



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

NOTICE OF A MEETING

NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE MEETING

AGENDA

Date: Tuesday 4 July 2023

Time: 1.00pm

Venue: Committee Room 1

MEMBERSHIP

Chair

Mayor Tania Tapsell

Members

Cr Sandra Kai Fong

Cr Trevor Maxwell

Mr Malcolm Short

Mr David Tapsell

Ms Tina Ngatai

Mr Monty Morrison

Mr Sindu Morrison

Mr Rawiri Waru

Quorum

4

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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.
Membership	Ngāti Whakaue Gifted Reserves Committee members: Council Representatives
Meeting frequency	Bi-Annually
Application	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> 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.

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1. Karakia whakapuaki - Opening Karakia

2. Ngā whakapaaha - Apologies

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. Te whakaū i ngā meneti - Confirmation of Minutes

3.1 Ngāti Whakaue Gifted Reserves Protocol Committee meeting minutes (draft) 30 May 2022

20-07-017
RDC-1272596

Minutes (draft)

Ngāti Whakaue Gifted Reserves Protocol Committee meeting
Monday 30 May 2022
Committee Room 2, Rotorua Lakes Council

MEMBERS PRESENT:	Mayor Chadwick (Chair) Cr Maxwell, Ms Ngatai, Mr Short
APOLOGIES:	Mr Kingi , Mr Tapsell, Mr Gibbs, Mr Waru and Mr Morrison
IN ATTENDANCE:	Cr Tapsell, Cr Yates and G Rangī by audio visual
STAFF PRESENT:	G Williams, Chief Executive, R Pitkethley, Manager Engaged and Active Communities; K Biddle, Pūkenga Mātauranga Māori; I Brell, Governance Support Advisor

The meeting opened at 1pm.
The Chair welcomed members and staff.

1 KARAKIA WHAKAPUAKI OPENING KARAKIA

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

2 NGĀ WHAKAPĀHA APOLOGIES

That the apologies from Tanirau Tapsell, David Tapsell, Mark Gibb, Rawiri Waru and Monty Morrison be noted.

3 TE WHAKAŪ I NGĀ MENETI CONFIRMATION OF MINUTES

3.1 NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE MEERING 2 JUNE 2021

Resolved

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- 1. That the minutes of the Ngāti Whakaue Gifted Reserves Protocol Committee meeting held 2 June 2021 be confirmed as a true and correct record.**

Moved: Mr Short

Seconded: Cr Maxwell

CARRIED

4 PŪRONGO KAIMAHI STAFF REPORTS

RECOMMENDATION

4.1 GOVERNMENT GARDEN RESERVE – LAKESIDE RETAINING WALL AT POLYNESIAN SPA

RDC-1137098

Resolved

- 1. That the report ‘Government Gardens Reserve - Lakeside retaining wall at Polynesian Spa’ be received.**

Moved: Cr Maxwell

Seconded: Ms Ngatai

CARRIED

Mr Pitkethley overviewed the report and referred to presentation Attachment 1 - slides 2 and 3 pages 5 and 6.

Further resolved

- 2. That the Committee endorses the renewal of the retaining wall as detailed in this report.**

Moved: Ms Ngatai

Seconded: Cr Maxwell

CARRIED

RECOMMENDATION

4.2 GOVERNMENT GARDENS RESERVE- PRODRIVE GOLF ROTORUA LTD LEASE VARIATION

RDC-1255144

Resolved

- 1. That the report ‘Government Gardens Reserve – Prodrive Golf Rotorua Ltd Lease Variation’ be received.**

Moved: Mr Short

Seconded: Cr Maxwell

CARRIED

Gina Rangi joined the meeting at 1.18pm by audio visual.

Mr Pitkethley overviewed the report and referred to a presentation Attachment 1 - slides 4 and 5 pages 6 and 7.

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Further resolved

- 2. That the Committee decline the request from Prodrive Rotorua for the term of their lease to be extended by 33 years.**

Moved: Ms Ngatai

Seconded: Cr Maxwell

CARRIED

During discussion the following points were noted:

- The leaseholder to be advised that the lease extension was declined.
- Maintenance of the site to be undertaken.
- Staff to provide the Committee with an update once the maintenance has been completed.

RECOMMENDATION

4.3 LAKEFRONT RESERVE – ALTERATION TO DESIGNATION AND DEVELOPMENT UPDATE

RDC-1137086

Resolved

- 1. That the report ‘Lakefront Reserve – Alteration to Designation and development update’ be received.**

Moved: Ms Ngatai

Seconded: Cr Maxwell

CARRIED

Mr Pitkethley overviewed the report and referred to presentation Attachment 1 - slides 8 to 14 pages 7 to 10.

Further resolved

- 2. That the Committee support the required Alteration of Designation for the Rotorua Lakefront Reserve in the District Plan.**

Moved: Cr Maxwell

Seconded: Mr Short

CARRIED

Amenity Block

The Committee recommended that staff consider screening the wharepaku by either the installation of a painting or an art feature.

Fuel Tanks

Following discussion about a permanent fuel tank site, staff advised they would undertake more work to present to the Committee with more information on options, including the technical advice from TALT relating to the impact on the lake.

Lake Weed

Ms Ngatai requested Pukeroa Oruawhata Trust be involved in the weed stranding management plan.

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RECOMMENDATION

4.4 RESERVE OPERATIONAL UPDATES

RDC-1137159

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

Moved: Cr Maxwell

Seconded: Ms Ngatai

CARRIED

Mr Pitkethley overviewed the report and referred a presentation Attachment 1 - slides 13 and 14 pages 11 and 12.

5 GENERAL BUSINESS

There were no items of general business.

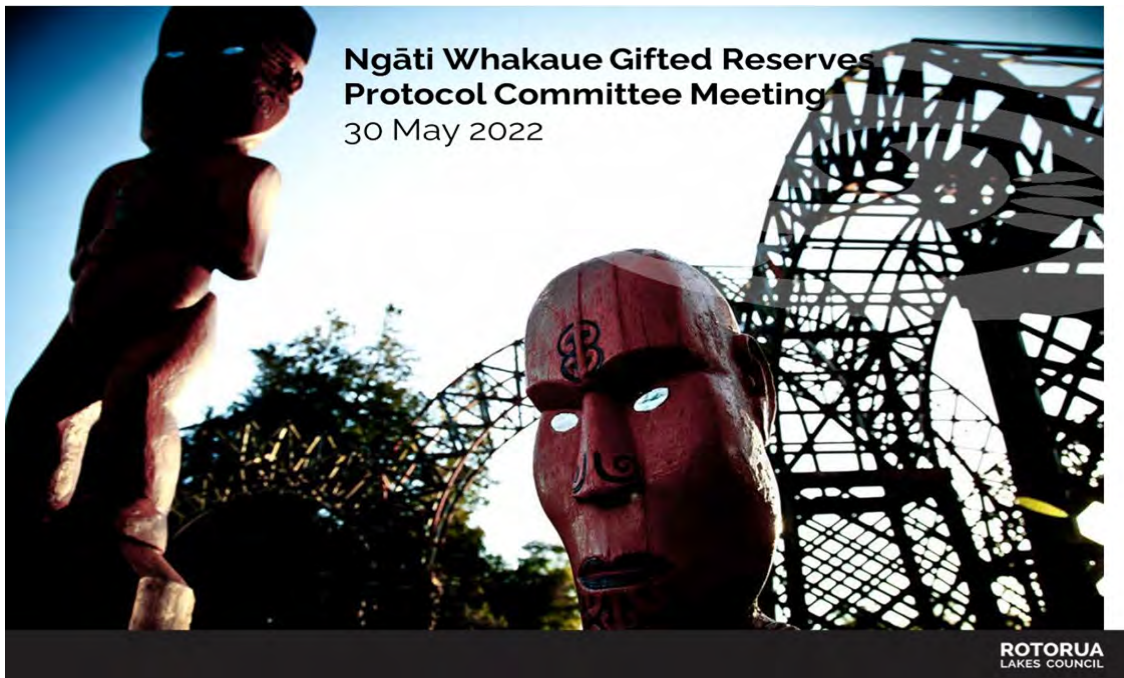
Mayor Chadwick acknowledged this was her last meeting and expressed her gratitude in being involved in the work of the Committee.

6 CLOSING KARAKIA

Cr Yates closed the meeting with a Karakia.

Meeting closed at 2.56pm.

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Government Gardens Reserve Lakeside retaining wall replacement

Shoreline erosion
requiring 50m of wall
to be replaced

Flat boulders placed
behind old wall to
strengthen bank then
old wooden wall
removed

Heritage NZ approval
and Resource
consent required



Government Gardens Reserve Lakeside retaining wall replacement

Shoreline erosion
requiring 50m of wall
to be replaced

Flat boulders placed
behind old wall to
strengthen bank then
old wooden wall
removed

Heritage NZ approval
and Resource
consent required



Government Gardens Reserve Prodrive Golf Rotorua Lease variation

Driving range and
mini putt area

Existing lease out to
2030

Request for new 33 yr
lease, to 2055.

\$265k investment
planned 2022-28.
Expect minimum 20yr
required for ROI



Government Gardens Reserve Prodrive Golf Rotorua Lease variation

Any lease over 10yr
requires Council
approval

20yr lease to 2042
would add 12yr to
existing lease that
has 8 years to run

Conditions to ensure
investment occurs to
lift standard – review
& monitor
maintenance

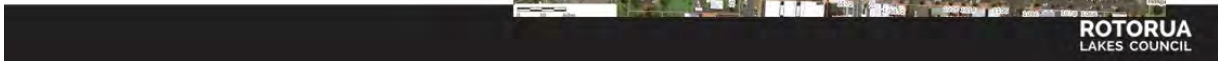


Rotorua Lakefront Alteration to District Plan Designation

2012 Designation has
view shaft restrictions
on buildings

Development plans
have buildings sited
in view shaft

Alteration to
designation required
for buildings to be
completed.



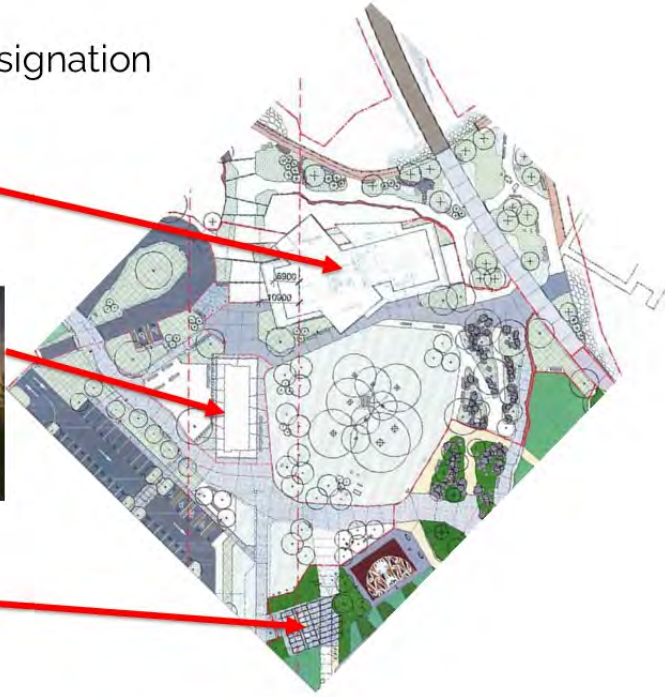
Rotorua Lakefront Alteration to District Plan Designation

3. Commercial building

1. Whaka Marumaru



2. Toilet Block

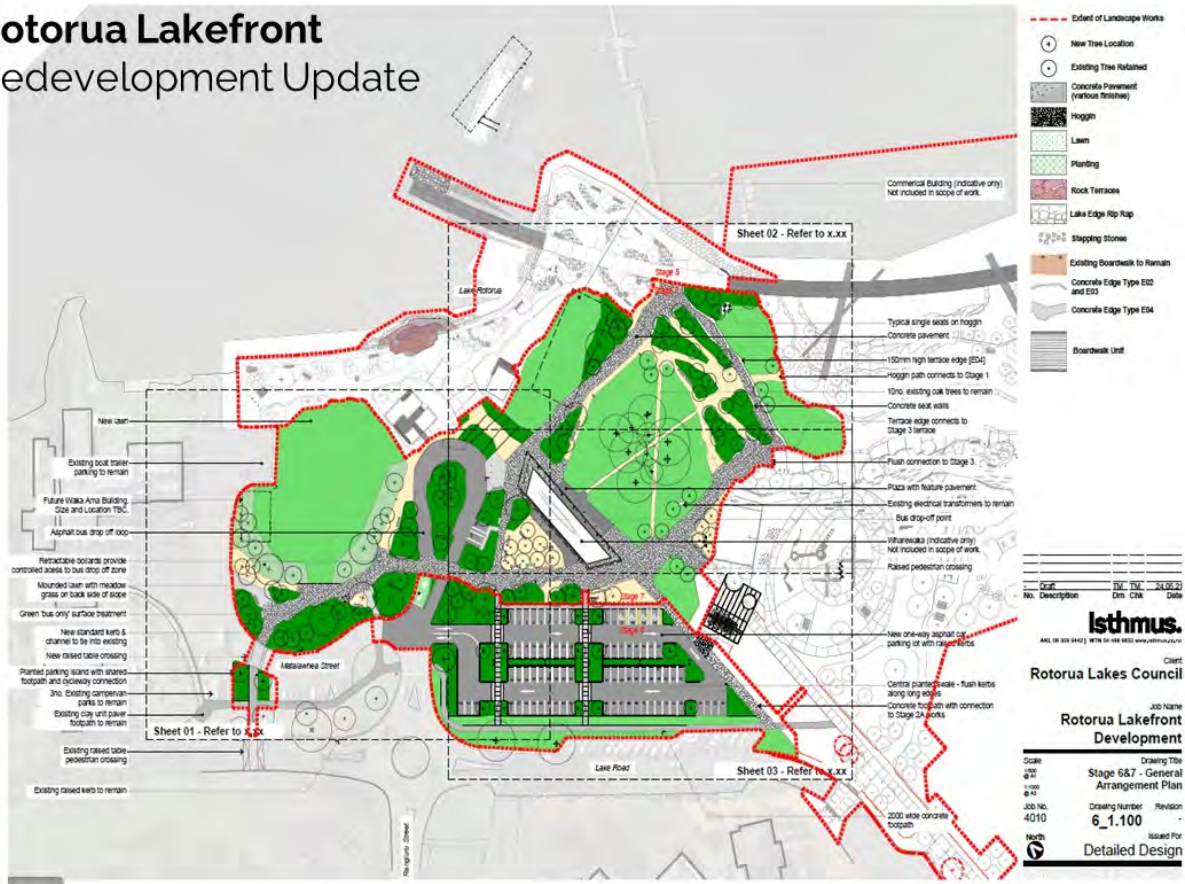


Rotorua Lakefront Alteration to District Plan Designation



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Rotorua Lakefront Redevelopment Update



Rotorua Lakefront Redevelopment Update

General Update – Overall Programme of Works



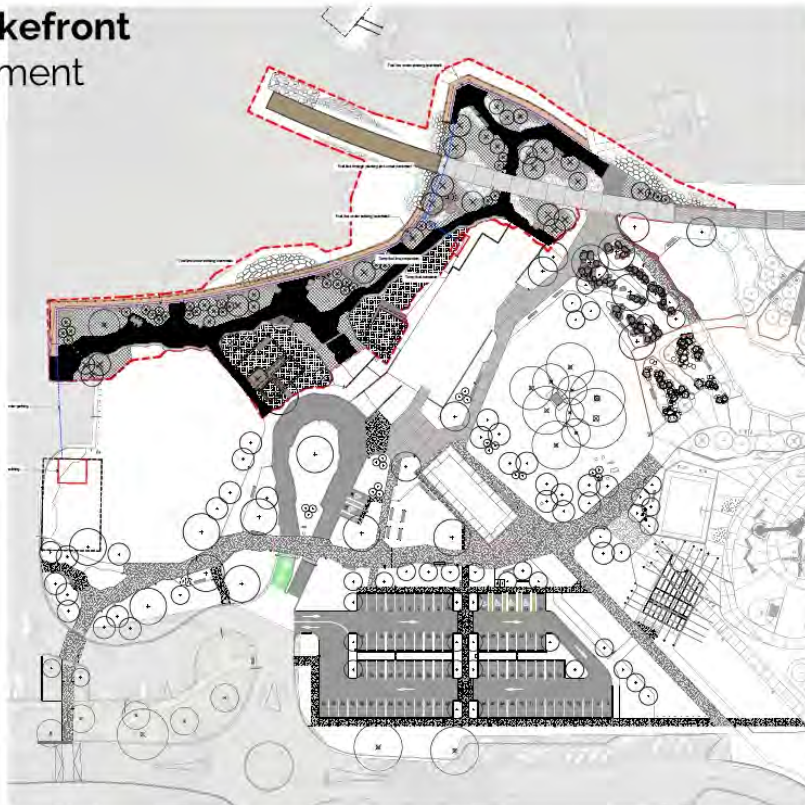
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Rotorua Lakefront Redevelopment Update Progress Photos



Rotorua Lakefront Redevelopment Update

Possible
fuel tank &
line for
commercial
operators



- Extent of Landscape Works
- New Tree Location
- Existing Tree Retained
- Concrete Pavement (various finishes)
- Hedges
- Lawn
- Planting
- Lake Edge Rip Rap
- Stepping Stones
- Existing Boardwalk to Remain
- Concrete Edge Type EB2 and EB3
- Concrete Edge Type EB4
- Boardwalk Unit

No.	Description	Rev	By	CHK	Date
1	Issue for Information				24/06/23

Isthmus.
 401, 402 & 403 | Waiata Road | Rotorua | Bay of Plenty | New Zealand
 Client: Rotorua Lakes Council
 Job Name: Rotorua Lakefront Development
 Scale: 1:500
 Drawing Title: Stage 5 - Fuel Tank Context Plan
 Job No: 4331
 Drawing Number: SK3 240522
 Revision: A
 Issued For: Information

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Reserve Operational Updates Government Gardens

1. Tātou Festival
Jan 2023
Resource consent
required

2. Matariki Ceremony
June 24 2022
Gathering and small
umu



ROTORUA
LAKES COUNCIL

Reserve Operational Updates Sir Howard Morrison Centre

Building
works 78%
complete



*Matarangi Rau
Bathrooms
Te Haumako
Te Haumihi*



ROTORUA
LAKES COUNCIL

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4. Pūrongo Kaimahi - Staff Reports

19862564

ROTORUA LAKES COUNCIL

Mayor

Members

NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

4.1 Volcanic Air Safaris Ltd and Katoa Jet Leases

Report prepared by: Sandra North, Legal and Property Advisor**Report reviewed by:** Rob Pitkethley, Manager, Active and Engaged Communities**Report approved by:** Anaru Pewhairangi, Deputy Chief Executive, Community Wellbeing

1. TE PŪTAKE PURPOSE

The purpose of this report is for the Committee to:

- a) Become aware of recent developments regarding the Deed of Lease for Volcanic Air at the Rotorua Lakefront and;
- b) To provide approval for RLC to commence new lease negotiations and subsequent documentation to continue offering a lease opportunity to the Volcanic Air operation.
- c) To approve a new lease with Katoa jet to continue their operations.

2. NGĀ TŪTOHUNGA RECOMMENDATIONS

1. That the report 'Volcanic Air Safaris Ltd and Katoa Jet Leases' be received.
2. That the Committee endorse the commencement of negotiations with PB and DV Holdings Ltd for continuation of Volcanic Air operations and record any agreement in a new Deed of Lease.
3. That the Committee endorse the continuation of the Katoa Jet lease of a kiosk site and licence through a new Deed of Lease.

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3. TE TĀHUHU BACKGROUND

a) Volcanic Air Lease documentation

i) Deed of Lease

On 18 May 2015, RLC and Volcanic Air Safaris Limited signed a Deed of Lease in Respect of some Reserve land located at the Lakefront in Rotorua. In addition to the Kiosk at the Lakefront, the lease provided for underground storage space for fuel tanks as well as for a grant of a licence for Volcanic Air Safaris Ltd to use and connect to the public wharf immediately adjacent to the Reserve. The fuel tanks have now been removed as part of the lakefront Redevelopment currently underway.

ii) Renewals of Lease

The Deed of Lease provided for three (3) rights of renewal. Two rights were exercised and Renewal documents were signed on 23 May 2017 and 13 May 2019. Due to the impacts of the Covid 19 Pandemic, no renewal document was signed in 2021, however the lease continued in effect from this date. Each right of renewal was for a period of two (2) years. The final expiry date for the lease is 30 June 2023.

b) Liquidation of Volcanic Air Safaris Ltd

On 12 October 2022, shareholders resolved to place the company Volcanic Air Safaris Ltd into liquidation. The Liquidators' report revealed that the economic downturn arising from the Covid 19 pandemic, together with a WorkSafe prosecution for the company in relation to the Whakaari White Island disaster were key factors contributing to the liquidation.

c) Requests for an assignment of the lease to PB and DV Holdings Ltd

Mr Philip Barclay, a former Director of Volcanic Air Safaris Ltd initially notified RLC about the liquidation. Mr Barclay contacted Rob Pitkethley to request an assignment of the lease from Volcanic Air Safaris Ltd to PB and DV Holdings Ltd, a company incorporated in 2006 for which Mr Barclay is a Director.

Given the impending final expiry date of the lease, RLC considered that it would be preferable to negotiate a new lease with PB and DV Holdings Ltd with a commencement date from 1 July 2023. After discussions with their legal representatives, this approach is acceptable to PB and DV Holdings Ltd and the Liquidators for Volcanic Air Safaris Ltd.

d) Katoa Jet Limited – continuation of operations.

Katoa Jet have held a lease at the lakefront to offer jet boat tourist operations that also expires on 30 June 2023 and have asked that this be continued after 1 July 2023. Their lease terms and rights of renewal are the same as those for Volcanic Air Safaris Ltd. Katoa Jet has maintained operations at the lakefront for a long period and several years ago went through a change of ownership with new operators. The company has been a good tenant, works well with the other operators at the Lakefront and is well supported by the tourist industry and Te Arawa Lakes Trust.

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4. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

Option 1

The first option would be for the Committee to approve that:

- i. RLC negotiates a new lease with PB and DV Holdings Ltd for the Volcanic Air operations kiosk site and licence:
- ii. RLC negotiates a new lease with Katoa Jet for their operation kiosk site and licence.

These operations are supported in the Lakefront Reserve Management Plan and provides considerable activation at the lakefront. Option 1 is the preferred option.

Option 2

The second option is to not support the new lease and licence with PB and DV Holdings Ltd or Katoa Jet. This would effectively leave the current operations without a lease as at 1 July 2023 and require the operations to cease activity from this area. This would be detrimental for activation of the lakefront and reduce economic benefits of the lakefront redevelopment.

5. HE WHAIWHAKAARO CONSIDERATIONS

5.1 Mahere Pūtea Lakefront Development

Any new proposed lease will need to incorporate relevant clauses about the new Lakefront Development commercial building tenancy. While it is difficult to predict when the proposed new building on the Lakefront will be completed, the current lease has always had provision for the occupants to be required to terminate their lease on the completion of an alternative space for carrying out their activities and have the right of first refusal to moving into a new commercial building.

It is still anticipated that lessees on the Lakefront reserve will move their ticket selling operations into the new building soon after completion. Any new lease will therefore be drafted on a conditional and relatively short- term basis with the option for the lease to continue until the lessee can re-locate to the new building. Both Volcanic air and Katoa Jet have signalled that they want to be tenants of a new commercial focused building at the lakefront. Volcanic Air are also working through the need for a fuel storage site for refuelling and this is proposed to be on the western end of the development around the current boat parking area. As this proposal develops it will also require an incorporation into any existing agreement or a new agreement.

Financial/budget considerations

The last rental charged for the Volcanic Air kiosk site was \$8,500 per annum inclusive of GST. The Katoa Jet kiosk site rental was \$8,056 per annum

During the lakefront redevelopment the Lessees were provided with a rental holiday due to the significant disruption of the lakefront construction and this was in effect from November 2019.

If approval is provided to negotiate new leases, new rental figures would be considered, taking inflationary factors into account and any changes around fuel facilities. It would be appropriate for this rental to come

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into effect for the new leases from 1 July 2023 as the construction work in this area has nearly been completed and tourism visitation of the lakefront has increased significantly in the last 12 months.

Due Diligence enquiries

RLC should undertake due diligence enquiries on PB and DV Holdings Ltd and Katoa Jet to ensure that the potential lessee has the ability to pay the rent and would meet all criteria as a tenant required by s54 Reserves Act and the relevant RLC policies specified above. Given PB and DV holdings Ltd are the same operators as Volcanic Air Ltd and Katoa Jet are also current operators we expect this should not identify any significant issues.

ROTORUA LAKES COUNCIL

Mayor
Members
NGĀTI WHAKAUE GIFTED RESERVES COMMITTEE

4.2 Proposed Change in Reserve Purpose for Part of Rotorua Cemetery Reserve

Report prepared by: Stephanie Kelly, Development and Partnerships Manager

Report approved by: Jean-Paul Gaston, Deputy Chief Executive, District Development

1. TE PŪTAKE PURPOSE

The purpose of this report is to seek the Committee's approval to undertake a process to change the Purpose of the northern part of the Rotorua Cemetery Reserve under Section 24A of the Reserves Act 1977, from Local Purpose (Cemetery) Reserve to Local Purpose (Community Housing) Reserve.

2. NGĀ TŪTOHUNGA RECOMMENDATIONS

- 1. That the report 'Proposed change in reserve purpose for part of the Rotorua Cemetery Reserve' be received.**
- 2. That the Committee supports the return of the northern part of the Rotorua Cemetery Reserve to the Pukeroa Ōruawhata Trust on behalf of Ngāti Whakaue in accordance with the Ngāti Whakaue Gifted Reserves Protocol Agreement.**
- 3. That the Committee acknowledges that the return of the land is subject to Council undertaking a process under the Reserves Act 1977 to revoke the reserve classification of the land.**
- 4. That, as an interim step, the Committee supports Council undertaking a process to change the purpose of the northern part of the Rotorua Cemetery Reserve from Local Purpose (Cemetery) Reserve to Local Purpose (Community Housing) Reserve, to enable community housing to be developed on the reserve.**

3. TE TĀHUHU BACKGROUND

The Rotorua Cemetery Reserve was gifted by Ngāti Whakaue under the Rotorua Township (Fenton) Agreement 1880 specifically for cemetery purposes. The current reserve area is a 21.5 hectare site located on the corner of Te Ngae Road and Sala Street. Only the southern portion of the reserve (approximately 18 hectares) is used for cemetery purposes and includes burial plots, ash interments, the Rotorua crematorium and a chapel. The northern part of the reserve (approximately 3.5 hectares) is unsuitable for

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burials due to underlying ground conditions. Over the years this part of the reserve has been used for other purposes including being leased for commercial recreational activities. Today this part of the reserve is maintained as passive open space.

The Ngāti Whakaue Gifted Reserves Protocol Agreement requires that where a gifted reserve is not being used for the purpose that it was originally gifted then it should be returned to the Pukeroa Ōruawhata Trust (POT) on behalf of Ngāti Whakaue. The process to return the land to POT first requires the classification of the reserve to be revoked through a process under the Reserves Act 1977. The reserve revocation process can be complex and generally take a minimum of two years to complete. A summary of the process is outlined below:

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

Following the revocation of the reserve classification, the land would revert to Crown ownership to be subsequently dealt with under the Crown's Gifted Land Policy.

At its meeting on 15 December 2022, Council formally acknowledged that the northern part of the Rotorua Cemetery Reserve is not being used for the purpose for which it was originally gifted by Ngāti Whakaue and directed staff to prepare a further report to commence a revocation process.

POT have expressed an interest in developing the land to provide housing opportunities for Ngāti Whakaue descendants. The provision of community housing is consistent with the intention of the Housing Accord between the Council, the Minister of Housing and Urban Development, and Te Arawa/Ngāti Whakaue.

4. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

To enable housing to be developed in the interim while the revocation and return on the northern part of the reserve is being progressed, it is proposed to change the reserve purpose of this part of the reserve from Local Purpose (Cemetery) Reserve to Local Purpose (Community Housing) Reserve. This will enable Council to grant a lease to POT to commence the development of housing while the long-term process to revoke the classification and return the land is undertaken.

Following concerns raised by POT on the potential restrictive nature of a 'community housing' reserve purpose, Council sought legal advice. The advice clarified that having a portion of the land used for the development of housing that pay a market rent is not necessarily contrary to the purpose, as long as the majority of the houses built on the property are in used for community housing purposes. It should also be noted that changing the purpose of the reserve does not commit POT to developing housing on the reserve but will enable its use for housing, should POT choose to progress this.

The proposed change in reserve purpose is likely to take approximately three months to complete. The process is summarised below:

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1. Seek approval to initiate the process.
2. Publically notify the proposed change specifying the reasons for the proposal.
3. Provide opportunity for persons claiming to be affected by the proposed change to object in writing.
4. Council to consider all objections as soon as practicable.
5. Following public notification and considering all, if any, objections the Council may change the purpose of the reserve by notice in the NZ Gazette.

At its meeting on 15 December Council provided approval to commence the process to change the purpose of the reserve.

5. NGĀ KŌRERO O TE HAPORI ME TE WHAKATAIRANGA COMMUNITY INPUT/ENGAGEMENT AND PUBLICITY

The process to change the purpose of the reserve is set out under Section 24A of the Reserves Act 1977 and includes a requirement to consult with the public.

6. NGĀ ĀPITI HANGA ATTACHMENTS

Attachment 1: Map of the Rotorua Cemetery Reserve

Attachment 1: Map of the Rotorua Cemetery Reserve



Attachment 1 - Map of Rotorua Cemetery Reserve

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ROTORUA LAKES COUNCIL

Mayor

Members

NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

4.3 Lakefront/Motutara Point Pathway

Report prepared by: Craig Fowler: Senior Project Manager

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

Report approved by: Anaru Pewhairangi, Deputy Chief Executive, Community Wellbeing

1. TE PŪTAKE PURPOSE

The purpose of this report is for the committee to endorse the need to demolish the existing damaged Lakefront/Motutara Point boardwalk and reroute a new pathway from the Lakefront to Motutara Point along the edge of the old golf course site.

2. NGĀ TŪTOHUNGA RECOMMENDATIONS

1. That the report 'Lakefront/Motutara Point walkway' be received.
2. That the Committee endorse the demolition of the existing timber boardwalk and construction of a replacement pathway elsewhere as detailed in this report.

3. TE TĀHUHU BACKGROUND

A large portion (approximately 90%) of the current lake edge path and boardwalk from the lakefront to Motutara Point has been severely damaged in the late summer storms. Recent weather events resulting in very high lake levels with strong northerly winds have battered the lake edge and brought down trees which in turn have damaged the boardwalk and blocked off sections of paths. Consequently this pathway to Motutara Point is closed off to the public due to the significant health and safety concerns that using the current walkway poses. The damaged boardwalk and path are shown in photographs in Attachment 1.

Due to the significant costs to replace this boardwalk and the likely increase in future damage through more extreme weather events, we are proposing to demolish the existing boardwalk and path (approximately 422 meters) and replace it with a new path (approximately 464 meters) in a more resilient location. The proposed new path will run from an existing path just past the eastern end of the new Lakefront development site and proceed along the northern edge of the golf course to link up with the Motutara Point car park area. A plan of this alternative path is shown in Attachment 2.

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Approximately 10m of the new path will need to be routed through some of the Manuka to connect the old path to the new path planned along the golf course edge. This will be done as much as possible around existing trees. After removal of the old boardwalk there will be natural regeneration of Manuka in the lake edge area where the boardwalk was so this will more than compensate for the short section of new path through the existing Manuka.

The new path will hug the northern edge of the old golf course and take minimal space so will not affect any future open space use of the site. The path would be constructed by skimming off the top soil and laying approximately 300mm of base course 1.5 to 2m wide. Typically, the top level of the footpath would be 100mm higher than the surrounding natural ground level. Any left over top soil will be used to manage drainage so the path remains drier and firmer than the surrounding park area.

As the proposed works fall within the Heritage area of the Government Gardens, Heritage NZ were notified of the proposed works. They responded in support and noted “there will be no significant effects from the proposal on the Wahi Tapu area and the Government Gardens Historic Area.”

Rotorua Lakes Council’s Consultant Planner had also confirmed that the proposed works would be in accordance with the site’s Designation and consistent with the Reserve Management Plan.

4. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

Option 1

Endorse the proposal to demolish the existing boardwalk and path, and construct a new pathway. Demolition of the existing damaged path and boardwalk will firstly remove an immediate health and safety risk. It will also remove the burden of future costly maintenance of this lake edge structure.

The new pathway along the golf course edge will maintain the link between the Hatupatu Drive carpark and the rest of the pathway network in the area. It will also be much more resilient to high lake levels and more affordable to maintain.

Endorsement from this Committee is a prerequisite to lodge an application with Heritage New Zealand and Bay of Plenty Regional Council to undertake the works.

Option 1 is the preferred option.

Option 2

Decline the proposal to demolish the existing boardwalk and path and construct a new pathway. If we can’t construct a new alternative pathway along the golf course edge we would have to reconsider the potentially significant capital cost to replace the lake edge boardwalk with a more resilient structure that would also need ongoing maintenance. Alternatively removing this connection completely would remove some excellent connections for lakefront users and an important link from the lakefront to forest pathway network.

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5. HE WHAIWHAKAARO CONSIDERATIONS

5.1 Mahere Pūtea Financial/budget considerations

This replacement pathway will be funded as part of the “City to Forest Ride” within the Whakarewarewa Forest Development so is partly supported by MBIE funding and partially supported from Council’s capital funding for this overall project.

6. NGĀ ĀPITI HANGA ATTACHMENTS

Attachment 1: Photographs of existing boardwalk/path
Attachment 2: Route for new pathway

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Attachment 1. Photographs of existing track/boardwalk



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Attachment 2. New pathway route



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PERSPECTIVE 1

Lakefront Motutara Point Boardwalk | Date: June 2023 | Prepared by: Aria H.

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ROTORUA LAKES COUNCIL

Mayor
Members
NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

4.4 New Lease to Menz Shed – Pererika Street Reserve

Report prepared by: Robert Atkinson – Asset and Renewals Officer

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

Report approved by: Anaru Pewhairangi, Deputy Chief Executive, Community Wellbeing

1. TE PŪTAKE PURPOSE

The purpose of this report is for the Committee to consider a request from the Menz Shed to take over the existing Model Railway Clubrooms on Pererika Street Reserve through a new lease.

2. NGĀ TŪTOHUNGA RECOMMENDATIONS

1. That the report ‘New Lease to Menz Shed – Pererika Street Reserve’ be received.
2. That the Committee supports the leasing of the ex-Model Railway Club Rooms to the Menz Shed.

3. TE TĀHUHU BACKGROUND

Earlier this year the lease to the Model Railway Club on the Pererika Street reserve ended. The Model Railway Club took this opportunity to consider their future and decided the club could no longer operate viably. The main contributing factors to this decision were that its membership had dwindled and the average age of club members is 70yrs. This meant that the club could not carry out maintenance on the building or run shows for the general public. The shows are what made the club financially viable.

The Model Railway Club’s standing as an incorporated society had also lapsed (August 2021) and they have no intention to continue as an incorporated club at this stage. With the ending of their lease, the Model Railway Club needs to look at various option for the future of their clubrooms. The cheapest option for them would be if another club was willing purchase the building and enter into their own ground lease with Council.

Two clubs known to be looking for space were initially informed of the possibility of the clubrooms being available, the Wood Turners Club and the Rotorua Brass Band. Both declined the opportunity as they considered the building unsuitable for their needs.

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Council was later approached by the Model Railway Club asking if the Menz Shed could purchase the building and enter into a ground lease. The Menz Shed have an existing ground lease for an adjacent building in this reserve. It is understood that both parties have arrived at an agreement regarding the purchase of the Model Railway Club building on the proviso that Council is willing to enter into a ground lease with the Menz Shed.

This new lease would give the Menz Shed two adjacent buildings in this area of the reserve with the Model Railway Club building providing space for finishing works on items that they have manufactured i.e. painting, sanding and final construction of small items. This addition would also enable the Menz Shed to grow the club membership as currently they are at capacity within the existing building. The existing lease with the Menz Shed commenced in February 2021 and concludes in January 2041.

Council is seeking support in granting a new ground lease to the Menz Shed for the Model Railway Club building This would be based on a term of ten years and be a standard community lease.

4. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

Option	Pros	Cons
Decline request	<ul style="list-style-type: none"> Return of a small part of the reserve to open space 	<ul style="list-style-type: none"> Building will need to be removed which may fall to Council to undertake. Does not provide the opportunity for the Menz Shed to grow as currently turning away people due to lack of space
Recommended Option Support request	<ul style="list-style-type: none"> Existing building, no new structures on the reserve No risk of needing to remove a redundant building Open the opportunity for the Menz Shed club to grow membership Menz Shed have capacity to improve the building 	<ul style="list-style-type: none"> Ties up a small part of the reserve area for another 10 years

5. NGĀ KŌRERO O TE HAPORI ME TE WHAKATAIRANGA COMMUNITY INPUT/ENGAGEMENT AND PUBLICITY

Public consultation is not required on this item as lease areas are allowed for within the Rotorua Township Reserve Management Plan.

6. NGĀ ĀPITI HANGA ATTACHMENTS

Attachment 1 – Pererika Street Reserve, Leased Clubrooms

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Attachment 1 – Pererika Street Reserve, Leased Clubrooms



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ROTORUA LAKES COUNCIL

Mayor
Members
NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

4.5 Government Gardens Reserve – Prince’s Gate Arches Condition

Report prepared by: Robert Atkinson – Asset and Renewals Officers

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

Report approved by: Anaru Pewhairangi, DCE Community Wellbeing

1. TE PŪTAKE PURPOSE

The purpose of this report is for the Committee to consider the future of the Prince’s Gate Arches.

2. HE TŪTOHUNGA RECOMMENDATION

1. That the report ‘Government Gardens Reserve – Prince’s Gate Arches Condition’ be received.
2. That the Committee support the continuation of planning for the restoration of the Prince’s Gate Arches.

3. TE TĀHUHU BACKGROUND

In 1901 the Duke and Duchess of Cornwall and York (later King George V and Queen Mary) visited Rotorua and in their honour, a large gateway of totara lattices was erected at the intersection of Fenton and Hinemoa Streets. This was later moved to the main entrance of Government Gardens on Arawa Street and is known as the Prince’s Gate. The Prince’s Gate Arches are classified as a Category 2 structure on the NZ Heritage list (NZHBT2) and more historic information is appended in Attachment 1.

Over time there have been breakages of the lattice work on the arches and these have been replaced with timber material (typically stained pine) as required. However since about 2019 a noticeable increase in material breaking loose from the arches has been observed. This prompted Council to commission a current condition assessment of the arches which was undertaken in 2021 by Prendos New Zealand Limited.

Prendos carried out site inspections, wood sample analysis and a desktop exercise reviewing the construction plans. This condition assessment has identified a number of structural and lattice work issues with the arches.

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The following items were identified as requiring attention to restore the Prince's Gate Arches.

Element	Recommended works
Tower Legs	Replacement of the previously remediated leg to tower 7 is recommended.
Tower Ring	Replace decayed members as necessary, estimated 50 – 60% will need replacement.
Lattice Work and Lattice Plate	Monitor damaged lattice and timber base plates and replace as necessary, higher levels of decay noted in the Pinus timber replacements that have already been undertaken.
Timber Post Trims	Replace decayed and damaged trims as necessary, estimated to be 25 – 30% of trims needing replacement.
Arch Laminates	Continued remedial works will be required to maintain the structural integrity of the arches.
Arch / Arch Connections	Replace the connections for the web braces to further strengthen the arches.
Cross Bracing	The remaining cross braces should all be assessed for damage and decay and replaced as required. Pine cross braces are deteriorating and should be replaced with hardwood.
Arch / Web Connections	Further remediation of all connections is required. The placement of stainless steel bracing plates is recommended.

In discussions with Heritage New Zealand, they have indicated the desire that all timber replacements should be of totara to reinstate and maintain the original construction and intent of the arches. The Rotorua Township reserves Management Plan covering the Government Gardens also has a policy (7.2.4.9.3) that Prince's Gate is to be maintained in its restored condition including the traditional painted fences. It also notes that any further restoration must be in keeping with the structure as it was erected on site.

An estimate of the costs of the above restoration actions to be done in totara has been indicated to be approximately \$400,000 including consultant fees.

4. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

Council has a renewal programme for assets and the arches were given a 100-year life from 1924 (possibly when they were re-sited at Government gardens) which have them due for renewal in 2024. They had a 2022 renewal value of approximately \$200,000. Given the condition of the arches, we need to make a decision on their future and make sure any funding needs are planned for during the next Long Term Plan programme. Possible options for the Prince's Gate Arches are tabulated below.

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Option	Pros	Cons
Option 1. Continue current reactive maintenance approach	<ul style="list-style-type: none"> • Original arches remain • No consultation required 	<ul style="list-style-type: none"> • Ongoing increasing reactive maintenance costs • Structural integrity will continue to degrade • Increasing chance of injury to the public from falling material • Future restoration will likely be required at a higher cost
Option 2. Undertake the restoration as described above from Prendos report	<ul style="list-style-type: none"> • Increase structural strength and integrity • Reduced ongoing maintenance costs • Increase the life of the existing arches • Retention of a NZHPT2 Rotorua landmark 	<ul style="list-style-type: none"> • Large capital renewal investment required
Option3. Remove the arches	<ul style="list-style-type: none"> • No ongoing maintenance costs • Ability to widen the entrance to enable unrestricted two way vehicle movements 	<ul style="list-style-type: none"> • Agreement required from Heritage NZ • Public consultation as an amendment to the Reserve Management Plan • Historic Rotorua landmark removed
Option 4. Remove the arches and replace with some other feature	<ul style="list-style-type: none"> • Chance to upgrade the main entrance into the Government Gardens • Chance to create something new and unique. 	<ul style="list-style-type: none"> • Agreement required from Heritage NZ • Public consultation as an amendment to the reserve management plan • Unknown costs

In assessing the above options the historic significance of Prince's Gate is a major consideration and consequently the preferred option is **Option 2**, to continue on preparing for a full restoration of the Prince's gate using the identified work from the Prendos report. This will require the necessary renewal allocation for this project in the 2024-34 LTP and project planning and procurement being initiated over the next six months. Before this process is initiated it is necessary to obtain the Ngati Whakaue Gifted Reserves Protocol Committee support for the restoration.

5. NGĀ ĀPITI HANGA ATTACHMENTS

Attachment 1: NZ Heritage List Extract – Information on Prince's Gate

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Attachment 1. NZ Heritage List extract



The Prince's Arch. The survival of the delicately contrived structure (expressly as the main decorative feature for the second royal visit to Rotorua) is extraordinary, as is the uniqueness of its design; no other such archway is known in New Zealand. Built of totara in a latticework pattern the arches were decorated with greenery and illuminated with electric lights with the design resembling a royal crown. It was an ambitious design, particularly given that electricity had only been switched on in Rotorua just week's prior. Botanically interesting, it was festooned with strong green foliage species, some native; nikau, kiokio, fern and pine. Following the visit in June 1901, of the Duke and Duchess of Cornwall and York (later King George V and Queen Mary) the structure was relocated to the Arawa Street entrance of the Gardens, where part of it still stands. Designed by Captain A.C. Turner and believed to have been built by Alfred Patchett Warbrick, the Arch is approached from Arawa and Haupapa Streets, straddling the Queens Drive entrance to the Rotorua Government Gardens at a 45 degree angle. There are eight timber columns or piers with diagonal lattice work supporting timber arches. The central arches are higher than the outer arches. Each arch has an upper and lower timber chord built of three layers of laminated timber to enable the arch to be curved. They are secured by cross ties and diagonal trusses. Where the timber has delaminated or spread, stainless steel nail plates and screws now hold the structure intact. The original timber consisted of totara, kauri, and rimu. Some pieces of trellis are damaged/missing and it is not known how much original timber remains given the impact of cumulative repairs required in this harsh environment. Technically outstanding, the Archway is one of the earliest New Zealand examples of outdoor illumination using electricity and the design contrivance to achieve a seemingly delicate structure of such dimensions, innovative. As it once did for royalty, the Archway now forms an unusual, bold and unique entranceway to the Rotorua Government Gardens, making a strong contribution to the overall aesthetic values of the Gardens. Historically it is a reminder of New Zealand's ties with Great Britain, and royal visits that held a strong significance to both Europeans and Maori, with more than 5,000 Maori gathering for the occasion. The Gateway is a significant aspect of the entranceway. Located in front of the Prince's Archway on the Queens Drive entrance, early photos of the gateway from around 1909 show it in its complete form: carved figures with painted bases, patterned palings and gateways. The carving of the gateways was directed by Tene Waitere (1853/1854-1931) a master carver of Ngati Tarawhai, who were kin to Ngati Pikiāo and Tuhourangi of Te Arawa of Rotorua.' Waitere is considered the most innovative Maori carver of his time; his works reached global audiences decades before the globalisation of culture became a fashionable topic.' He was trained 'by Wero Taroi, the master carver of the Ngati Tarawhai school. Although he may have worked on some of the last big carved canoes, he established his reputation by working with Wero, Anaha Te Rahui and Neke Kapua on several new meeting houses around Rotorua and Taupo.' 'Tene's carvings show greater diversity than those of his contemporaries.' He worked on many significant carvings including, 'Te Tiki-o-Tamamutu, Kearoa, Rauru, Tuhoromatakaka, Uenukukopako, Tiki and Hinemihi.' Waitere is considered the most prolific carver of his time in the Rotorua area. His work was steeped in tradition, and preserved its integrity when faced with the commercial demands of European tourists and collectors.' Completed in 1907 the gateways are carved from single pieces of totara; there are adze marks visible on the bases. On some of the larger pieces the buttocks are added with the timber dowelled into position. Kowhaiwhai patterns on the figure bases are in the tri colour of red, black and

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white. Black or red in these patterns is the background colour, while white is used to define the pattern. The palings reverse this by using white as a background colour with red and black used to define the pattern. All figures are painted dark red with the hair pieces a lighter tone. A photograph of the time indicates that two lamp posts were added sometime in the 1930s to 1940s. All figures have been repainted in red with a darker hair piece. The two centre figures appear to be painted in a lighter red to the others. A second photograph from this period shows the figures and bases painted in dark red. A third photograph from this period shows many changes to the gateway. All the palings have been removed from the fence line and the gates. The two smaller gateways have been completely removed from the structure. Fence rails remain. The gate has had the fence palings replaced and the gateway currently has kerbing, gardens, signage and a tar sealed road; the figures are painted red.

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ROTORUA LAKES COUNCIL

Mayor
Members
NGĀTI WHAKAUE GIFTED RESERVE PROTOCOL COMMITTEE

4.6 Reserve Operational Updates

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

Report approved by: Anaru Pewhairangi, Deputy Chief Executive, Community Wellbeing

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 Motorhome parking for Blues and BBQ's Festival - Puarenga Park

Council has been approached by the organisers of the NZ Blues and BBQ Festival to allow overnight parking for New Zealand Motor Caravan members to park motorhomes in the gravel parking area at Puarenga Park for the 2023 Festival in Rotorua. This is happening over the weekend of 24-27 November. The proposal has included site security and NZMCA Member only access with an expected occupancy of 150 to 200 vehicles. Site meetings have occurred with the organisers and NZMCA and while this type of activity is not contemplated for in the Reserve Management Plan, we suggest that it is an appropriate use of the site and would provide a pragmatic approach to managing what could be a potential uncontrolled overnight parking issue in the city over the 3 night festival period. If this activity is supported by the Committee we would look to enter into an agreement with the organisers for a one-off trial this year and then look at any longer term agreement if the trial is satisfactory for everyone. The letter from the Festival organisers is in Attachment 1.

3.2 New entrance sculpture for Arts Village – Government Gardens

The Arts Village building is located in Government Gardens and the Arts Village Trust is seeking to install an entrance pou sculpture designed by Te Arawa ringatoi, Piwiri Taranui Kingi on the walkway to the village. The sculpture is to be located on one of the existing bases that currently hold a designed spotlight

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shield beside the entrance path. These spotlights have not worked for several years. There is no need to complete any excavations and the pou will be fixed to the existing spotlight shield foundation so does not need Heritage NZ approval. This pou looks to be a good addition to the art features associated with the Arts Village and an appropriate addition to Government Gardens. The application for installing the pou and details are included in Attachment 2. If the Committee supports this installation we will notify the Arts Village and they can complete fabrication and installation.

3.3 New Nursery Geothermal Bore – Government Gardens

The Rotorua Nursery geothermal production and reinjection wells in Government Gardens have reached the end of their useful life with the production well needing to be decommissioned before it presents too high a risk to ongoing operations. Council have proceeded to drill a replacement bore close on the site and will install a new “down-hole heat exchanger” system that will provide the necessary heat to the nursery for full year bedding plant growing operations.

The old system extracted geothermal fluid from 120m deep and brought it to the surface via the production well for heating before reinjecting it back down into the aquifer via the reinjection well. The new down-hole heat exchanger system is a single bore hole that contains a heat exchanger approximately 66m deep that uses underground geothermal energy to heat a secondary fluid that circulates within the bore system to provide heat to above-ground heating units. This system does not require any geothermal fluid extraction and is a much more efficient system than the older extraction-reinjection system. This will draw no fluid and less energy from the geothermal field and be simpler to manage than the older system.

The resource consent for the old system will be surrendered and a new resource consent obtained for the down-bore heat exchanger system. This requires landowner support and so this has been brought to the Committee’s attention for any comment for the preparation of the consent application.

3.4 Rotorua Museum Update – Government Gardens

The Te Whare Taonga o Te Arawa project has completed design, consenting, and a construction price has been received. The total project cost is now forecast to be \$81.4m, \$28m in excess of the original funding envelope of \$53.5m. The increase is predominantly due to construction price escalation since funding commitments were made in 2018 and 2019. As a consequence, to complete the project will require additional Council investment. Because of the significance of this amount this Council has been out for community consultation. The four week consultation process concluded on Wednesday 21st June.

Three options for Te Whare Taonga o Te Arawa were consulted on:

- A) Fully restore the building and open as a museum, this includes increasing Council contribution by \$9m.
- B) Stage the Project – first strengthening the building then a second stage for completion and fit out to open as a museum once sufficient external funding can be found.
- C) Find an alternative for a museum location and service. This includes strengthening the building to the minimum level while meeting legal requirements (34% or higher) and considering alternative uses for the building.

As well as information available online and at Council locations, three public information sessions were held including one at Te Papaouru marae, with approximately 30 people attending. Te Pūkenga Koeke o Te Whare Taonga o Te Arawa submitted a unanimous resolution supporting the full strengthening and restoration (Option A).

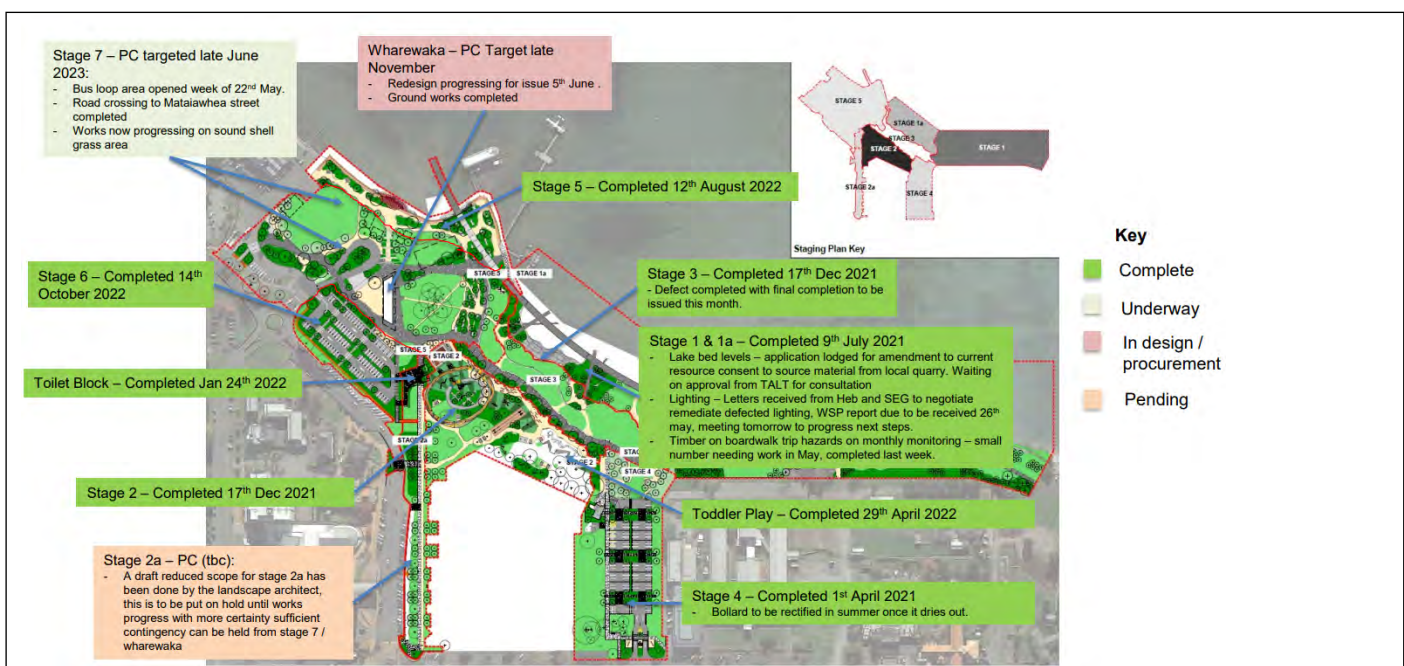
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The next step is a staff report will be prepared and presented to Councillors early August for a decision on the way forward.

Meanwhile the separate exhibition development project has completed the master planning phase and next steps will be determined following the Council decision in early August.

3.5 Lakefront Redevelopment Update – Lakefront Reserve

The Rotorua lakefront redevelopment is progressing and now moving into the later stages of the construction work. Campbell Infrastructure has now completed Stage 7 work, centred on the Sound Shell car park area which has been covered by a large grass space. There is also some redesign work progressing on the Wharewaka with this scheduled to begin construction in August and completed in November. The constructions stages and their timeframes are detailed in the diagram below.



Rotorua Lakefront construction stages and progress

Council have been approached by the Rotorua Waka Ama Clubs of Hei Matau Paddlers, Te Au Rere Waka Ama Club, Ruamata Waka Ama Club and the Te Arawa Waka Trust to look at creating a waka storage and activation space at the lakefront. Some early discussions have looked at utilising some of the space in the far western corner of the development and the new grass area to be created at the Sound Shell site. The hope is to use the area next to the boat ramp trailer parks to create some waka storage facility for the clubs and the equipment used by the Waka Taua Trust for the Te Arawa Waka. The collective waka ama paddlers have considered a group of storage buildings totalling approximately 400m² would be sufficient to store the smaller waka and related equipment. This would also allow the waka paddlers to share facilities with the Water Sports Trust immediately across the access road to the boat ramp. With the Gifted Reserves Committee support, the Landscape Architect will continue working with the waka ama group and their designers on site options and then a more detailed feasibility study can be completed to start funding investigations.

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3.6 Aquatic Centre Update – Kuirau Park

The Rotorua Aquatic Centre Revitalisation is progressing well with the contractors, Naylor Love, now seven months into the work programme. The removal of the roof over the indoor pools has been completed and work is also underway on the refreshed reception area and changing rooms, with the underground services such as electric cables and water pipelines installed, and the concrete foundation being laid. The new roof will be made from a transparent ETFE foil material which will make the indoor facility lighter and brighter and is expected to start going up in August. The new roof has been designed to handle sun, our geothermal environment and chlorine – as well as provide UV protection. The indoor pool roof was first constructed in 1986, and the wooden portal beams used in the original structure will remain as a feature in the new roof. The indoor facilities will be closed until the first quarter of 2024. The outdoor 50m heated pool remains open for the public to enjoy while the work occurs indoors.



Construction progressing at the Rotorua Aquatic Centre

3.7 Kuirau Park Road Closure – Kuirau Park

The section of roadway through Kuirau Park from the northern end of Tarewa Rd to the central roundabout has been an access way used for antisocial behaviour that has caused considerable concern to the local community and the need for frequent repairs to open space areas resulting from vehicle damage. In an effort to improve community safety a trial of restricting access through this road with closed gates has been in place from January through to June (Attachment 3). A consultation process has been open for feedback on this trial road closure and the responses received have been overwhelmingly supportive of this closer to remain in place. 72% of individual respondents have supported the continuation of the day and night closure of this section of road and 17% have supported a night time closure only. 11% have opposed any closure. Feedback from the Taharangi Marae, Rotorua Aquatic Centre and Rotorua Neighbourhood Support Group have also been very supportive of retaining restrictions to vehicle access through this section of road. Given this feedback the proposal is to retain the closed gates across the road and look to modify the northern end to create a vehicle turning area to mitigate some of the problems arising for residents at this closed access point. This will be communicated to respondents and the public in the next month.

3.8 Rotorua Thermal Holiday Park – Centennial Park

In May 2022 the Council formally resolved to commence the process to revoke the reserve classification of the land beneath the Thermal Holiday Park and wrote to the Department of Conservation seeking preliminary advice on their support of the revocation of the reserve classification. DoC's response was

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that they considered the land to have high recreational value and could not see how the land could be considered surplus nor recommend the Minister approve a revocation process. Despite Council's best intentions to return the Land using the Reserves Act revocation process to Ngāti Whakaue via POT, fundamentally if DOC are not agreeable that there is sufficient evidence to support revocation then the disposal cannot be progressed with the reserve classification remaining.

A number of possible mechanisms for Council to continue to support Ngāti Whakaue via POT to achieve a desirable outcome have been communicated to POT, although several of these will still retain a legislative encumbrance on the land. To avoid any encumbrance, the best solution may be direct negotiation between POT and the Crown on potential legal mechanisms for the return of the land. Legal advice would be required for this and this update provides an opportunity to discuss with Council representatives of the Committee if there has been any progress on this matter.

3.9 Rotorua Chapel – Rotorua Cemetery

At previous Committee meetings we have discussed the renewal of the Chapel at the Rotorua Cemetery. This building is used to host funerals approximately 100 times each year and needs to be replaced with a more modern facility. Earlier discussions have explored the options of entering into a partnership with a funeral home operator to develop a commercial activity associated with the crematorium and chapel while still retaining an ability for the community to be able to access a chapel for public services. The intention was to run an EOI process with Ngati Whakaue assistance to consider possible partners however this was delayed until further options for the overall reserve were explored. The Council has deferred their investment into the renewal of the Chapel until the 2024-2025 financial year and there is now a better understanding of future reserve use. It would be appropriate to re-engage on the ROI process during the 2023 calendar year to prepare for future investment.

3.10 Future Development Strategy – City wide

Council is responding to growth and change by developing a Future Development Strategy "FDS", which is required by the National Policy Statement Urban Development 2020 ("NPS-UD"). The FDS is a high-level strategic plan that will spatially show how Council intends to achieve a well-functioning urban environment and where and how sufficient development capacity will be provided to meet future growth needs for housing and business over the next 30 years. The FDS is therefore a key strategic document for Rotorua that will guide future growth planning and investment decisions. It will be implemented through other Council plans and strategies, including the District Plan, Long Term Plan, Infrastructure Strategy and area-based plans and strategies.

Some of the key outcomes the FDS aims to achieve are as follows:

- **Access** - *Our people live in a compact city where they can easily access jobs, services, education and quality open spaces.*
- **Connection** - *Our thriving inner city is our social and economic hub – supported by local centres that meet local needs.*
- **Environment** - *The wellbeing of our taiao is connected to the wellbeing of our communities. We are committed to protecting and enhancing our environment.*
- **Investment** – *We prioritise smart investment in safe and reliable infrastructure to enable and support growth, where and when it is needed.*

In this regard the provision, quality and location of open space and reserves are critical in achieving the 2053 FDS outcomes as they provide the required amenity that supports greenfield growth and further intensification around our existing centres. The FDS considered the draft Open Space Network Plan and

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identified indicative locations of open space across the District in relation to where growth has been projected.

The draft FDS has been approved by Council and is currently out for public consultation, which ends on 14 July. Hearings and deliberations will take place between 28 August and 1 September and we anticipate that the FDS will be adopted in October.

4. NGĀ ĀPITIHANGA ATTACHMENTS

- Attachment 1: Motorhome parking for Blues and BBQ's Festival
- Attachment 2: Arts Village Entrance Sculpture
- Attachment 3: Kuirua Park road closure

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Attachment 1. Motorhome parking for Blues and BBQ's Festival

24th – 26th November 2023

Julianne Wilkinson
Manager Recreation & Open Spaces
Rotorua Lakes Council.
19/04/2023

Blues & BBQ Festival NZMCA extra parking proposal.

Kia Ora Julianne,

Thank you for our meeting of the 12th April regarding the above.

Herewith proposal as discussed.

We completed a site inspection of Puarenga Park on the 18th of April with Kevin from the NZMCA Rotorua branch.

Based on estimates at other events he has been to and the land required for Parking, we can see this site parking can accommodate between 150 - 200 Motorhomes for the 2023 festival.

Dates - Friday 24th - 27th November. i.e., 3 Nights

Parking onsite would be ONLY offered to NZMCA members for free if you purchase a two-day festival pass for the Blues and BBQ festival. www.bluesandbbq.co.nz

All motorhomes would be self-contained. (shower/toilet) However, we would also open the local bathrooms as an option too.

Wheelie bins would be installed around the site and managed over the three days.

Overnight security would be onsite provided by VR security services, who already do patrols in the area and our festival.

We offer a Bus Service - \$5 each way to the festival.

What we can offer as remuneration for using the site for 2023 would be **\$5 per day** for each motorhome parked. i.e., \$15 x 150 = \$2250.

Please come back to us if you have any more questions.

Nga mihi

Andrew Witters
021993940

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Attachment 2. Arts Village Entrance Sculpture

Tēnā tātou,

I write to you as the Director/Te mana whakahaere of The Arts Village as well as a descendant of Riparata te oha.

My mahi here at The Arts Village has a huge focus on recognising the relationship that which The Arts Village building was gifted for by mana whenua.

The Arts Village has been an integral part of the arts in rotorua for 20 years now and part of our future is ensuring that the whole community knows that The Arts Village is a place for everyone and that we consider mana whenua at each turn.

In June 2022 we were awarded the sum of \$15,000 to celebrate Matariki through funding, part of that funding application was for a pou that would represent Matariki. As well as representing Matariki we know that erecting a pou out the front of our building will signify change and begin a journey of making our space more culturally diverse. As the building stands, māori, mana whenua in particular, do not feel that The Arts Village is a place for them and that the colonial style building is for that of pākeha.

I have attached plans for a pou, designed by Te Arawa ringatoi Piwiki Taranui Kingi and due to budget and time constraints of funding, the pou has been produced by local business Speedy signs, to which I have supported them through the whole process. Also attached are photos of where the proposed area for the erection of the pou, I have sent photos of two possible places in case you all decide in favour of one place than the other.

We are proposing permission to erect the pou where an existing light fixture stands, due to wear and tear the existing fixture is worn, so the pou would be a welcomed replacement. Speedy signs have an engineer and electrician and are well versed in knowing what can and can not be done in terms of structure. No ground or other structures will be interrupted during installation as the pou has been designed to slot in to existing fitting.

I look forward to hearing your decision.

Kellez Mcmanus

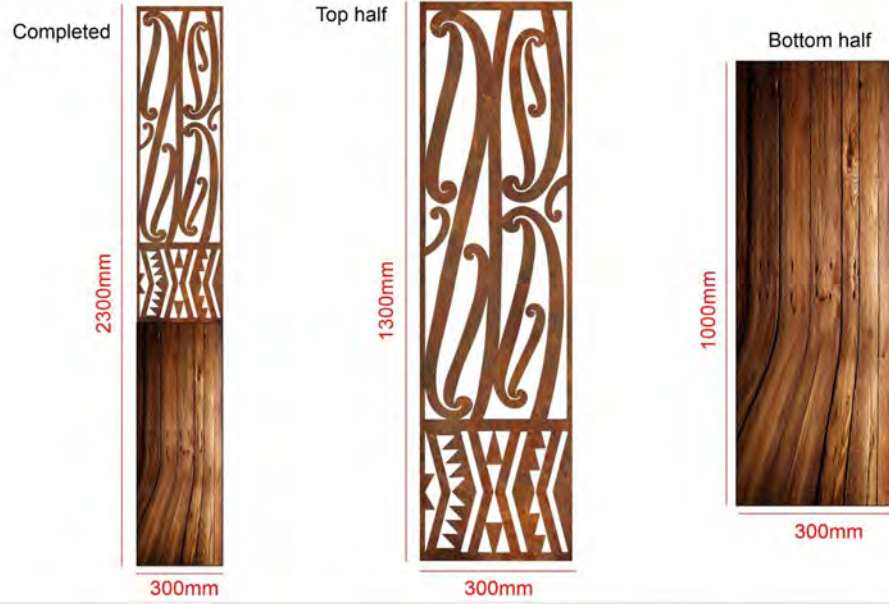
Director/Te mana whakahaere

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47228 The Art Village - Custom Cylindrical lit installation

Design: Adrian | Sales: Adrian | 9 Sept 22



Please check your proof carefully.
Please sign, and tick appropriate option before returning.

Amend
 OK with changes

OK to produce

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Attachment 3. Kuirau Park Road closure area



MAP KEY

== Closed to vehicle access

.... Walking/cycling tracks

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