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Ngāti Whakaue Gifted Reserves Protocol Committee Meeting Minutes 2 November 2023

DOC ID: 20027390

(Draft) Minutes**Ngāti Whakaue Gifted Reserves Protocol Committee meeting
held Thursday 2nd November at 1pm
Committee Room 1, Rotorua Lakes Council**

MEMBERS PRESENT: Cr Sandra Kai Fong (Chair);
Mr Mark Gibb;
Mr Malcolm Short;
Mr Sindu Morrison;
Mr David Tapsell;
Ms Tina Ngatai.

APOLOGIES: Mayor Tania Tapsell;
Mr Monty Morrison;
Mr Rawiri Waru;
Cr Trevor Maxwell.

STAFF PRESENT: Jean-Paul Gaston, Group Manager, Community & District Development;
Rob Pitkethley, Manager, Active & Engaged Communities;
Stephanie Kelly, Development & Partnerships Manager;
Kihī Tawhai, Engagement & Relationships Specialist;
Kingi Biddle, Pūkenga Mātauranga Māori;
Richard Lyons, Recreation Planner, Active & Engaged Communities;
Robert Griffith, Democracy & Governance Advisor.

The meeting opened at 1.04pm.
The Chair welcomed members and staff.

**1 KARAKIA WHAKAPUAKI
OPENING KARAKIA**

Kingi Biddle opened the meeting with a karakia.

2 NGĀ WHAKAPĀHA APOLOGIES

Resolved:

1. That apologies from Mayor Tapsell, Mr Waru, Mr M. Morrison, and Cr Maxwell, be accepted.

Moved: Mr Tapsell

Seconded: Mr S. Morrison

CARRIED

3 TE WHAKAŪ I NGĀ MENETI CONFIRMATION OF MINUTES

3.1 NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE 4 JULY 2023

Resolved

1. That the minutes of the Ngāti Whakaue Gifted Reserves Protocol Committee meeting 4 July 2023 be confirmed as a true and correct record.

Moved: Mr Short

Seconded: Ms Ngatai

CARRIED

With the following amendments:

- Pg 7: Section 2: 'Me Rawiri Waru,' to be changed to 'Mr Rawiri Waru.'

4 PŪRONGO KAIMAHI STAFF REPORTS

4.1 ROTORUA LITTLE THEATRE SOCIETY INCORPORATED LEASE RENEWAL

Resolved:

1. That the report 'Rotorua Little Theatre Society Incorporated Lease Renewal' be received.

Moved: Mr Tapsell

Seconded: Mr S. Morrison

CARRIED

Rob Pitkethley overviewed the report, and spoke to a presentation titled 'Ngati Whakaue Gifted Reserves Protocol Committee Hui 2 November 2023' (Appendix 1). Points highlighted included;

- Reserve is part of the old town belt reserve.
- Slide does not show recent changes following the fire of the Municipal Band building.
- Proposed new Shambles lease would expire 31st March 2034.
- 12 month termination clause included in proposed new lease, consistent with the lease for neighbouring City of Rotorua Highland Pipe Band building.

Discussion included the following:

- Inclusion of a 12 month termination clause.
- Reserve Management Plan review, and potential impact of review.
- Highland Pipe Band Lease end date and termination clause.
- Suitability of building and current BWoF.
- Maintenance obligations of lessee.
- Community use of reserves, and nature of incorporated societies.

Further Resolved:

2. **That the Committee endorse the continuation of the Rotorua Little Theatre Society Incorporated lease of the area of 841m² occupying their building in the Shambles Theatre Reserve (ex-Town Belt Reserve) for a period of 10 years through a new Deed of Lease.**

Moved: Ms Ngatai

Seconded: Mr Tapsell

CARRIED

ACTION POINT:

- Rob Pitkethley to bring update to committee confirming building meets seismic requirements.

4.2 GOVERNMENT GARDENS RESERVE – PRODRIVE GOLF ROTORUA LTD LEASE VARIATION

Resolved:

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

Moved: Mr Tapsell

Seconded: Mr S. Morrison

CARRIED

Rob Pitkethley overviewed the report, and spoke to a presentation titled ‘Ngati Whakaue Gifted Reserves Protocol Committee Hui 2 November 2023’ (Appendix 1). Points highlighted included;

- Proposed lease would have a maintenance clause requiring external condition assessments and maintenance plans.
- Patronage has increased three fold since 2018.
- Term requested requires Council approval.

Discussion included the following:

- Appreciation of maintenance completed thus far.
- Further maintenance in recommended options.
- Maintenance monitoring agreement(s).
- Reserve Management Plan implications to lease extension.
- Importance of supporting golf in Rotorua.

Further Resolved:

- 1. That the Committee recommends to Council that it approve a new lease for ProDrive Rotorua with a 15 year term, with contracted maintenance obligations, expiring in 2038. Including a 10 year right of renewal, conditional on maintenance and improvement investments being completed to the satisfaction of the council.**

Moved: Mr Tapsell

Seconded: Mr Short

CARRIED

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4.3 PROPOSED REDEVELOPMENT OF THE BLUE BATHS

Resolved

- 1. That the report 'Proposed redevelopment of the Blue Baths' be received.'**

Moved: Mr Short

Seconded: Mr Tapsell

CARRIED

Rob Pitkethley and Stephanie Kelly overviewed the report. Points highlighted included;

- Blue Baths building only 15% NBS and earthquake prone.
- RLC recently approached by BBEL with pathway to redevelop building.
- Council has approved in principle, assuming approval from this committee.
- All changes will require community consultation, and approval of council.
- Next step is to enter into MOU.

Discussion included the following:

- Ongoing timeline and future proposals to be brought to Committee.
- Transfer of land ownership.
- Geothermal nature of site and implications for further proposals.
- Requirement for further details – carparking, geothermal use etc.
- Implications in respect to gifted reserves act.
- Challenges for potential proposals and related maintenance.
- Complexity of proposed work.
- Importance of ongoing investigative process.
- Reserve purpose.
- GeoTech reports and differing nature of results.
- Community consultation.
- Transferability provisions.

Further Resolved:

- 2. That the Committee provides formal agreement to the future use of the Blue Baths for a purpose proposed in the report that enables the building to be restored/protected.**
- 3. That the Committee provides support in-principle to Council investigating options for the potential transfer of ownership of the Blue Baths building to a community entity.**
- 4. That this report and any associated minutes remain confidential until any community consultation process is completed.**

Moved: Mr Short

Seconded: Mr Tapsell

CARRIED

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4.4 POTENTIAL FUTURE FUNERAL HOME/CHAPEL OPERATION AT SALA ST CEMETERY RESERVE

Resolved:

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

Moved: Ms Ngatai

Seconded: Mr Short

CARRIED

Rob Pitkethley overviewed the report, and spoke to a presentation titled 'Ngati Whakaue Gifted Reserves Protocol Committee Hui 2 November 2023' (Appendix 1). Points highlighted included;

- Previously worked with Mr Waru, he is now on Council and can longer work in this space.
- EOI almost ready to go, keen to get going again.
- Need help from committee to make sure EOI is right.
- Evaluate EOI, then ask for more details and bring this back to committee before seeking formal agreement.

Discussion included the following:

- Relation to other chapels across the district.
- Crematorium and other facilities usage.
- Further discussion required should new business be from out of district.
- Potential to include evaluation criteria.

Further Resolved:

- 2. That the Committee nominates David Tapsell (and one other to be notified following next Pukeroa Oruawhata meeting on 20th Nov) to work with Council staff to provide any additional cultural advice, finalise the EOI and approve for release and assist with the evaluation of EOI's to make a recommendation back to the Committee.**

Moved: Mr Tapsell

Seconded: Mr S. Morrison

CARRIED

4.5 PROPOSED TIME LIMITED PARKING IN SELECT GIFTED RESERVES

Resolved:

- 1. That the report 'Proposed Time Limited Parking in Select Gifted Reserves' be received.**

Moved: Mr S. Morrison

Seconded: Mr Short

CARRIED

Rob Pitkethley overviewed the report, and spoke to a presentation titled 'Ngati Whakaue Gifted Reserves Protocol Committee Hui 2 November 2023' (Appendix 1). Points highlighted included;

- Due to Reserve Act requirements there are limitations on use of revenue from paid parking.
- The intention is to protect reserve parking for reserve users.
- Time limited parking addresses this, allows free use of reserve for reserve visitors but keeps commuter parking out of reserve.
- Changes may come from public consultation process, this will mean bringing changes back to the committee for ratification before being taken further.

Discussion included the following:

- Importance of considering flow on effects that changes will have on car park users and thus other free car parking areas.
- Importance of not revenue gathering, or not introducing paid parking in reserves.
- Community focus and use of reserves.
- Intention to migrate away from free parking.

Further Resolved:

- 2. That the Committee approve the introduction of proposed time limited parking in Government Gardens, and Kuirau Park (as detailed in the attached maps).**

Moved: Mr Tapsell

Seconded: Mr S. Morrison

CARRIED

4.6 RESERVE OPERATIONAL UPDATES

Resolved:

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

Moved: Mr Tapsell

Seconded: Mr Short

CARRIED

Rob Pitkethley overviewed the report, and spoke to a presentation titled 'Ngati Whakaue Gifted Reserves Protocol Committee Hui 2 November 2023' (Appendix 1). Points highlighted included;

PC9

- Submissions heard June-July 2023, 108 submissions.
- Recommendation expected in December.
- Council will advise the Minister following this.
- There is chance this may not be until early next year.

Sala St Reserve

- Purpose being changed from cemetery to housing whilst revocation process underway.
- With process beginning Pukeroa can begin work transitioning land to housing.
- Land under lease until ownership transfer complete.

Mr Short left the meeting at 2:16pm.

Commercial Lease Assignment

- Potential for business sale.
- Consortium looking to buy, perpetual lease may be complicated.
- Seeking meeting with Council for support.
- Further discussion required around RLC remaining as landlord.
- Intention to discuss with Mayor and Council.
- Seeking letter of support.
- No identified loss of commercial interest.

Lakeland Queen at Motutara Point

- Rob Pitkethley in discussion with owner.
- Currently up for sale and going through process of negotiation.
- Exploring options to remove pending success or failure of sale.
- RLC seeking timeline, and owner is aware that there is pressure on the occupancy.
- Next step is to explore regulatory options, whilst maintaining fairness.
- Owner cannot confirm when it will be moved.

Motutara Walkway

- Site has been walked.
- Identified known area of cultural significance.
- Will not be affected by proposed walkway.

Whare waka at lakefront

- Scheduled completion for 22nd December.
- Waka will go in early in 2024.

Lakefront

- Final work includes bottom of Tutanekai St connecting into newly developed area.

Discussion on matters in the Operational Report included the following:

- Disappointment at length of time taking to re-establish Lakefront commercial operation.
- Effect and potential hazards posed by Lakeland Queen on lake and reserve users.
- Questioned responsibility faced by Council should incidents occur at Motutara Point.
- Potential options and processes to resolve Lakeland Queen occupancy.

ACTION POINTS:

- Rob Pitkethley to inform Lakeland Queen owner of committee discussion around occupancy and send letter of notice that removal is required.
- Rob Pitkethley to investigate further regulatory options and report back to committee in next 6 months – in conjunction with Pukeroa Oruawhata Trust.
- Cr Kai Fong and Jean-Paul Gaston to meet with Mayor Tapsell before December 2023 in regards to Polynesian Spas, Mr Tapsell to bring draft letter of support.

5 GENERAL BUSINESS

There were no items of general business.

6 CLOSING KARAKIA

Kihi Tawhai closed the meeting with a karakia.

Meeting closed at 2.33pm.

SUMMARY OF ACTION POINTS

Meeting Date	Action	Assignee
2 November 2023	Rob Pitkethley to bring update to committee confirming Shambles building meets seismic requirements.	Rob Pitkethley
2 November 2023	Rob Pitkethley to inform Lakeland Queen owner of committee discussion around occupancy and send letter of notice that removal is required.	Rob Pitkethley
2 November 2023	Rob Pitkethley to investigate further regulatory options on Lakeland Queen and report back to committee in next 6 months – in conjunction with Pukeroa Oruawhata Trust	Rob Pitkethley
2 November 2023	Cr Kai Fong and Jean-Paul Gaston to meet with Mayor Tapsell before December 2023 in regards to Polynesian Spas, Mr Tapsell to bring draft letter of support.	Jean-Paul Gaston/Cr Kai Fong



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Ngati Whakaue gifted reserves protocol committee hui 2 November 2023

Document Set ID: 20034043
Version: 1, Version Date: 02/11/2023

Rotorua little theatre society lease renewal



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Document Set ID: 20034043
Version: 1, Version Date: 02/11/2023

APPENDIX 1

Rotorua little theatre society lease renewal



Rotorua Little Theatre Society has occupied the site since 1958.

2004 Lease for 10 years extended in 2014 for another 10 years to March 2024

Request for another 10 years to March 2034

Rotorua Municipal Band Lease until March 2032. Has a 12 month notice termination clause so can be exited earlier.



Government gardens reserve prodrive lease request

Prodrive has had the lease for Golf Driving Range and mini-putt since 2018.

Lease has 33yr term and is due to expire Dec 2030

Previous requests for extensions have been pushed back to complete maintenance

Maintenance and improvements have been done and now seeking 25yr new lease



APPENDIX 1
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Rotorua cemetery reserve funeral home/chapel

Rotorua Chapel replacement funded in LTP.

Approaches from private sector for partnerships

Previous Committee considerations identified EOI process

Request to re-engage and seek private interest



Gifted reserves time limited parking

Intention to redirect long term parking behaviours to areas outside reserves

Allow more parking within reserves for those actually visiting reserves

Time limited is less complicated than paid due to Reserves Act requirements

Lakefront already has some time limited. Extend to Government Gardens and Kuirau Park.



Document Set ID: 20027390
Version: 9, Version Date: 07/03/2024

APPENDIX 1

Operational updates

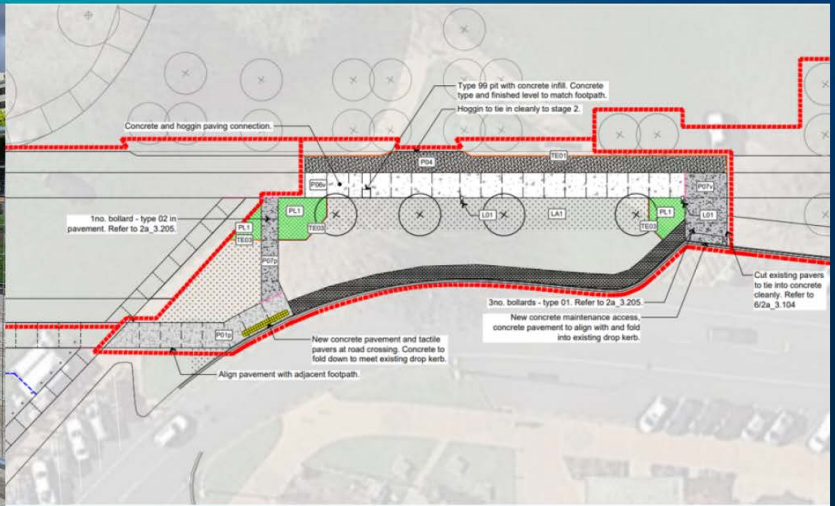
Lakefront update. Wharewaka



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Operational updates

Lakefront update. Stage 2A



Document Set ID: 20027390
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