is subject to Council's Long Term Plan and Annual Plan processes.

2.2 Quantity Standards

2.2.1 Purpose:

Quantity standards determine how much open space is required. Through application of these standards, there is likely to be an increase in the quantity of open space available as an outcome of growth and other opportunities.

2.2.2 Policy:

The level of service is primarily driven by standards for the accessibility, quality and function of the open space network. In order to meet these standards, new open space may be required in both existing residential areas and new development areas. This will increase the amount of open space available to the community.

Council may also acquire (or receive) land for open space purposes through the following:

- Responding to strategic opportunities that achieve wider Council/community objectives.
- District Plan esplanade reserve provisions.

Acquisition can be through vesting of land, purchase of land or a works in lieu agreement with a developer or other organisation.

The requirement to provide on-site open space as part of a development may be considered in planning for areas of higher density. This will be considered through the District Plan review process.

Areas of medium to high density increase reliance on the open space network as this often fulfills the role of their own backyard, and provides amenity in a built-up environment. An evaluation will be undertaken to determine the open space available, the quality of these spaces, and the function that they provide. Consideration will be given to community perceptions about their open space environment. Strengths and weaknesses will be identified and consideration will be given to a range of options available to address identified issues.

These options could include:

- improving the quality of open spaces (this is a critical component of attractive and liveable high density urban areas)
- improving the function of open spaces
- improving connections between open spaces (using streets, accessways, cycle ways etc)
- improving the amenity values of the open space network
- provision of additional areas of open space such as pocket parks
- enhancement of streetscape to provide amenity and recreational opportunities
- recognition of open spaces provided by schools, churches, marae and other organisations
- consideration of provision of on-site open space
- contribution of town centres and civic spaces

Council will measure the amount of open space using a population-based ratio, in other words the actual number of hectares of open space provided for every thousand people. This will only be used to identify how much open space is available based on actual provision, and how this changes over time. The ha/1000 ratio is a common way of comparing provision against other Councils. It will not be used to determine the quantity of open space required in the district as this is primarily driven by standards for the accessibility, quality and function of the open space network.

The open space categories and provision metrics table provides further guidance on function, provision targets and indicative amenities for each type of open space.

2.2.3 Application:

Implementation is subject to Council's Long Term Plan and Annual Plan processes.

2.3 Accessibility Standards

2.3.1 Purpose:

Accessibility standards primarily determine how far people should have to travel to get to the open space network, in other words, physical accessibility.

The policy also seeks to ensure that as far as practicable, the open space network is developed in a way that everyone is able to access it regardless of their age, ability or location.

2.3.2 Policy:

The aim is to ensure everyone has reasonable access to the open space network and the variety of experiences it provides. A no exclusions aspiration is in place so that accessibility is achieved regardless of age, ability or location. Accessibility to places that support cultural values and activities of importance to Tangata Whenua is a key consideration.

The base level of service for accessibility is that the majority (90%) of residents located in urban areas are able to walk 10-15 minutes (or 500 metres) to a neighbourhood park or the equivalent function of a neighbourhood park provided on a different type of reserve, for example a sportspark. Urban areas are defined by the District Plan zones of Residential (1-5), Future Residential, City Centre (1-3) and Rural Village.

The role of other providers such as Schools and Marae can be considered as a way to achieve this standard although it needs to be recognised that this does not necessarily provide security of long-term access. In some situations it may be appropriate to enter into a community share partnership with the provider to provide and promote community access.

Walking distance will be measured as an actual distance, not as the crow flies to take into account the street network and physical barriers such as railways and main highways. Connectivity of the network is an important consideration as this provides easier access to areas of open space.

As the size and function of open spaces increases, the greater the distance that people will have to travel (walk, cycle, public transport or drive) to them.

If it is considered impractical to achieve accessibility standards because of the nature of the built environment or the cost/benefit involved in doing this (eg purchasing a number of residential properties), then the priority will be on increasing accessibility, visibility and quality of the nearest reserve(s).

The open space categories and provision metrics table provides further guidance on function, provision targets and indicative amenities for each type of open space.

2.3.3 Application:

Open Space Network Plans will be developed to map the 500 metre radius (ideally based on actual travel distance as opposed to as the crow flies) and identify gaps in provision. This will take into account future development areas.

Implementation is subject to Council's Long Term Plan and Annual Plan processes.

2.4 Function Standards

2.4.1 Purpose:

Function standards determine the diversity of experiences our community and visitors should expect from our open space network.

2.4.2 Policy:

The aim of the function standards is to ensure a variety of open space and recreational experiences are provided from the open space network, and provide a balance between small neighbourhood parks and larger premier parks.

The open space network will be categorised in accordance with Council's open space categories. Each space will have a clear primary (and secondary) purpose and function. This will guide the ongoing development and management approach to each reserve. It is recognised that some reserves have a higher level of service approach as they experience high levels of use at certain times of the year due to the purpose and function of the reserve (eg Lakeside Reserves).

The open space categories and provision metrics table provides further guidance on function, provision targets and indicative amenities for each type of open space.

2.4.3 Application:

Reserve Management Planning and Neighbourhood Reinvigoration processes will be used to help apply the function standards, and engage with the community on their expectations with regard to their local reserves. Implementation is subject to Council's Long Term Plan and Annual Plan processes.

Landuse and Development

It is recognised that geographic areas of the district have different characteristics, communities, landuse, development patterns and levels of existing open space provision. Therefore, it is not practical to have one consistent standard across the district.

The table below provides guidance on considerations when applying the level of service standards to different areas across the district.

Landuse Type	Considerations and areas of focus
Rural	It is often assumed that because the rural environment is characterised by open landscapes and views and the feeling of openness, that public open space is not needed, however open space is essential in contributing to the rural sense of place and community. This is especially so for sport and recreation parks and community parks that are often the centre or hub of rural settlements. It is important that these parks meet quality, accessibility and function standards. The rural environment is also popular for recreation uses, such as walking, horse-riding, farm-stays, photography, sightseeing and off-road vehicle use (4-wheel drive vehicles and mountain bikes). The Department of Conservation manages a significant amount of the remaining natural areas found in rural environments.
Rural Residential	Council is starting to see a growing number of rural residential subdivisions. As these areas are predominately located close to a small town or urban area, it is important that connections are provided to any commercial, community or recreational destinations nearby. The larger lots provided by rural residential subdivisions do not necessitate the need for a neighbourhood or community park as they have larger sections that provide for play and amenity. However, the protection of significant cultural, heritage or environment features and connections to walking and cycling networks are important considerations in rural residential developments. Where the subdivision is of a significant scale (eg over 100 lots), consideration may be given to provision of local neighbourhood or community parks. It is also important that the wider cumulative impact of rural residential developments on high use areas such as premier parks, lakeside reserves and outdoor adventure areas across the district is recognised.
Urban – existing	Focus is on optimising the open space network through: - Improving linkages and connections (including with new developments). - Improving quality. - Identify clear purpose and function for all areas. - Achieve 500m accessibility for neighbourhood parks.

Landuse Type	Considerations and areas of focus
	- Partnership and integrated approach. Focus on high deprivation areas recognising role that open space planning and development can play in strengthening communities. Use neighbourhood reinvigoration projects to start to achieve standards. It is also important that the wider cumulative impact of infill development on high use areas such as premier parks, lakeside reserves and outdoor adventure areas across the district is recognised.
Urban – new	Focus on local neighbourhood reserve provision and walking and cycling, protection of natural areas, dual role of stormwater reserves. Focus on integrating with stormwater, transport, schools and community facilities, and connecting into existing neighbourhoods. It is also important that the wider cumulative impact of new growth areas on high use areas such as premier parks, lakeside reserves and outdoor adventure areas across the district is recognised.
Urban – medium to high density	Focus is on a range of methods of provide open space network outcomes: - Improving quality of open spaces. - Improving function of open spaces. - Improving connections using streets and accessways. - Provision of additional open space. - Enhancement of streetscape. - Role of open space provided by other organisations. - Role of civic spaces. - Potential for provision of onsite communal open spaces. It is also important that the wider cumulative impact of higher density living on high use areas such as premier parks, lakeside reserves and outdoor adventure areas across the district is recognised.

Acquisition, Divestment, Funding and Implementation

This policy assists with identifying open space requirements and the investment needed to both respond to growth and ensure the existing network is achieving good outcomes.

The Ngāti Whakaue Gifted Reserves Protocol Agreement applies to decisions made under this policy. Under this agreement it is understood that if such reserves should not be used for their original purpose then they should be returned to Pukeroa Oruawhata Trust on behalf of Ngati Whakaue, unless there is agreement otherwise. Council will only consider disposal of open space land when it is clearly established that the land is surplus, and disposal would result in a clear benefit to the wider open space network and the open space needs of Rotorua residents. Any proposed disposal of land will follow relevant Council and legislative process including the Ngāti Whakaue Gifted Reserves Protocol Agreement, Reserves Act 1977 and Local Government Act 2002.

Council seeks to recover the costs of open space provision and development associated with growth. This primarily occurs through financial contribution charges in accordance with the Rotorua District Plan. Financial contributions are used to achieve positive effects on the environment as the result of growth. As more land is developed, the density of housing may increase and more pressure is placed on existing reserves. New reserves may also be required to provide for the higher demand for recreational space in the district and increased amenity.

Council will consider the potential for vesting of land for reserves (and potential development of the land) subject to agreement on the land meeting the requirements of this policy. The type of land that could be vested in Council in lieu of financial contributions could include:

- A relatively flat area of land for a neighbourhood park, accessible to the user population and adequate to accommodate children's play equipment, tree plantings and open space.
- A linkage, or potential linkage, along or to significant natural features, or between other areas of public open space and community facilities (excludes linkages between roads).
- Land for the protection or enhancement of significant mature trees, significant areas of indigenous vegetation, indigenous wildlife habitat, margins of waterways, biodiversity, natural and cultural landscapes heritage places and buildings, or other significant natural features.
- Land for the protection or enhancement of historic or cultural features of significance to the population of the district.

In all respects, the Council will retain the right to decide on the appropriate level of money and/or land contribution in accordance with this Policy and the Rotorua District Plan financial contribution requirements.

In order to give effect to the Policy it is likely to be implemented in a variety of ways:

- Used by staff and developers to guide open space requirements for new developments.
- Used as a basis for the collection and use of financial contributions.
- Applied to the existing open space network to determine alignment.
- Development of an open space network plan (that also considers acquisition, rationalisation, divestment opportunities).
- Input into development of spatial plans and structure plans (eg Pukehangi).
- The above information to help inform Long Term Plan capital programmes.
- Development of appropriate performance measures.
- Open space assessment for large development proposals (eg Brent Block 179 lots).
- Set levels of service for incorporation into Asset Management Plans.

Implementation is subject to Council's Long Term Plan and Annual Plan processes.

Relevant Legislation, Bylaws and Policies

Policies

1.4 Property Disposal Policy

This policy provides a consistent approach when considering the disposal of Council-owned properties, provides a complete and robust process to clearly identify properties that may be considered for disposal and seeks to manage Council's risk and legal requirements in this regard.

5.2 Administration of Reserves Policy

This policy covers reserve management plans, easements and private access to reserves, and esplanade reserves.

5.7 Reserves Structures Policy

This policy covers the provision of playgrounds. The policy requires playgrounds that cater for preschoolers and children are to be located so that access and potential use within a catchment radius of approximately 500m is maximised. Exceptions to this will be when playgrounds are located within lakeside, rural and inner-city reserves that have high visitor numbers, but insignificant local residential users within 500m. Playgrounds that cater for young people are to be located within suburban or rural communities so that access and potential use within that suburb or community is maximised. Playgrounds are to be sited on reserves (or other land) according to the following principles:

- High visibility for safety and awareness and to deter vandalism.
- Safe and convenient access to roads, pathways, rights of way.
- Account to be taken of the presence of natural hazards and barriers to use.
- If possible, sufficient open space should be left around the playground for other activities, and to provide a buffer to residential housing.
- The area is to be well drained.
- To take advantage of the best features of the location.
- Following accepted methods of consultation with neighbouring residents and businesses.

If located on land that does not belong to Council, then a legal agreement protecting public rights to use the area must be executed

5.8 Sports Grounds and Facilities Policy

The overall aim of this policy is to ensure a consistent approach is undertaken with regard to the management, development and maintenance of sportsgrounds and associated facilities.

Rotorua District Plan

The District Plan identifies esplanade reserves required for access and ecological values with priority areas identified.

All designated reserves are scheduled in the District Plan.

The District Plan outlines requirements for reserve zoned land and financial contribution requirements for reserves.

Reserves Act 1977

Providing, for the preservation and management for the benefit and enjoyment of the public, areas of New Zealand possessing values including recreational use or potential, whether active or passive; or natural, scenic, historic, cultural, archaeological, biological, geological, scientific, educational, community, or other special features or values.

Open Space categories and provision metrics guideline

Type	Function	Examples	Indicative amenities	Provision metrics
Neighbourhood Parks	Provides basic informal recreation and social opportunities with a short walk of surrounding residential properties.	Scott Ave Reserve	- Playgrounds - Landscaping - Seats - Small grassed play space - Pathway connections	Ideal size of 3000m². Urban - Located within 500m or 10-15-minute walk of 90% of residences in urban areas. Rural and rural residential – No requirement.
Pocket Parks	Small scale parks usually provided in high density living areas and/or within commercial areas to provide amenity relief from the built environment.		- Landscaping - Seats	Usually less than 1000m² in size. Provided in high density living areas and commercial areas.
Community Parks	Provides a variety of informal recreation and social experiences from residents across a suburb. Activities include family gatherings, small community events and informal games of sport. Also provides a neighbourhood park function to surrounding residents.	Linton Park	- Playgrounds - Landscaping - Seats - Large grassed play space - Pathway connections - BBQ and picnic areas - Cycle stands - Carparking - Possible sportsfields	Minimum size of 1ha. Urban – TBD after application of standards. Rural – Village green for small rural towns and villages. Rural residential – No requirement.

Type	Function	Examples	Indicative amenities	Provision metrics
Sport and Recreation Parks	Network of reserves with primary purpose to provide for organised sport and recreation activities. Also used for events and tournaments (sport and non-sport). Also provides a neighbourhood and community park function to surrounding residents.	Westbrook Park	- Sportsfields - Clubrooms - Public toilets and changing rooms. - Cycle stands - Carparking - Playgrounds - Pathway connections - Hard courts - Other play opportunities such as skateparks.	Provision and development determined by supply and demand for winter sports fields. Options for responding to under supply include: - Code reallocation - Artificial surfaces - New sportsfields - Irrigation and drainage improvements - Floodlights
Premier Parks (also called Destination Reserves)	Showcase the best that the city and district has to offer, providing a unique experience for the community and visitors to the area. Offer a range of experiences and typically provide for a large number of visitors. Also provides a neighbourhood and community park function to surrounding residents.	Government Gardens	- Specialised facilities - High standards of landscaping and amenity. - Large events space. - Public artworks - Highly structured and developed spaces. - Walking and cycling connections. - Destination playgrounds. - Water access - Viewpoints - Distinctive natural, heritage or cultural features. - Public gardens - Signage/interpretation	No quantity guidance. Tend to be outcome of historical provision or natural/cultural features. Existing areas identified as premier parks and focus on quality, function and accessibility improvements. Ensure maintenance level of service reflects primary purpose and function, and extent of use.

Type	Function	Examples	Indicative amenities	Provision metrics
Lakeside Reserves	Many of Rotorua's lakes are destinations for locals and tourists particularly during summer months. For visitors to experience the lake environment, these reserves focus on providing maximum enjoyment and access/interaction with the water. Also provides a neighbourhood and community park function to surrounding residents.	Hannahs Bay Reserve	- Boat ramps and lake access points. - Picnic/BBQ areas - Carparking - Landscaping and amenity. - Public toilets - Events space - Playgrounds/nature play - Walking/shared paths - Signage/interpretation	No quantity guidance. Tend to be outcome of historical provision. Existing areas identified as Lakeside Reserves and focus on quality, function and accessibility improvements. Ensure maintenance level of service reflects primary purpose and function, and extent of use.
Cultural/Historic Reserves	Many cultural/historic reserves are in Maori ownership. Accessibility and connectivity of these reserves is important.		Reserve development should reflect tangata whenua aspirations for the reserve.	No quantity guidance. Tend to be outcome of historical provision or protection of significant sites as part of a development process or where creating a reserve enables a site to be protected.
Recreation and Ecological Linkages	Provides contiguous networks of open space that establish recreational, walking and cycling and ecological connections, integrated with on-street connections and stormwater networks. Often provide access to the water (lakes, rivers, streams etc).	Waiteti Stream Esplanade Reserve	- Walkways - Trails - Cycleways - Landscaping - Seating areas - Boardwalks - Native bush - Signage	No quantity guidance. Focus on connecting existing areas of open space. Establish district wide plan with network aspirations within and around urban areas (lakes, caldera, Green Corridor, Te Ara Ahi) and rural connections. Identify District Plan priority esplanade reserves and connections to/from these. Influence of topography – connections usually guided by gullies, streams, stormwater, escarpments requirements.

Type	Function	Examples	Indicative amenities	Provision metrics
Outdoor Adventure	Large outdoor activity areas, mainly covered in forest. Used for range of activities including mountain biking, nature walking and associated commercial tourism activities.	Tokorangi and Whakarewarewa forests (The Redwoods).	- Cycle trails - Walking trails - Visitor centres - Specialised facilities - Outdoor adventure activities - High profile events - Signage/interpretation	Use of the road network (formed and unformed), waterways and rural areas to provide greater opportunities for community recreation activities and environmental benefit. Recognise limitations with applying some of the quality standards. No quantity guidance. Significantly adds to the diversity of experiences available within the district. Popular with the local community and with visitors and tourism.

Note over time, these categories will be applied to other relevant planning processes for consistency such as reserve management plans, asset management plans and the Rotorua District Plan.

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RDC-1060789ROTORUA LAKES COUNCIL

Mayor
Chairperson and Members
NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

4.3 Rotorua Lakefront Update

Report prepared by: Rob Pitkethley, Manger Sport, Recreation and Environment

Report approved by: JP Gaston, Group Manager Strategy (for Jocelyn Mikaere, Group Manager Operations)

**1. TE PUTAKE
PURPOSE**

The purpose of this report is to inform the Committee on the progress of the Lakefront redevelopment and the concepts being designed for the Stage 3a and 5 part at the western end of the development.

**2. HE TŪTOHUNGA
RECOMMENDATION**

- 1. That the report Rotorua Lakefront Update be received.**

**3. TE TĀHUHU
BACKGROUND**

The redevelopment of the Rotorua Lakefront is a \$41m project based at the lakefront Reserve. The initial \$40m investment consisted of \$20m from Rotorua Lakes Council and \$20m from the Provincial Growth Fund and has recently had a \$1m increase from the PGF to enhance the cultural design elements in the redevelopment.

The construction is a staged programme (Attachment 1) and started in September 2019 for the Stage 1 works which is based around the lake edge and creating the new boardwalk. In December 2019 enabling works began on the Stage 2 programme that involved relocating water services under the new playground area and pre-loading the site to settle before the playground is built. A combined contract for the Stage 2 playground construction and Tutanekai Street upgrade, Stage 3 terraces and Stage 4 Memorial Plaza was begun in July 2020. The entire redevelopment project is scheduled to run through until late 2023 and has currently expended \$10.4m.

4. TE MATAPAKI DISCUSSION

The Stage 1 works on the lake edge are being constructed by HEB Construction. This work involves preparing the lake edge and laying the necessary foundations for the boardwalk and then installing this structure. Works have progressed with stabilising the ground behind the temporary lake wall barrier and installing and testing ground anchors. The eastern lakewall and terrace construction is nearing completion and the first precast units for the boardwalk are being brought to site. The updated programme from Covid-19 lockdown has a revised completion date for this stage of 19th May 2021.

The Stage 2 Enabling works are being done by Waiotahi Contractors and involves significant relocation of water, storm water and sewerage lines under the western end of the Lakefront Reserve to prepare the area for the main part of the new playground. Because of the wetter than expected soil conditions and geothermal activity encountered in the site, there has been significant variations required for this contract and the timeframe has extended due to these and Covid19 Level 4 restrictions. This enabling work has recently reached a big milestone which involved sanitary sewer completion and commission. All undercutting to support pipes has been done so nearly all the storm water relocations and about 80% of the main water relocations are complete. The contractor is working towards completion of all works related to the services and will then shift to the remaining works related to the preload. This contract should be completed at the end of October 2020.

The Stage 2, 3 and 4 construction contract was awarded to Campbell Infrastructure who began working on the western end of the playground and completed this section on 28 September. There will be more work on the playground occurring during school terms over the next 6-15 months and this will be phased as areas are ready from the Stage 2 Enabling works. Campbell's are now shifting to work on Stage 4 which is a change to the access roads to turn Memorial Drive into Memorial Plaza. This work will run over the summer and be opened for pedestrian access for Christmas and vehicle access by the end of February. Campbell's will then shift back to further sections of the Stage 2 playground construction, working from the east to the west as the western preload settles. Stage 3, the connections between the playground and the lake edge, are scheduled to occur over the mid to late 2021 period.

In early September \$1m of additional PGF funding was secured for the Lakefront Redevelopment to enhance the cultural design and storytelling and to connect on a pathway with other PGF funded projects Te Whare Taonga and Whakarewarewa. Staff are engaging with mana whenua representatives Bryce Murray and Norma Sturley and Cultural design advisor Karl Johnstone to enhance what is already a design founded on cultural meaning and to tell the stories of mana whenua. Works will include cultural design (likely carving) of the Whare Waka, the tumu on the tukutuku bridges, tuahou at a reflection seat, physical and digital signage and an overlay on some furniture. Local artists and carvers will be engaged in this work including from NZMACI.

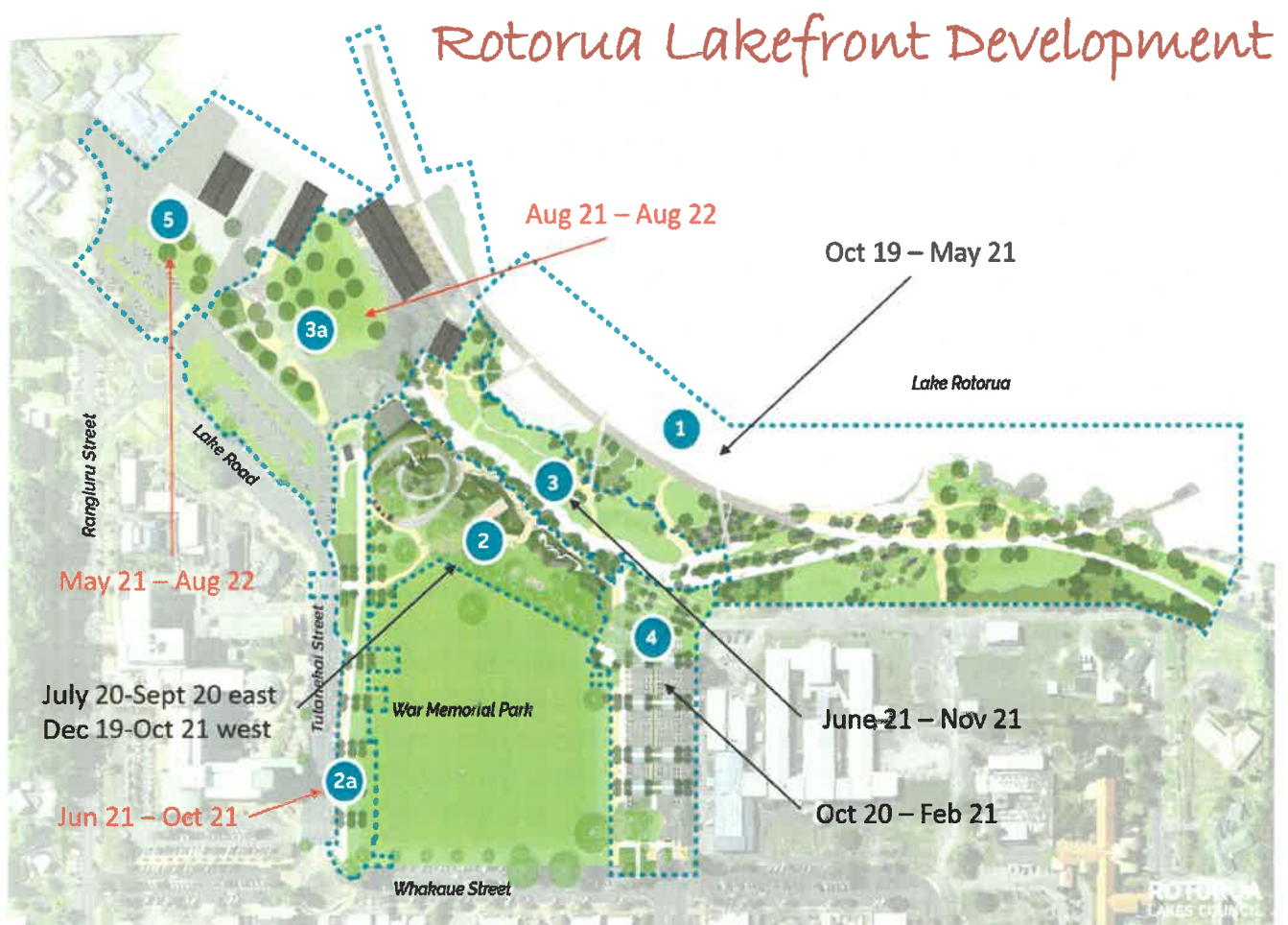
The Stage 3a and 5 works are based around the western end of the Lakefront redevelopment. RLC, project managers and the designers, Isthmus, have been working with the existing commercial operators, Te Arawa Waka Taua Trust, Rotorua Economic Development and Ohinemutu representatives to understand the needs of all parties and the physical conditions of the site. A refined concept plan for this site has been developed aligning with the Tutaneke St view shaft and featuring the Wharewaka at the forefront of the site on approach from Lake Road. This concept will be shown at the Committee meeting and the building ideas are based on a relatively light-weight

construction methodology with a large covered area over a number of standalone smaller buildings to house the commercial operators and additional food and beverage tenants. The concept considers design influencing factors such as waka movements, lake edge treatments, bus and pedestrian movements and cycleway connections.

Ngati Whakaue Tribal Lands were identified in earlier EOI processes as the successful partner to work through investment opportunities for the commercial developments in Stage 5. With impacts from Covid19 and pressures on timeframes, there have been changes to the initial investment picture so Council are working with NWTL to take a more partnered approach to the building. Both parties have agreed through a MoU that Council will take the lead on design and finding tenants and will work further with NWTL on their opportunities to increase investment over time.

5. NGĀ ĀPITI HANGA ATTACHMENTS

Attachment 1: Lakefront Redevelopment Stages



ROTORUA LAKES COUNCIL

Mayor
Chairperson and Members
NGĀTI WHAKAUE GIFTED RESERVE PROTOCOL COMMITTEE

4.4 Reserve Operational Updates

Report prepared by: Rob Pitkethley, Manager Sports, Recreation and Environment

Report approved by: JP Gaston, Group Manager Strategy (for Jocelyn Mikaere, Group Manager Operations)

1. TE PUTAKE PURPOSE

The purpose of this report is to update the Committee on current operational matters within the Gifted Reserves.

2. HE TŪTOHUNGA RECOMMENDATION

- 1. That the report 'Reserve Operational Updates' be received.**

3. TE TĀHUHU BACKGROUND

3.1 Thermal Holiday Park.

At this point in time the Department of Conservation has responded that it is not in a position to enter into any form of agreement for the return of the land as they do not agree with the assertion that there has been a breach of obligations under the Fenton Agreement/Gifted Land Policy, nor that there is a case for the reserve status to be revoked. The process for the land to be returned to Ngati Whakaue requires that the reservation be revoked and the land dealt with by LINZ under the Gifted Land Policy, and DOC maintain that they have not seen any evidence that the land is surplus to reserve requirements nor required for another public work. DOC have informed us that the best way of progressing would be for DOC to provide us with a comprehensive explanation of their understanding and position in relation to the operation of the Fenton Agreement and the Gifted Land Policy. We have yet to receive this. Council's external legal providers Tompkins Wake (specifically Andrew Orme) and Simon Collett from Holland Beckett (for Pukeroa) have been liaising on how to proceed.

3.2 Peririka Street Reserve Land Exchange.

The proposed land exchange between Council and PP2 is almost effected, save for the legalisation which is being attended to by the Department of Conservation. There are no further actions required of by Council or PP2.

3.3 Motutara Point Cycle Track.

We are upgrading the existing Motutara Point, Sulphur Point, and Sanatorium walking tracks to make them a dual use track (biking and walking). It will provide a logical link between the Lakefront and Longmile Road. Boardwalks and bridges are being replaced to make them wider and renew aging assets. The track surface is also being upgraded to include better drainage and to be restored to the originally constructed width. Kerb and channel will be constructed down the lake side of Hatuputu Drive to enable a cycle path to be built on the kerbside. This will include infiltration garden beds to filter road storm water before it discharges into the lake. This work has received planning approval from TALT and Ngāti Hurunga te Rangi and we are awaiting final approval from Heritage NZ. Once obtained we are hoping to begin the upgrade works in early 2021.

3.4 Government Gardens

The toilet installation at the Taikaka Playground site is due to start on the 5th October and should take approximately five weeks to complete. Attached to this report is the proposed artwork for the outside of the toilet that has been designed by Kereama Taepa and it is hoped that this meets the approval of the Committee. The inspiration on the design is described by Kareama in the attachment. Once the toilet is placed the accompanying landscaping works will be completed.

Rotorua Economic Development as part of the Economic Recovery Taskforce is looking at the options for creating a pilot geothermal greenhouse on the Infracore Nursery site. This is planned to be a proof-of-concept development to show the economic viability of this infrastructure and develop immediate jobs, training programmes with Toi Ohomai and MSD, and increase utilisation of the existing nursery space. The intention is to construct a new lower cost twin-skin greenhouse within the current Infracore site alongside existing glass green houses and make use of some additional capacity from the geothermal bore on the site to test a variety of leafy greens and vine crops.

3.5 Blue Baths:

There is an interim lease in place between Council and The Blue Baths Establishment Limited, while investigations are being undertaken as to the feasibility of the proposed redevelopment of the outdoor pool and courtyard space. These investigations include a geotechnical report, structural report and updated seismic report. Once these reports have been finalised, we will be in a position to commence lease negotiations and agree on redevelopment, if any.

3.6 Rotorua Museum

Work on south wing stage one remediation is now complete and detailed design on the final stage 3 is nearing completion. A technical peer review of the structural solution has been underway for several months with the final report due on 2nd October. Asbestos in the ground continues to create delays and challenges with managing H₂S and heat in the basement. Continuous testing after each removal and cleaning is extending this part of the programme.

3.7 Sir Howard Morrison Performing Arts Centre

Work on pre-construction services is now complete with final construction contracts tags being finalised. Building consent has been issued with Hawkins expected to start construction on the 5th October.

3.8 Sanatorium Reserve Ecological Restoration Project.

We are just moving into year three of the five year ecological restoration project and spraying and mulching of the pest plants, bamboo especially, has been very successful. Removal of eucalyptus, wattles and pines near tracks and essential infrastructure has occurred and some more work on the pines in the bush areas is being targeted this season. The RLC Open Space storage area behind the composting plant has been tidied up and a thin layer of topsoil mixed in to prepare the larger area for receiving eco sourced seeds for revegetating. Animal pest control has started in the reserve and long tail bat monitoring is continuing and informing how we are going to manage some of the other larger trees in the reserve. The Department of Conservation has constructed two geothermal boundary fences to protect birds in the sanctuary area and we are working with designers to replace some boardwalks and bridges on some of the popular paths. A number of ecological storyboards have also been placed along the main tracks to highlight the ecology of this unique reserve. The BMX Track has been decommissioned by Downers who are using the area while they complete work on the State Highway improvements. This has made the site safe and the work has been appreciated by the BMX Club who have been able to then focus their resources on their new Te Papa o Te Kauri track at Waipa

3.9 Kuirau Park Improvements.

The Market Space/Car parking area was completed early in the new year with the fencing and basketball court being the final stages done before the Market Space opened. Unfortunately the Covid19 restrictions have seriously affected the Saturday Rotary Market and a limited number of events have been able to occur. Now that we are back in Level 1, the market should be able to resume and we can schedule an official opening for this popular space.

Boffa have been engaged to complete more design work on the masterplan of future developments for Kuirau Park including positioning and features for a water play space and upgrades to the kiosk site for improving the toilets. The LTP has an allocation of \$195,000 for this year and the Working Group and project Cultural Advisory Group are working through the masterplan to determine how this funding will be allocated. Work is progressing to define the procurement strategy for the design of the Skatepark that is looking to be located across from the Market space. Once we have a site specific skatepark design this will allow us to then use the pre-load material from the Lakefront Project (Stage 2) and relocate it to the designated skatepark location to initiate the construction. Campbell's Infrastructure will generously provide and move this material at no cost to the skatepark project.

3.10 Aquatic Centre Improvements.

Construction work on the refurbishment of the outdoor 50m pool began on Monday 14th September with the pool being emptied over two days. Work is now progressing on demolition of the old pool equipment with new services and the pool liner to be installed over the coming months. The pool sides are going to be extended upwards to create more depth and new grates, channels and filtration systems installed. The pool will be surrounded by decking material and is scheduled to be reopened in early January. Design work is progressing well for the foyer and indoor change room upgrades. The latter was discussed with the local Accessibility Alliance and provisions for accessible change and pool access were approved. Procurement planning has been initiated for the next phases of the redevelopment programme which includes replacing the pool hall roof, ventilation systems and fire suppression. This will be accompanied by the completion of an 'integrated plan' that will document the schedule, costs, resource requirements and risks for delivery of the entire Master Plan which additionally included a learn to swim pool, bombing pool, hydrosides and new splash pad play areas. The integrated plan will allow priorities and funding requirements to be clearly identified and scheduled, and will feed into the current LTP and external funding processes.

3.11 Rotorua Cemetery Sala Street Crematorium.

The Crematorium Upgrade was completed in January with commissioning occurring over early February before becoming fully functional. There have been some minor run-in issues with consistently meeting new air quality emission standards and work with Major's, the machine suppliers, has been disrupted by Covid19 travel restrictions. The machine is very capable of meeting the required standards and we are working with other Council's and MBIE to get approval for a Major's technician to be able to travel to New Zealand to work on fine tuning our machine and the numerous other Major's cremators due for servicing across the country.

4. NGĀ ĀPITI HANGA ATTACHMENTS

Attachment 1: Government Gardens Art wrap page 35 - 40

Taikaka Toilet Block Design

Kereama Taepa

IKia ora,

My name is Kereama Taepa and this is my building wrap design for the soon to be installed toilet block at the Taikaka Playground.

The design itself is inspired by the playground itself, the native environment and the Māori art practice of turapa (tūtutuku)

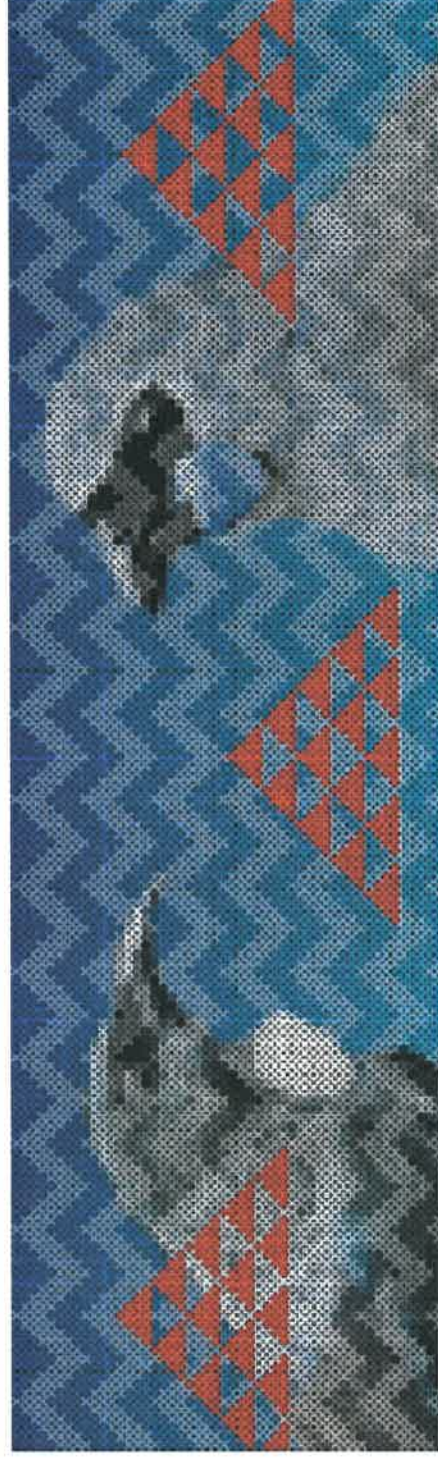
I have visited the playground with my children a few times over the years and we always try to find all of the birds that are hidden throughout the park - I have always thought that this was a great idea and a fun thing to do. And so... birds have become the main focal point of the design. Featured are the Tui and the Kōtako... two endemic species of bird that were once plentiful... one of these birds thought to be long extinct. An aramoana pattern is layered over these birds to reference the lake and this most precious resource of not only the lake... but everything that lives within it and also the water itself. Overlaid once more is the strong dominant triangular motif in red, symbolic references to the past and it's warnings v. This whole design is created through little 'x's in the same vein as to that of the tūtutuku stitching of the turapa panels.

If there is anything that is unclear please do not hesitate to contact me.

Thank you for this opportunity to put my work within the public space again.

Kind regards,
Kereama Taepa.

Kereama Taepa
3 Hebe Cres, Papamoa Beach, Papamoa
07 542 4557
027 464 9477
keraamataepa@xtra.co.nz
keraamataepa.co.nz



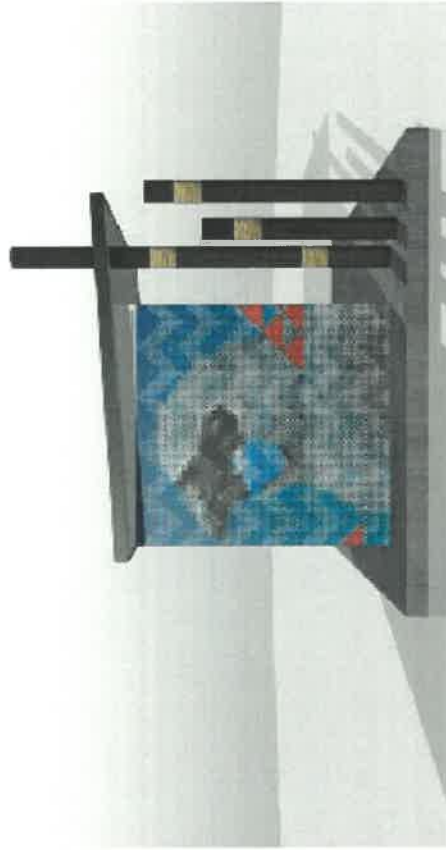
main wrap



door wrap



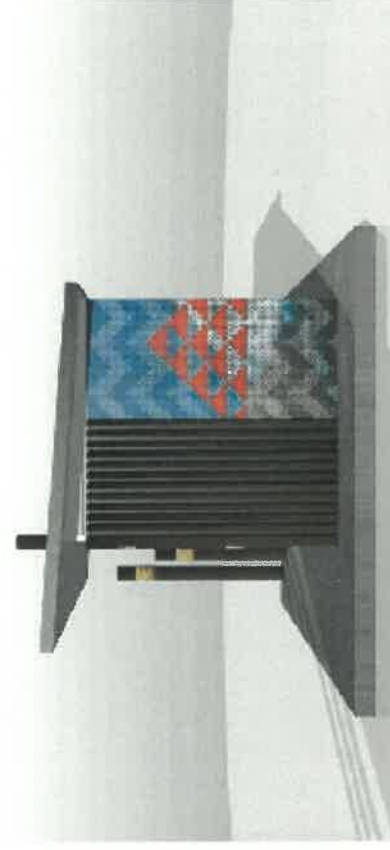
front



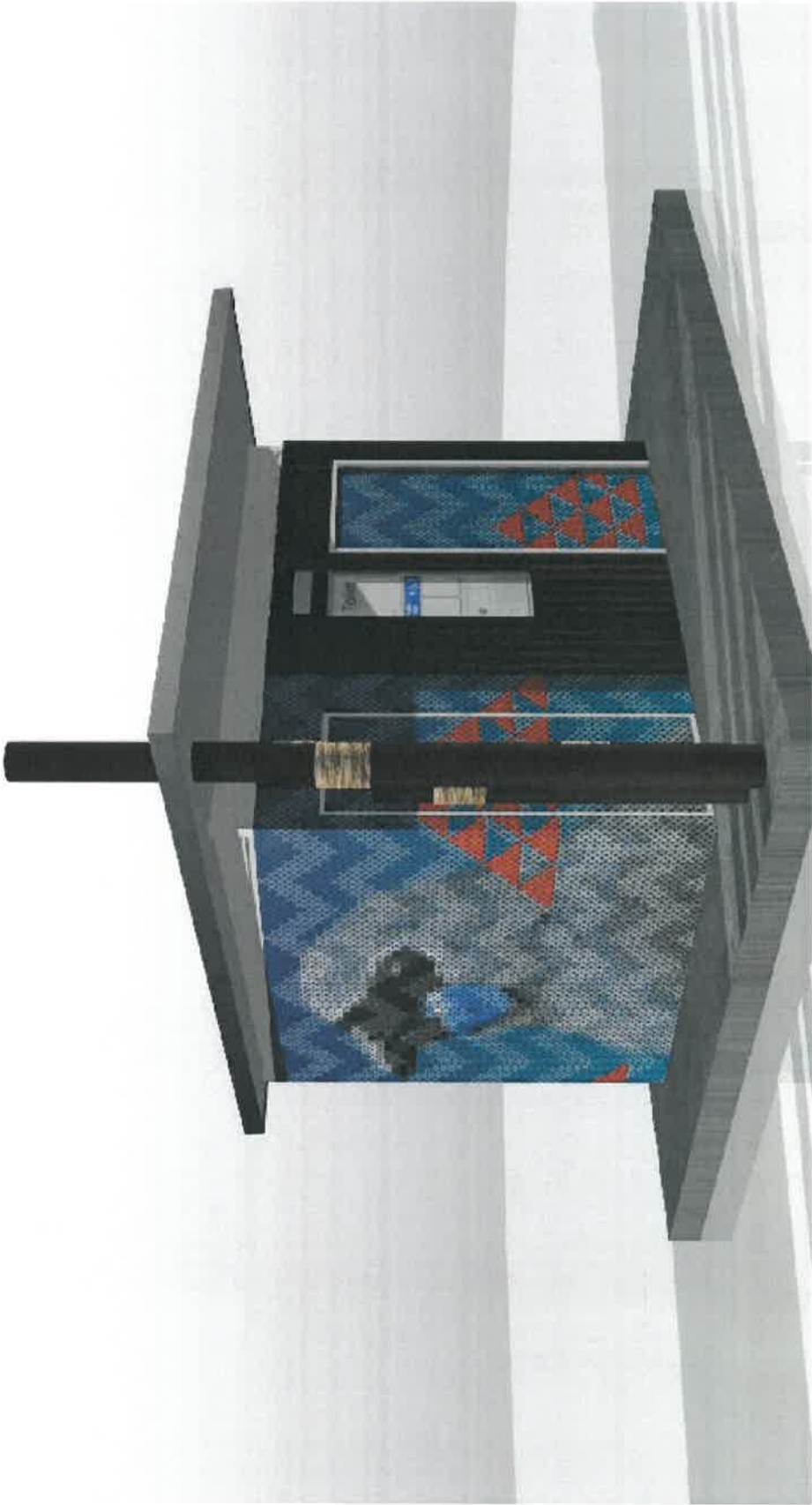
left



back



right



front angle



back angle

5 General Business

6 Closing Karakia

Ngāti Whakaue Gifted Reserves Protocol Committee Trust Board Minutes 7 October 202060-12-270\02
RDC-1070168

Minutes

**Ngāti Whakaue Gifted Reserves Protocol Committee meeting
Wednesday 7 October 2020, 10am
in Council Chamber, Rotorua Lakes Council**

MEMBERS PRESENT:	Mayor Chadwick (Chair) Cr Maxwell, Mr Short, Mr Tapsell, Mr Kingi
APOLOGIES:	Mr Morrison, Mr Waru, Ms Ngatai
IN ATTENDANCE:	Peter Faulkner
STAFF PRESENT:	J Mikaere, Group Manager Operations; R Pitkethley, Manager Sport, Recreation and Environment; A Morgan, Team Lead Te Amorangi Unit; K Biddle, Pukenga Mātauranga Maori, Te Amorangi Unit; I Brell, Governance Support Advisor

The meeting opened at 10am.

Chair Mayor Chadwick welcomed Committee members and staff.

1 KARAKIA WHAKAPUAKI OPENING KARAKIA

Kingi Biddle opened the meeting with a Mihi and a Karakia. Mayor Chadwick acknowledged how Cr Sturt enjoyed attending these meetings and said a replacement councillor to the Committee would be announced after the general election.

2 NGĀ WHAKAPAAHA APOLOGIES

RESOLVED

That the apologies from Mr Morrison, Mr Waru and Ms Ngatai be accepted.

Moved: Cr Maxwell

Seconded: Mr Tapsell

CARRIED

3 TE WHAKAŪ I NGĀ MENETI CONFIRMATION OF MINUTES

3.1 NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE MEETING MINUTES 25 SEPTEMBER 2019.

Resolved

“That the minutes of the Ngāti Whakaue Gifted Reserves Protocol Committee meeting held 25 September 2019 be confirmed as a true and correct record”.

Moved: Mr Short

Seconded: Mayor Chadwick

CARRIED

4 PŪRONGO KAIMAHI STAFF REPORTS

RECOMMENDATION

4.1 POTENTIAL FUTURE FUNERAL HOME/CHAPEL OPERATIONS AT SALA STREET CEMETERY RESERVE

Resolved

- 1. That the report ‘Potential Future Funeral Home/Chapel Operation at Rotorua Cemetery Reserve’ be received.**

Moved: Mr Short

Seconded: Mr Tapsell

CARRIED

Rob Pitkethley overviewed the report.

Mr Tapsell said to move the process forward some of the tasks and activities could be delegated to the POT trustees and proposed the recommendation be amended to the following:

Further resolved:

- 2. That the Committee nominates Rawiri Waru and David Tapsell to:**
 - a) Work with Council staff to provide cultural advice and other considerations.**
 - b) Work alongside Council staff on the Expressions of Interest documentation and approve the same for release to the public.**
 - c) Work alongside Council to assess the Expressions of Interests and to make a recommendation back to the Committee.**

Moved: Mr Short

Seconded: Mr Kingi

CARRIED

Mr Pitkethley advised the Committee would be kept informed of the White Street Reserve as the process concerning the Sala Street Cemetery Reserve progressed.

RECOMMENDATION

4.2 PROPOSED OPEN SPACES POLICY

Resolved

That the report 'Proposed Open Space Policy' be received.

Moved: Mr Kingi

Seconded: Mr Short

CARRIED

Mr Pitkethley overviewed the report.

Mr Tapsell asked if the policy would override the Gifted Reserve Protocol and restrict the possible return to Ngāti Whakaue of gifted lands that were no longer needed. Mr Pitkethley said he would confirm the policy did not present a barrier to the protocol process.

RECOMMENDATION

4.3 ROTORUA LAKEFRONT UPDATE

Resolved

That the report Rotorua Lakefront Update be received.

Moved: Mr Kingi

Seconded: Mr Short

CARRIED

Mr Pitkethley overviewed the report.

Mr Kingi advised the MoU between Council and Ngāti Whakaue Tribal Lands (NWTL) will explain the conditions for Ngāti Whakaue to be the preferred investor in the partnership. The partnership will ensure Ngāti Whakaue tikanga and cultural aspirations for the lakefront development are reflected.

RECOMMENDATION

4.4 RESERVE OPERATIONAL UPDATES

Resolved:

That the report Reserve Operational Updates be received.

Moved: Cr Maxwell

Seconded: Mr Short

CARRIED

Additional verbal updates were provided for the following report items:

3.1 Thermal Holiday Park

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Resolved:

That the Ngāti Whakaue Gifted Reserves Protocol Committee support the proposal by Rotorua Economic Development of creating a pilot crop geothermal greenhouse on the Infracore Nursery site.

Moved: Mr Kingi

Seconded: Mr Tapsell

CARRIED

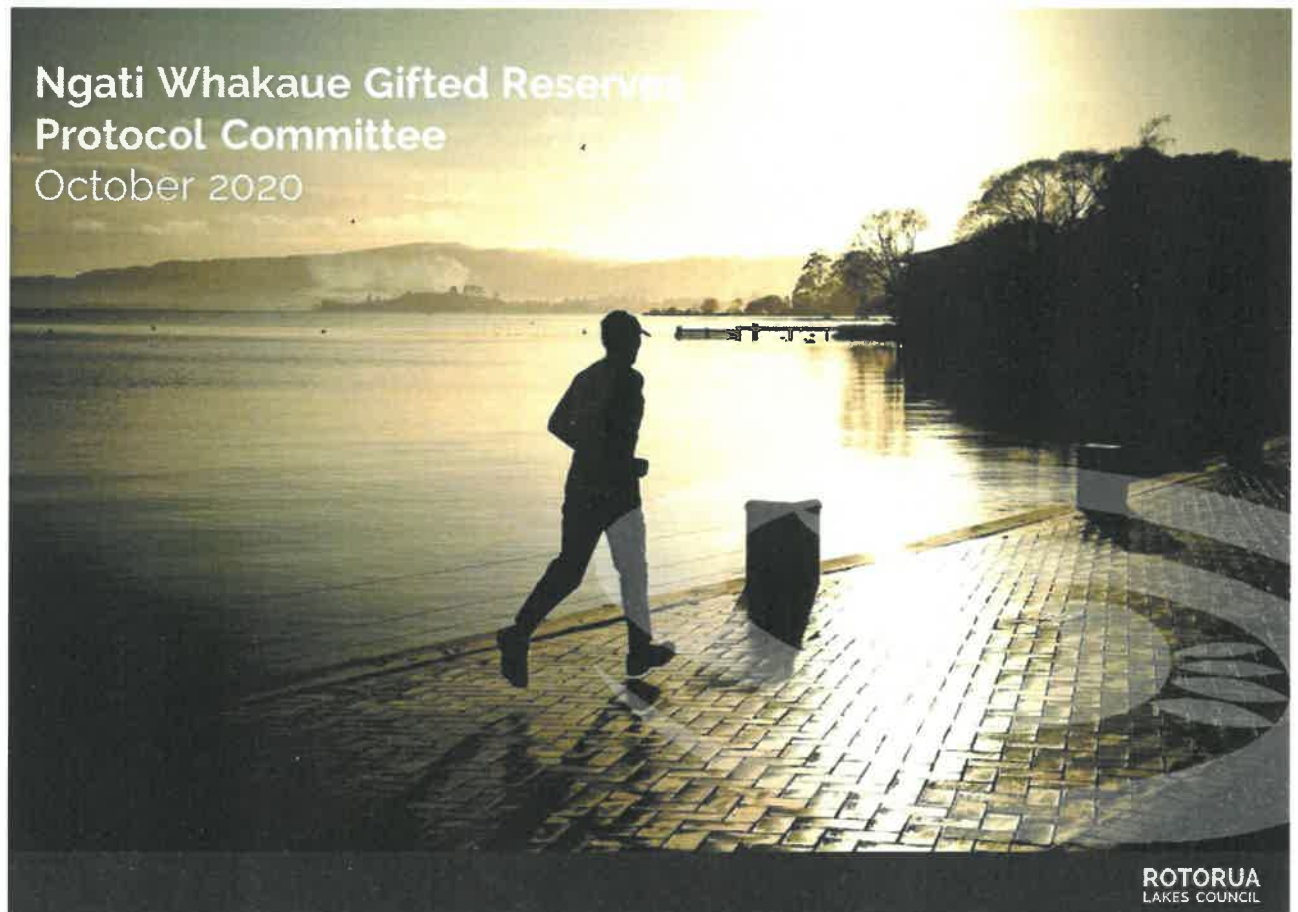
5 GENERAL BUSINESS

There were no items of general business.

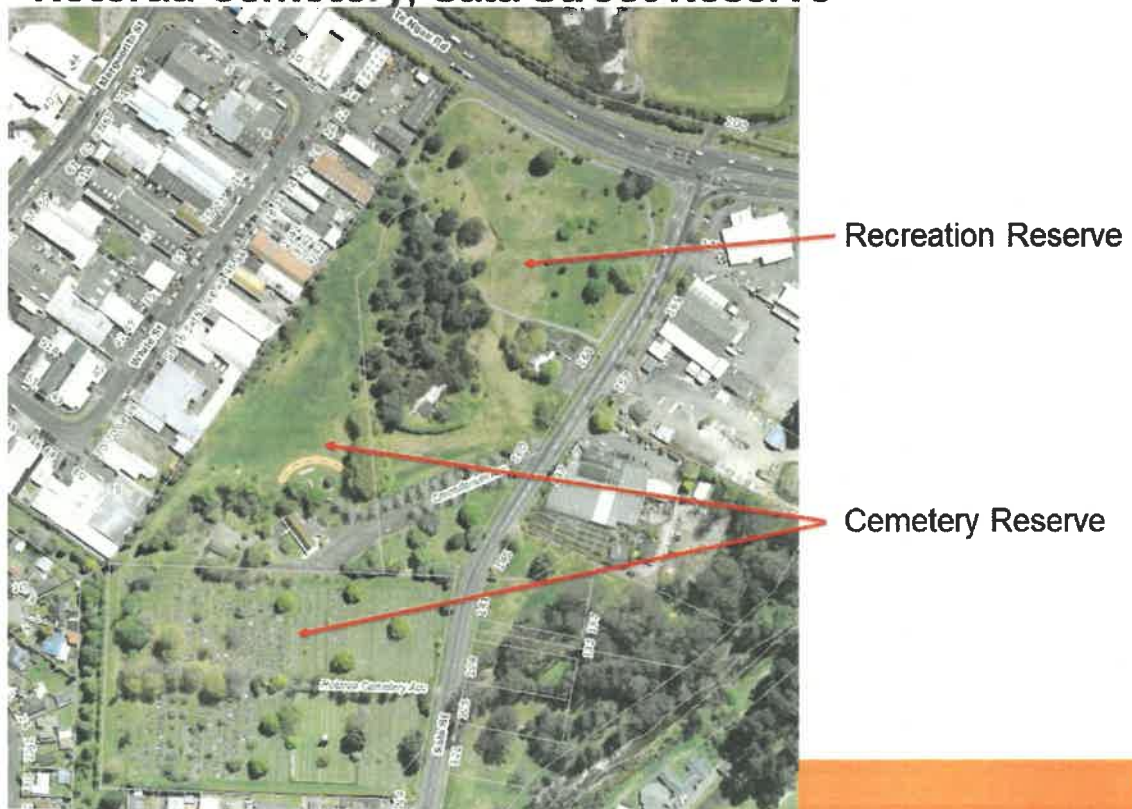
6 CLOSING KARAKIA

Cr Maxwell closed the meeting with a Karakia.

The meeting closed at 11.50am



Rotorua Cemetery, Sala Street Reserve



Proposed Open Space Policy

Why is it being developed?



- Inform open space requirements in growth areas.
- Contribute to good urban design.
- Framework to assess existing open space.
- Rationale for financial contributions.
- Guide open space acquisition and divestment.
- Integrated approach with walking, cycling, stormwater etc.
- Link purpose and how we develop and maintain it.
- Alignment with Housing and Thriving Communities Strategy

Proposed Open Space Policy

What does it propose?

Objectives for network:

- Accessible to all.
- Connected.
- Protected and enhanced.
- Something we are proud of.
- Great outcomes in partnership with Te Arawa and our community.

Level of Service Standards:

- Quality.
- Quantity.
- Accessibility.
- Function.



Hodgkins Street Reserve

- 12,000 sqm
- Excellent Road Frontage
- Flat
- Central and prominent to surrounding neighbourhood
- Accessible



Clayton Road Reserve

- 600 sqm
- No road frontage
- Poor access
- Steep
- Poor location



Proposed Open Space Policy

How will it be implemented?

- Inform locality and structure plans.
- Staff/developer guidance for new developments.
- Open space network plans
- Basis for collection and use of financial contributions.
- Applied to existing open space network to determine alignment.
- Inform LTP capital programme for open space.
- Inform wider organisational work e.g stormwater planning, walking and cycling.

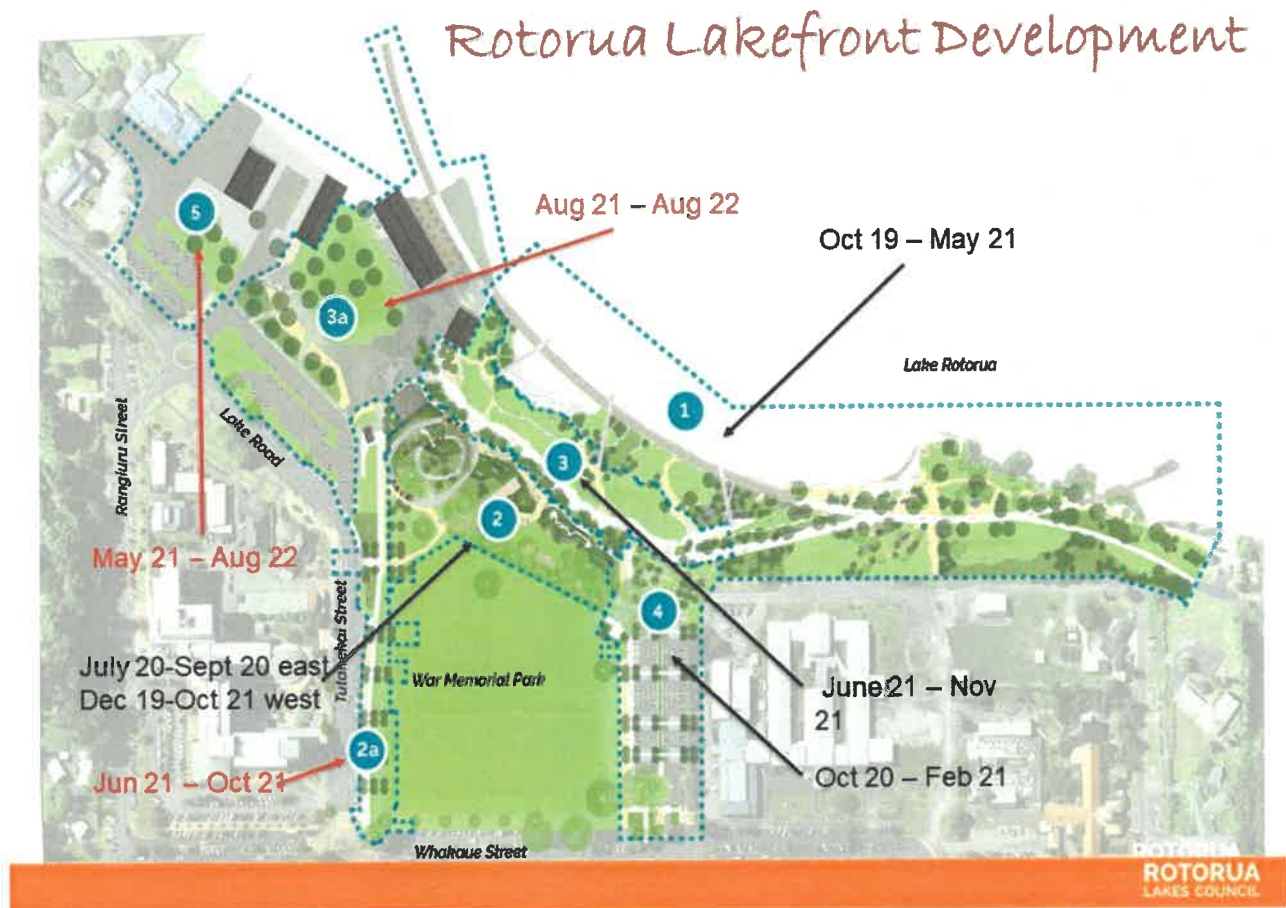
Proposed Open Space Policy

Application to Gifted Reserves

- Policy applies to Ngāti Whakaue Gifted Reserves
- Under Policy majority of gifted reserves are considered 'Premier Parks'
- Policy acknowledges the Ngāti Whakaue Gifted Reserves Protocol Agreement

Process from here

- Council approval for public consultation
- Feedback received before Council consideration & adoption



Rotorua Lakefront Stage 3a and Stage 5





Proposed Stage 5 Masterplan.



Rotorua Lakefront

Commercial development area – artist render

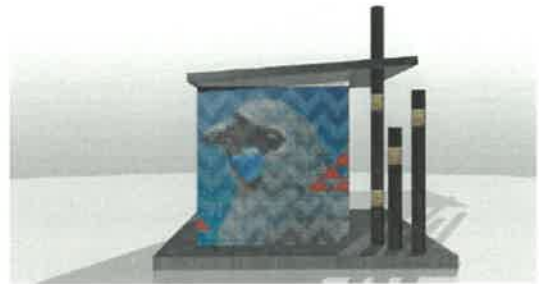


Reserve Operational Updates

Government Gardens Wharepaku



front



left



back



right

ROTORUA
LAKES COUNCIL

Reserve Operational Updates

Government Gardens Wharepaku



back angle

ROTORUA
LAKES COUNCIL

Rotorua Aquatic Centre Refurbishment of 50m Pool





NOTICE OF A MEETING

NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE MEETING

AGENDA

Date: Wednesday 2 June 2021

Time: 9am

Venue: Council Chamber

MEMBERSHIP

Chair

Mayor Steve Chadwick

Members

Cr Trevor Maxwell

Mr Malcolm Short

Mr David Tapsell

Ms Tina Ngatai

Mr Tanira Kingi

Mr Rawiri Waru

Quorum

4

NGĀTI WHAKAUE GIFTED LANDS PROTOCOL

(Pukeroa Oruawhata Trust – on behalf of Ngāti Whakaue)

Type of Committee	Māori Protocol Committee
Background	In recognition of Ngāti Whakaue spiritual and historical interest in the land, the Rotorua District Council signed a protocol agreement with Pukeroa Oruawhata Trust on 30 July 1996. This agreement sets out the process of consultation with Ngāti Whakaue regarding the gifted reserves within the Rotorua Township
Purpose	Provide governance over the Ngāti Whakaue Gifted Lands
Principles of the Protocol	The understanding between Council and Ngāti Whakaue is that so far as it may lawfully do so the Council will not effect any changes of status with respect to any such reserves or take steps to dispose of or alienate any of them without first obtaining the consent in writing of Pukeroa Oruawhata Trust (representative of Ngāti Whakaue descendants/beneficiaries) following prior negotiation and consultation on an equal standing basis with the Pukeroa Oruawhata Trust. It is understood that if such reserves should not be used for their original purpose then they should be returned to Pukeroa Oruawhata Trust on behalf of Ngāti Whakaue, unless there is agreement otherwise.
Reference	20-07-017
Membership	Ngāti Whakaue Gifted Reserves Committee members: Council Representatives
Meeting frequency	Bi-Annually
Application	- The Council and the Pukeroa Oruawhata Trust agree that this Protocol may be amended from time to time but only by mutual agreement to provide for: a) Any additional lands that may be established as being included in the original gift of land by Ngāti Whakaue to the Council. b) Any land that the Pukeroa Oruawhata Trust may wish to have transferred to the Council and included a Reserve under the appropriate designation.

Order of Business

1	Opening Karakia - Karakia whakapuaki.....	4
2	Apologies - Ngā whakapaaha.....	4
3	Confirmation of Minutes – Te whakaū i ngā meneti.....	5
	3.1 Ngāti Whakaue Gifted Reserves Protocol Committee meeting 7 October 2020.....	5
4	Staff Reports – Pūrongo Kaimahi	17
	4.1 Government Gardens Reserve – Proposed Tātou Event Venue.....	17
	4.2 Government Gardens Reserve – Prodrive Rotorua Lease Variation	21
	4.3 Lakefront Reserve – Redevelopment Update.....	24
	4.4 Reserve Operational Updates	30
5	General Business	35
6	Closing Karakia	35

1 Opening Karakia - Karakia whakapuaki

2 Apologies - Ngā whakapaaha

The Chairperson 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 Confirmation of Minutes – Te whakaū i ngā meneti

3.1 Ngāti Whakaue Gifted Reserves Protocol Committee meeting 7 October 2020

60-12-270\02
RDC-1070168

Draft Minutes

**Ngāti Whakaue Gifted Reserves Protocol Committee meeting
Wednesday 7 October 2020, 10am
in Council Chamber, Rotorua Lakes Council**

MEMBERS PRESENT: Mayor Chadwick (Chair)
Cr Maxwell, Mr Short, Mr Tapsell, Mr Kingi

APOLOGIES: Mr Morrison, Mr Waru, Ms Ngatai

IN ATTENDANCE: Peter Faulkner

STAFF PRESENT: J Mikaere, Group Manager Operations; R Pitkethley, Manager Sport, Recreation and Environment;
A Morgan, Team Lead Te Amorangi Unit; K Biddle, Pukenga Mātauranga Maori, Te Amorangi Unit; I Brell, Governance Support Advisor

The meeting opened at 10am.

Chair Mayor Chadwick welcomed Committee members and staff.

1 KARAKIA WHAKAPUAKI OPENING KARAKIA

Kingi Biddle opened the meeting with a Mihi and a Karakia. Mayor Chadwick acknowledged how Cr Sturt enjoyed attending these meetings and said a replacement councillor to the Committee would be announced after the general election.

2 NGĀ WHAKAPAAHA APOLOGIES

RESOLVED

That the apologies from Mr Morrison, Mr Waru and Ms Ngatai be accepted.

Moved: Cr Maxwell

Seconded: Mr Tapsell

CARRIED

3 TE WHAKAŪ I NGĀ MENETI CONFIRMATION OF MINUTES

3.1 NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE MEETING MINUTES 25 SEPTEMBER 2019.

Resolved

“That the minutes of the Ngāti Whakaue Gifted Reserves Protocol Committee meeting held 25 September 2019 be confirmed as a true and correct record”.

Moved: Mr Short

Seconded: Mayor Chadwick

CARRIED

PŪRONGO KAIMAHI STAFF REPORTS

RECOMMENDATION

3.2 POTENTIAL FUTURE FUNERAL HOME/CHAPEL OPERATIONS AT SALA STREET CEMETERY RESERVE

Resolved

- 1. That the report ‘Potential Future Funeral Home/Chapel Operation at Rotorua Cemetery Reserve’ be received.**

Moved: Mr Short

Seconded: Mr Tapsell

CARRIED

Rob Pitkethley overviewed the report.

Mr Tapsell said to move the process forward some of the tasks and activities could be delegated to the POT trustees and proposed the recommendation be amended to the following:

Further resolved:

- 2. That the Committee nominates Rawiri Waru and David Tapsell to:**
 - a) Work with Council staff to provide cultural advice and other considerations.**
 - b) Work alongside Council staff on the Expressions of Interest documentation and approve the same for release to the public.**
 - c) Work alongside Council to assess the Expressions of Interests and to make a recommendation back to the Committee.**

Moved: Mr Short

Seconded: Mr Kingi

CARRIED

Mr Pitkethley advised the Committee would be kept informed of the White Street Reserve as the process concerning the Sala Street Cemetery Reserve progressed.

RECOMMENDATION

PROPOSED OPEN SPACES POLICY

Resolved

That the report 'Proposed Open Space Policy' be received.

Moved: Mr Kingi

Seconded: Mr Short

CARRIED

Mr Pitkethley overviewed the report.

Mr Tapsell asked if the policy would override the Gifted Reserve Protocol and restrict the possible return to Ngāti Whakaue of gifted lands that were no longer needed. Mr Pitkethley said he would confirm the policy did not present a barrier to the protocol process.

RECOMMENDATION

3.3 ROTORUA LAKEFRONT UPDATE

Resolved

That the report Rotorua Lakefront Update be received.

Moved: Mr Kingi

Seconded: Mr Short

CARRIED

Mr Pitkethley overviewed the report.

Mr Kingi advised the MoU between Council and Ngāti Whakaue Tribal Lands (NWTL) will explain the conditions for Ngāti Whakaue to be the preferred investor in the partnership. The partnership will ensure Ngāti Whakaue tikanga and cultural aspirations for the lakefront development are reflected.

RECOMMENDATION

3.4 RESERVE OPERATIONAL UPDATES

Resolved:

That the report Reserve Operational Updates be received.

Moved: Cr Maxwell

Seconded: Mr Short

CARRIED

Additional verbal updates were provided for the following report items:

3.1 Thermal Holiday Park

Jocelyn Mikaere advised she had recently met with Ron Keyser from Department of Conservation, Rotorua. Ms Mikaere said DOC had changed their approach and are now looking at a process of handing the reserve back. Ms Mikaere said she would keep the Committee updated.

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Mr Pitkethley advised Rotorua Economic Development, as part of the Economic Recovery Taskforce, were seeking approval from Council to look at options for creating a pilot crop geothermal greenhouse on the InfraCore Nursery site. This would require formal support by way of a recommendation from the Committee as Heritage New Zealand would need to confirm approval by Ngāti Whakaue Gifted Reserves Committee. After discussion the Committee agreed to the following:

Resolved:

That the Ngāti Whakaue Gifted Reserves Protocol Committee support the proposal by Rotorua Economic Development of creating a pilot crop geothermal greenhouse on the Infracore Nursery site.

Moved: Mr Kingi

Seconded: Mr Tapsell

CARRIED

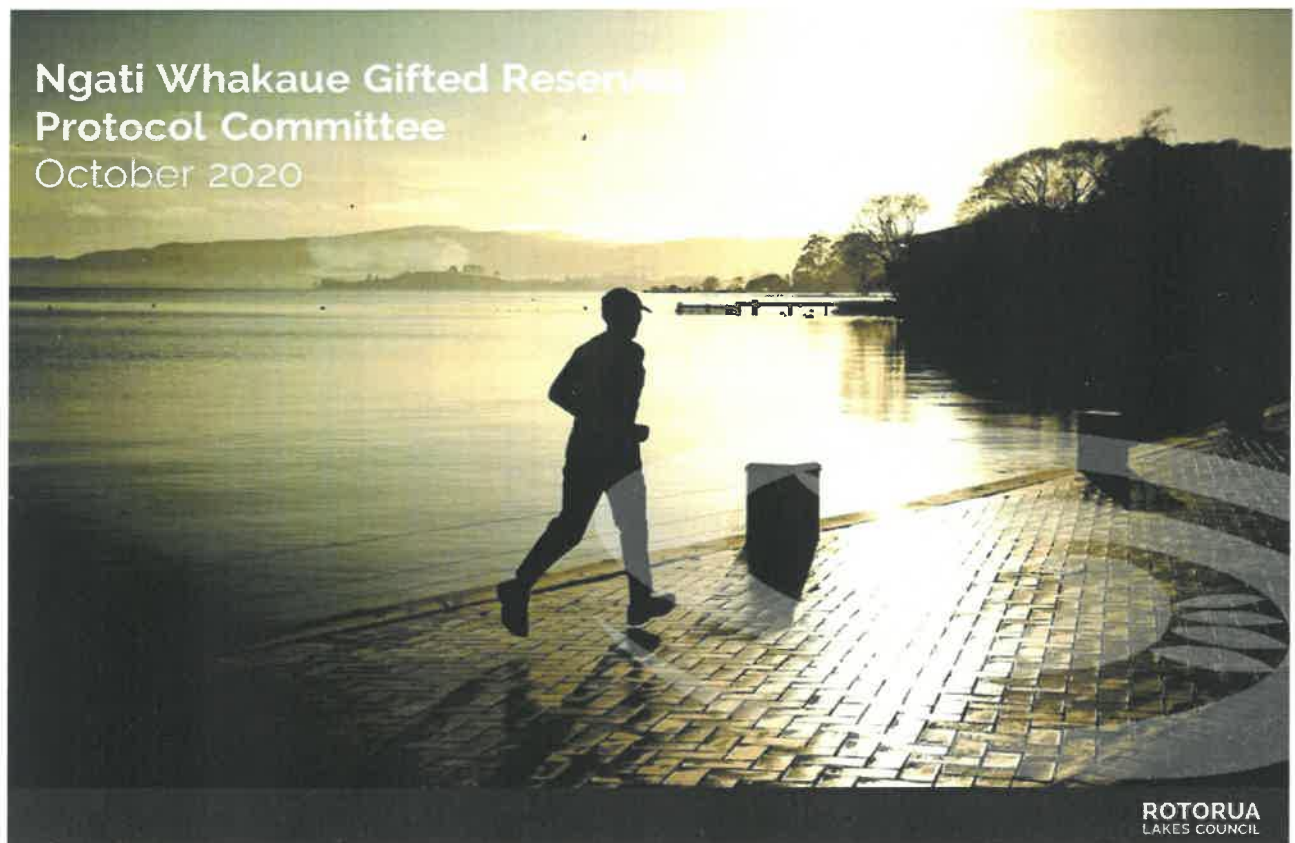
4 GENERAL BUSINESS

There were no items of general business.

5 CLOSING KARAKIA

Cr Maxwell closed the meeting with a Karakia.

The meeting closed at 11.50am



Rotorua Cemetery, Sala Street Reserve



Recreation Reserve

Cemetery Reserve

ROTORUA
LAKES COUNCIL

[Back to index](#)

Proposed Open Space Policy

Why is it being developed?



- Inform open space requirements in growth areas.
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ROTORUA
LAKES COUNCIL

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ROTORUA
LAKES COUNCIL

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ROTORUA
LAKES COUNCIL

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ROTORUA
LAKES COUNCIL

Proposed Open Space Policy

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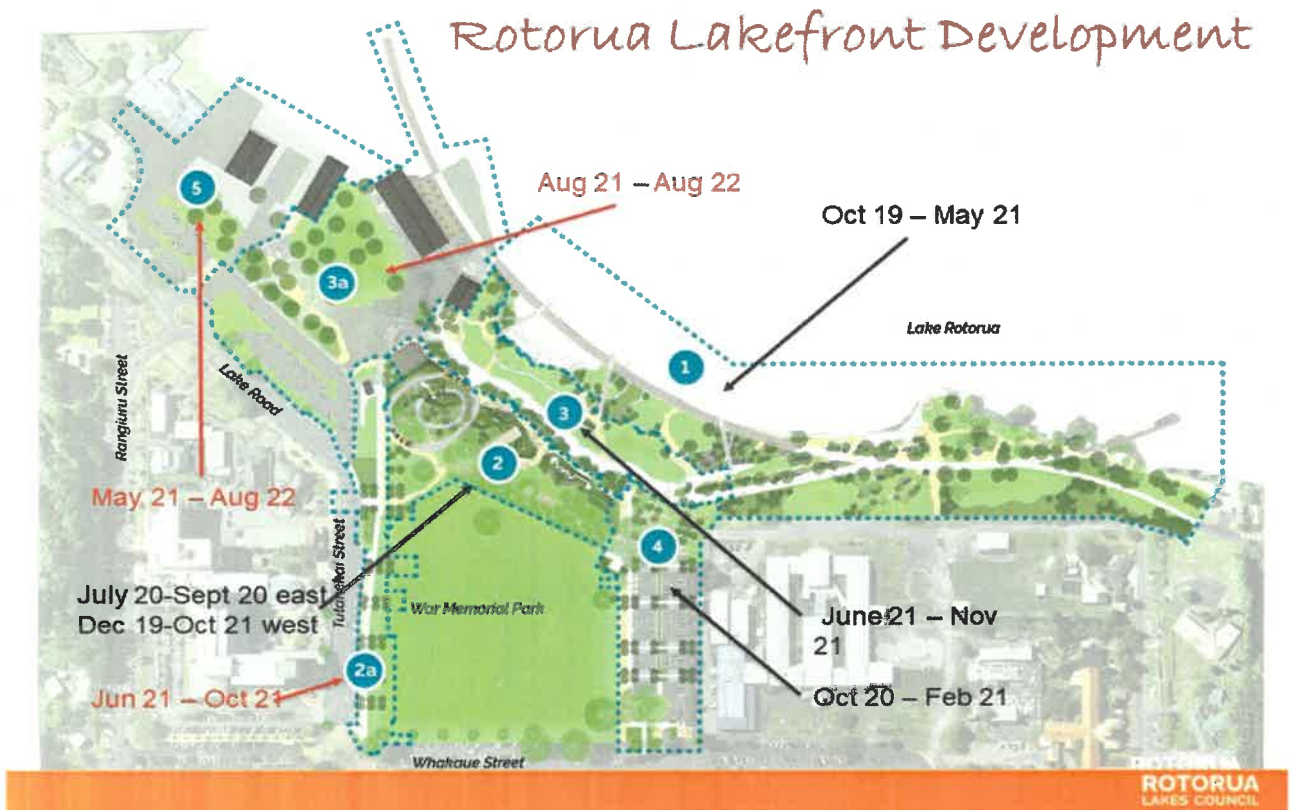
Proposed Open Space Policy

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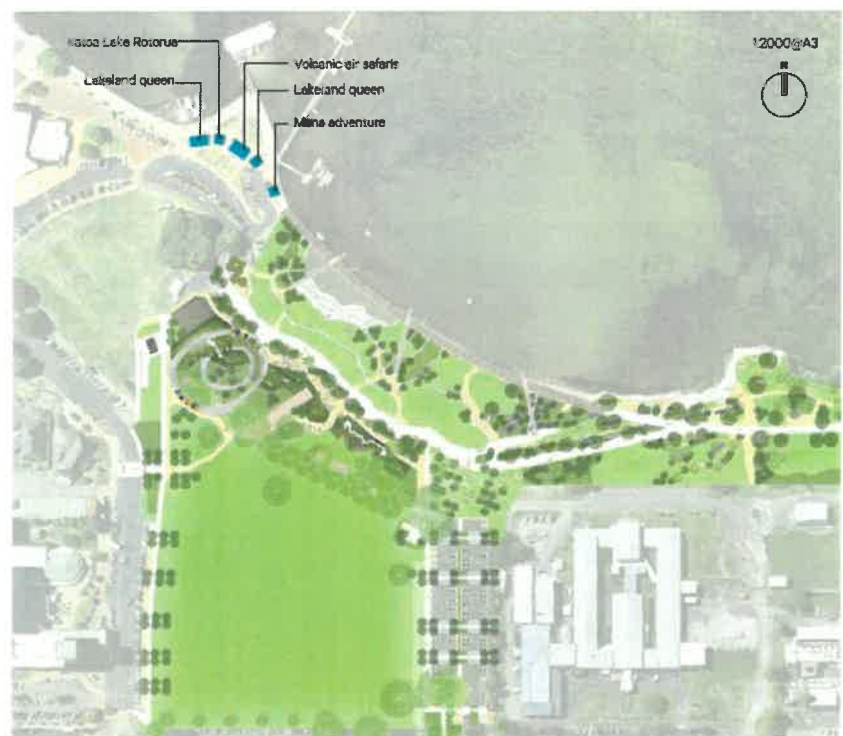
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Rotorua Lakefront Stage 3a and Stage 5



Isthmus.

1:1000@A3



Proposed Stage 5 Masterplan.



Rotorua Lakefront

Commercial development area – artist render



Reserve Operational Updates

Government Gardens Wharepaku



front



left



back



right

ROTORUA
LAKES COUNCIL

Reserve Operational Updates

Government Gardens Wharepaku



back angle

ROTORUA
LAKES COUNCIL

Rotorua Aquatic Centre

Refurbishment of 50m Pool



ROTORUA
LAKES COUNCIL

4 Staff Reports – Pūrongo Kaimahi

20-07-017
RDC-1137098

ROTORUA LAKES COUNCIL

Mayor
Members
NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

4.1 Government Gardens Reserve – Proposed Tātou Event Venue

Report prepared by: Rob Pitkethley, Manager Sports, Recreation & Environment

Report approved by: Oonagh Hopkins, Manager Corporate Planning & Governance

1. TE PŪTAKE PURPOSE

The purpose of this report is to request that the Committee support a proposal by Intrinsic Events Ltd to create a summer outdoor festival venue area in the Government Gardens Reserve

2. HE TŪTOHUNGA RECOMMENDATION

1. That the report 'Government Gardens Reserve – Proposed Tātou Event Venue' be received.
2. That the Committee supports the development of a summer outdoor festival venue in the Government Gardens Reserve.

3. TE TĀHUHU BACKGROUND

Council have been approached by Intrinsic Events Limited with a proposal to create a "turn-key" outdoor festival venue in the Government Gardens that would be available to host events over a 3 week period each January. The concept is to create a venue that would be available to various promoters to hire and bring acts to an outdoor venue that was ready to go with the necessary infrastructure such as stages, toilets and marquees, staff, licences, consents, traffic management, H&S plans etc all set up. The venue would initially have a 3000 to 5000 person capacity but be able to scale up to a 20,000 person event should one be booked.

The offering is based on the idea that having the festival venue already set up and with the necessary contractors engaged over a 21 day period, this would dramatically reduce the

promotor costs associated with labour and approvals for outdoor events. Intrinsic Events Ltd would hope to be able to host up to 5 events over the 21 day period and will focus on creating a high quality consumer experience over a range of genre and audience demographics.

The proposed site for the festival venue is on the 9 hole golf course part of Government Gardens. The golf course was previously leased to Prodrive Ltd who operated the mini golf, driving range and golf course but in 2018 Prodrive Ltd varied the lease to remove the golf course from their lease area and have concentrated their business on the driving range and mini golf. Since 2018 the golf course area has been maintained simply as open grass space by the Council. Intrinsic Events Ltd are aware that Government Gardens is a Gifted Reserve and so is seeking approval from the Ngati Whakaue Gifted Reserves Protocol Committee before proceeding further with their proposal.

4. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

The initial approach from Intrinsic Events was considering the festival venue site in the area of the Government Gardens next to Oruawhata Drive and the old proposed hospital site that is now commonly known as the “Telly tubby hills”. This amphitheatre area where the earth mounds cover the old hospital foundations is limited in size and would be very close to the Wai Ariki Hot Springs & Spa development site. Consequently it was suggested to Intrinsic Events that alternative site options should be considered.

Intrinsic Events have looked at options and have now proposed a site located at the eastern edge of the golf course area with the stage set very close to the Motutara Point car park. This would provide a venue with good access for setting up stage equipment and have some parking and potential camping accessible off Hatupatu Drive. Some sound investigations have already been carried out at the site and 400m from the stage the sound from the required PA system would be in the order of 30 to 40dB. The outer edge of the golf course is 450m to 550m from the stage site and so noise levels would be well within the 50dB limit at the edge of the Reserve 2 Zone the site sits within. Intrinsic Events are proposing that the majority of parking for venue attendees would be off site, either at Puarenga or Arawa Park, and a “park and ride” service would be available. The site would host corporate marquees as well as the necessary facilities for festival goers and an image of how the site might look is shown in Appendix 1.

From an approval process this type of temporary venue and event would be a Controlled Activity and so require a Resource Consent under the District Plan. There are also time limits on the use of amplified sound being no later than 10.30pm from Sun-Thurs and 11pm Fri-Sat. Under the Reserves Act and Township Reserves Management Plan there would also be Ministerial approval required for the number of days that Council can grant the exclusive use of an area because it exceeds 6 days. Permission can be obtained from Council officers to approve camping as part of an event. All of these approvals would also be conditional on support being received from the Ngati Whakaue Gifted Reserves Protocol Committee.

The RLC Arts & Culture team have considered this event and can see options for including the potential hosting of not only commercial events but also some community events. With the facility set up for a three week period any gaps in bookings could be filled with an affordable “operational cost only” type venue for community based performing arts events. Intrinsic Events is supportive of this idea to look for opportunities to support important community based events if they are able to fit within the programme.

Rotorua Economic Development have also considered the proposal and support the project due to the economic impact. Analysis undertaken by RED estimates that visitors to the events will create an estimated economic impact of \$1.65m growing to \$6.6m over time. This excludes value from the setup of the event infrastructure and operations, which will be shared across local staff and suppliers as outlined in Intrinsic Events prospectus.

This project will support Rotorua's economic recovery from Covid-19, with visitation from the domestic market being 20% lower In Jan 2021 than Jan 2020. The Tātou project is also anticipated to attract international visitors from Australia, which will provide support to our struggling tourism industry.

The Tātou project requires additional funding to become viable and RED are supporting Intrinsic Events to access other funding sources. Market interest in the Tātou event has already been established with at least 4 event enquiries being received from a preliminary REOI released to only 6 promoters. When released wider, RED and Intrinsic Events anticipate there will be a greater interest in the project from the market.

Appendix 1. Proposed Festival venue concept, Government Gardens



TATOU - CONCEPTS FOR FESTIVAL



Image shows proposed Festival Event Venue at Motutara Point in Government Gardens. Stage and festival crowd area with parking and potential camping on the south-eastern edge of the golf course.

20-07-017
RDC-1137090ROTORUA LAKES COUNCIL

Mayor

Members

NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

4.2 Government Gardens Reserve – Prodrive Rotorua Lease Variation**Report prepared by:** Stephanie Kelly, Senior Strategic Advisor**Report reviewed by:** Rob Pitkethley, Manager Sports, Recreation & Environment**Report approved by:** Oonagh Hopkins, Manager Corporate Planning & Governance

**1. TE PŪTAKE
PURPOSE**

The purpose of this report is for the Committee to consider a request by Prodrive Rotorua for the term of their lease to be extended out for another 33 years.

**2. HE TŪTOHUNGA
RECOMMENDATION**

1. That the report 'Government Gardens Reserve – Prodrive Rotorua Lease Variation' be received.
2. That the Committee decline the request from Prodrive Rotorua for the term of their lease to be extended out for another 33 years; and
3. Any that any further requests for variations to existing leases within the Government Gardens be considered through the review of the Reserve Management Plan for the Government Gardens Reserve.

**3. TE TĀHUHU
BACKGROUND**

Prodrive Rotorua have a lease for an area of the Government Gardens Reserve, opposite the Energy Events Centre, to operate a mini putt and golf driving range. The original lease was granted to the previous tenant in 1997 for a term of 33 years with a final expiry of December 2030. The current leaseholder was assigned the lease in 2018.

The leaseholder has requested the lease term be extended out for another 33 years. The leaseholder has advised that the facility requires significant upgrade and investment which they are not prepared to undertake without additional security of tenure (refer Attachment 1). Technically, to achieve this they would need to surrender their existing lease and a new one granted. The final expiry of a new lease would be 2054.

The Government Gardens Reserve is currently included in the Townships Reserve Management Plan 2006. Under the Reserves Act 1977, any lease for a Recreation Reserve must be contemplated by an approved Reserve Management Plan. While the existing lease for the mini putt and golf driving range is provided for in the Townships Reserve Management Plan, the Plan is significantly out of date and overdue to be reviewed.

A review of the Townships Reserve Management Plan is scheduled to commence within the next two years and it is recommended that the request for an extension to the lease term be considered through this process.

It should also be noted that Council staff are only delegated to approve the term of a lease up to 10 years. Any lease term over 10 years require the approval of Council.

4. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

Option	Pros	Cons
Approve request for a new lease with a term of 33 years	Will ensure investment and upgrade of the existing golf facilities	- Does not provide an opportunity to thoroughly consider whether this is an appropriate use of the site in the longer term - Does not enable wider community views to be considered
Decline request in the interim and consider through a review of the Townships Reserve Management Plan 2006 <i>Recommended Option</i>	- Would provide the opportunity to consider whether this continues to be an appropriate use of the site - Would enable wider community views to be considered	Offering deteriorates due to lack of investment

Attachment 1: Prodrive letter for Government Garden Golf lease (page 35)

22 May 2021

To Whom it May Concern,

We are writing to apply for your consideration to extend the terms of our lease. We would love to go back out to the original terms - which was 33 years.

We have already invested a lot of money into the driving range.

- 1) We have redone the mini putt completely. New surfaces, edges and replanting.
- 2) Painted and refurbished the driving range – carpet, partitions, new golf balls and mats
- 3) Refurbished and fully fitted the shop and
- 4) New range equipment

We have 10 years remaining on our lease and we are at the point where there is a lot of work that still needs to be done. We hope that you can appreciate that we are at a crossroad of whether we stop investing in the facility and make do with what we have, or whether we keep investing in a business we hope will be a long-term investment for us.

- 1) The external building needs a full paint.
- 2) The fences need to be fixed.
- 3) Metal Beams in range replaced due to sulphur damage.
- 4) Decking in range removed and replaced with concrete pad.
- 5) The range netting maintained.
- 6) Continual upgrading of the mini putt area.

We would like to have our lease extended back out to 33 years as it was originally. This will give us the confidence to invest back into the business and keep the facility at a high standard. We have only received positive feedback from members of the public since doing the upgrades. Rotorua is the entertainment capital of the North Island, we would like to think that the driving range fits into this vision for the city going forward.

If you need any more information please do not hesitate to contact Glenn, 021 376 506

Thanks for your consideration,

Glenn and Sara Millin

Prodrive Rotorua

20-07-017
RDC-1137086ROTORUA LAKES COUNCIL

Mayor
Members
NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

4.3 Lakefront Reserve – Redevelopment Update

Report prepared by: Rob Pitkethley, Manager Sports, Recreation & Environment

Report approved by: Oonagh Hopkins, Manager Corporate Planning & Governance

**1. TE PŪTAKE
PURPOSE**

The purpose of this report is to update the Committee on the progress of the Rotorua Lakefront redevelopment and the designs for the remaining Stages 5, 6 and 7 to be completed.

**2. HE TŪTOHUNGA
RECOMMENDATION**

- 1. That the report 'Lakefront Reserve – Redevelopment Update' be received.**

**3. TE TĀHUHU
BACKGROUND**

The Rotorua Lakefront redevelopment project has been underway since September 2019. It is developing through a sequence of stages as shown in the stage plan in Appendix 1. The initial lakefront boardwalk and shore stage – Stage 1 – is nearing completion and Stages 2 to 4 are also likely to be completed close to the end of the year. Progress on these stages is itemised below.

- Stage 1 and 1a (lake edge) works are progressing well with the last concrete pour of the paths happening at the end of May. Laying the timber on the Tukutuku bridges is underway and these connections should be completed in early June. The site is being landscaped progressively from the eastern end with gardens and grass areas planted and the immediate lake edge shoreline being cleared of weeds. There have been some supply issues with paint products yet to arrive from overseas for painting the light poles and alternative paints meeting the required specifications are difficult to source. This will continue to be worked on and the way the edge of the site meets with the Stage 3 and 5 areas will require some temporary connections to cope with different ground levels until the full development is

complete. The team and partners also hosted Minister Nash and MP Tamiti Coffey on 29 April for a tour of Stage 1 and 1a.

- Campbell Construction have removed the preload from the Stage 2 (new playground) site and are now preparing the ground for the play area and the basketball court. A new lime chip path has been completed and opened to connect the existing playground to Tutanekai St and electrical and drainage channels being laid. Commencement of the main play rings will take place in June with the play equipment and flying fox going in over August and September.
- The Stage 3 area (connection to lake edge) will start in late June and provides connection between the lake edge (Stage 1) and the new playground (Stage 2). Works consist of a cycleway connection, lawn terraces towards the lake edge, general landscaping, street furniture and lighting.
- Stage 4 (Memorial Plaza) was completed and was opened following a karakia on the Thursday before Easter. Feedback received has been excellent and is testament to the work by local contractors Campbell Construction. The plaza is being well utilised and parking time restrictions will be put in place to ensure appropriate use prior to the parking in front of the existing playground being removed in late June. This stage was completed for just under the contract sum leaving all contingency remaining and able to be applied to later stages.

The Lakefront is providing a great opportunity to connect with our community. In early May the team and Heb jointly presented to the local group "University of the Third Age" (U3A) on the Engineering challenges; a third primary school site visit was held which also focused on the cultural stories on the whenua, and the Lakes High School Tourism class had a visit in late May incorporating discussion with Pukeroa Oruawhata Trust GM Peter Faulkner on the new spa development.

4. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

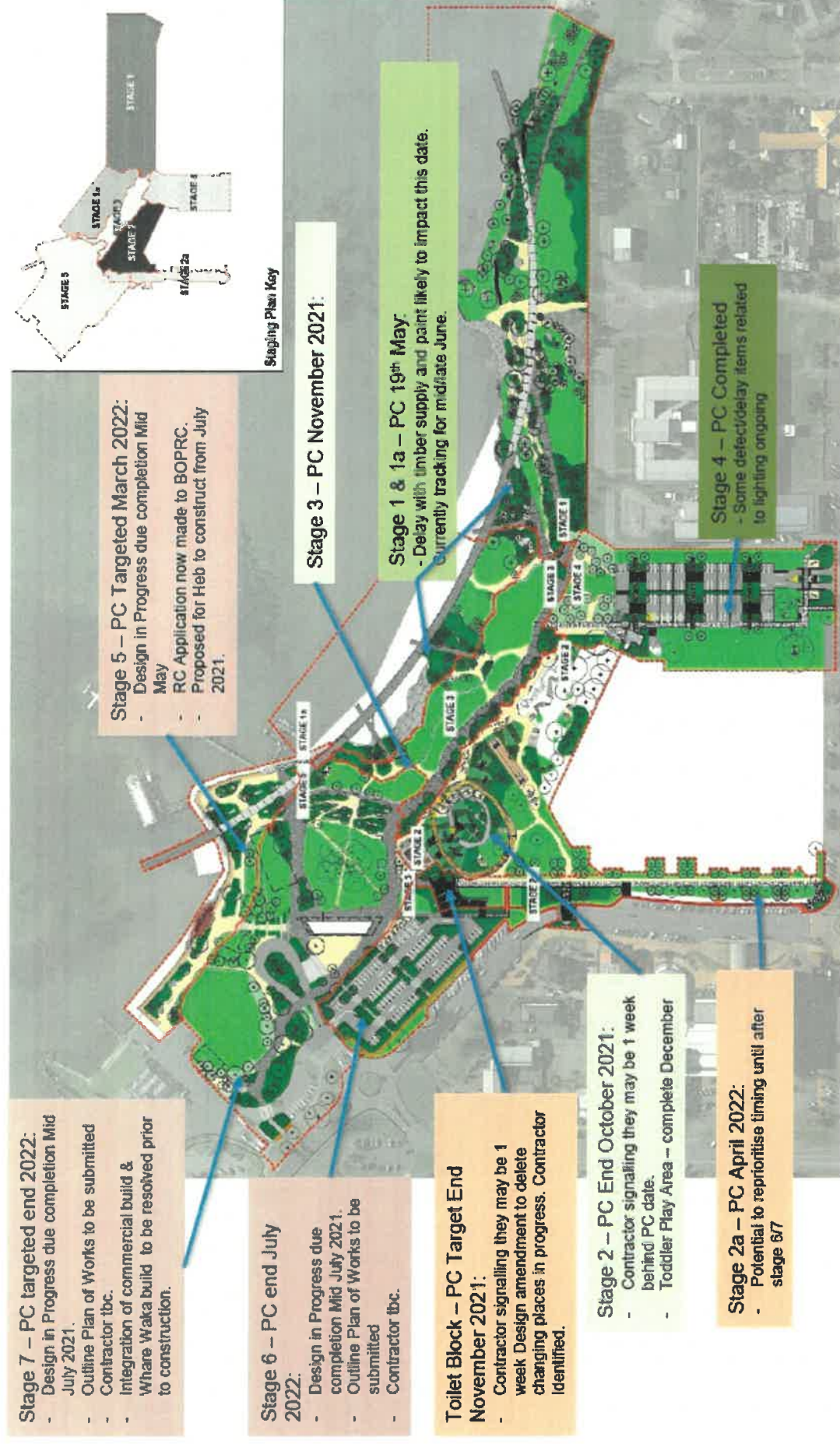
The designs for the western end of the Lakefront are progressing through the detailed design stage to provide the landscaping for the commercial operator area, car parking and western boardwalk extension. This section previously known as Stage 5 has now been split into 3 sections being Stage 5, the western extension of the boardwalk and lake edge; Stage 6, the grass and path areas and the spaces for the Wharewaka and the commercial building and Stage 7, being the Lake Road car parking area. The landscape designs for this are shown in Appendix 2.

The Stage 5 western boardwalk and lake edge detailed design is complete and is currently being priced by Heb Construction. The Stage 1 & 1a procurement plan allowed for direct negotiation of future stages with the successful tenderer in order to optimise site establishment costs, knowledge and experience learned, and relationships developed (with stakeholders and suppliers). A tender recommendation for the Stage 5 work will be brought to Council provided a commercial agreement can be reached with value for money demonstrated.

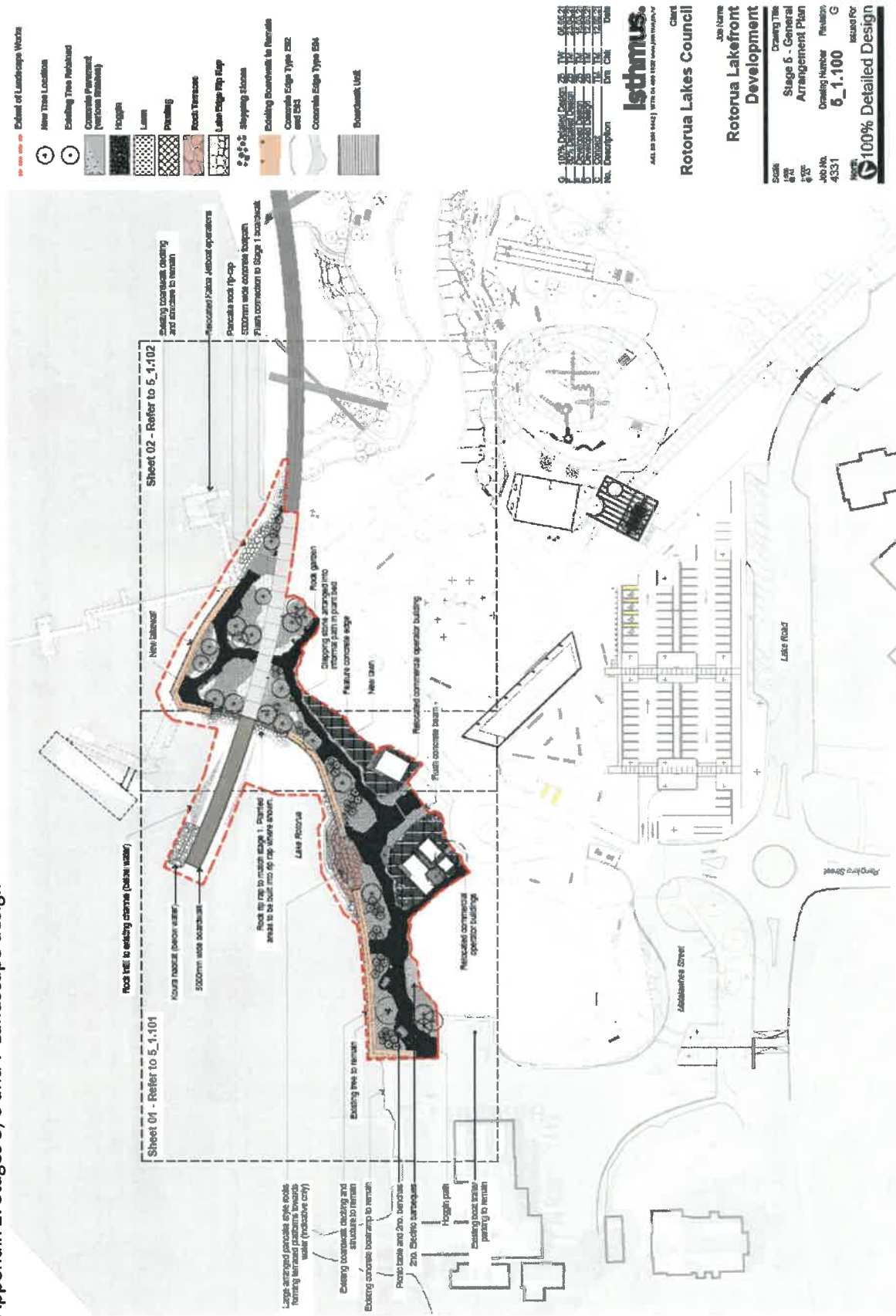
Detailed designs for Stages 6 and 7 have yet to be completed and will involve understanding the building requirements for the commercial building within Stage 6. Geotechnical work has been completed in this area to aid building design and DCA Architects, who came out as the preferred designer for the commercial building and wharewaka, has been working on some preliminary building concepts with staff, operators and the Waka Taua Trust.

In addition to the landscape and commercial building work, engagement with three waka ama clubs is underway on their intention to build a shared waka storage facility on the western edge of the lakefront development area by the boat ramp. Stage 7 design will take this idea into consideration to ensure this is easy for them to achieve.

Appendix 1. Lakefront Redevelopment Stages



Appendix 2. Stages 5, 6 and 7 Landscape design





20-07-017
RDC-1137159ROTORUA LAKES COUNCIL

Mayor
Members
NGĀTI WHAKAUE GIFTED RESERVE PROTOCOL COMMITTEE

4.4 Reserve Operational Updates

Report prepared by: Rob Pitkethley, Manager Sports, Recreation & Environment

Report approved by: Oonagh Hopkins, Manager Corporate Planning & Governance

**1. TE PUTAKE
PURPOSE**

The purpose of this report is to update the Committee on current operational matters within the Gifted Reserves.

**2. HE TŪTOHUNGA
RECOMMENDATION**

- 1. That the report 'Reserve Operational Updates' be received.**

**3. TE TĀHUHU
BACKGROUND****3.1 Thermal Holiday Park.**

A Deed of Partial Surrender and Variation of Lease between Council and Toi Ohomai has been prepared to remove the small area of the land that includes a number of memorial trees to be removed from the lease area. This Deed of Surrender is with Toi Ohomai and once has been signed by both parties it will be sent to LINZ to be actioned. A boundary adjustment will then be undertaken to incorporate the area occupied by the memorial trees within the main Centennial Park. In previous reports we noted a resistance from DOC on agreeing the land was surplus to reserve requirements so should be revoked then transferred. Fortunately this resistance appears to have moderated somewhat and once the Lease process has been concluded and the land parcels confirmed, further consultation with DoC will be required to formally initiate the revocation process.

3.2 Peririka Street Reserve Land Exchange.

The proposed land exchange between Council and PP2 is almost effected, save for the legalisation which is being attended to by the Department of Conservation. A notice was published in the New Zealand Gazette on 5 March and DoC are finalising two easements. In the meantime RLC are providing survey plans for the easements and the lease to St Johns Ambulance

3.3 Rotorua Cemetery Reserve land classification change

Council have initiated the process required to change the reserve classification for part of the Rotorua Cemetery Reserve from Recreation Reserve back to Local Purpose (Cemetery) Reserve. This is for the northern section of the reserve that previously was leased for a commercial operator from 1995 to 2018 to carry out short hole golf activity. Council's Strategy, Policy and Finance Committee on 13 May recommended that as required by Section 24 of the Reserves Act, consultation be undertaken on the proposal to change the classification of part of the Rotorua Cemetery Reserve from Recreation Reserve to Local Purpose (Cemetery) Reserve. Once this recommendation by the Committee is adopted by Council on 27 May staff will notify the public of Council's intention to change the classification of the Reserve. This notification period allows one month for any person claiming to be affected to object to the change and this objection to be considered by the Council. Council then has the delegated authority to change the classification by notice in the Gazette. Any further progression on putting out an EOI for a shared Chapel operation and potential services at this site would require the classification change to be completed so will not be progressed until after this process has concluded.

3.4 Motutara Point Cycle Track

The work to upgrade the Motutara Point cycle track did not begin earlier in the year and is scheduled to happen over the late July to December period. This will consist of four main pieces of work. The boardwalk from the Lakefront to Motutara Point will be widened and resurfaced to provide a safer shared use path for this section. Tracks through the vegetated lakefront sections and the Sanatorium Reserve will also be widened with the oversight of an ecologist to minimise any impact on important native areas. While this is happening areas of weed species will also be cleared. A number of bridges and boardwalk structures through Sanatorium Reserve will also be replaced with new wider structures. Finally the section of trail that runs along the lakeside of Hatupatu Drive from Motutara Point to Sanatorium reserve will also be curbed and resurfaced with a number of storm water treatment gardens created along the side to filter road runoff before it gets to the lake.

3.5 Government Gardens

The toilet installation at the Taikaka Playground site has been completed and is generating positive feedback.



The pilot geothermal greenhouse proposal continues to be progressed by Rotorua Economic Development and InfraCore. Approval from Heritage New Zealand has been obtained and a land use consent application is being considered by the Rotorua Lakes Council. The proposal will require a resource consent from the Bay of Plenty Regional Council to take additional geothermal water for increased heating requirements. Consultation with Iwi will be undertaken as part of this process. This includes consultation with Pukeroa Oruawhata, Ngati whakaue Komiti Nui, Ngati Rangiwewehi and Ngati Uenukukopako.

3.6 Blue Baths:

Council has concluded Geotechnical, Initial Seismic Assessment and the Detailed Seismic Assessments of the Blue Baths. The Geotechnical survey established the ground under and immediately around the Blue Baths is Subsoil Class D: 'Deep or soft soil'. This information was provided to structural engineers EQ Struc, to enable them to carry out an urgent Initial Seismic Assessment. This Initial Seismic Assessment (ISA) found the building to be circa 15% NBS and as a consequence the building was closed in late January 2021 until more detailed work could be completed.

From the Geotechnical work and the ISA, a Detailed Seismic Assessment (DSA) was carried out by EQ Struc, in March/April 2021. EQ Struc's DSA has assessed the building as earthquake prone at 15% NBS. The most serious issues relate to the concrete framing of the structure, the beams and reinforcement, and the foundations. The ground conditions mean that a significant portion of the underlying soils beneath the site are potentially liquefiable in a large earthquake event, which could lead to failure of the foundation system and a catastrophic failure of the building. EQ Struc have observed that it is possible that the building's true NBS is even lower than 15%, as some features have not been able to be fully quantified or taken into account.

Remedial works may be possible, however, given the nature of the works involved to improve the building to 67% (required for a public use (IL3) Building), this is likely to require a significant investment. Council is in the process of working through this with the tenant, BBEL, who vacated the site in late January at Council's request.

3.7 Te Whare Taonga O Te Arawa

Asbestos removal in the basement was completed in December 2020. Since then, physical project works have been on hold pending a structural design reset. This reset was prompted in late 2020 after the structural solution proposed for the repair works was technically reviewed. The structural design reset is looking for a design solution that avoids buildability, safety and costs risks associated with earlier structural design thinking. Dizhur Consulting are completing this work with support from geotechnical engineers Tonkin and Taylor. The first part of this work is the assessment phase which is due to conclude in July 2021.

3.8 Sir Howard Morrison Performing Arts Centre

Hawkins started on site in October as planned and commenced demolition. Demolition is now mostly complete, with the exception of some further plaster façade removal, and construction is underway across all main areas. Work on ground excavations and orchestra pit are complete. Theatre Services procurement (seating, orchestra pit lift etc) is also underway. Work is continuing with cultural advisors on the cultural overlay.

3.9 Sanatorium Reserve Ecological Restoration Project.

Follow-up weed control for year 3 is complete and the results have been good with most exotic weeds dead or showing minimal regrowth. There is significant natural native regrowth happening in the dead bamboo areas and recent warm wet weather has been excellent for natural revegetation. Pest animal control is going well with bait take and trap capture volumes diminishing. It is intended to extend trap lines in the next few months to cover the majority of the reserve. A community planting day will be organised in June to revegetate the old RLC storage yard area that has been cleared. The old Archery building (adjacent to the WWTP) has been demolished and the area has been grassed.

3.10 Kuirau Park Improvements.

The Market Space /car parking area is functioning well as a car park during the week, providing additional parking for park users and some over flow for the inner city. The adjacent basketball court is proving very popular. On Saturdays these spaces transform into the Rotary Market which was officially opened on 21 November 2020. The success of the market over summer has seen the need to extend further into a section of green space at the end of the car park.

The masterplan for Kuirau Park has been reviewed by the Cultural Advisory Group. This group is currently developing a core Cultural Foundation document which will set the platform and inspire the detailed design works. This could include narratives related to both the ancient and modern history of the park, and also include any ideas or aspirations that the group or

individuals might want to include for consideration as we move into prioritisation and detailed design phases. The procurement strategy for the Skatepark is awaiting final outcome of the Long Term Plan, with the potential allocation of funding redefining the approach. In the meantime the need to remove pre-load from the Lakefront has meant we can apply preload to the future skate park site opposite the Market space. The site has been defined by previous investigation into likely size requirements for a Skatepark and geo-tech work. The pre-load will be in place for between 12 – 24 months. During this time Council will continue to work with the skate park advisory group and the wider community to develop a design for construction.

3.11 Aquatic Centre Improvements.

Construction work on the outdoor 50m pool was completed successfully and the pool re-opened to the public on the 6th March. The upgrade deepened the pool to meet FINA competition standards, addressed the chronic leakage issues, installed new pipework and filtration, and installed a bulkhead (allowing the pool to be split into two 25m pools). A 'Poolpod' accessible lift has been installed and can be used to lift customers in and out of the indoor and outdoor pools. Design of the pool hall refurbishment (including replacement of the roof, ventilation systems, fire suppression, glazing and floors) is nearing completion and is expected to be issued for building consent within the next two months. In parallel, designs for the upgrade of the foyer and indoor change rooms are progressing well and will include specialist toilet and change facilities for disabled customers. Work is underway to complete an 'integrated plan' that will document the schedule, costs, resource requirements and risks for delivery of the entire redevelopment master plan. This will include the upgrades to existing components as well as future new features such as a learn to swim pool, bombing pool, hydrosides and new splash pad play areas. The integrated plan will determine work priorities and timing for LTP funded work as well as identify timeframes and requirements for external funding processes.

5 General Business

6 Closing Karakia

Ngāti Whakaue Gifted Reserves Protocol Committee Trust Board Minutes 2 June 202120-07-017
RDC-1173216

Minutes

**Ngāti Whakaue Gifted Reserves Protocol Committee meeting
Wednesday 2 June 2021, 9am
in Council Chamber, Rotorua Lakes Council**

MEMBERS PRESENT:	Mayor Chadwick (Chair) Cr Maxwell, Ms Ngatai, Mr Short, Mr Tapsell
APOLOGIES:	Mr Morrison, Mr Waru, Mr Kingi
IN ATTENDANCE:	Peter Faulkner
STAFF PRESENT:	R Pitkethley, Manager Sport, Recreation and Environment; A Morgan, Team Lead Te Amorangi Unit; K Biddle, Pukenga Mātauranga Maori, Te Amorangi Unit; I Brell, Governance Support Advisor

The meeting opened at 9.04am.

Chair Mayor Chadwick welcomed Committee members and staff.

**1 KARAKIA WHAKAPUAKI
OPENING KARAKIA**

Kingi Biddle opened the meeting with a Mihi and a Karakia.

**2 NGĀ WHAKAPAAHA
APOLOGIES**

RESOLVED

That the apologies from Mr Morrison, Mr Waru and Mr Kingi be accepted.

Moved: Mayor Chadwick

Seconded: Ms Ngatai

CARRIED

Acknowledgement

The Chair said as this was Peter Faulkner's last meeting she would like to thank him for his contribution and active participation. Mayor Chadwick wished Mr Faulkner all the best.

Mr Faulkner said he had been involved with the protocol meetings for 11 years and it had been an honour and a privilege and to also see the progress that had been made. Mr Faulkner also acknowledged the past members who had served the Committee.

3 TE WHAKAŪ I NGĀ MENETI CONFIRMATION OF MINUTES

3.1 NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE MEETING MINUTES 7 OCTOBER 2020

Resolved

“That the minutes of the Ngāti Whakaue Gifted Reserves Protocol Committee meeting held 7 October 2020 be confirmed as a true and correct record”.

Moved: Mr Short

Seconded: Mayor Chadwick

CARRIED

4 PŪRONGO KAIMAHI STAFF REPORTS

RECOMMENDATION

4.1 GOVERNMENT GARDENS RESERVE – PROPOSED TĀTOU EVENT

Resolved

- 1. That the report ‘Government Gardens Reserve – Proposed Tātou Event Venue’ be received.**

Moved: Mr Short

Seconded: Cr Maxwell

CARRIED

Mr Pitkethley overviewed the report and spoke to a presentation – Attachment 1 page 5.

After discussion it was decided further discussion was required concerning the proposal and for Tina Ngatai to work with staff on the matter.

RECOMMENDATION

4.2 GOVERNMENT GARDENS RESERVE – PRODRIVE ROTORUA LEASE VARIATIONS

Resolved

That the report ‘Government Gardens Reserve – Prodrive Rotorua Lease Variation’ be received.

Moved: Cr Maxwell

Seconded: Mr Tapsell

CARRIED

Mr Pitkethley overviewed the report and spoke to a presentation– Attachment 1 page 6.

After discussion, consideration was given for staff to discuss with the leaseholder the term they would require to make a return on their investment and then report back to the Committee for a further decision. Ms Ngatai added any extension of the lease would be subject to the leaseholder investing capital to improve the golf driving range.

Proposed Open Spaces Policy

Mr Pitkethley clarified the open spaces policy is subservient to the gifted reserves protocol. The open spaces policy cannot conflict with the protocol. Mr Tapsell said this matter had been discussed at the previous meeting and suggested it would be a useful next step to comment on the draft policy. This would enable members to look at the detail and to be satisfied the policy is not a barrier to the protocol.

RECOMMENDATION

4.3 LAKEFRONT RESERVE – REDEVELOPMENT UPDATE

Resolved

That the report ‘Lakefront Reserve – Redevelopment Update’ be received

Moved: Mr Short

Seconded: Cr Maxwell

CARRIED

Mr Pitkethley overviewed the report and spoke to presentation – Attachment 1

Mr Tapsell asked if signage telling the story of the gift of the land will be told and is this an opportunity for staff and Pukeroa Oruawhata Trust to work together on. Kingi Biddle, who is supporting the cultural foundation work, said a great opportunity to show this mahi to POT.

RECOMMENDATION

4.4 RESERVE OPERATIONAL UPDATES

Resolved:

That the report Reserve Operational Updates be received.

Moved: Mr Short

Seconded: Cr Maxwell

CARRIED

Mr Pitkethley overviewed the report.

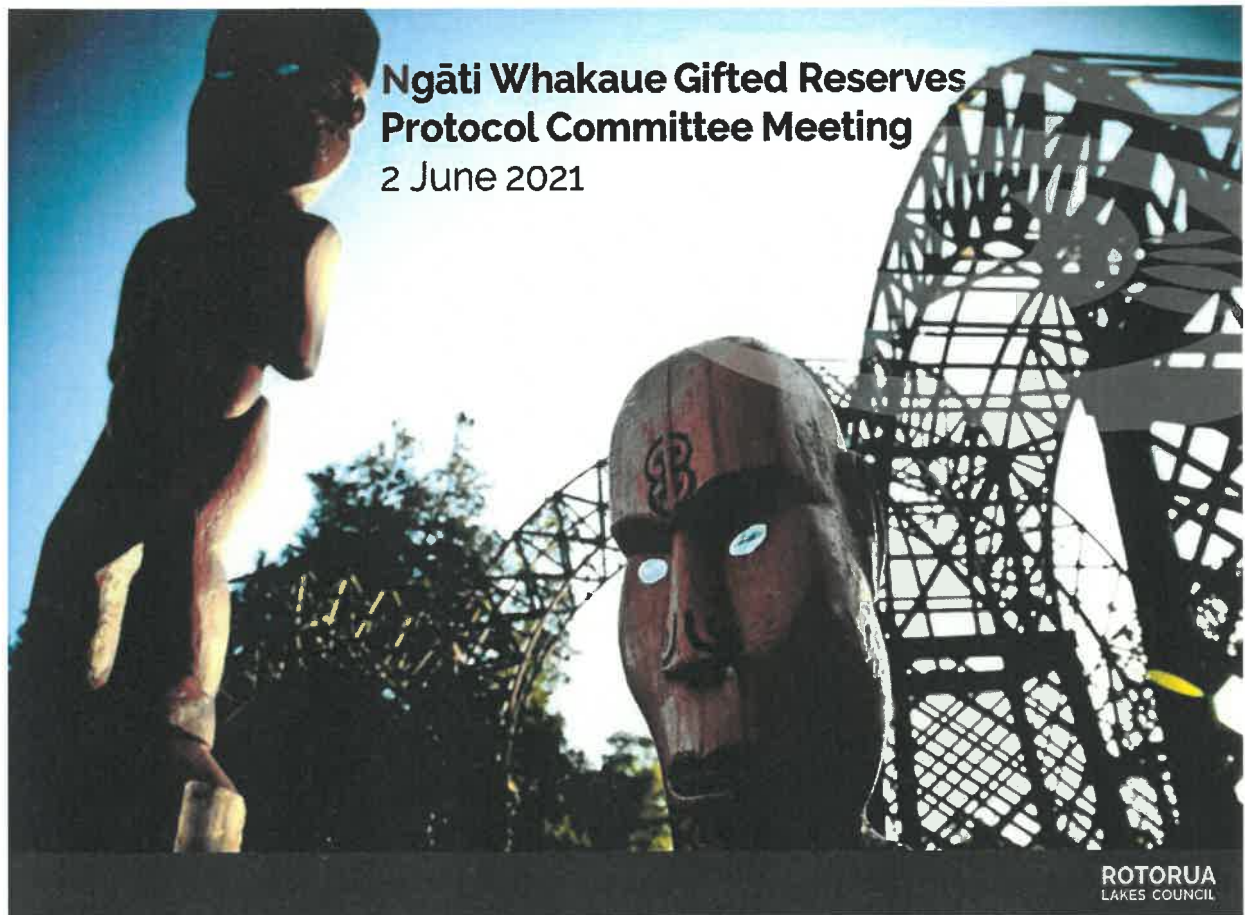
5 GENERAL BUSINESS

There were no items of general business.

6 CLOSING KARAKIA

Cr Maxwell closed the meeting with a Karakia.

The meeting closed at 11.50am



Government Gardens Reserve

Tātou event venue proposal

“Turn key” outdoor
event venue for
various promoters

21 days each January

3,000 – 20,000 pax

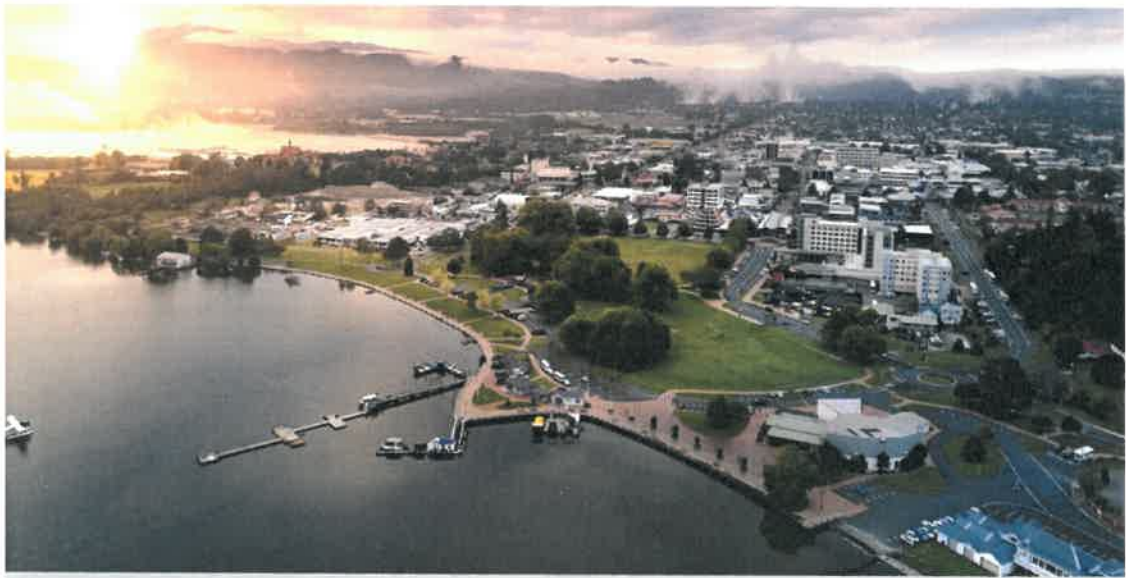
Offsite park–n–ride

Resource consents
required



Lakefront Reserve

Redevelopment Update – Drone footage



PROVINCIAL
GROWTH
FUND

ROTORUA
LAKES COUNCIL

Lakefront Reserve

Redevelopment Update



STAGE 4

- Completed by local firm Campbell Construction
- Opened on 1 April ready for Easter and ANZAC Parade
- Positive feedback
- Parking to be made time limited
- Under budget



PROVINCIAL
GROWTH
FUND

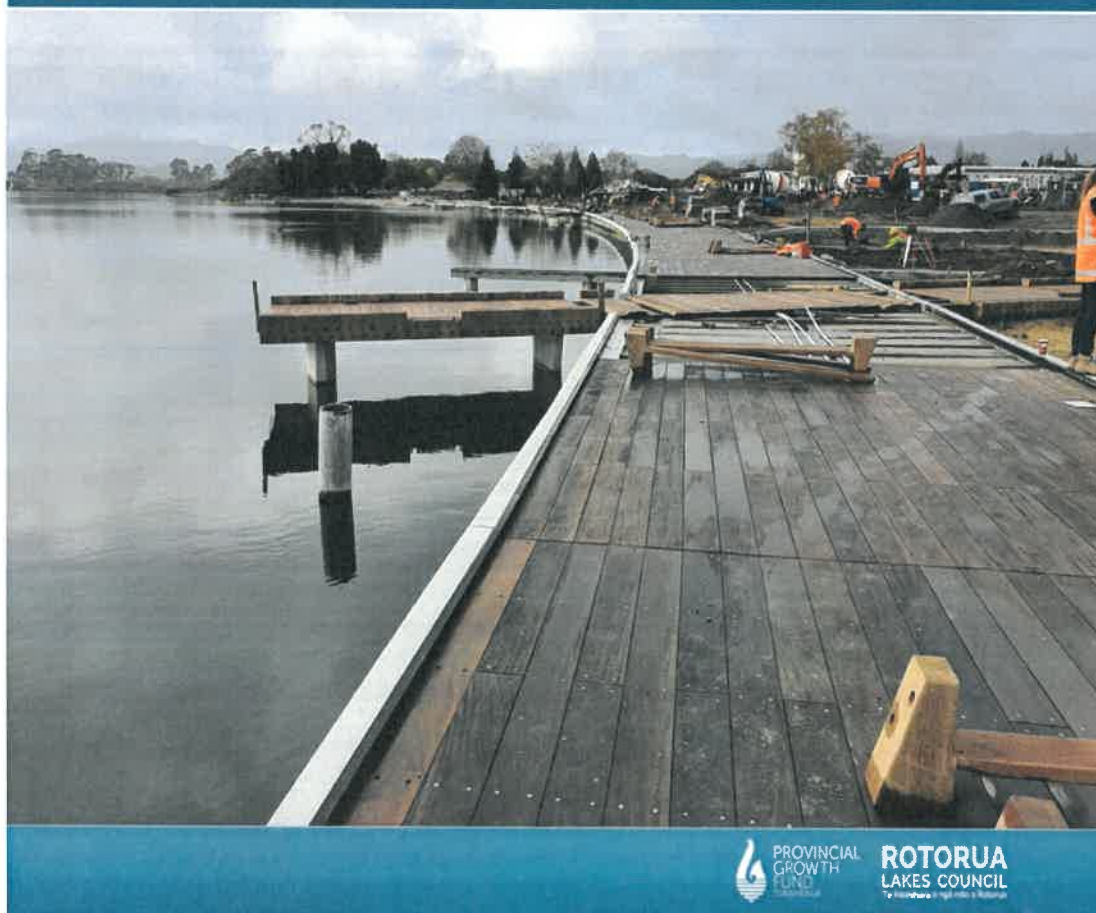
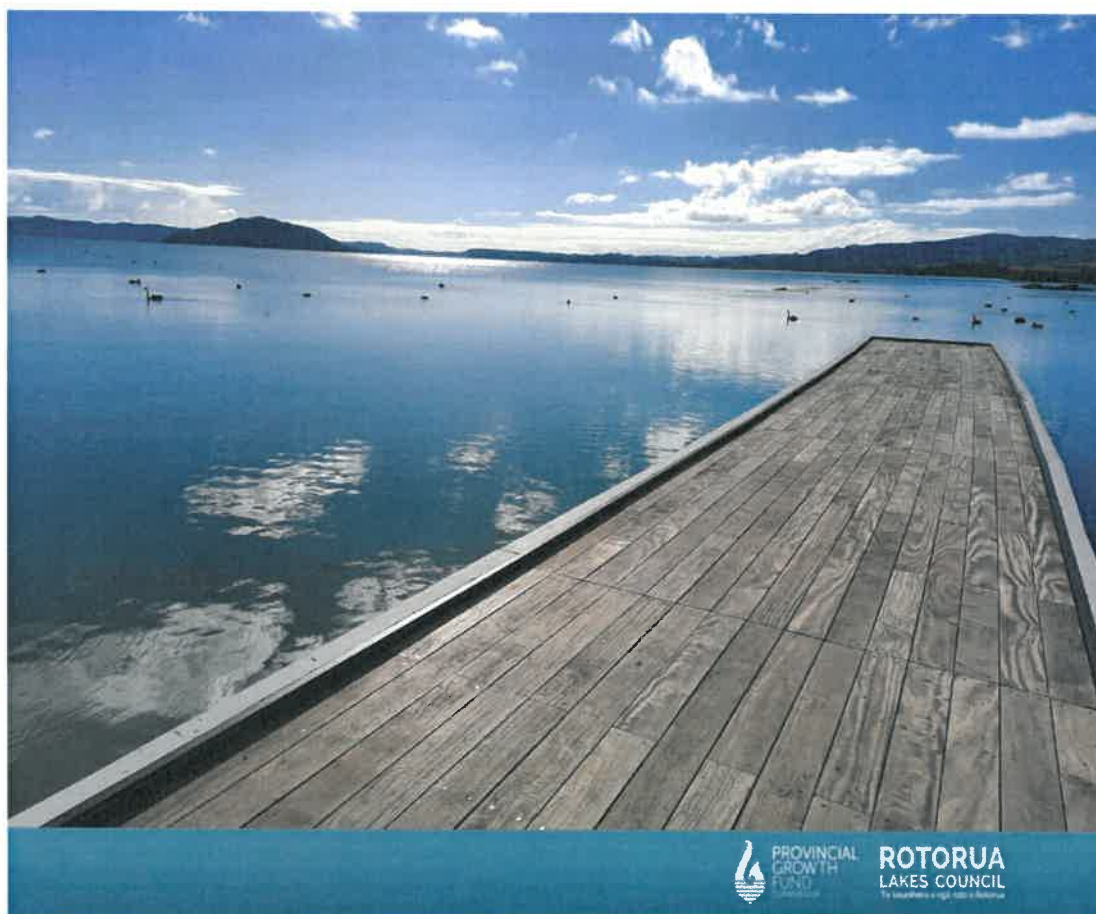
ROTORUA
LAKES COUNCIL



Progress – Stage 1 & 1a (Lakefront section) – Near Completion



- Expected completion late June
- Minor COVID supply issues time risk
- On budget
- Minister Nash visited last Thursday



Progress – Stages 2 & 3 Playground and connection – Underway



- Stage 2 new playground underway
- Stage 3 to start mid year
- Toilet to start mid year
- Expected completion November
- Early days but on budget to date



PROVINCIAL
GROWTH
FUND
Government of New Zealand

ROTORUA
LAKES COUNCIL
Te Kaitiaki o te Taupō o Rotorua



PROVINCIAL
GROWTH
FUND
Government of New Zealand

ROTORUA
LAKES COUNCIL
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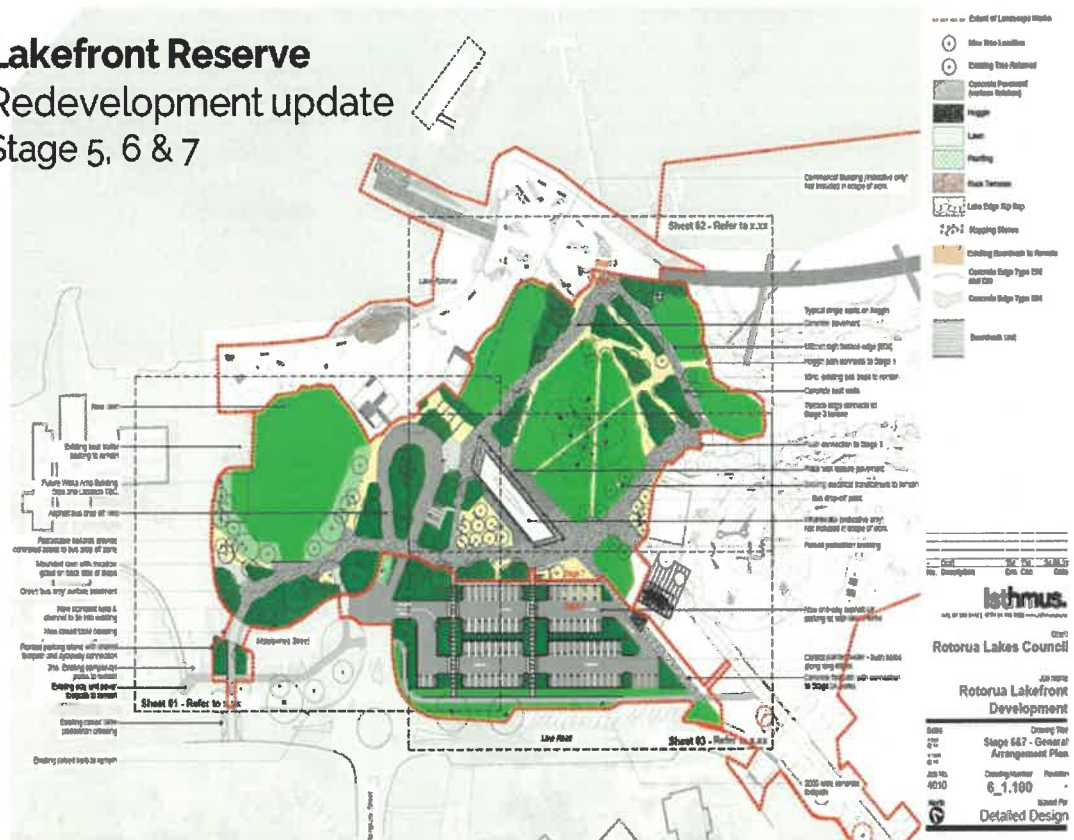


Progress – Stages 5-7 – Detailed design underway



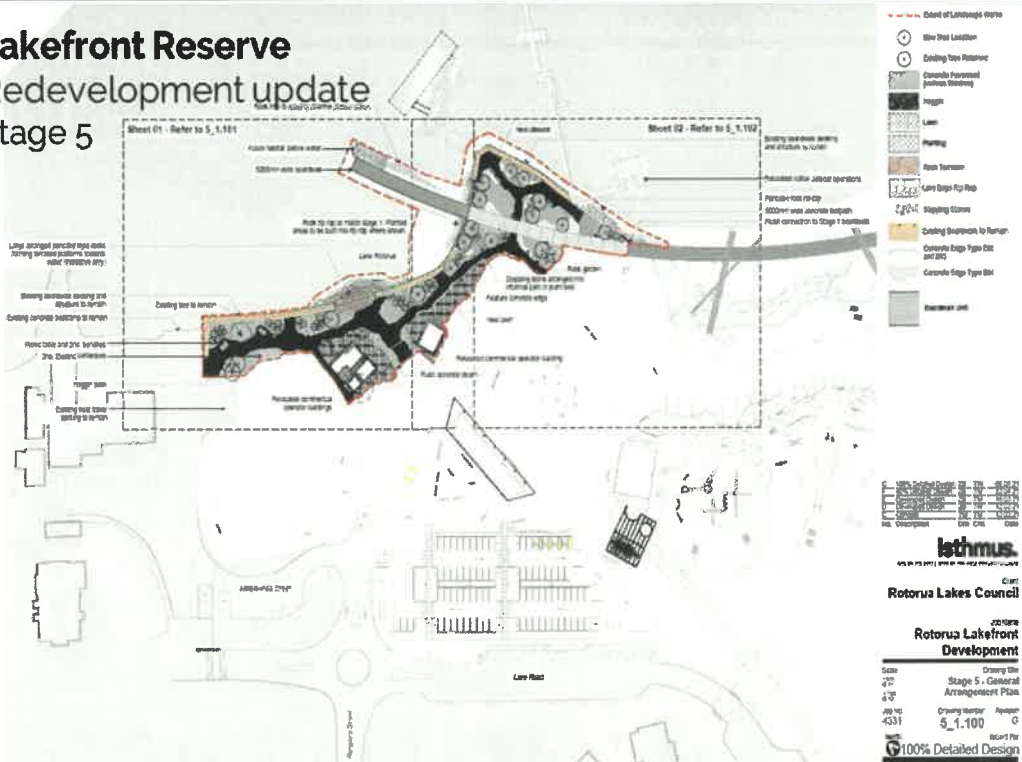
- Stage 5 broken into 3 parts – boardwalk to start first ~ July
- All complete end 2022
- Whare Waka architectural design & geotech underway – concept available June
- Stage 2a planned completion April 22 tbc

Lakefront Reserve Redevelopment update Stage 5, 6 & 7



**ROTORUA
LAKES COUNCIL**

Lakefront Reserve Redevelopment update Stage 5



**ROTORUA
LAKES COUNCIL**

20-07-017
RDC-1256550**NOTICE OF A MEETING****NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE MEETING****AGENDA**

Date: Monday 30 May 2022**Time: 1pm****Venue: Committee Room 2**

MEMBERSHIP**Chair****Mayor Steve Chadwick****Members****Cr Trevor Maxwell****Mr Malcolm Short****Mr David Tapsell****Ms Tina Ngatai****Mr Tanira Kingi****Mr Rawiri Waru****Quorum****4**

NGĀTI WHAKAUE GIFTED LANDS PROTOCOL

(Pukeroa Oruawhata Trust – on behalf of Ngāti Whakaue)

Type of Committee	Māori Protocol Committee
Background	In recognition of Ngāti Whakaue spiritual and historical interest in the land, the Rotorua District Council signed a protocol agreement with Pukeroa Oruawhata Trust on 30 July 1996. This agreement sets out the process of consultation with Ngāti Whakaue regarding the gifted reserves within the Rotorua Township
Purpose	Provide governance over the Ngāti Whakaue Gifted Lands
Principles of the Protocol	The understanding between Council and Ngāti Whakaue is that so far as it may lawfully do so the Council will not effect any changes of status with respect to any such reserves or take steps to dispose of or alienate any of them without first obtaining the consent in writing of Pukeroa Oruawhata Trust (representative of Ngāti Whakaue descendants/beneficiaries) following prior negotiation and consultation on an equal standing basis with the Pukeroa Oruawhata Trust. It is understood that if such reserves should not be used for their original purpose then they should be returned to Pukeroa Oruawhata Trust on behalf of Ngāti Whakaue, unless there is agreement otherwise.
Reference	20-07-017
Membership	Ngāti Whakaue Gifted Reserves Committee members: Council Representatives
Meeting frequency	Bi-Annually
Application	- The Council and the Pukeroa Oruawhata Trust agree that this Protocol may be amended from time to time but only by mutual agreement to provide for: a) Any additional lands that may be established as being included in the original gift of land by Ngāti Whakaue to the Council. b) Any land that the Pukeroa Oruawhata Trust may wish to have transferred to the Council and included a Reserve under the appropriate designation.

Order of Business

1	Opening Karakia - Karakia whakapuaki	4
2	Apologies - Ngā whakapaaha	4
3	Confirmation of Minutes – Te whakaū i ngā meneti	5
	3.1 Ngāti Whakaue Gifted Reserves Protocol Committee meeting minutes (draft) 2 June 2021	5
4	Staff Reports – Pūrongo Kaimahi	16
	4.1 Government Gardens Reserve – Lakeside retaining wall at Polynesian Spa	16
	4.2 Government Gardens Reserve – Prodrive Golf Rotorua Ltd Lease Variation	20
	4.3 Lakefront Reserve – Alteration to Designation and development update	24
	4.4 Reserve Operational Updates	35
5	General Business	40
6	Closing Karakia	40

1 Opening Karakia - Karakia whakapuaki

2 Apologies - Ngā whakapaaha

The Chairperson 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 Confirmation of Minutes – Te whakaū i ngā meneti

3.1 Ngāti Whakaue Gifted Reserves Protocol Committee meeting minutes (draft) 2 June 2021

20-07-017
RDC-1173216

Minutes (draft)

Ngāti Whakaue Gifted Reserves Protocol Committee meeting
Wednesday 2 June 2021, 9am
in Council Chamber, Rotorua Lakes Council

MEMBERS PRESENT: Mayor Chadwick (Chair)
Cr Maxwell, Ms Ngatai, Mr Short, Mr Tapsell

APOLOGIES: Mr Morrison, Mr Waru, Mr Kingi

IN ATTENDANCE: Peter Faulkner

STAFF PRESENT: R Pitkethley, Manager Sport, Recreation and Environment;
A Morgan, Team Lead Te Amorangi Unit; K Biddle, Pukenga
Mātauranga Maori, Te Amorangi Unit; I Brell, Governance Support
Advisor

The meeting opened at 9.04am.

Chair Mayor Chadwick welcomed Committee members and staff.

1 KARAKIA WHAKAPUAKI OPENING KARAKIA

Kingi Biddle opened the meeting with a Mihi and a Karakia.

2 NGĀ WHAKAPAAHA APOLOGIES

RESOLVED

That the apologies from Mr Morrison, Mr Waru and Mr Kingi be accepted.

Moved: Mayor Chadwick

Seconded: Ms Ngatai

CARRIED

Acknowledgement

The Chair said as this was Peter Faulkner's last meeting she would like to thank him for his contribution and active participation. Mayor Chadwick wished Mr Faulkner all the best.

Mr Faulkner said he had been involved with the protocol meetings for 11 years and it had been an honour and a privilege and to also see the progress that had been made. Mr Faulkner also acknowledged the past members who had served the Committee.

3 TE WHAKAŪ I NGĀ MENETI CONFIRMATION OF MINUTES

3.1 NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE MEETING MINUTES 7 OCTOBER 2020

Resolved

"That the minutes of the Ngāti Whakaue Gifted Reserves Protocol Committee meeting held 7 October 2020 be confirmed as a true and correct record".

Moved: Mr Short

Seconded: Mayor Chadwick

CARRIED

4 PŪRONGO KAIMAHI STAFF REPORTS

RECOMMENDATION

4.1 GOVERNMENT GARDENS RESERVE – PROPOSED TĀTOU EVENT

Resolved

- 1. That the report 'Government Gardens Reserve – Proposed Tātou Event Venue' be received.**

Moved: Mr Short

Seconded: Cr Maxwell

CARRIED

Mr Pitkethley overviewed the report and spoke to a presentation – Attachment 1 page 5.

After discussion it was decided further discussion was required concerning the proposal and for Tina Ngatai to work with staff on the matter.

RECOMMENDATION

4.2 GOVERNMENT GARDENS RESERVE – PRODRIVE ROTORUA LEASE VARIATIONS

Resolved

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Moved: Cr Maxwell

Seconded: Mr Tapsell

CARRIED

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Mr Pitkethley clarified the open spaces policy is subservient to the gifted reserves protocol. The open spaces policy cannot conflict with the protocol. Mr Tapsell said this matter had been discussed at the previous meeting and suggested it would be a useful next step to comment on the draft policy. This would enable members to look at the detail and to be satisfied the policy is not a barrier to the protocol.

RECOMMENDATION

4.3 LAKEFRONT RESERVE – REDEVELOPMENT UPDATE

Resolved

That the report 'Lakefront Reserve – Redevelopment Update' be received

Moved: Mr Short

Seconded: Cr Maxwell

CARRIED

Mr Pitkethley overviewed the report and spoke to presentation – Attachment 1

Mr Tapsell asked if signage telling the story of the gift of the land will be told and is this an opportunity for staff and Pukeroa Oruawhata Trust to work together on. Kingi Biddle, who is supporting the cultural foundation work, said a great opportunity to show this mahi to POT.

RECOMMENDATION

3.4 RESERVE OPERATIONAL UPDATES

Resolved:

That the report Reserve Operational Updates be received.

Moved: Mr Short

Seconded: Cr Maxwell

CARRIED

Mr Pitkethley overviewed the report.

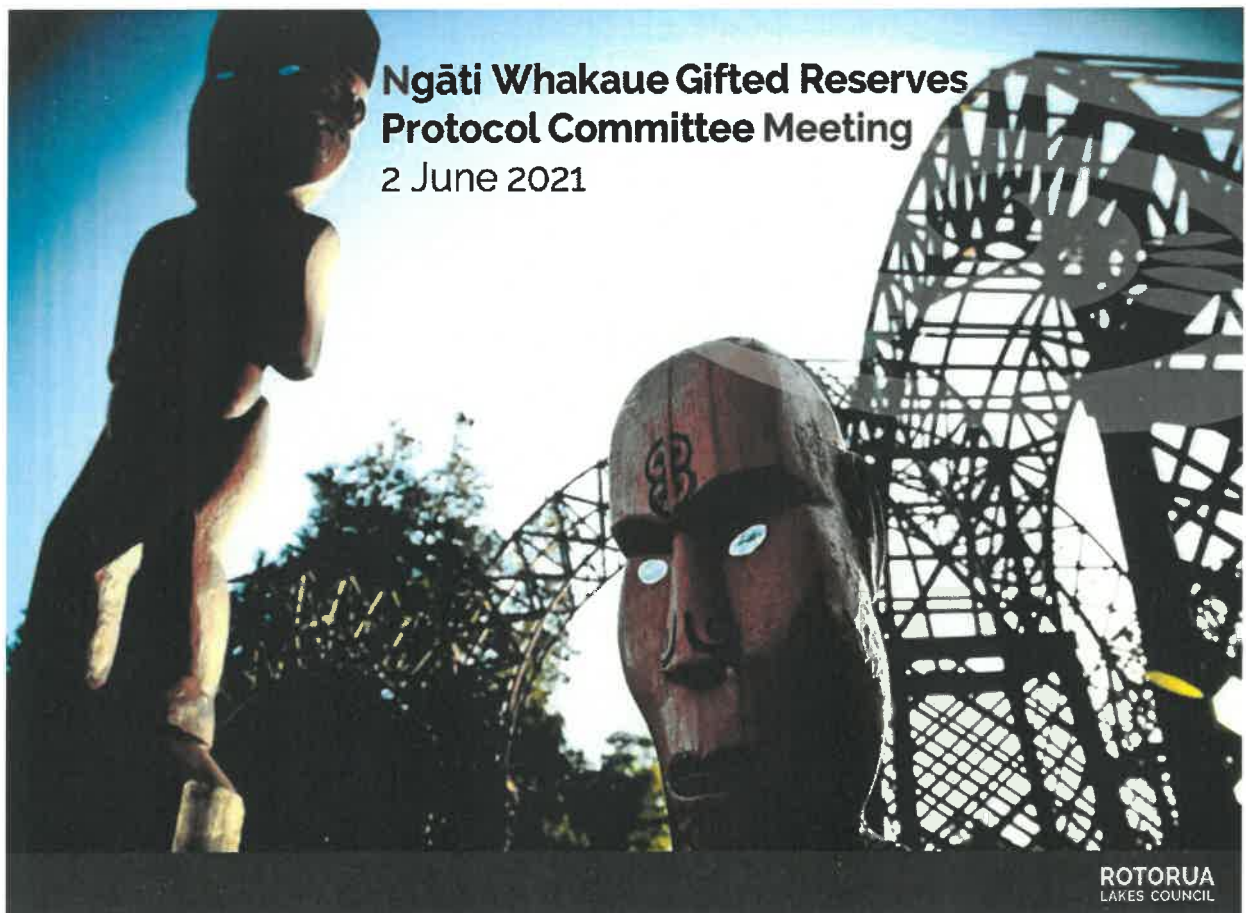
4 GENERAL BUSINESS

There were no items of general business.

5 CLOSING KARAKIA

Cr Maxwell closed the meeting with a Karakia.

The meeting closed at 11.50am



Government Gardens Reserve

Tātou event venue proposal

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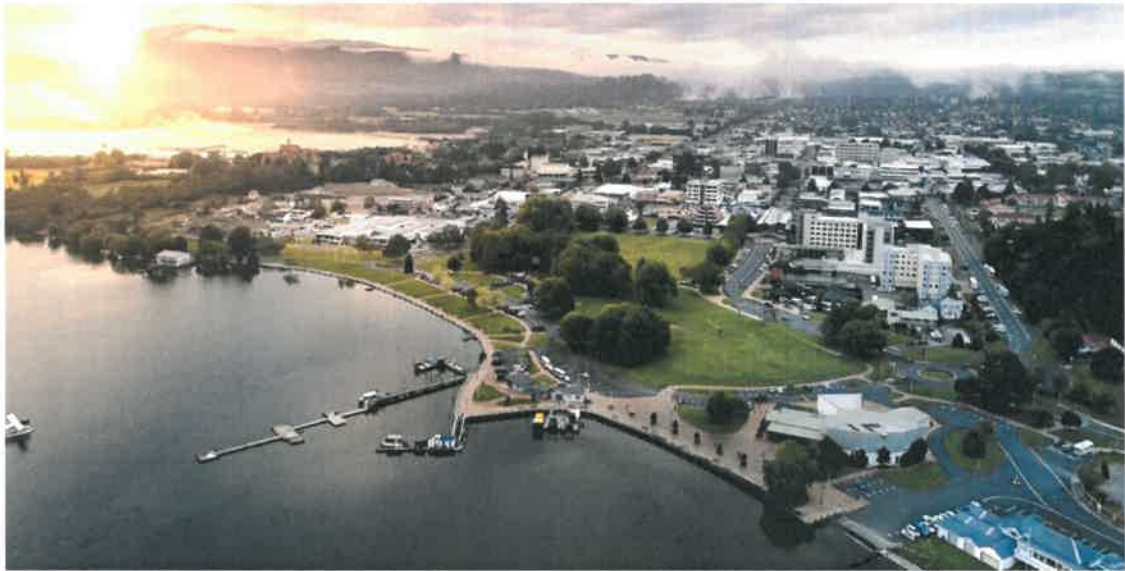
Offsite park–n–ride

Resource consents
required



Lakefront Reserve

Redevelopment Update – Drone footage



PROVINCIAL
GROWTH
FUND
Te Kaitiaki Take Kōwhiri

ROTORUA
LAKES COUNCIL
Te Kaitiaki Take Kōwhiri

Lakefront Reserve

Redevelopment Update



STAGE 4

- Completed by local firm Campbell Construction
- Opened on 1 April ready for Easter and ANZAC Parade
- Positive feedback
- Parking to be made time limited
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PROVINCIAL
GROWTH
FUND
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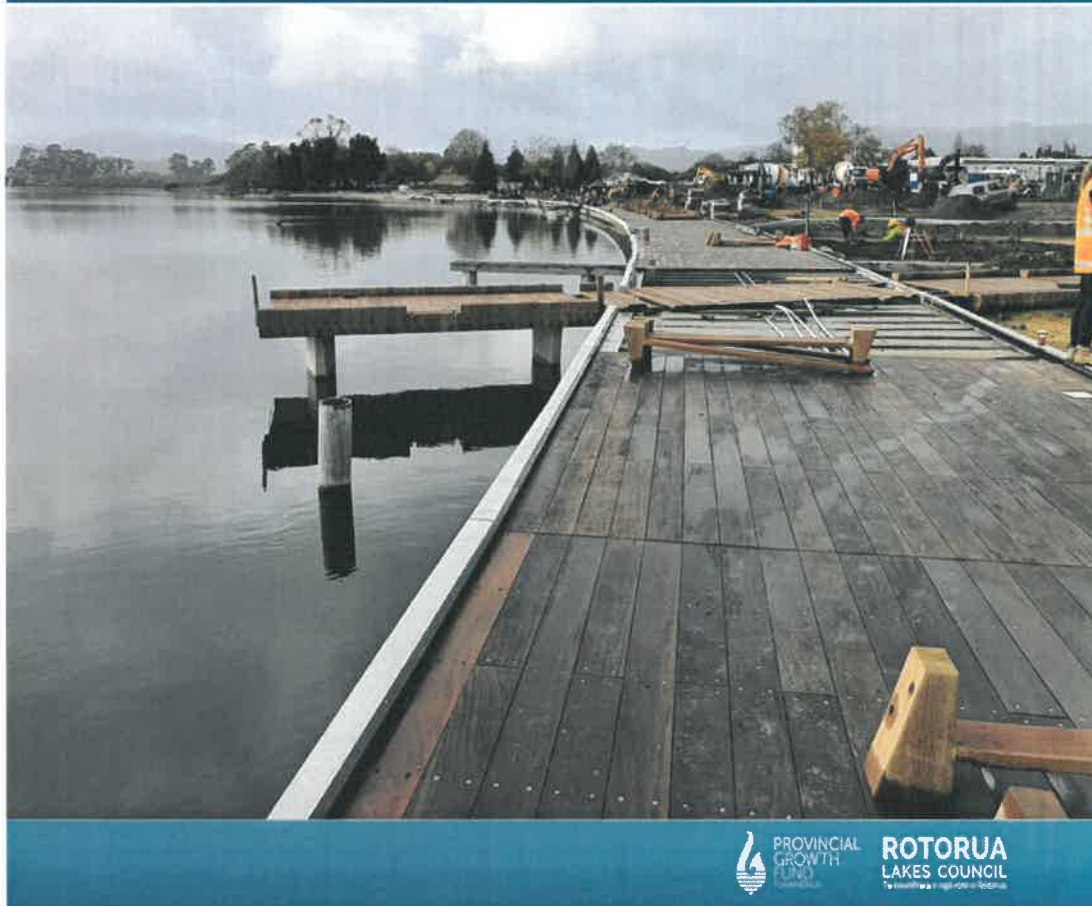
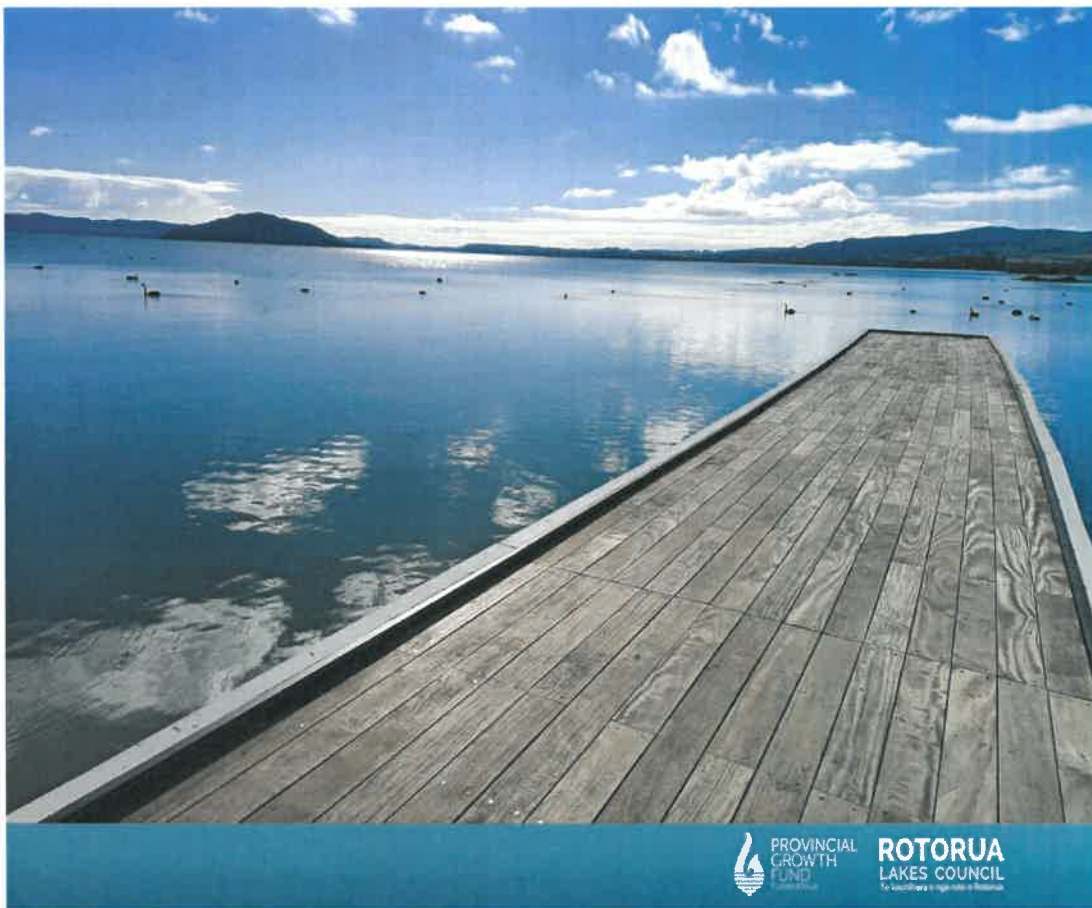
ROTORUA
LAKES COUNCIL
Te Kaitiaki Take Kōwhiri



Progress – Stage 1 & 1a (Lakefront section) – Near Completion



- Expected completion late June
- Minor COVID supply issues time risk
- On budget
- Minister Nash visited last Thursday



Progress – Stages 2 & 3 Playground and connection – Underway



- Stage 2 new playground underway
- Stage 3 to start mid year
- Toilet to start mid year
- Expected completion November
- Early days but on budget to date



PROVINCIAL
GROWTH
FUND

**ROTORUA
LAKES COUNCIL**
The heart of the region is here



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The heart of the region is here



Progress – Stages 5-7 – Detailed design underway



- Stage 5 broken into 3 parts – boardwalk to start first ~ July
- All complete end 2022
- Whare Waka architectural design & geotech underway – concept available June
- Stage 2a planned completion April 22 tbc



PROVINCIAL
GROWTH
FUND

ROTORUA
LAKES COUNCIL

Lakefront Reserve

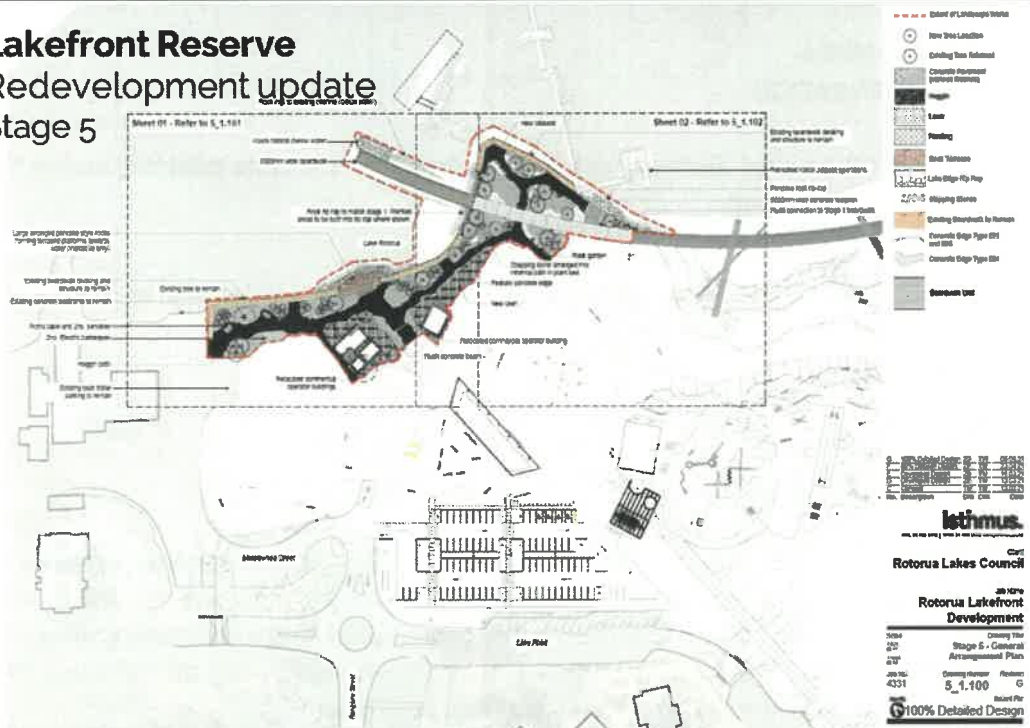
Redevelopment update

Stage 5, 6 & 7



ROTORUA
LAKES COUNCIL

Lakefront Reserve Redevelopment update



ROTORUA
LAKES COUNCIL

4 Staff Reports – Pūrongo Kaimahi

20-07-017
RDC-1137098

ROTORUA LAKES COUNCIL

Mayor
Members
NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

4.1 Government Gardens Reserve – Lakeside retaining wall at Polynesian Spa

Report prepared by: Robert Atkinson: Asset Management and Renewals Advisor

Report reviewed by: Rob Pitkethley: Manager, Active and Engaged Communities

Report approved by: Gina Rangi: Deputy Chief Executive, Te Arawa Partnership

1 TE PŪTAKE PURPOSE

The purpose of this report is for the committee to consider the need to replace a section of the retaining wall between the Polynesian Spa and Lake Rotorua.

2. HE TŪTOHUNGA RECOMMENDATION

1. That the report 'Government Gardens Reserve - Lakeside retaining wall at Polynesian Spa' be received.
2. That the Committee endorses the renewal of the retaining wall as detailed in this report.

3. TE TĀHUHU BACKGROUND

A section of retaining wall between the Polynesian Spa and Lake Rotorua has been identified as failing. The wall is currently constructed from railway sleepers and iron rails. The section of the wall on the lake edge is identified in the below aerial image and some photographs are included later in the report. The wall is right on the lake edge and protects a thin strip of reserve (2-3m) before the Polynesian Spa lease area begins.



The proposal is to replace a 50m section of existing wall with rhyolite boulders approximately 600-1000mm in diameter. This was considered to be the most suitable material to use in this environment. An excavation will occur behind the existing wall at approximately 1.2m and then filled with the rhyolite boulders. Once this is completed the old wall will be removed.

To facilitate this there will be some removal of vegetation along the lake margins. This will be replanted once the works are completed.

The works will require the permission of the Department of Conservation as the site access will need to be through the wildlife sanctuary and will constitute moving material from the area to the south of the pools. As the site is also included in the Heritage status of the Government Gardens, permission will also be needed from Heritage NZ. A regional council Resource Consent is also required.

4. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

Option 1

Endorse the renewal of the retaining wall.

This will have the effect of maintaining the integrity along the rest of the wall and enable the long terms use of the pools already constructed behind the existing wall. This is needed from the Committee for the Heritage New Zealand Application

Option 2

Decline to endorse the renewal of the retaining wall.

This will result in the wall failing and loss of reserve land behind the existing wall. Any later corrections would be more extensive and more difficult due to limited space. It could potentially in time threaten the lease area occupied by the Polynesian Spa and further lead to a dispute around the Council's obligations as lessor of the reserve.

5. NGĀ ĀPITI HANGA

ATTACHMENTS

Attachment 1: Site plan and cross section of proposed wall.



Attachment 2: Site photographs of existing wall



20-07-017
RDC-1255144ROTORUA LAKES COUNCIL

Mayor

Members

NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

4.2 Government Gardens Reserve – Prodrive Golf Rotorua Ltd Lease Variation**Report prepared by:** Ange Paget, Recreation Planner**Report reviewed by:** Rob Pitkethley, Manager, Active and Engaged Communities**Report approved by:** Gina Rangi: Deputy Chief Executive, Te Arawa Partnership

**1. TE PŪTAKE
PURPOSE**

The purpose of this report is for the Committee to consider a request by Prodrive Golf Rotorua Ltd (Prodrive Rotorua) for the term of their lease to be extended out for another 33 years.

**2. HE TŪTOHUNGA
RECOMMENDATION**

- 1. That the report 'Government Gardens Reserve – Prodrive Golf Rotorua Ltd Lease Variation' be received.**
- 2. That the Committee decline the request from Prodrive Rotorua for the term of their lease to be extended by 33 years; and**
- 3. That the Committee recommends to Council that it approve the provision of a revised lease for Prodrive Rotorua with a 20 year term expiring in 2042, subject to the inclusion of a contractual obligation requiring an investment in improvements and buildings to improve the golf facilities.**
- 4. That the Committee agree that the request for the lease to be extended by 33 years is contemplated through the review of the Reserve Management Plan for the Government Gardens.**

4. TE TĀHUHU BACKGROUND

Prodrive Rotorua have a lease for an area of the Government Gardens Reserve, opposite the Energy Events Centre, to operate a mini putt and golf driving range. The original lease was granted to the previous tenant in 1997 for a term of 33 years with a final expiry of December 2030. The current leaseholder was assigned the lease in 2018.

The leaseholder has requested the lease term be extended out for another 33 years. The leaseholder has advised that the facility requires significant upgrade and investment which they are not prepared to undertake without additional security of tenure. Technically, to achieve this they would need to surrender their existing lease and a new lease be granted. The final expiry of a new 33 year lease would be 2054.

The Government Gardens Reserve is currently included in the Townships Reserve Management Plan 2006. Under the Reserves Act 1977, any lease for a Recreation Reserve must be contemplated by an approved Reserve Management Plan. While the existing lease for the mini putt and golf driving range is provided for in the Townships Reserve Management Plan, the Plan is significantly out of date and overdue to be reviewed.

A review of the Townships Reserve Management Plan is scheduled to commence within the next two years. This process will enable wider community views to be ascertained and consideration as to whether this site should continue to support this activity in the future. The provision of a revised lease term could be scrutinised through this process.

After discussion at the previous Committee meeting in June 2021, direction as given to staff to converse with the leaseholder on the term they would require to make a return on their investment and then report back to the Committee for a further decision.

Prodrive Rotorua have advised that the following investment is required within the next 5 – 6 years to maintain the existing facility which in their view has succumbed to extreme sulphur damage.

The following items require replacement (all costs are indicative);

Metal support beams and the roof of the range	\$40,000
Repainting and upgrading building	\$10,000
Wooden decking replaced by concrete pad	\$50,000
Front external fence	\$5000
Range netting	\$100,000
Mini Putt resurfacing	\$60,000
Total costs	\$265,000

Prodrive Rotorua are obligated under their existing lease to maintain and keep in good order buildings and improvements, however this is subject to fair wear and tear. Fair wear and tear

is undefined in the lease, but is normally referred to as gradual deterioration of things that are used regularly in a property. It is debatable whether the work which Prodrive Rotorua is preparing to do is a requirement of the lease and/or will be necessary to sustain their operation for a period of time.

Prodrive Rotorua hold a lease with the Hamilton City Council which has a 15 year term with 13 years remaining. Prodrive Rotorua have invested \$250,000 in this facility over the past two years. They have advised that the Hamilton mini putt facility generates a turnover of three times that of the Prodrive Rotorua facility. It is on this basis that Prodrive Rotorua have indicated that to achieve a similar return on investment a lease term of 20 years at a minimum is required.

Council staff are only delegated to approve the term of a lease up to 10 years. Any lease term over 10 years requires the approval of Council. It is not understood whether a 20 year term would be tenable for Council and there is no certainty around the outcome of a Council decision.

A 20 year lease term provides an additional nine years beyond the current lease term which has 11 years remaining. And so provides almost double the current lease's remaining tenure.

The Committee also advised that any extension of the lease would be subject to the leaseholder investing capital to improve the golf driving range. It is recommended that any new lease will be required to include a contractual clause which obligates the leaseholder to invest in the existing improvements and buildings to improve the golf facilities. This at a minimum ensures that the existing facilities are maintained to support quality golf facilities. Any request which requires the leaseholder to invest in further capital might be considered unsubstantiated and unnecessarily onerous on the leaseholder.

5. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

Option	Pros	Cons
Decline request and approve a new lease with a term of 20 years, with contractual obligation to invest in improvements and buildings of the golf facilities.	- Will ensure investment and upgrade of the existing golf facilities - Provides Council certainty of income revenue for reserve investment	- Does not provide an opportunity to thoroughly consider whether this is an appropriate use of the site in the longer term - Does not enable wider community views to be considered
<i>Recommended Option</i>		

Option	Pros	Cons
Decline request in the interim and consider through a review of the Reserve Management Plan which contemplates the Government Gardens	• Would provide the opportunity to consider whether this continues to be an appropriate use of the site • Would enable wider community views to be considered	• Hardship suffered by the leaseholder due to delayed investment and uncertainty • Potential surrender of lease and loss of recreational opportunity and • Unforeseen costs to Council associated with asset management from additional reserve area and any improvements left on the reserve at the leaseholders discretion

6. HE WHAIWHAKAARO CONSIDERATIONS

6.1 Mahere Pūtea

Financial/budget considerations

At present Council receives \$18,300 per annum from the Prodrive Rotorua lease. Monies attained through revenue generated by reserve activities must be reinvested back into reserves as per the Reserves Act 1977. Security of tenure not only supports Prodrive Rotorua's business viability, it also supports the long term planning for maintenance and upkeep of Council's open space network and this contributes to positive community outcomes.

20-07-017
RDC-1137086ROTORUA LAKES COUNCIL

Mayor
Members
NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

4.3 Lakefront Reserve – Alteration to Designation and development update

Report prepared by: Rob Pitkethley, Manager Active and Engaged Communities

Report approved by: Gina Rangi: Deputy Chief Executive, Te Arawa Partnership

**1. TE PŪTAKE
PURPOSE**

The purpose of this report is to gain support from the Committee on an alteration to the Lakefront Reserve Designation and update the Committee on progress of the Rotorua Lakefront redevelopment for the remaining Stages 5, 6 and 7 to be completed.

**2. HE TŪTOHUNGA
RECOMMENDATION**

- 1. That the report 'Lakefront Reserve – Alteration to Designation and development update' be received.**
- 2. That the Committee support the required Alteration of Designation for the Rotorua Lakefront Reserve in the District Plan**

**3. TE TĀHUHU
BACKGROUND**

The Rotorua Lakefront Reserve is designated in the Operative Rotorua District Plan as "Lakefront Reserve - Civic Space". As part of this designation, there is a 2012 concept plan that shows three open space/view shaft areas at the Lakefront (shown as the purple shaded areas) in the below Figure 1. The western Tutanekai Street extension open space/view shaft area is an approximately 30m wide strip (Figure 2) and is the topic of this required alteration.

The 2012 Designation has allowable activities across the general reserve that includes booking and ticketing facilities, visitor services, cafes and restaurants, connections to lakes structures etc. However, there is an exception to these allowable activities for the open space/view shaft areas, so the inclusion of buildings within these areas is not accounted for within the current Lakefront Reserve – Civic Space designation. The Lakefront redevelopment includes the siting of several buildings that will be located fully or partially over the western view shaft/open

space area. In preparing for the Lakefront redevelopment in 2019 a number of Outline Plans were obtained for changes in relation to the District Plan but the alteration to the designation for the western open space/view shaft area could not be accounted for through Outline Plan changes and so is being concluded now that building location plans have been finalised.

Figure 1. 2012 Lakefront Reserve Designation Concept Plan

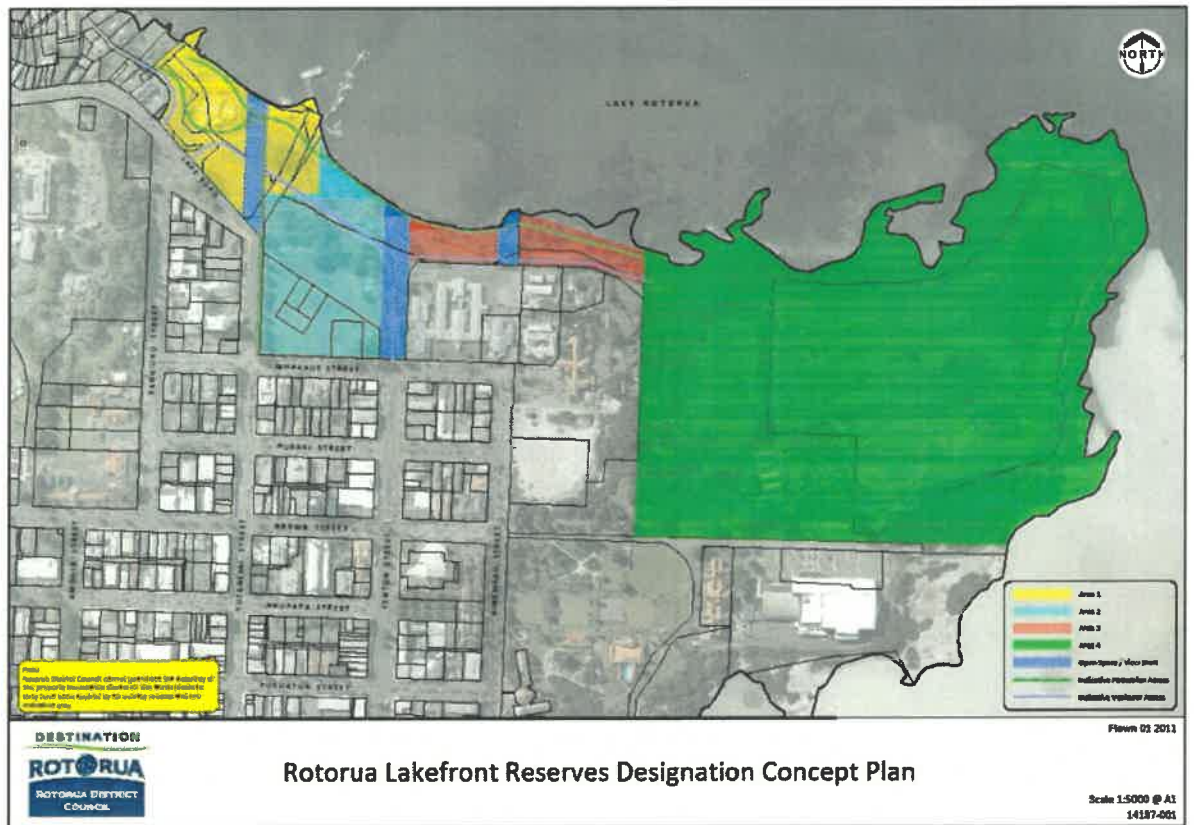


Figure 2. Location of western open space/view shaft area



4. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

The lakefront redevelopment is part of the Rotorua Lakes Council's Vision to Action projects to revitalise the lakefront and city centre. It was identified in the Long Term Plan to achieve the 2030 goals for the city. The intent is to link the city's key public open spaces (Kuirau Park, the Lakefront, Government Gardens and the Sanatorium Reserve) to best support Rotorua's residents and visitors with high quality experiences.

Master planning to redevelop the lakefront has progressed over several years and has been undertaken in consultation with Ngāti Whakaue and Te Arawa Lakes Trust (TALT). The overarching design intentions and principles for the lakefront design have been to achieve the following design outcomes:

- Creation of a unique development which captures "what is" Rotorua;
- Creation of a vibrant and cohesive focal point and recreational feature focused on the lake front area with direct and integrated linkages to the central city and other adjacent areas in line with good urban design principles;
- Acknowledgment and inclusion of the cultural, social and environmental context of the area and the relationship Te Arawa has with the land and the water;
- A reinforced tourism and visitor focus to the area providing interesting activity both during the day and night;
- Responsiveness to adjacency and provision of opportunities for private and public partnerships in the development and management of activities;
- Integration of the commercial and retail area with the lakefront both in physical and visual terms.

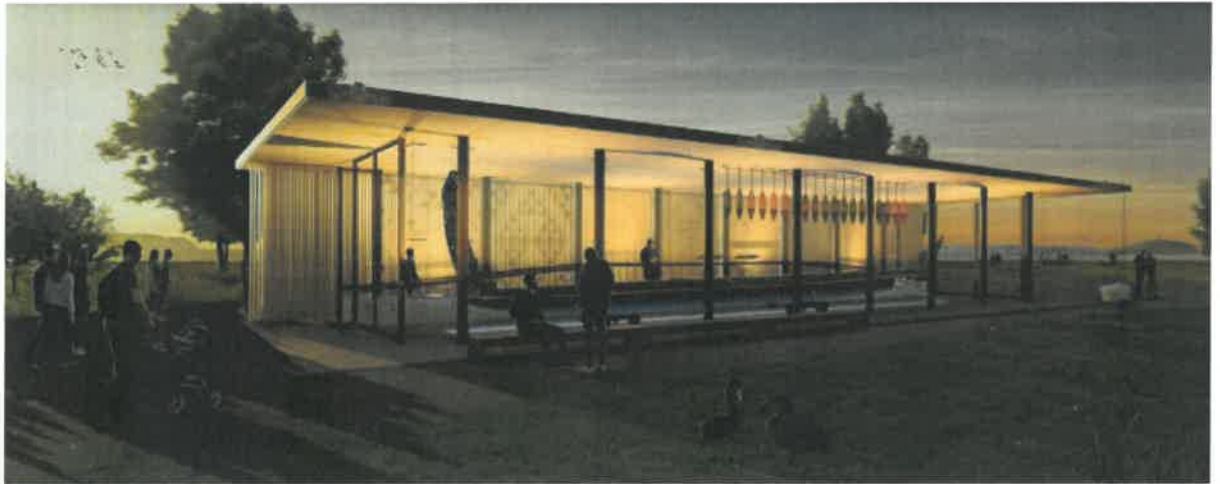
The lakefront reserve was originally a waka landing site for Ngāti Whakaue and, therefore, cultural design elements are an integral component of the proposed design and represent an outcome of the partnership between the Council, Ngāti Whakaue and Te Arawa Lakes Trust

Two key building projects within the lakefront reserve are the waka shelter (which was previously located at the eastern end of the reserve, east of Fenton Street, and the new tourist and visitor services building to replace a cluster of small offices located west of the commercial jetty. A third building has been constructed near the playground to provide replacement toilet facilities. The notice of alteration relates to these structures.

ALTERATION SOUGHT

Three buildings are proposed at the Lakefront as a part of the current redevelopment:

- 1) Waka Marumaru: The whare waka proposed to house Te Arawa Waka Taua is a glass sides building some 4.85m by 27m with a solid roof. Stackable timber screens will enable the eastern façade to be screened off as required. Otherwise the walls will be clear glass. The whare waka is proposed to be located almost centrally within the viewshaft to reflect the highly significant cultural values associated with the waka and the site itself. The Lakefront Reserve was originally a waka landing site and was gifted by Ngāti Whakaue.



Waka Marumaru (Screens closed)

- 2) Commercial building: The building envelope for this building has been identified but concept plans and elevations are yet to be developed. The footprint of the building as a whole will be consistent with the conditions provided for in the designation. The building will encroach into the eastern side of the viewshaft by up to 7.0m, with the roofline projecting above the sightline a further 4m. Views through the building will be available over part of the building façade but part will also be enclosed.
- 3) Amenity Block: This has been recently constructed. The amenity block is set at an angle to the viewshaft alignment and has a footprint that extends to a minor degree (approximately 2.5m) through the eastern side of the viewshaft. The roof structure projects a further 2.5m but is above sightline, not intruding into the viewshaft from ground level.



Buildings (1-3) in relation to Open Space/View shaft area (red dashed line)

The buildings have been designed to fit appropriately within the site layout for the reserve. In particular, the whare waka is located within the open space/view shaft where it directly links the city centre and the lake, in recognition of the significance of the reserve as a launching place for the waka of Ngāti Whakaue. However, the whare waka is largely transparent, enabling views through the building between the lake and city centre, without hindrance.

The commercial building projects into the eastern side of the open space/view shaft by up to 7.0m at ground level with the roofline projecting a further 4m. The partial visibility of the building emphasises the presence of the building and will draw people from the city centre to the Lakefront. There will be planting along the eastern side of the open space/view shaft area that will also soften the edge of the building when viewed from the south.

The view shaft essentially relates to views at the pedestrian level along Tutanekai Street to the Lakefront. South of Pukaki Street views are limited by the canopy and internal screens through Eat Street and, therefore, there are only narrow views through to the Lakefront and these will largely remain unaffected. North of Eat Street, views to the Lakefront open to a broad outlook from the north to the north-east across the redeveloped reserve. This view shaft provides an enhanced interaction with the lake and adjacent reserve that was not available before the final redevelopment plans were confirmed. Views to the lake remain available through Waka Marumaru and across the waka within the shelter. Therefore, the relationship between the City Centre and the lakefront sought through the open space/view shaft will continue to be supported and the objective achieved. An alteration to the conditions of the designation is therefore sought to allow alternative design solutions that achieve a more appropriate site layout and meet the objectives of the view shaft. The change to the designation is through the addition as described below:

- Open space/ View shaft

The open space/view shaft shall be maintained as open space except as follows:

- A whare waka may be located within the open space/ view shaft provided that the northern and southern facades are predominantly glazed to allow views through the building.
- A recreation and visitor services building may project into the eastern side of the open space/ view shaft by no more than 7m at ground level and 11m at roof level.
- An amenities (toilet) building may project into the eastern side of the open space/ view shaft by no more than 2.5m at ground level and 5.0m at roof level.

EFFECTS

The key change in effects relates to the visual change, ie where a view shaft generally clear of all buildings was anticipated in the concept plan for the designation, there will now be a degree of intrusion by buildings. The view shaft is intended to support the visual link between the city centre and the lake. However, the design of the lakefront reserve landscaping was not available nor were decisions made on building design and locations at the time. The detailed design stage has clarified these parameters and the requirement for change. The outcomes sought will still be achieved but enabling limited intrusions into the view shaft will reflect the roles and significance that those buildings provide within the Lakefront Reserve.



Landscape Architect effect on viewshaft

Mitigation proposed is the predominant use of glazed facades within the Whare Waka and restricting the scale of intrusion into the view shaft by the recreation and visitor services building. The lakefront design as whole enables extended views into and through the reserve from the northern end of Eat Street and this enables a broader connection with the lake than would have been anticipated earlier.

Overall, the change resulting from enabling Waka Marumaru, the services building and the amenities building to be located within the open space/view shaft will be positive and there will be less than a minor change in effects as any adverse effects will be limited. The view shaft to the lake will remain, with broader visual linkages available across the reserve. Given that the wording of the open space/view shaft protection in the designation refers to recreation, events and amenity rather than the visual link between the city centre and the lake, the change sought and the resulting buildings will continue to support the outcomes in the existing designation.

OPTIONS

- 1) The Committee supports the alteration to the Lakefront Reserve - Civic Space Designation.

The alteration results in a less than minor effect on the environment, and potentially a positive effect with the new services supplied to enhance and encourage the use of open space. The Council is the manager of the land and agrees with the alteration and during the consultation phases for the Lakefront Redevelopment, Ngāti Whakaue has been involved in the design stages and have supported the facilities created. The designation was created in 2012 and has not been reviewed through the redevelopment process so needs to be updated for enabling the improvements to be made to the reserve. Supporting the alteration to the designation is the preferred option and provides a relatively simple mechanism to alter the District Plan Designation conditions.

- 2) The Committee does not support the alteration to the Lakefront Reserve – Civic Space Designation.

Not supporting the alteration would be in opposition to the previous support the Committee has given for the Lakefront Redevelopment. This would result in the need to go through a notified resource consent process for the location of the buildings should they remain where

planned. Another outcome could be the need to having to reconsider the building sites which would have negative impacts on the importance of key cultural and commercial facilities designed to enhance the lakefront user experience.

5. LAKEFRONT REDEVELOPMENT

The Lakefront redevelopment is continuing with contractors now focusing on Stages 5, 6 and 7. The updated timeline for these stages is shown in the below Stage description diagram in Appendix 1 with the Stage design detail in Appendix 2.

The Stage 5 work on the lake edge is being undertaken by HEB Construction and has been affected by some COVID-19 related delays in preparing the precast board walk units so has now been pushed out to an August 2022 completion date. As part of the work in this stage a variety of commercial operator discussions have occurred over managing access to continued operations, removal and disposal of old fuel tanks and the potential location of new tanks, and the state of existing commercial jetties at the Lakefront. These are ongoing and contingencies are being made during construction to account for business continuity and future options for specialised service requirements.

The Stage 6 car parking area is being done by Campbell Infrastructure and has been meeting intermediate milestones ahead of schedule although is now awaiting some pre-load settlement before the car park is prepared for final sealing. The base course has been finished and must be stabilised before some drainage and service work is done then the area will be sealed. While the pre-load is settling there will be some limited surrounding landscaping done although there will be some quiet periods for approximately 4-6 weeks.

The Stage 7 area includes the open space and landscaping around the Soundshell car park site and the connecting area to stage 2. There may be some restriction on parking availability over a short period mid-winter when the Soundshell car park is being worked on before the Stage 6 car park is ready but this is being scheduled to avoid winter school holiday periods.

The Council is working with the Bay of Plenty Regional Council and Te Arawa Lakes Trust on developing a Lakefront weed stranding management plan to manage future weed stranding's in the general lakefront area. This plan will contain a number of methodologies to remove weed as well as understanding actions that can be undertaken to reduce weed beds out in front of the lakefront or works to prevent stranding occurring. Combinations of shore line machine and manual clearance, weed harvester boat use and shallow water excavator clearing will be incorporated and BOPRC and TALT are also trialling other methods in localised weed stranding areas in other lakes. Resource consents will be required for any method that disturbs the lake bed so these trials are underway to prepare the necessary information for consent applications. It is intended that this plan will be developed before the 2022-23 summer and consents will be applied for to manage stranding's from this summer onwards.

Appendix 1. Lakefront Redevelopment Stages



[illegible]

Extent of Landscape Works	 		Concrete Footprint (various finishes)	Hedges	Lawn	Planting	Rock Terraces	Late Edge Lip Drop	Stepping Stones	Existing Downstream to Retain	Concrete Edge Type E26 and E29	Concrete Edge Type E24	Downstream Unit
													

Q	100% Detailed Design	25	TM	05.05.21
F	50% Detailed Design	25	TM	23.03.21
A	Develop Design	50	TM	18.03.21
C	Developed design	25	TM	12.03.21
	Estimate		TM	12.02.21
Mo	Reservations	On	On	

Isthmus.

Client
Rotorua Lakes Council

Job Name
Rotorua Lakefront
Development

Scale	Drawing Title
ASME Y14.5 M29	Stage 5 - General Arrangement Plan
JOB NO.	Drawing Number
4331	5_1.100
Month	Revision
	G
	Issued For
	100% Detailed Design



Lakefront progress photographs



20-07-017
RDC-1137159ROTORUA LAKES COUNCIL

Mayor
Members
NGĀTI WHAKAUE GIFTED RESERVE PROTOCOL COMMITTEE

4.4 Reserve Operational Updates

Report prepared by: Rob Pitkethley, Manager Active and Engaged Communities

Report approved by: Gina Rangi: Deputy Chief Executive, Te Arawa Partnership

**1. TE PUTAKE
PURPOSE**

The purpose of this report is to update the Committee on current operational matters within the Gifted Reserves.

**2. HE TŪTOHUNGA
RECOMMENDATION**

- 1. That the report 'Reserve Operational Updates' be received.**

**3. TE TĀHUHU
BACKGROUND**

3.1 Thermal Holiday Park

Council's Operation and Monitoring Committee are due to meet on the 5th May and will be asked to recommend to Council to commence the process to revoke the reserve classification of the land under the Thermal Holiday Park lease area pursuant to Section 24 of the Reserves Act. The Committee Report is attached as an Appendix.

If the Committee recommend revoking the reserve status and this is adopted by Council on the 26th May, staff will advise the Minister of Conservation as the Commissioner of the intention to revoke the reserve status. The Department of Conservation as the Crown agency acting on behalf of the Commissioner will provide a decision in principle regarding whether the revocation is supported. Our understanding is that DOC have moderated their stance and consider the proposal tenable if Council can provide an evidence based argument that the land is surplus to Council reserve requirements.

As previously noted, a small area of the land comprising the Thermal Holiday Park (shown as “B” on Attachment 1 in the Committee Report), which includes a number of memorial trees was to be removed from the lease area. A survey of the boundary was completed earlier this year and an LT Plan was lodged with, and approved by LINZ. The LT Plan provides the mechanism to uplift the portion of the small area from the lease area and is a pre-requisite to lodging the survey plan which will adjust the boundary on the Title Plan. This has been undertaken concurrently with a Deed of Partial Surrender and Variation of Lease (the Deed), which will adjust the lease area within the lease instrument. On execution of the Deed the registering of the survey plan can be progressed.

3.2 Pererika Street Reserve Land Exchange.

The proposed land exchange between Council and PP2 has been effected and legalisation was completed in late July 2021. The request from St John’s to create a lease across the reserve for access onto Amohau Street was withdrawn in August 2021 so there was no need to proceed with this action. The land exchange has been completed.

3.3 Rotorua Cemetery Reserve land classification change

The process to change the Sala Street Recreation reserve back to Cemetery Reserve has been completed. There was minimal public feedback to the change with most fully supportive and some conditional support from past commercial operators. Any progress on seeking potential partnerships for chapel operation has been put on hold until a fuller assessment of the reserve land capacity has been understood.

3.4 Motutara Point Cycle Track

The section of trail that runs along the lakeside of Hatupatu Drive from Motutara Point to Sanatorium reserve has been curbed and resurfaced with storm water treatment catch pits installed to filter surface water runoff into the lake. The tracks through Sanatorium Reserve and the section from the lakefront development to Motutara Point have been widened with the oversight of an ecologist to minimise any impact on important native vegetation. Signage has also been installed through the Sanatorium tracks at some intersections to remind riders to cycle at a safe speed and take care with other track users.

3.5 Government Gardens

The proposal from Intrinsic Events to develop a 3 week summer festival site at Motutara Point is progressing with the intention to lodge a resource consent in the next month. After the last Committee meeting a site visit with POT Trustees and GM discussed some of the details around the festival and various concerns were addressed. Intrinsic events require a written letter of support from the Gifted Reserves Committee for their Resource Consent application.

Healthy Families Rotorua have been working with Te Arawa Whānau Ora, Te Tatau o Te Arawa, Rotorua Lakes Council and other partners to create a space in the city to host an annual Matariki ceremony. The site chosen to best celebrate the dawn observance of Matariki is at

Motutara Point and the intention is for this first annual holiday to have a pre-dawn public gathering at Motutara Point and over several years create a dedicated physical space to grow the understanding of Matariki for the wider community. Healthy Families Rotorua is also seeking support from the Committee for growing this event at this site as this will assist with funding applications for the event. Both the Matariki Event and the Intrinsic Event festival concept are aware of each other's wishes for the general area and there are no conflicts and growth of these events could even complement each other and the site overall.

3.6 Blue Baths

The building was closed in early 2021 when a Detailed Seismic Assessment (DSA) was carried out and assessed the building as earthquake prone at 15% NBS. Remedial works may be possible, however, given the nature of the works involved to improve the building to 67% (required for a public use (IL3) Building), this is likely to require a significant investment. As funding is not currently allocated to this project any further work has been put on hold and a more robust fencing solution will be put in place to protect the site until a time at which Council chooses to invest in the remedial works necessary

3.7 Te Whare Taonga O Te Arawa

The new structural concept design by Dizhur and ground investigation work by Thompkins & Taylor is now complete after a very robust peer review process. Work is now underway on the detailed design phase which will be completed in September. Contractor procurement is planned for mid-2022 to enable construction to begin in late 2022 /early 2023.

3.8 Sir Howard Morrison Centre

The Sir Howard Morrison Centre construction work is due for practical completion in late July. Theatre services will require approximately three months to install after practical completion with an opening of the centre expected later this year. Council working collaboratively with mana whenua on this project has produced a stunning foyer design for this heritage category one listed building. Ngāti Whakaue artist Henriata Nicholas has worked under the guidance of the Pae Arataki where the Morrison whanau, Ngāti Whakaue and Te Tatau were all represented.



3.9 Sanatorium Reserve Ecological Restoration Project.

Follow-up weed control for year 4 is ongoing and the results have been good with most exotic weeds dead or showing minimal regrowth. There are still some exotic weed tree species to remove which will be done over the remainder of year 4 and into year 5. While some areas of natural regrowth have been strong others have been slow and so we will be considering a replanting programme in year 5 to address this issue. Seed will be collected and plants propagated to enable this planting. Pest animal control is going well with bait take and trap capture volumes diminishing.

3.10 Kuirau Park Improvements.

The 2021-31 LTP has \$2,350,000 funding allocated to support the Skate park development project in Kuirau Park. Pre-load material was moved from the Lakefront development into the site identified for the new skate park beside Pukuatua St and has been in place for 12 months. Site surveys to test settlement of the land under the pre-load is ongoing and there may be a need for the pre-load to remain in place for up to a further 12 months. Later this year we intend to progress the design for the new skate park with the wider community and skate park advisory group and look to have more developed designs as the pre-load settling is completed.

In late 2021 the Aquatic Centre's reinjection bore in Kuirau Park failed and the casing split underground with geothermal steam and water venting up to the surface and affecting the bore head and Kuirau Street. The bore was quenched after several days and the site clean-up of geothermal mud occurred over the next several weeks. A new site for a reinjection bore was located and tested before full drilling found it was not suitable. An alternate site was then located closer to the Aquatic Centre and a new bore was drilled and commissioned in early February to take the reinjected water from the Aquatic Centre's production bore. During the three months the reinjection bore was unavailable the Aquatic Centre's geothermal water was minimised and discharged to storm water. Engagement and information sharing occurred with iwi representatives (Ngāti Kea, Ngāti Tuara, Ngāti Whakaue) over the storm water discharge

period to make sure everyone knew what was happening to minimise the discharge and any effects, gain the necessary consents and commission the new bore.

3.11 Aquatic Centre Improvements.

Building consents for the main pool hall and front of house refurbishment have been obtained. Final designs are just being completed and the release of the Request for Tender went out in late April, with tenders due back approximately six weeks later. After tender review, clarification, evaluation and negotiation it is hoped to come back to Council in early July for a decision to begin the refurbishment work. Additional services such as QS are also going through a procurement process in April. Depending on the information obtained from the tenderers, we expect that construction work on the refurbishment of the main pool hall will begin in August or September.

5 General Business

6 Closing Karakia