

ROTORUA DISTRICT COUNCIL

60-12-270

NGATI WHAKAUE GIFTED RESERVES
PROTOCOL MEETING

Meeting between Pukeroa Oruawhata Trust and Rotorua District Council to be held in Committee Room 1 on
Tuesday, 27 November 2007 at 9:30am

Chairperson:	His Worship the Mayor		
Councillors and Trustees:	Cr Maxwell Mr S Harris Mr D Tapsell	Cr Sturt Mr P Kingi Mr D Rangitauira	Mr A Wilson Mr M Short
Quorum:	6		

1. APOLOGIES
2. PREVIOUS MINUTES – 14 MARCH 2007
3. MATTERS ARISING FROM THE MINUTES
4. YWCA LEASE
5. PRESENTATION - LAKEFRONT REDEVELOPMENT TENDER UPDATE
(GARRY PAGE)
6. PRESENTATION - GOVERNMENT GARDENS AND TOWN MANAGEMENT PARKING PLAN
(PETER DINE)
7. GENERAL BUSINESS

P Guerin
Chief Executive

File No: 60-12-270\02

ROTORUA DISTRICT COUNCILMINUTES OF THE NGATI WHAKAUE GIFTED RESERVES PROTOCOL MEETING

This meeting took place on Wednesday 14 March 2007 at 9.30am.

PRESENT: Mayor Winters, Cr Maxwell, P.Guerin C.Roberts, M. Kingi, A. Ellery, S. Harris, R. Rangitaura, J.A. Wilson, M.T. Short, M. Patchell, P. Kingi, Sue White (Committee Administrator)

APOLOGIES: D. Tapsell

1. WELCOME

Mauriora Kingi did a Mihi to which Pihopa Kingi responded and opened the meeting with a prayer.

Mayor Winters welcomed everybody to the meeting and acknowledged the good working relationship that existed between Ngati Whakaue and Council. He advised the meeting that Rotorua District Council and Te Arawa representatives would be meeting with Ngapuhi officials to ensure relationships between Te Arawa and Ngapuhi continue to be positive.

2. APOLOGIES**RESOLVED**

P.Kingi) *That apologies for Mr David Tapsell be received and noted*
Cr Maxwell)

CARRIED

3.. GENERAL BUSINESS

There was some discussion about the WAI 94 settlement. Pukeroa Oruawhata Trust has asked what support the RDC could give them with regard to this issue. Council Staff undertook to research the issue and give feedback to POT at a future meeting.

Mauriora Kingi advised that he was working on a paper regarding the etiquette and protocol for the Energy Events Centre and Convention Centre, which he would circulate to members of the Trust.

6. NEXT MEETING

The next meeting was scheduled for 9.30am on 26 April 2007.

Pihopa Kingi closed the meeting with the Blessing

Meeting closed at 10.50am

Chairperson and Members
Ngati Whakaue Gifted Reserves Protocol Meeting

YWCA LEASE

Report prepared by: Eric Tonkin, Parks Planner

Report approved by (Director): Garry Page, Parks and Recreation Manager

1. **PURPOSE**

To inform the meeting of the decision taken at the Community Parks and Recreation Committee meeting on 14 November 2007 with regard to the transfer of the YWCA lease to the Pukeroa Oruawhata Trust.

2. **RECOMMENDATION**

2.1 **THAT THE REPORT TITLED 'YWCA LEASE' BE RECEIVED AND THE CONTENTS NOTED.**

3. **BACKGROUND**

The following is the report which was presented to the Community Parks and Recreation meeting on 14 November 2007 for their consideration:

"The YWCA has been struggling financially for a number of years. To assist the YWCA it has been proposed that POT take over the YWCA building and lease, with a view to upgrading the building and subleasing it back to the YWCA, who will then sublease a portion on to the Night Shelter Trust. The Lease is not viewed as a commercial venture by POT. They are an organisation that has the financial ability to upgrade the building to an acceptable standard as well as a community mandate to assist with community projects, particularly when it concerns Ngati Whakaue. Both the YWCA and POT are agreeable to this proposal.

The current lease to YWCA was granted to them in 1969 by the Crown as the Sanatorium Reserve was, at this time, managed by Central Government. The Lease provides for a term of Thirty Three years with perpetual rights of renewal. The YWCA hostel as it stands today was constructed in 1972. The Sanatorium Reserve, which includes the land on which the hostel is built, was vested in Council by Central Government in 1983 and is legally classified as Recreation Reserve under the Reserves Act 1977

The YWCA has, in the past, provided hostel accommodation for young women, mainly polytech students. This use of the reserve, although marginal in terms of the Reserves Act 1977, has existing rights use as it predates the implementation of this Act. In recent years the YWCA has started to provide accommodation for people at the lower socio-economic level of society and has also taken on people from various mental health services. The building is now also used as a meeting venue and starting point for many organised walks and other YWCA organised programmes.

The YWCA has been struggling financially for a number of years. For example until recently the YWCA was in arrears with both its rates and rental to Council. While these arrears have now been paid, most of the current year's rental remains unpaid.

More recently, to maximise the income it receives from the hostel, the YWCA proposed that it could be used to provide social housing. After a public meeting in June this year convened by the YWCA to discuss this matter, a committee was formed to further investigate the options available.

A meeting involving the Mayor, a number of Councillors, Council staff and representatives from both the YWCA and the POT was held on Monday 1 October 2007 to discuss and find a solution to the issues with regards to the continued occupation of the YWCA on the Sanatorium reserve. The following proposals were put forward as a way to move forward:

- POT offered to take over the building and Lease. In doing so it will be able to upgrade the building and sublease it back to YWCA.
- YWCA will then sublease a portion to the Night Shelter Trust.
- The current lease rental and rates paid to the Council by YWCA will be taken over and paid by POT
- The Lease will not be viewed as a commercial venture and will therefore be to the POT and not Pukeroa Oruawhata Holdings Ltd.

The lease of this land as hostel accommodation is already accepted as an existing use in the operative Reserve Management Plan and therefore no further consultation is required.”

After some discussion, the Community Parks and Recreation Committee resolved:

RESOLUTION

THAT THE CURRENT LEASE BE TRANSFERRED TO THE PUKEROA ORUAWHATA TRUST, WHICH IS FOR A PERIOD OF 33 YEARS, SUBJECT TO COUNCIL AGREEMENT IF THERE IS A LAND USE CHANGE.

Cr Searancke/ Cr Waaka
CARRIED