



ROTORUA DISTRICT COUNCIL  
NGATI WHAKAUE GIFTED RESERVES  
PROTOCOL MEETING

Meeting between Pukeroa Oruawhata Trust and Rotorua District Council  
to be held in Committee Room 1 on Monday 31 May 2010 at 2:00pm

---

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		

---

## AGENDA

---

1.	APOLOGIES	<u>Page</u>
2.	PRESENTATIONS None	
3.	PREVIOUS MINUTES – 7 DECEMBER 2009.....	2
4.	MATTERS ARISING FROM THE MINUTES	
5.	ROTORUA PRIMARY SCHOOL CARPARK (CNR ARAWA AND RANOLF STREETS; LANDSCAPE CONCEPT PLAN) - VERBAL REPORT BY JOBY BARHAM, LANDSCAPE ARCHITECT	
6.	ROTORUA COMMUNITY YOUTH CENTRE TRUST: REQUEST FOR BUILDING EXTENSION ON GIFTED RESERVE - VERBAL REPORT BY GARRY PAGE	
7.	VICTORIA STREET ARTERIAL: NOTICE OF REQUIREMENT - VERBAL REPORT BY NICO CLAASSEN	
8.	NZ HISTORIC PLACES TRUST - VERBAL UPDATE BY GARRY PAGE	
9.	RELOCATION OF SHAMBLES THEATRE: VERBAL REPORT BY GARRY PAGE	
10.	LAKEFRONT DEVELOPMENT - VERBAL UPDATE BY GARRY PAGE	
11.	MANAGEMENT PLAN REVIEW - VERBAL UPDATE BY ERIC HAYCOCK	
12.	DRAFT NARRATIVE OF THE FENTON AGREEMENT' ON THE AGENDA - VERBAL REPORT FROM BELLA TAIT	

P Guerin  
Chief Executive



60-12-270

ROTORUA DISTRICT COUNCIL

MINUTES OF NGATI WHAKAUE GIFTED RESERVES  
PROTOCOL MEETING

Held on Monday 7 December 2009 at 2:00pm in Committee Room 1, Rotorua District Council

Present: His Worship the Mayor (Chairperson),  
Cr Maxwell, Cr Sturt, Bishop P Kingi (from 2:23pm), Mr M Short, Mr A Wilson; Mr S Harris,  
Mr M Patchell.

Apologies: None.

Staff present: Charles Roberts, Director Community Services; Eric Haycock, Parks Assets Planning  
Manager; Robert Atkinson, Parks Assets and Planning Officer; Joby Barham, Landscape  
Architect (part); Carol Peden, Committee Administrator.

His Worship the Mayor declared the meeting open and welcomed everyone present.

1. APOLOGIES

**Resolved**

Cr Maxwell ) *That the apologies from Mr D Tapsell, Mr D Rangitauira and Mr P Guerin (for*  
Mr Short ) *absence) and Bishop P Kingi (for lateness) be received.*

CARRIED

2. PREVIOUS MINUTES - 30 APRIL 2009

**Resolved**

Mr A Wilson ) *That the minutes of the meeting held on 30 April 2009 be received and the*  
Mr Short ) *contents noted with the correction that Mr Charles Roberts be noted as*  
*present.*

CARRIED

3. MATTERS ARISING FROM THE MINUTES

3.1 Trespass notices

Mr Roberts reported that the Court had upheld Council's decision to issue trespass notices regarding two separate incidents at Kuirau Park and the Redwoods. There was an outstanding appeal on one of these judgements, which questioned whether Council's officers had delegated authority to issue trespass notices.

**Attendance:** Bishop Kingi joined the meeting at 2:23pm.

3.2 Resource consent renewals and new licences - Rotorua Lakefront

Mr Roberts explained that expiring licences were being rolled over so that they all expired at the same time in 2011. Pukeroa Oruawhata Trustees would be consulted before any new licences were granted, once timeframes for the lakefront upgrade were more certain.

### 3.3 NZ Historic Places Trust

Mr Stuart Harris questioned the Government Gardens status on the Historic Places Trust Register. Concerns were noted that no further contact had been made by Gail Henry, NZ Historic Places Trust, who had given a presentation at the previous meeting. Mr Roberts offered to send a letter to her voicing Council's and Pukeroa Oruawhata Trust's concerns.

### 3.4 Rotorua Community Youth Centre Trust (RCYCT)

Mayor Winters reported that the RCYCT was now established in the new building, and the Health Centre had now opened. \$528,000 had been received from the Lotteries Grants Board to help with the upgrade.

### 3.5 Pay and Display Parking in Government Gardens

Mr Roberts said the proposal to introduce 'Pay and Display' parking in Government Gardens was likely to be reconsidered, although parking time restrictions may be introduced in the future.

### 3.6 Geothermal issues

Mr Malcolm Short had presented a concept plan to RDC's Chief Executive, Mr Peter Guerin, for a geothermal power station to be sited near the Waste Water Treatment Plant. Discussions were ongoing.

## 4. MANAGEMENT PLAN REVIEW

Mr Robert Atkinson, RDC's Assets and Planning Officer, spoke to a powerpoint presentation titled 'RDC Reserves Management Plan 2010' (Attachment 1). He said that four management plans were due for review. He outlined the process of changing the focus of the management plans, which will be more forward-looking than previous plans.

Members were reassured that historical information relating to the reserves would be available on the electronic version of the Management Plans, and that the Pukeroa Oruawhata trustees would continue to be consulted before any change in future use was decided on.

Bishop Kingi congratulated Council, on behalf of the trustees, on winning 'NZ's Most Beautiful City' award again.

Mr Murray Patchell was nominated as the contact person for Mr Atkinson to send the draft management plans to, and any communications regarding these. Charles Roberts suggested that he would arrange a workshop for trustees before a presentation was given to councillors. Once all major stakeholders had been consulted (by end of February 2010), the 4 draft Management Plans (excluding Tokorangi Forest) would be combined into 1 document and be put out for public consultation.

### Resolved

Cr Sturt                    )   **Moved that the presentation 'Management Plan Review' be received and the**  
Bishop Kingi            )   **contents noted.**

CARRIED

## 5. LAKEFRONT DEVELOPMENT PLAN UPDATE

Mr Eric Haycock and Mr Joby Barham spoke to a powerpoint presentation titled 'Rotorua Lakefront Master Plan – Summary of Consultation' (Attachment 2), which outlined the results of the recent public consultation

process regarding the proposed Lakefront Development. He also tabled a document titled 'Master Plan' (Attachment 3).

It was reported that the lakefront development proposals had been positively received at the hui held at Te Ao Marama.

Bishop Kingi stated that when the plan was first presented by the consultants to the Pukeroa Oruawhata trustees, part of the discussions related to sea planes being relocated to Sulphur Point, which he was very happy about. Their current flight path meant a lot of noise and disruption for residents living on the lakefront. Charles Roberts commented that their take-off direction was dictated by wind direction, but he was asked by trustees to talk with operators now asking them to taxi out slowly to Sulphur Point before takeoff towards Mokoia Island. Landing was not a problem.

**Resolved**

Cr Maxwell        )   ***Moved that the presentation titled 'Rotorua Lakefront Master Plan - Summary of***  
Mr Wilson         )   ***Consultation' be received and the contents noted.***

CARRIED

6. GENERAL BUSINESS


A workshop and the next meeting would be held in February 2010, with dates to be advised.

---

Meeting closed at 3:30pm

---

**Rotorua District Council Reserves Management Plan 2010**



To protect and enhance the natural environment to promote healthy people and places within the Rotorua District.

Presented By  
Robert Atkinson  
Assets & Planning Officer

### Reasons to review the existing management plans

- Reserves Act 1977  
Section 41; paragraph (4) states "The administering body of any reserve shall keep its management plan under continuous review, so that, subject to subsection (3) of this section, the plan is adapted to changing circumstances or in accordance with increased knowledge;"
- Existing Plans are hard to interpret.
- Does not cover new recreational reserves purchased.
- Development Plans are out-dated and in need of revision.
- Lack of maintenance statements within the existing plans.
- Affiliate Te Arawa Iwi and Hapu Settlement Act 2008.
- Existing policies have been altered.
- A need to change the focus to be more strategic.

## The current RDC Reserve Management Plans



Tarawera Landing Recreation Reserve Management Plan May 2008

## Objectives

- User friendly documents
- More forward focused
- Include all of the Parks managed land
- Updated to match new legislation requirements
- Apply the 'KISS' principle

## The way forward?

- Using the 3 R's (Re-invent, Review, Re-write) to produce a user friendly (internal & external), concise and relevant document for RDC.

### **Re-invent:**

- A single summary document.
- All of the information in one place.
- Recognition of the way the reserves are managed.
- More forward focused.
- Use an electronic version for all of the supporting information.

### **Review:**

- Update reserves contained in the MP's
- Update maps in the management plans.
- Check relevance of actions and up date as required.
- Review schedule to be set to every six years

### **Re-write:**

- Use simple / plain language wherever possible.
- Ensure that information is cross referenced in the document.
- Review layout and functionality, securing user friendliness and easy interpretation.

## Timeframe

- Start preparation – 1 May 2009
- Prepare Draft Management Plan – 16 June 09 to 12th Feb 2010
- Preliminary consultation with Key Stakeholders March 2010 to June 2010
- Public consultation August 2010 to November 2010
- Statutory hearing in late January 2011
- CPR / Te Arawa agenda in April 2011
- Adoption by Council in April / May 2011
- Production of final document May 2011

# The Essentials

## A two level approach

- The first level; the production of a slim downed hardcopy document
- The second level; a computer based system

# Example Summary Document

**BRIGHT PARK**

**Site Description Summary**  
The site is located at the corner of the intersection of the... (text continues with site details)

**Site Classification**  
The site is classified as... (text continues with classification details)

**Site History**  
The site has a history of... (text continues with historical context)

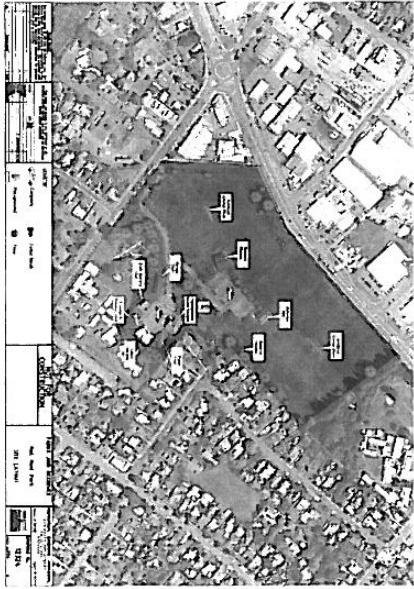
**Site Characteristics**  
The site is characterized by... (text continues with physical characteristics)

**Site Use**  
The site is currently used for... (text continues with current use)

**Site Potential**  
The site has the potential for... (text continues with future potential)

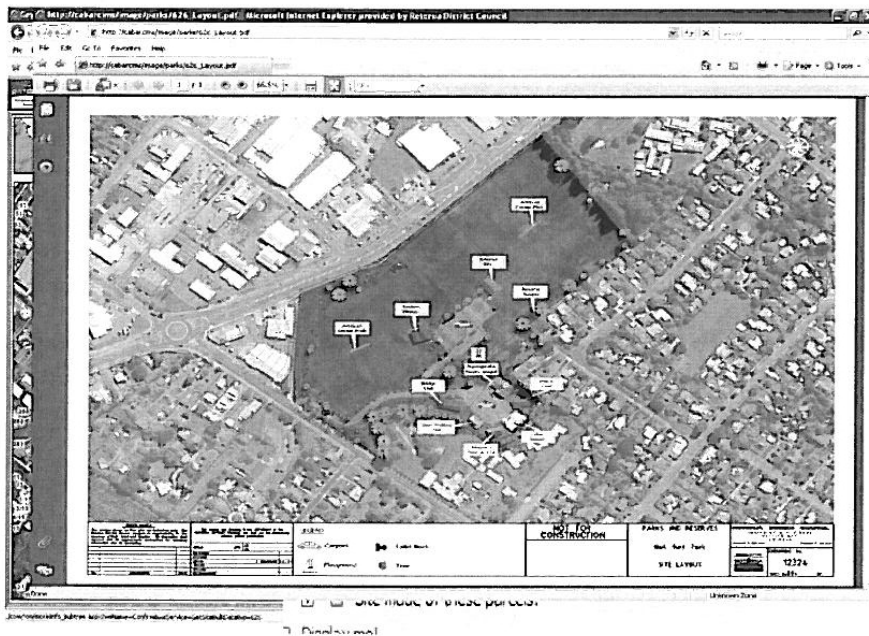
**Site Constraints**  
The site is subject to... (text continues with constraints)

**Site Recommendations**  
It is recommended that... (text continues with recommendations)





# Electronic Version



## Some final points

- \* A point of Contact?
- \* Style of engagement?
- \* Scope of Reserves?
- \* Need to know by end of February 2010

# Rotorua Lakefront Master Plan Summary of consultation

# Overview of process

- Consultation period was from 21 August to 22 September
- Methods of communication:
  - Webpage
  - Displays at:
    - Customer Centre
    - Library
    - Shop front on Tutanekai Street
    - Airport
- interest groups
  - Residents of Ohinemutu
  - Lakefront Operators
  - Queen Elizabeth Hospital
  - Hard copy and email feedback forms
    - Do you support implementing RDC's proposed Master Plan for the Lakefront?

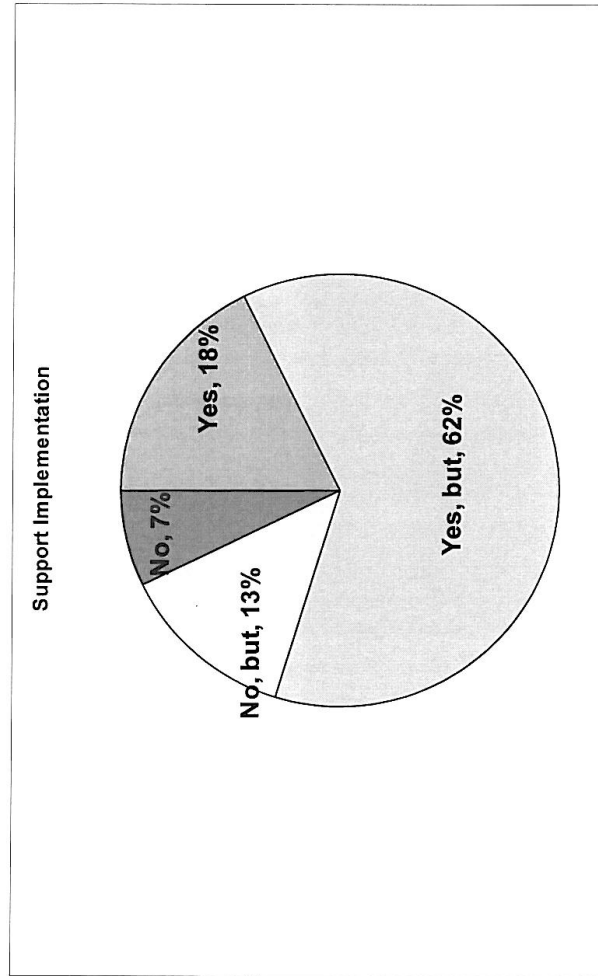
# Overview of submissions

- 84 submissions were received
- Overwhelmingly positive response, although most submitters sought changes to the plan
- 101 issues were raised
- Most issues were with the detailed design phase and management of the Lakefront
- Some issues related to other projects or were outside of the scope of the master plan

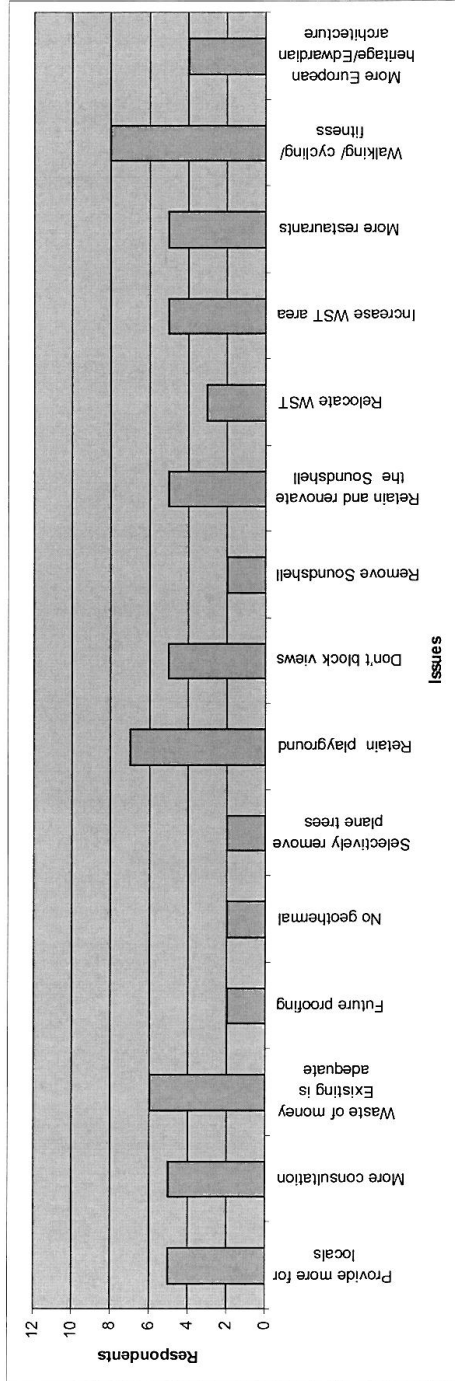
# Analysis of submissions

- Submissions were analysed by the Parks Department with assistance from Martin Bryant
- Submissions were analysed to understand submitters' responses to the question in the submission form
- Issues within submissions were summarised based on common variables
- The number of submissions on an issue was calculated to identify the significance of the issue

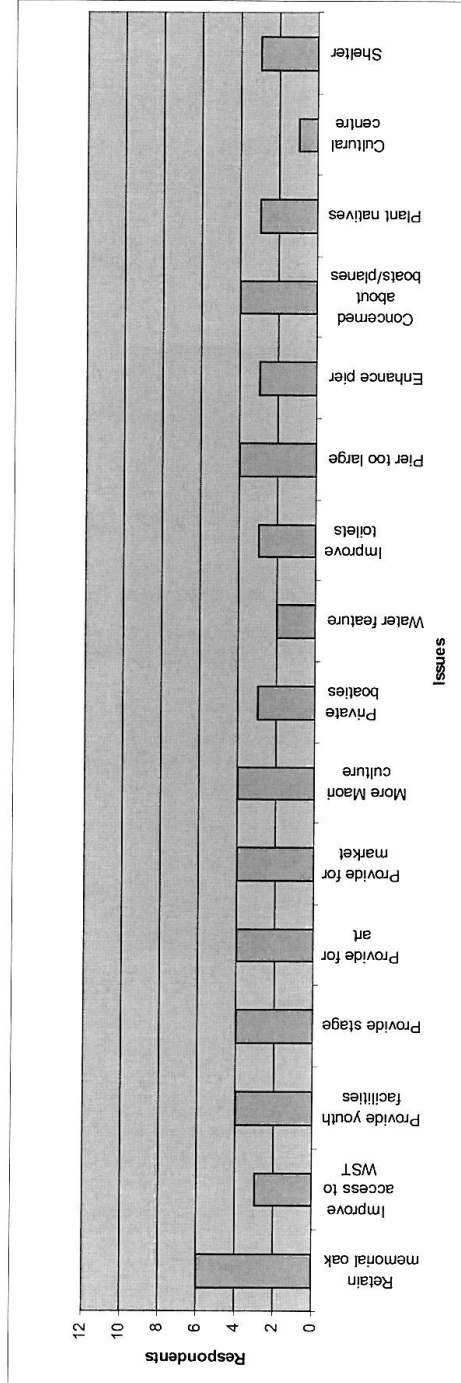
# Results – support implementation



# Results - issues with the master plan

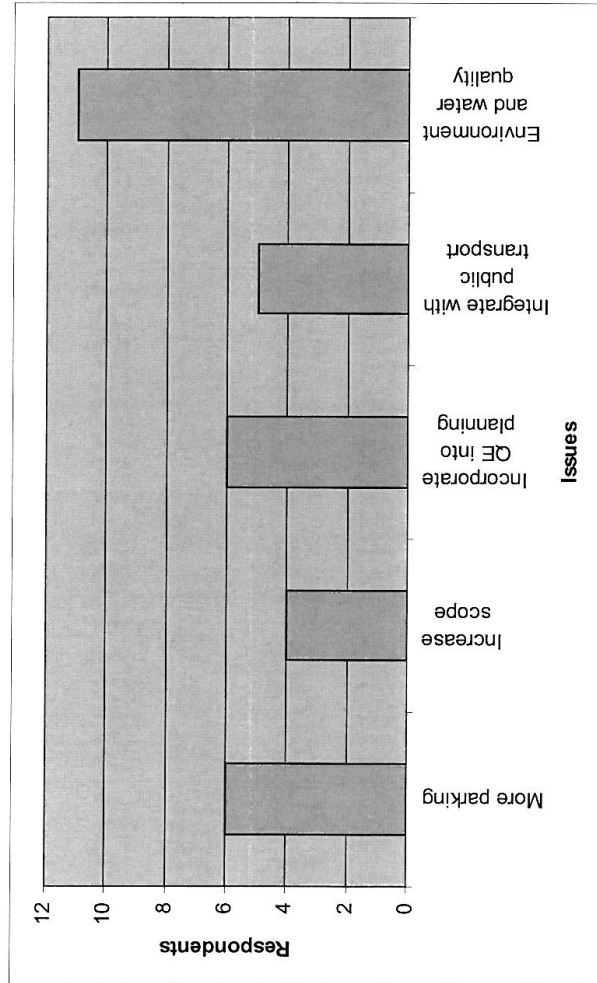


# Results – issues with the detail of the Master Plan

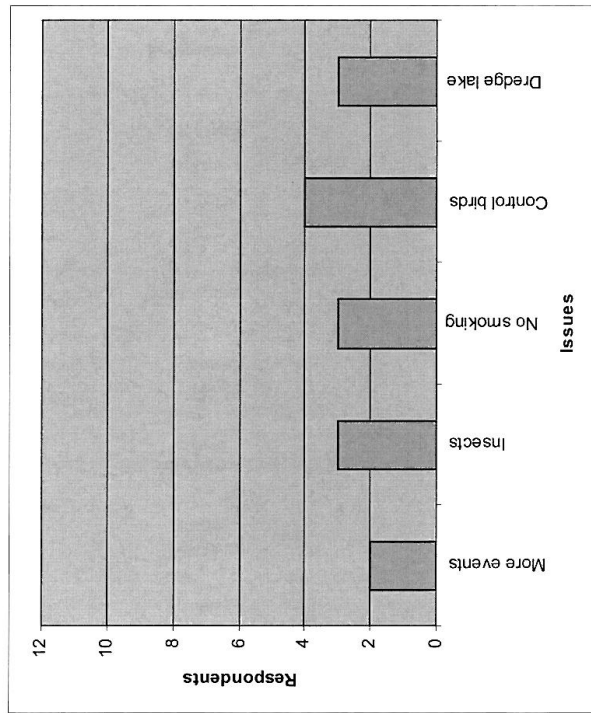




# Results – issues wider than the scope of the Master Plan



# Results – management issues



## Recommendations

- Review team has not recommended changing the master plan
- A number of issues relating to the detail of the plan remain outstanding and will be resolved during the detailed design phase
- Some matters will be subject to ongoing discussion with key interest group

## Top 8 issues with the Master Plan<sup>10%</sup>

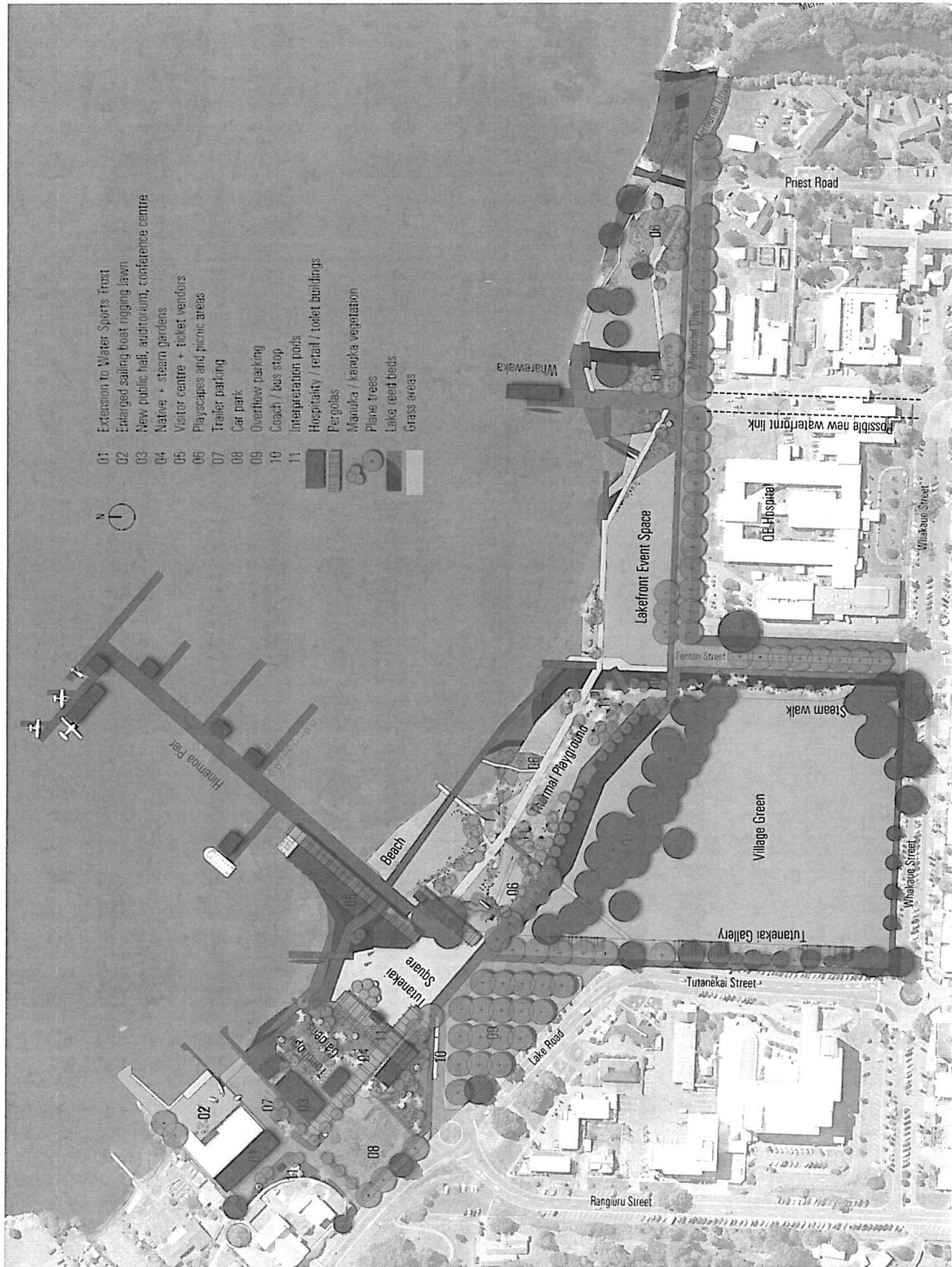
- Prioritise and provide for pedestrians, cyclists, and fitness  
 Provided for in the plan
- Provide large playground / retain existing playground 8%  
 Provided for in the plan
- Provide more for local residents 6%  
 Provided for in the plan
- Continue to consult with the public and interest groups 6%  
 Consultation will be ongoing
- Do not block views 6%  
 Provided for in the plan
- Retain and renovate the Soundshell 6%  
 To be resolved in the detailed design phase
- Increase area available for use by Water Sports Trust 6%  
 To be resolved through consultation, detailed design and management
- Provide more restaurants 6%  
 Provided for in the plan

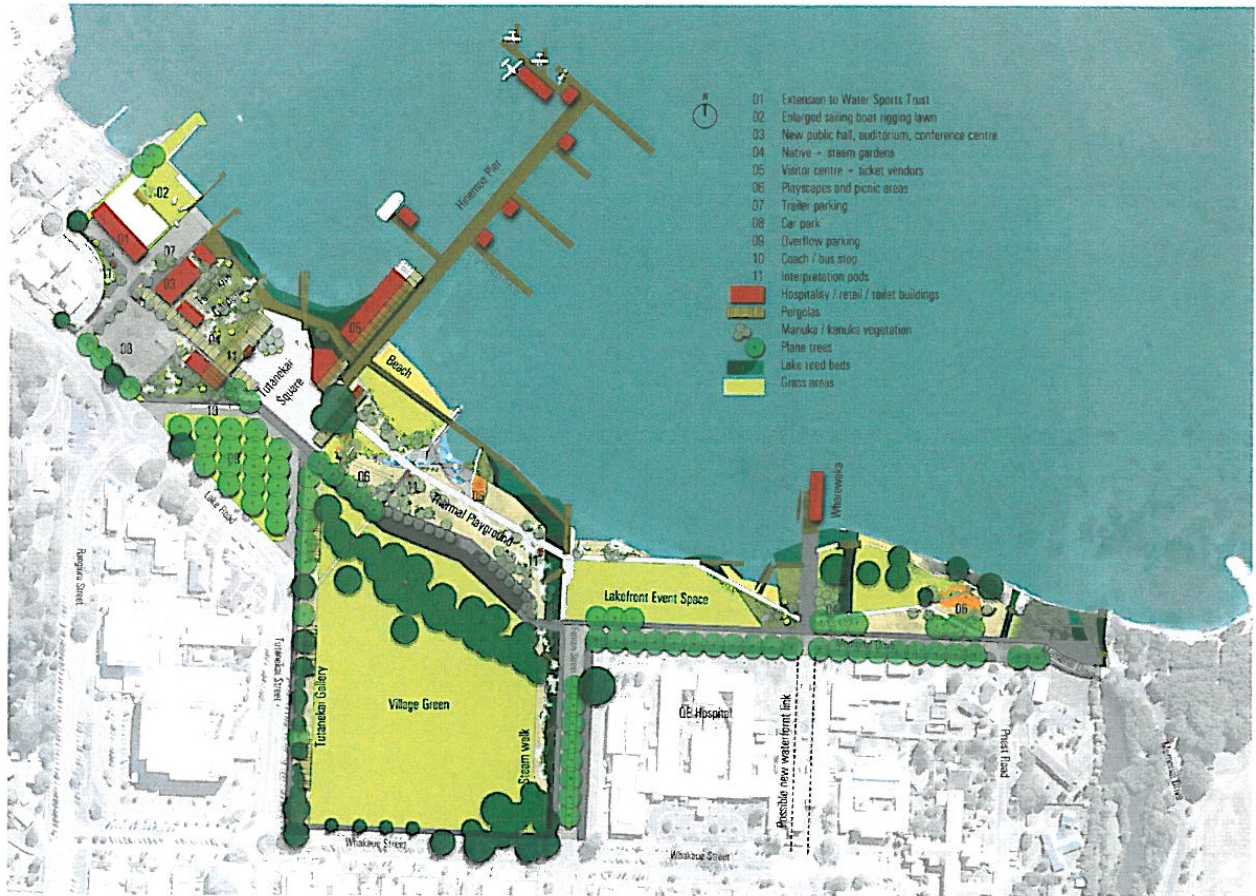
**LAKEFRONT MASTERPLAN CONSULTATION  
ANALYSIS OF SUBMISSIONS**

Sub No.	Name	Support Implementation YES / NO	Issues	Number of Submissions on Issue	Support / support in part / do not support	Recommendation to Resolve Issue
1.	Melissa					
2.	John Joyce 20 Kipling Crescent Owhata ROTORUA 3010 Email: jbhjoyce@coze.net.nz Phone: 02 4880670	Yes				
3.	Jill Campbell 12 Hilland Street Ukiahua ROTORUA 3015 Email: jillmcampbell@hotmail.com	Yes, but	1. No more accommodation 2. Permanent stage 3. Provide youth facilities 4. Provide children's playground	1 4 4 7	Support in part	1. Outside of scope of project 2. Provided for in the plan 3. Provided for in the plan 4. Provided for in the plan
4.	Rachel Harrison 24b Huiatangi Street Koutu ROTORUA 3010 Email: rach.harrison@ndy.com Phone: 02 7745715	Yes				
5.	Bruce Davy 3 Mataianhoa Street Ohinemutu ROTORUA 3010 Email: bruce.d@nzdesign.co.nz Phone: 02 72463211	Yes, but	1. Reads collect rubbish and create environment for breeding trout	3	Support in Part	1. Management issue yet to be resolved
6.	IM Wallace 51 Karikapu Road Kaharoa, R D 2 ROTORUA 3072 Email: wallace.co@xtia.co.nz Phone: 3223774	Yes, but	1. Provision for Toet and Whistle	1	Support in part	1. To be resolved in detailed design phase
7.	Stacey Walden 187 Dudley Road Kaharoa, R D 2 ROTORUA 3072	No, but	1. More greenery in Utaheka Square 2. Smaller Hironoa Pier 3. Noise of motorised craft	1 4 4	Support in part	1. To be resolved in detailed design phase 2. To be resolved in detailed design phase 3. Resource consent issue
8.	Des Fabbish 13 Rimvale Street Pukehangi ROTORUA 3015 Email: desfab@kel.co.nz Phone: 3479033	No, but	1. More community input into the design	5	Support	1. Consultation will be ongoing
9.	Maxine Renzie 30 Wharaoa Street Ohinemutu ROTORUA 3010 Phone: 3483854	Yes, but	1. Relocate Water Sports Trust 2. Include fountain	3 2	Support in part	1. Will resolve issue through ongoing consultation, detailed design, and management MUST to use event space north of QE. 2. Provided for in the plan.
10.	Allan Mackenzie 192 Cleyton Road Mangakāhāhi ROTORUA 3015 Email: allanmackenzie@xtra.co.nz Phone: 3490477	Yes, but	1. Do not plant exotic deciduous trees	3	Support	1. Provided for in the plan

# Matters for discussion

- Chamber of Commerce would like to meet with officers to discuss their submission
- Significant issues:
  - Relocation of the Water Sports Trust versus providing more space for the WST
  - Acknowledgement of European heritage and Edwardian influences in design of buildings
  - TALT meeting with 1<sup>st</sup> November
  - Pukeroa Oruawhata Trust meeting 7<sup>th</sup> December





**THE IDEA**

The plan offers an exciting, diverse and achievable framework for Rotorua's lakefront. A mixture of flexible and activity specific spaces and elements will be bound together by thematic strands through the site.

The legacies that this plan will give Rotorua are:

**Environmental** - reestablishing the unique physical qualities of the natural environment.

**Cultural** - enriching the significance of the Maori traditions and celebrating a multicultural community.

**Civic** - providing amenity and convenience suited to this urban setting.

**Connected** - providing clear and legible links that are coherent with the city, Tutanekei Street, Ohinemutu and Motutara Point.

**Recreational** - providing a diverse range of activities in a stunning landscape.

**Commercial** - providing opportunities for complementary services at Rotorua's prime address.

**MASTER PLAN TIMELINE - PAST AND FUTURE**

2006		Rotorua District Council recognise the opportunity to generate greater activity and coordinate development at the lakefront. Council begin discussions with key stakeholders including Environment Bay of Plenty, Queen Elizabeth Hospital Trust, Ngati Huringa te Rangi, Te Arawa Trust, Chamber of Commerce, Pukeroa Oruawhata Trust, Lakefront operators, developers and tourism operators.
2006		Rotorua District Council, together with Frank Boffa, develop a vision and a brief for the Lakefront Master Plan.
2007		Rotorua District Council conduct a limited design competition for the Lakefront Master Plan.
2007		Wright + Associates are appointed consultants to prepare the Lakefront Master Plan. The consultant team includes urban designers (McIndoe Urban), Architects (Athfield Architects, Assembly Architects), Environmental engineers (GNS, Taylor Tonkin) Ecologists (natural Textures) Economists (Stafford Group) and Quantity Surveyors (Davis Langdon)
2007		Stakeholders notified and interviewed on scope and issues of Master Plan project.
2008		Preliminary master plan prepared. Key stakeholders and traditional land owners consulted on findings.
2009		Rotorua District Council agree to exhibit master plan to community.
2009		<b>Master Plan exhibited to community for comment</b>
2009		Council agree to ratify master plan, incorporating comments from the community.
2010		Council prepare documentation for consent.
2011		Council start work on stage 1 - the pier.
2020s		Council complete implementation of all stages.

# MASTER PLAN