



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

Kaupapataka Agenda

**PROTOCOL MEETING BETWEEN
TŪHOURANGI AND ROTORUA LAKES COUNCIL**

*Huinga Tūhono kai waenga i a
Tūhourangi me te Kaunihera o ngā Roto o Rotorua*

Date: Thursday, 25 May 2023

Time: 1.00pm

Venue: Chamber

MEMBERSHIP

Chair: Mayor Tania Tapsell

Rotorua Lakes Council: Cr Lani Kereopa
Cr Trevor Maxwell
Cr Rawiri Waru

Tūhourangi Tribal Authority: Kirikowhai Mikaere
Deliah Balle
Watu Mihinui
Warena Morgan
Rangitihī Pene
Ngarepo Eparaima

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TŪHOURANGI PROTOCOL

Type of Committee	Māori Protocol Committee
Tūhourangi Protocol	On 5 April 2005 the Rotorua District Council and Tūhourangi signed a protocol. The protocol seeks to form a basis of understanding on the principles and process of communication and collaboration for the benefit of the peoples of Tūhourangi and of the District of Rotorua in general.
Principles of the Protocol	<ul style="list-style-type: none"> • Tūhourangi and Rotorua District Council acknowledge the autonomy of both organisations; their right to develop and promote strategies and policies that reflect the views of those they represent. Effective communications and the practise of meaningful consultation will ensure a growing commonality of purpose will occur between Tūhourangi and Rotorua District Council. • The parties agree that it is in their joint interests, and that of those they represent, to work together to develop a shared view of the future of Lake Tarawera, its surroundings, and other areas of Tūhourangi interest. • With the intention of creating an atmosphere of “no surprises”, the signatories agree they will communicate openly and honestly to give effect to matters to the benefit of both parties in an atmosphere of mutual respect. • The parties to this protocol will determine their respective membership of a management committee to give effect to this protocol. • The signatories agree that principles of manaakitanga, kaitiakitanga and rangatiratanga will underpin their relationship.
Reference	20-07-015
Membership	Tūhourangi Representatives: & Council representatives:
Meeting frequency	Bi-Annually
Application	<ul style="list-style-type: none"> • Tūhourangi and Rotorua District Council will seek opportunities to share perspectives and jointly develop process to further a consistent vision for Lake Tarawera, its surroundings and other areas of Tūhourangi interest. • Tūhourangi and Rotorua District Council will meet regularly to foster an early and informed understanding of issues and assist a co-ordinated strategic response. • Tūhourangi and Rotorua District Council will identify and regularly update appropriate channels of communications between hapu and Council. • Tūhourangi and Rotorua District Council will develop policy and make ongoing management decisions within their respective areas of responsibility with an understanding of this protocol vision, priorities and expectations of both organisations

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1 Karakia whakapuaki - Opening karakia

2 Ngā whakapaaha - Apologies

The Chairperson invites notice from members of apologies, including apologies for lateness and early departure from the meeting.

3 Te whakaū i ngā meneti - Confirmation of Minutes

3.1 Tūhourangi Protocol Committee Meeting minutes (draft) 9 May 2022

20-07-015
RDC -1269385

MINUTES (DRAFT)
Tūhourangi Protocol Committee Meeting
held Monday, 9 May 2022 at 1.00 pm
Committee Room 1, Rotorua Lakes Council

CHAIRPERSON:	Mayor Steve Chadwick
MEMBERS PRESENT:	Ngarepo Eparaima, Deliah Balle
MEMBERS PRESENT VIA AUDIO VISUAL:	Kirikowhai Mikaere, Warena Morgan, Watu Mihinui
APOLOGIES:	Cr Maxwell
STAFF PRESENT	Geoff Williams, Gina Rangī, Aneta Morgan, Rob Pitkethley, Simon Alefosio-Tuck, Ian Stabler, Clark Pirika, Gomathi Konara.

The meeting opened at 1.02 pm.
The Chair welcomed board members & staff.

1. KARAKIA WHAKAPUAKI – OPENING KARAKIA

Kingi Biddle opened the meeting with a Karakia.

2. NGĀ WHAKAPĀHA - APOLOGIES

Noted the apologies from Cr Maxwell and Rangitihī Pene.

Mayor Chadwick acknowledged the work of Manutai Schuster.

3. TE WHAKAŪ I NGĀ MENETI – CONFIRMATION OF MINTUES

Resolved:

That the minutes of the Tūhourangi Protocol meeting held on 1 November 2021 be confirmed as true and accurate record.

Moved : Mayor Chadwick
Seconded : Ngarepo Eparaima

CARRIED

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4. NGĀ TAKE KUA PUEA AKE I NGĀ MENETI – ACTIONS ARISING FROM PREVIOUS MINUTES

4.1 Actions from Tūhourangi Meeting held 3 March 2021

The following items to be addressed within agenda:

- **Tarawera Landing café ownership and management options**
This item is included in the action plan under item 5.1.6
- **Papakainga and other housing**
This item is included in the action plan under item 5.1.8
- **Puarenga Stream Environmental Improvements**
This item is included in the action plan under item 5.1.10
- **Tikitapu – Rotokākahi Lookout Toilet**
This item is included in the action plan under item 6.2

5. REPORTS – PŪRONGO

5.1. Tūhourangi & Rotorua Lakes Council Proposed Action Plan 2021- 2023 RDC-1194747

Council staff spoke to a presentation attached as “Attachment 1 and overviewed the “Tuhourangi & Rotorua Lakes Council Proposed Action Plan – 2021-2023” as follows:-

5.1.1 Review and update the Tūhourangi Protocol – Gina Rangī

- Initial meeting held and haven’t progressed from there due to lack of resources.
- This remains a priority to uphold the integrity of the current protocol and to extend and develop.

5.1.2 Develop a shared view of the future of Lake Tarawera, its surroundings, and other areas of Tūhourangi interest – Gina Rangī

- Tūhourangi requested the council to contribute on the development of following kaupapa:-
 - Stocktake of economic position of Tūhourangi and where the opportunities may lie.
 - Vision for environment and Tūhourangi’s current environmental management plan.
- Council is happy to support and will work with Tuhourangi.

5.1.3 Protect the mauri of Lake Tarawera – Ian Stabler

- Refer to slide 2 of attachment 1.
- Completed 476 property visits.
- Identified five possible sites for pump stations and the final decision will consider geotechnical data as well as cultural sensitivity.
- Council continue to work with Iwi & Hapu and the community.

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5.1.4 Lake Ōkāreka upgrades of visitor facilities at Boyes Beach and Acacia Road – Rob Pitkethley

- Refer to slide 3 of the attachment 1.
- Council is keen to display cultural foundation work which could include pre-European history around and the importance of the area to the local Iwi & Hapu.
- Slide no 4 is an example for a display at Komuhumu.
- The reserve at 25, Loop Road, Lake Ōkāreka is now considered as surplus reserve. Refer to slide no 6 of the attachment 1 for the available options for the reserve land. Council requested Tūhourangi to consider the available options and inform their view to the council.

5.1.5 Waitōharuru (Tarawera Landing) upgrades and enhancements - Rob Pitkethley

- Refer to slide 7 to 9 of the attachment 1.
- The programme was effected with delays due to Covid and weather events.

5.1.6 Tarawera Landing café ownership and management options - Rob Pitkethley

- Refer to slide 10 to 13 of the attachment 1.
- Strategy, Policy & Finance Committee approved initiation of land disposal & transfer process in 2020. Land Status Report, assessment against land Disposal Policy and Site Plan surveying has been completed.
- Options paper completed for discussion with Department of Conservation (DoC) and Tūhourangi Tribal Authority (TTA). Identified five options are listed in slides 11 to 13.
- Council's preferred option is to subdivide of café footprint from Landing Recreation Reserve and revocation of reserve status for this small parcel of land.
- Tūhourangi's preferred option is Revocation of reserve status and transfer of whole reserve to Tūhourangi
- Feedback from the Minister and the DoC to Tūhourangi is that they want the letter from the Council to start the process.

Action Point – Staff to draft the letter after discussing with all parties regarding the preferred option/s and send to DoC.

5.1.7 Tokorangi and Whakarewarewa Forest developments - Rob Pitkethley

- Refer to slide 14 to 16 of the attachment 1.
- Cultural interpretation signage and App being developed now for roll out from early 2022. Great Ride status announced 6 May 2022.
- Whakarewarewa Forest Loop branding has been formally handed over to CNI Iwi Holdings Limited.

5.1.8 Papakainga and other housing –Gina Rangi

- Refer to slide 17 of the attachment 1 and attachment 2.
- Gina Rangi spoke to the presentation (attachment 2) and explained the housing work programme under four main categories. i.e – “The Big Picture”, “Council Services”, “Changing Rules” and “Working with Government Agencies”.

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5.1.9 Tarawera Trail and Pest Control initiatives - Rob Pitkethley

- Refer to slide 17 of the attachment 1.
- Wallaby control programme is in operation.

Tarawera Trail – Kirikowhai Mikaere

- Ngāti Rangitihī, Tūhourangi and Tarāwhai have been having meetings around shared history.
- Have had discussions with Te Puni Kōkiri and Department of Conservation.
- Undertaken a detailed business case.
- Started on branding process.
- This would potentially be a three day /three night trail.

5.1.10 Puarenga Stream Environmental Improvements – Gina Rangī

- Refer to slide 18 of the attachment 1.
- Reference group has received a report on potential sites and a sites visit has been arranged.
- Wally Lee has been invited for the site visit although he is not a member of the reference group. He is involved as a trustee for the landfill mitigation.

6. GENERAL BUSINESS- NGĀ TAKE ATU ANŌ

6.1 Update on Three Waters Reform – Gina Rangī

- Other than Tarawera and Puarenga projects, there are two other main kaupapa.
 1. Comprehensive Stormwater Consent – Council will apply for this consent in regards to how the council manages stormwater and its impacts on rivers in the urban catchment area. As the first step, council is looking at doing a process with mana whenua around the values associated with each awa.
 2. Waipa /Hemo Springs.
 - Clark Pirika is leading the engagement with mana whenua to look for potential for taking water from Waipa/Hemo springs.
 - First step is to understand cultural values.
 - Have provided an awareness presentation to the three main puna groups.
 - Looking at arranging a collective wānanga with all groups.
- Three waters reforms
 - Te Arawa Lakes Trust is working with iwi within the “Entity B” rohe.
 - Council’s preference is to be aligned with what mana whenua are seeking.
 - Council’s concern is the ability to uphold the partnership with mana whenua when the assets are transferred to the new entity.
 - The other concern is regarding the investment on infrastructure. Rotorua has a good infrastructure because of the Te Arawa settlement. It is a concern that there wouldn’t be ongoing investment in Rotorua as some of the other districts in entity B may need to be brought to up to the scratch.
 - Council, Te Arawa Lakes Trust and mana whenua should have a discussion and try to have a common strategy.

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6.2 Tikitapu – Rotokākahi Lookout Toilet - Rob Pitkethley

- Refer to slide 19 of the attachment 1.
- Design for the area is done and the slide 19 shows the layout.
- Looking at procuring 2 dry vault toilet units. There wouldn't be wooden cladding as shown in the picture.
- There would be 2 meter high deer fence to prevent people from accessing the rough walking track towards Lake Rotokākahi.
- Tūhourangi expressed concerned about health and safety issues such as spills and a dry vault system will keep everything contained.

6.3 Crematorium - Ngarepo Eparaima

- Cultural sensitivity is important and the recent issues raised should be addressed. Council staff are working with Funeral Directors to ensure they know and follow the newly developed process to avoid these problems.

6.4 Appreciation – Watu Mihinui

- Watu Mihinui, on behalf of Te Pākira marae wished to acknowledge the staff who assisted in getting a rate relief for the marae toilet block.

6.5 Election / Local Bill – Gina Rangi

- Gina Rangi explained the representation model for this year's election and the current status of the local bill.

6.6 Appreciation – Kirikowhai Mikaere

Kirikowhai Mikaere acknowledged Mayor Chadwick as this is the last Tūhourangi and Rotorua Lakes Council protocol meeting of Mayor Chadwick. Kirikowhai appreciated the mayor's openness to listen to Tūhourangi's concerns and aspirations.

7. Karakia Whakamutunga – Closing Karakia

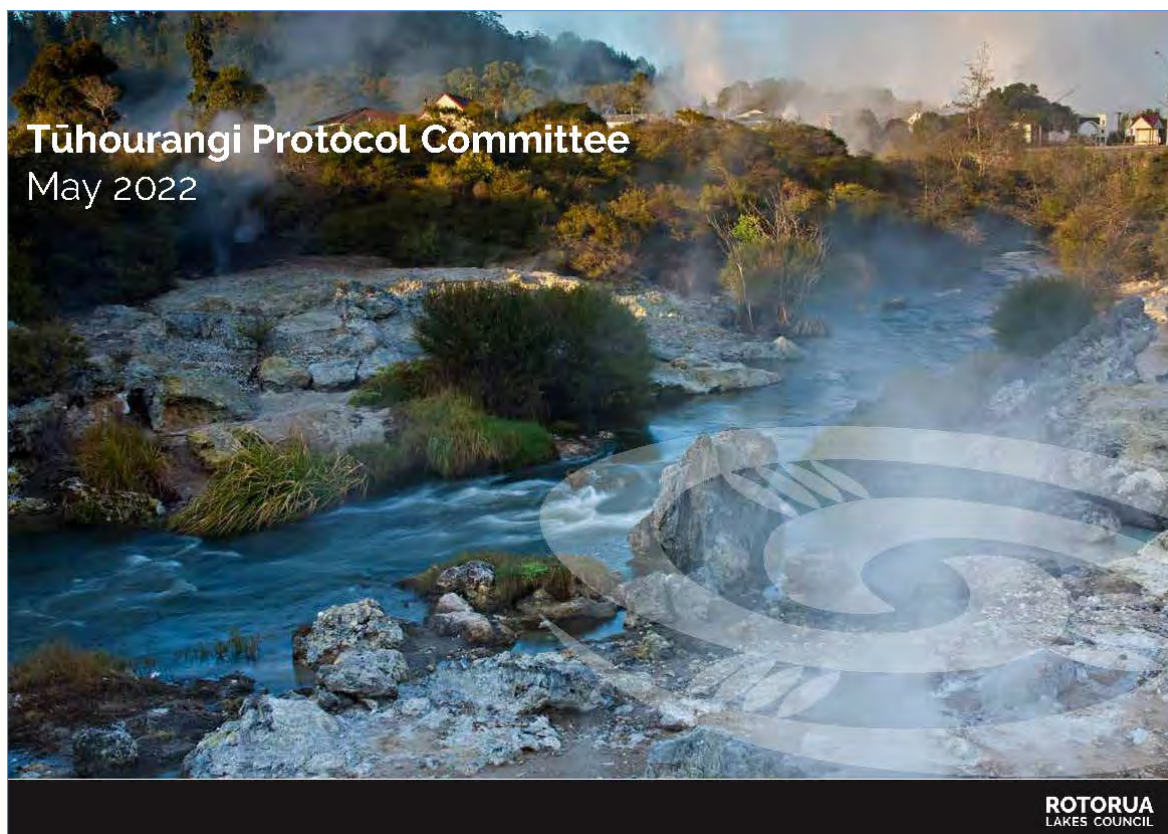
Mr Eparaima closed the meeting with a Karakia.

Meeting Closed at 3.16pm.

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Attachment 1

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**Tūhourangi and Rotorua Lakes Council
Action Plan 2021-2023**

Project	Objectives	Timeframes	Progress
5.1.1 Review and update the Tūhourangi Protocol	To build on and strengthen the existing Protocol.	March 2022	Initial meetings held
5.1.2 Develop a shared view of the future of Lake Tarawera, its surroundings, and other areas of Tūhourangi interest	To have a collaborative and consistent approach to planning and operational activities to improve the resident and visitor experience.	TBC with Tūhourangi	Still to merge RLC Vision documents with TTA strategic documents to create draft for consideration.
5.1.3 Protect the mauri of Lake Tarawera	To improve the water quality and mauri of the waters of Lake Tarawera, allow for Tūhourangi to return home and recognise their cultural history.	June 2024	<p>CIA completed. Council approved wastewater reticulation of Tarawera community. Currently RLC is identifying a preferred contractor to design and construct the system. It is expected that construction will begin 2022 and be completed 2024.</p> <p>Crown funding is currently at risk, as Minister of the Environment proposes shifting Tarawera funding to the Rotoiti/Rotoma scheme (RLC opposes this).</p>

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Lake Ōkāreka. 25 Ōkāreka Loop Rd

Local Purpose Reserve (Fire Purpose)

Does not meet requirements of Open Space Policy so considered surplus to reserve requirements

Any change of use would require:

- Reclassification then Reserves Act lease, or;
- Revocation of Reserve Status and disposal which would revert to Crown ownership before Crown completes required disposal process


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Tūhourangi and Rotorua Lakes Council Action Plan 2021-2023

Project	Objectives	Timeframes	Progress
5.1.5 Waitōharuru (Tarawera Landing) upgrades and enhancements	<p>To recognise the cultural importance of the area to Tūhourangi and their manaakitanga with NZ tourism.</p> <p>To provide quality public facilities that reflect the high natural value of the area and an important access point to the lake.</p>	Lake Structures & Car park/ pedestrian area April 2022, Lake edge board walk work and structures being built April-May 2022.	Toilet refurbishment completed Dec 2020. Resource consent for lake structures/earthworks lodged 27 August 2021 and some RFI's being progressed for end October. Construction underway with some delays due to Covid. Still need to progress Punaromia funding options with TTA.



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Tūhourangi and Rotorua Lakes Council Action Plan 2021-2023


Project	Objectives	Timeframes	Progress
5.1.6 Tarawera Landing café ownership and management options	To return the control of the Tarawera Café to Tūhourangi.	Current lease expires 31/12/2023 Council have approved transfer. Process for subdivision and Reserve Act requirements initiated Aug 2020. DOC discussions on best options for transfer by end May 2022.	SP&F Committee approved initiation of land disposal & transfer process Feb 2020. Land Status Report, assessment against land Disposal Policy and Site Plan surveying has been completed. Options paper completed for discussion with DoC and TTA

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Site	Provision	Pros	Cons	Est. Time to achieve
Building Footprint	Sub-lease of the Café Building	<ul style="list-style-type: none"> Some ability to recognise Tūhourangi's connection to the land Employment opportunities for whanau Revenue from café (profit) can be used at discretion of Tūhourangi 	<ul style="list-style-type: none"> Dependent on relationship with lessee not Council Not an enduring option 	Immediately or any time before expiry of the current Lease; expiry 31/12/2023
	Ownership of the Lease Lease for Café Building & activity held with Council. Land retained as Council administered Recreation Reserve	<ul style="list-style-type: none"> Better recognition of Tūhourangi's connection to the land Employment opportunities for whanau Lease charged at peppercorn rate. Remaining café revenue (profit) can be used at discretion of Tūhourangi 	<ul style="list-style-type: none"> Responsibilities and liabilities associated with Lease Hold concession with DOC for café water take and pay fees (negotiable) Extension of the lease beyond 2023 requires Management Plan change. 	Immediately (pending Lessee's approval to transfer) or any time before current lease expiry 31/12/2023

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Site	Provision	Pros	Cons	Est. Time to achieve
Land under café footprint only	<p>Tūhourangi ownership of the land under the café</p> <p><i>Subdivision of café footprint from Landing Recreation Reserve and revocation of reserve status for this small parcel of land.</i></p>	<ul style="list-style-type: none"> Better recognition of Tūhourangi's connection to the land Employment opportunities for whanau Revenue stream from café (profit) can be used at discretion of Tūhourangi Any revenue from future lease (rent) can be used at Tūhourangi's discretion 	<ul style="list-style-type: none"> Unknown aspects of subdivision of recreation reserve Uncertainty around MOC/DOC position on recreational function of the footprint of the café Revocation and disposal process involving public consultation 	Potentially next 3 – 5 years. Requires subdivision of reserve (including District Plan rules), Reserve Management Plan change & revocation of the reserve status for this footprint. Revocation requires MOC/DOC approval and appetite only clarified through revocation process We view this outcome being difficult although already Council support.

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Site	Provision	Pros	Cons	Est. Time to achieve
Full Landing Recreation Reserve	<p>The Landing Recreation Reserve vested in Tūhourangi</p> <p>Underlying land ownership is Tūhourangi and land is held in Trust for recreation purposes and administered as per Reserves Act</p>	<ul style="list-style-type: none"> Strong recognition of Tūhourangi's connection to the land Employment opportunities for whanau Revenue stream from café (profit) can be used at discretion of Tūhourangi 	<ul style="list-style-type: none"> Responsibilities and liabilities associated with Lease Hold concession with DOC for café water take and pay fee Limitations on future lease revenue (rent) spending – Reserves Act requires all money received by way of rent etc. to be applied for the purposes of recreation reserves Uncertainty around legalities of Reserves Act vesting process Future land status revocation and disposal requires MOC/DOC approval 	<p>Potentially next 3 – 5 years</p> <p>There is already a proven local example of this (Arikikapakapa) and we believe the same process could be applied.</p> <p>It is viewed as being moderately difficult</p>
	<p>Tūhourangi ownership of The Landing Recreation Reserve</p> <p>Revocation of reserve status and transfer of whole reserve to Tūhourangi</p>	<ul style="list-style-type: none"> Strongest recognition of Tūhourangi's connection to the land Employment opportunities for whanau Revenue stream from café (profit) can be used at discretion of Tūhourangi Any revenue from future lease (rent) can be used at Tūhourangi's discretion <i>Council as tenant retain ownership of all recreational assets within Landing Reserve</i> 	<ul style="list-style-type: none"> Responsibilities and liabilities associated with café Hold concession with DOC for café water take and pay annual costs Reserve outside café footprint still meets purpose of recreation reserve, and this could mean MOC/DOC would not approve revocation of reserve status 	<p>Potentially next 3 – 5 years</p> <p>We view this outcome as being highly difficult to achieve.</p> <p>This fundamentally requires the revocation of the reserve status for the entire reserve. The revocation process requires MOC/DOC approval. The legal test requires confidence that the reserve is no longer being used for recreation purposes.</p>

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Tūhourangi and Rotorua Lakes Council Action Plan 2021-2023

Project	Objectives	Timeframes	Progress
5.1.7 Tokarangī and Whakarewarewa Forest developments	<p>To create public infrastructure that supports recreational access and associated commercial opportunities, manakitanga and kaihiakitanga for landowners.</p> <p>Ensure that Tūhourangi cultural identity and values are expressed throughout the tourism and recreation experience</p> <p>Ensure that development in the Forest aligns with long term aspirations of CNI, Tūhourangi and Ngāti Whakaue</p>	Forest Loop Cycle Trail by December 2019.	Te Pūtaka o Tawa completed July 2020 and opened October 2020. Commercial activity increasing during 2021.
		Te Pūtaka o Tawa Car park opened by February 2020	RLC Economic Development funding for infrastructure obtained and building consent for public shelter lodged.
		Concessions awarded at Te Pūtaka o Tawa by end of 2020	Forest Loop opened October 2020 and full loop completed February 2022. Cultural interpretation signage and App being developed now for roll out from early 2022. Great Ride status announced 6 May 2022
		Cultural foundation (including branding, signage, art works and way-finding) established at Te Pūtaka o Tawa by end of 2021	Te Hura I nga Pou Whenua a Tūhourangi completed 30 October 2021.
			Tūhourangi have requested funding support to develop a Tūhourangi vision for the Forest to help inform their decision-making



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WHAKAREWA FOREST LOOP

For first aid support:
Call GARD WHAKA 1 (8000 812 321)
ROTORUA FIRST AID SERVICE UNIT
For emergencies call 111

Rules and Regulations:

- Leave No Trace
- No Smoking
- No Dogs
- No Motorbikes
- No Camping

Map: Shows the Forest Loop route with a 'YOU ARE HERE' marker. Includes a legend for 'Forest Loop' and 'Distance'.

Additional Information:

- Weather and access into the forest, by motorised vehicles and motorbikes, is not permitted.
- Wild animal and birds (for example, kiwi) are permitted in the forest.
- For the general public, access to the base and forest, of recreational trails and riding, with commercial and non-commercial, require a permit. For a date and/or on cycle horse cap only use an Equestrian Service Provider.
- For more information on permit application process and to identify a service provider visit www.doc.govt.nz.

Access rules to public car parks are open:

- WAKAREWA - ROTORUA** (1000m) - 1000m - 1000m
- WAKAREWA - ROTORUA** (1000m) - 1000m - 1000m
- WAKAREWA - ROTORUA** (1000m) - 1000m - 1000m

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Tūhourangi and Rotorua Lakes Council Action Plan 2021-2023


Project	Objectives	Timeframes	Progress
5.1.8 Papakainga and other housing	To allow Tūhourangi to develop Papakainga housing opportunities on their lands within their rohe (To be developed)	To be developed	<i>There is currently a marae development proposal being circulated by the trustees of the land opposite the Buried Village. The marae complex includes papakainga housing. TTA has no jurisdiction over that area but it is Tūhourangi whenua.</i>
5.1.9 Tarawera Trail and pest control initiatives	<i>Tarawera Trail (To be developed)</i> To support a community led pest control programme for the Tarawera catchment that reduces animal pest impacts on native flora and fauna.	<i>To be developed</i> Tarawera Landcare for Spencer Rd completed November 20 and work is ongoing.	<i>Trail development still with DOC</i> Tarawera Landcare brought into a citywide collective of pest control groups. Currently ongoing along Spencer Rd.



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Tūhourangi and Rotorua Lakes Council Action Plan 2021-2023

Project	Objectives	Timeframes	Progress
5.1.10 Puarenga Stream Environmental Improvements	To ensure that RLC designs a wastewater discharge method that does not harm the Puarenga For RLC, CNI, TALT, Whakaue and Tūhourangi to work with BOPRC and key catchment stakeholders to: <ul style="list-style-type: none"> • Identify the current health status of the Puarenga. • Understand the key drivers of pollution in the Puarenga. • To develop a strategy to improve the health of the Puarenga • To seek funding for projects that the PRG consider will support the health of the Puarenga. 		<i>As set out in the Wastewater Treatment Plant Kawenata, the Puarenga Reference Group (PRG) will be established by CNI, TALT and RLC. RLC is providing the admin support and initial funding for the PRG. CNI have appointed Atamoti Te Pou, Selwyn Insley and Rangitihia Pene. TALT have appointed Nuki Nicholson plus one other tbc. RLC have appointed Stavros Michael and Deputy Mayor Dave Donaldson. The PRG has met and received initial reports on the health of the Puarenga. Council has also applied for external funding to support stream environmental work to begin.</i>



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Attachment 2

1

Housing Work Programme

The Big Picture	Council Services
<ul style="list-style-type: none"> • Future Development Strategy • Priority Development Areas 	<ul style="list-style-type: none"> • Infrastructure Strategy • Long Term Plan • Infrastructure Acceleration Fund
Working with Govt agencies	Changing the rules
<p>Waka Kotahi, Ministry of Education, Ministry of Health, MSD, Te Puni Kokiri, Kāinga Ora, Ministry of Housing and Urban Development</p>	<ul style="list-style-type: none"> • Housing Plan Change: <ul style="list-style-type: none"> • Medium density rules • Papakāinga rules • Design Guidelines

2

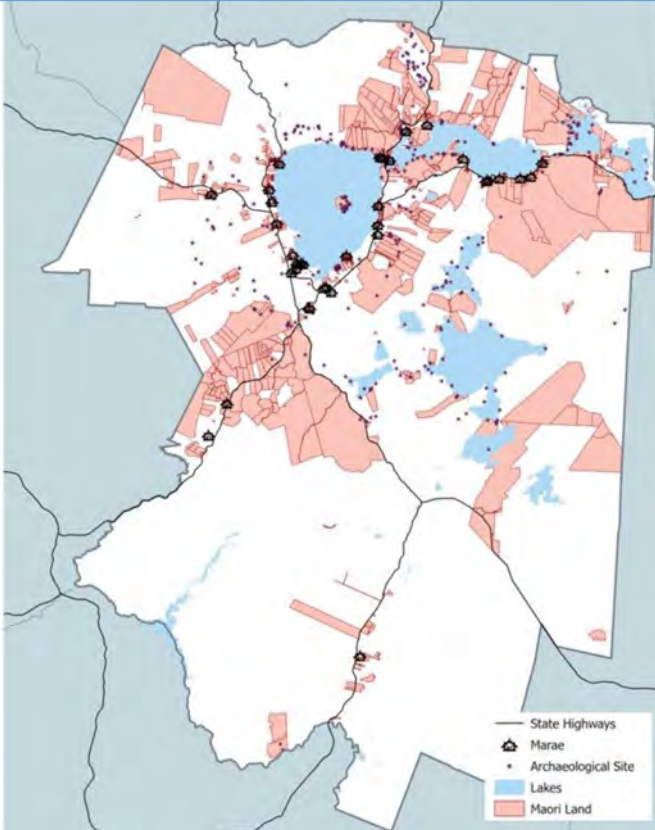
Big Picture: Future Development Strategy

- A Council plan that:
 - Describes where **future growth** will occur
 - Identifies where and when **Council infrastructure** will be provided to support that growth
- Must have a **statement of iwi and hapū aspirations for urban development**

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Whenua Māori

- What do you think good growth looks like in your rohe for the next 30 years?"



The map displays the Whenua Māori area with various geographical features. A legend in the bottom right corner identifies: State Highways (black line), Marae (black house icon), Archaeological Site (black dot), Lakes (blue area), and Maori Land (red area). The map shows a central lake surrounded by Maori Land and several Marae and Archaeological Sites scattered throughout the region.

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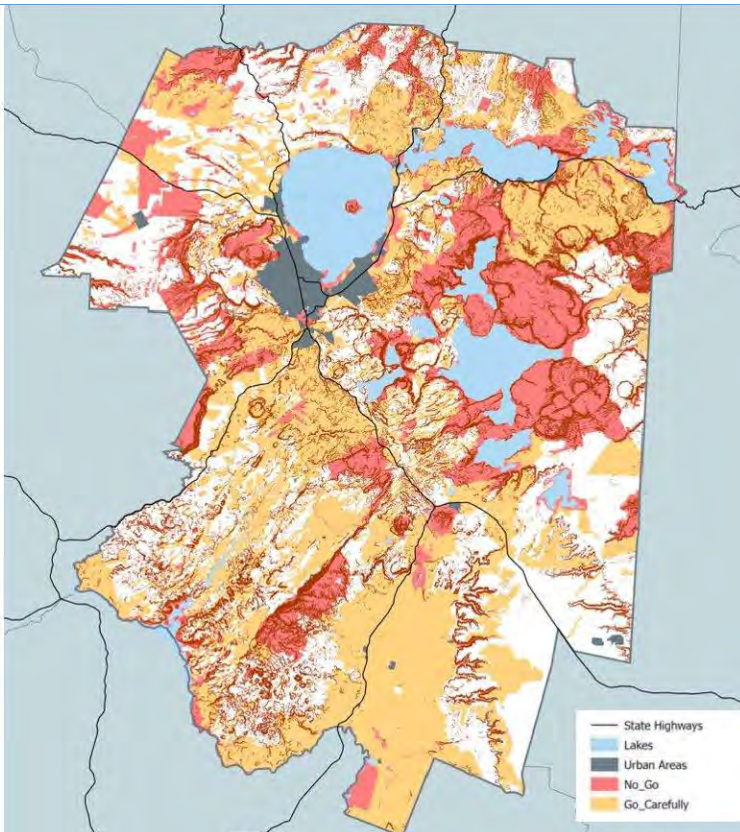
Limits on Growth

No Go includes:

- ONFL, SNAs, LUC 2 land, QEII Covenants, Reserves, Flooding, Heavy Industry

Go Carefully includes:

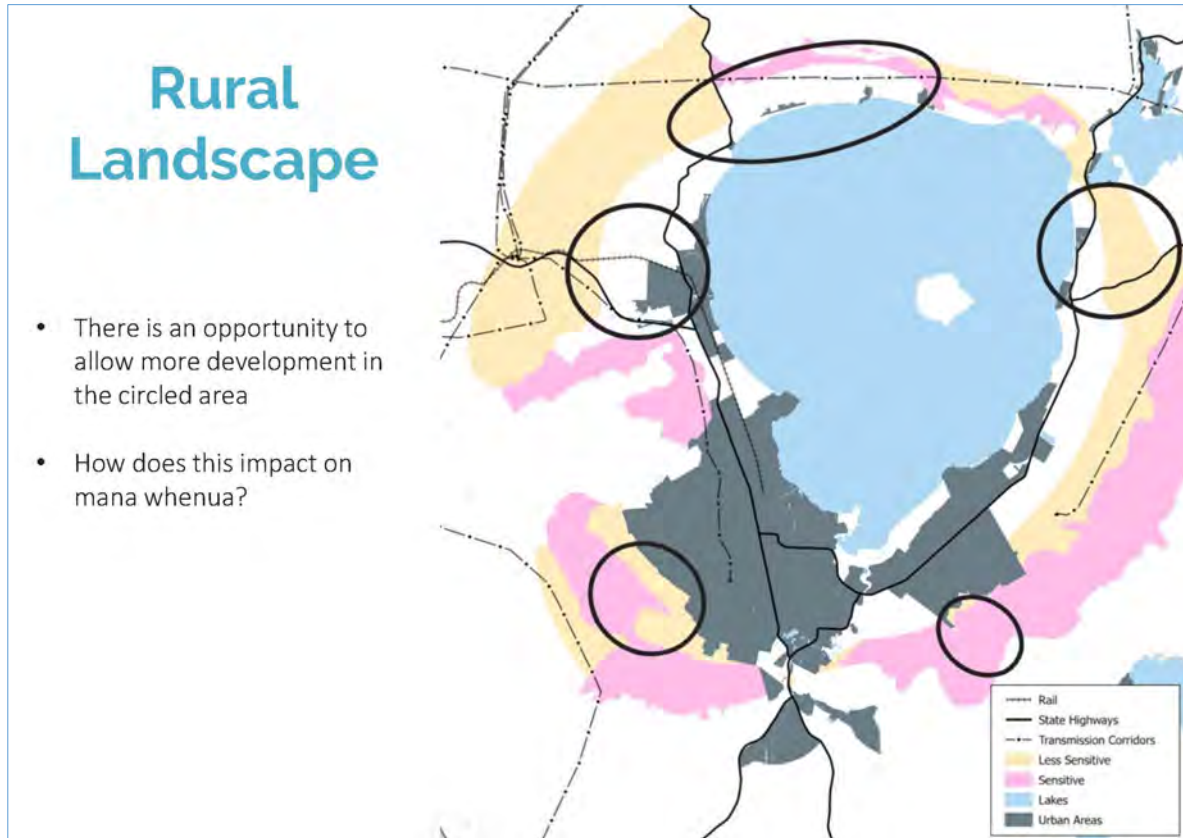
- LUC 3, Peat Soils, Airport Noise, Low Amenity Infra, Transmission Corridors, Liquefaction, Fault Avoidance Zones
- **Work with you to identify Culturally Significant Sites.**
- **‘Sensitive Rural Landscape’ not considered a development constraint for the purposes of the FDS.**



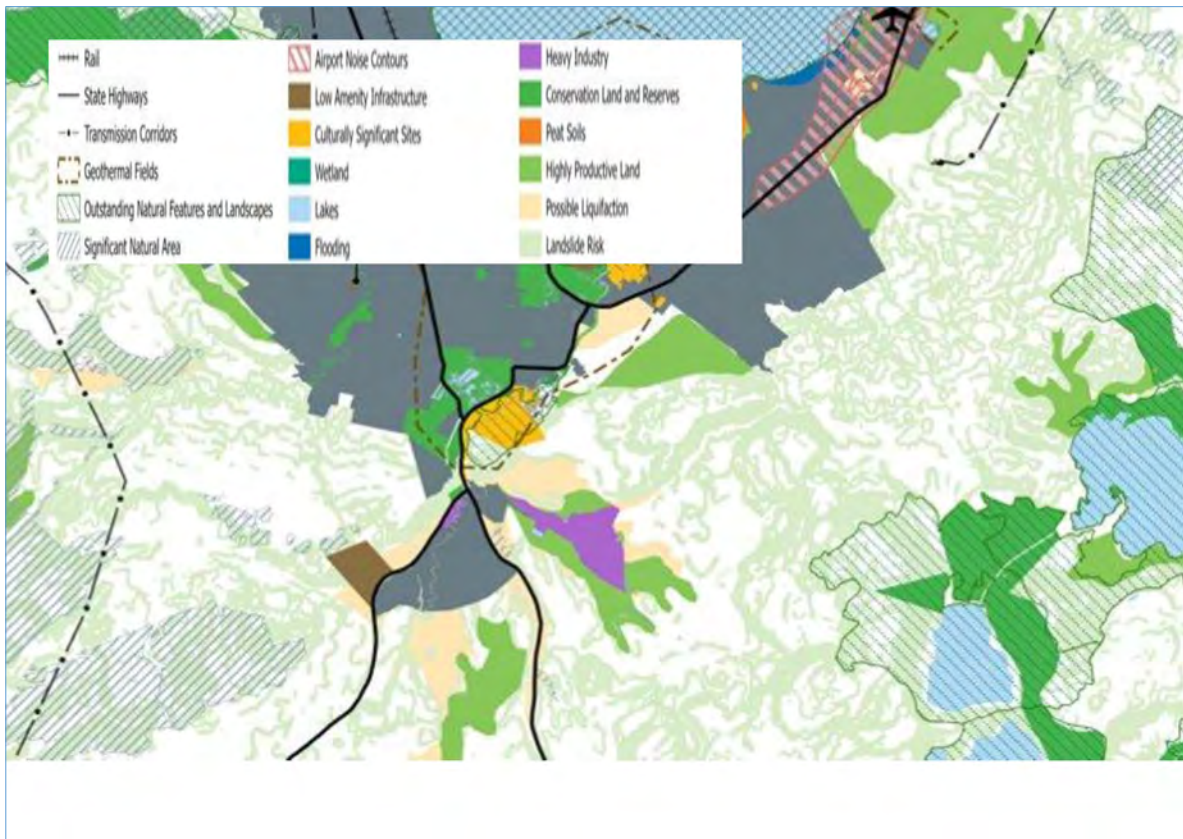
The map shows the limits on growth across the Whenua Māori area. A legend in the bottom right corner identifies: State Highways (black line), Lakes (blue area), Urban Areas (grey area), No_Go (red area), and Go_Carefully (yellow area). The map shows a large central lake, with red areas (No_Go) and yellow areas (Go_Carefully) covering most of the land, and grey areas (Urban Areas) in the central and southern parts.

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Big Picture: Priority Development Area

A focus on:

- Inclusive, liveable and safe neighbourhoods that reflect and protect the unique strengths of Rotorua
- Providing clarity about how the area will change over time
- Providing opportunities for development
- Plan with clear actions and delivery timeframes



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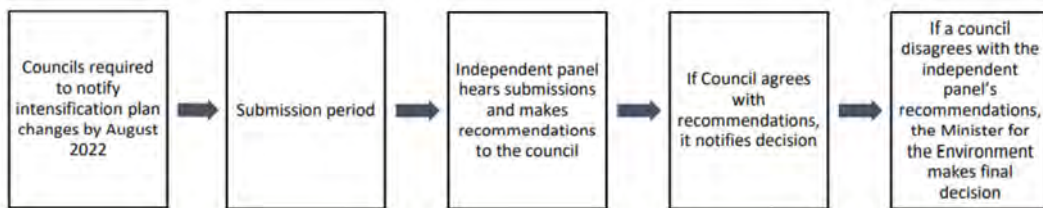
9

Changing Rules: Medium Density Residential Standards

Apply across all land currently zoned Residential 1, 2 and 3:

- Residential 3 is a specific zone for Whakarewarewa, Ōhinemutu and Ngāpuna

We can exclude areas described as “Qualifying Matters” including geotech, flooding and Māori cultural values



10

Changing Rules: Papakāinga

Held 3 mana whenua workshops

Developed Issues and Options paper

Next steps:



11

Next steps

MAY: Early draft for Housing Plan Change (MDRS) provided to mana whenua for comment

JUNE: Lecture Series and Open Day on the Housing Plan Change and Future Development Strategy

AUGUST: draft Plan Change will be notified for public consultation

EARLY 2023: Formal consultation begins on the Future Development Strategy

4 Ngā take kua puea ake I ngā meneti - Actions arising from previous minutes

4.1 Actions from Tūhourangi Meeting held 9 May 2022

The following items to be addressed within agenda:

SUMMARY OF ACTION POINTS

Item No in this agenda	Subject	Action required
5.4	Tarawera Landing café ownership and management options	Staff to draft the letter after discussing with all parties regarding the preferred option/s and send to DoC.

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5 Ngā pūrongo ā-waha - Reports

5.1 Tahua Report – Tūhourangi Tribal Authority

5.2 Tahua – Greatest Walk update – Ngarepo Eparaima

5.3 Tahua - Te Pūtaka o Tawa update – Ngarepo Eparaima

5.4 Tahua – Future Development Strategy (FDS) – Damon Mathfield

5.5 Tuakiri – Return of Waitōharuru/Tarawera Landing – Rob Pitkethley

Attachment 1- **Confidential Letter**

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20 April 2023

Document No. RDC-1382539

Attn: Mr Geoff Webber
The Landing Café Lake Tarawera (2009) Ltd
1380 Tarawera Rd
lake Tarawera
ROTORUA

By email: geoffchef40@hotmail.com

Dear Geoff

**DEED OF LEASE DATED 27 MARCH 2014-
ROTORUA LAKES COUNCIL / THE LANDING CAFÉ LAKE TARAWERA (2009) LTD**

Thank you for your recent email. As you know, Waitōharuru / Tarawera Landing is an ancestral site of significance for Tūhourangi, as well as an important public recreation space. Council and Tūhourangi have been working together for some time to re-develop the reserve, and to explore how to return ownership of the land to Tūhourangi while preserving public access and enjoyment.

Reserve Management Plan

We attach, for your information, a copy of the Reserve Management Plan. Policy 3.5.1.2 in the Reserve Management Plan states:

The current lease [of the Landing Café and Restaurant] expires on 31 December 2013 with no provision for further terms.

This is further refined under Policies 5.1.4 and 5.1.5 as below.

- 5.1.4 *No further extension of the existing 355m² lease area (Lake Tarawera Launch Services) will be granted.*
- 5.1.5 *A further term of ten years shall be made available to the lessee upon negotiation at or prior to the expiry of the current lease term.*

It is clear in the Plan that the lease area is to be maintained at its original size and only one 10-year extension out until 31 December 2023 is catered for.

Changing a Reserve Management Plan is a fairly involved process, requiring public notification, submissions and a hearing process. We would anticipate that a change process would therefore extend over several months. Further, because Council has acknowledged the importance of the site to Tūhourangi and our good faith discussions regarding the return of the land, we would seek agreement with the Tūhourangi Tribal Authority on any change process.

📍 Civic Centre, 1061 Haupapa Street, Private Bag 3029,
Rotorua 3046, New Zealand

☎ +64 7 348 4199 | 📧 info@rotorualc.nz

🌐 rotorualakescouncil.nz

We can now advise that Tūhourangi are not able to provide assurance about a possible change to the Reserve Management Plan and consideration of a new lease.

Final Expiry date for Lease

Under the terms of the Reserve Management Plan, we therefore confirm that the Final Expiry Date of **31 December 2023** specified in the Lease will apply.

We therefore wish to meet with you to discuss options for the remainder of the term of the lease, as well as what preparation will need to be undertaken.

Given the timeline involved, we believe that it would be beneficial to discuss options and preparation with you as soon as possible.

Relevant Lease clauses for this discussion

Clause 14 of the lease deals with Termination.

Clause 14.2 provides that RLC may require the Tenant to remove all or some of its building and improvements by way of a written notice.

Clause 14.3 provides that RLC may wish to retain the building and improvements on the site and allows for the option of the Tenant selling the building and improvements to the Landlord.

At this stage we can indicate that RLC is not interested in pursuing the option of retaining the building. A focus of the meeting will therefore need to be what both parties' intentions are following the termination of the lease before or at the 31st December 2023, in terms of managing the accountabilities related to the building on Council land.

We look forward to meeting with you as soon as reasonably possible. Please let us know your availability for the period from 26 April to 2 May and we can find a time that suits.

Ngā mihi nui



Rob Pitkethley
Active & Engaged Communities Manager
Kaihaūtu Mahi Rēhia

5.6 Tuakiri – Punaromia – Ngarepo Eparaima**5.7 Tuakiri – nga taonga i te Whare Taonga update - Clark Pirika****Video****5.8 Tangata - Resilience Planning – Aneta Morgan/Bruce Horne****5.9 Tangata – Update on Sala St Trees – Rob Pitkethley/ Stephen Rowlands (Urban Forrester)****5.10 Taiao Report – Deliah Balle****5.11 Taiao – Fresh Water Reforms – Deliah Balle**[Back to Index](#)

**5.12 Taiao – Update on Tarawera wastewater scheme, Waipa/Hemo water take and CNI
wastewater irrigation - Kahurangi White-Parsons**

6 Te Karakia Whakamutunga - Closing Karakia

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