



**NGATI WHAKAUE GIFTED RESERVES  
PROTOCOL MEETING**

Meeting between Pukeroa Oruawhata Trust and Rotorua District Council  
to be held in the Council Chamber, Rotorua District Council  
on Thursday 10 May 2012 at 10:30am

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

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## AGENDA

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	<u>Page</u>
1. APOLOGIES	
2. PREVIOUS MINUTES – 29 NOVEMBER 2011 .....	2
3. MATTERS ARISING FROM THE MINUTES	
4. HISTORIC PLACES TRUST CLASSIFICATION .....	11
5. STRENGTHENING THE LINKS BETWEEN KUIRAU PARK AND THE CBD .....	12
6. GOVERNMENT GARDENS PROMOTION AND SIGNAGE GUIDELINES .....	16
7. NGATI WHAKAUE REQUEST FOR RETURN OF LAND.....	25
8. LEASE ALTERATIONS ON GIFTED RESERVES - TAMAKI TOURS LTD	
- KIA ORA CLUB .....	29
9. TE RUNANGA TEAROOMS .....	33
10. DATE FOR NEXT NGATI WHAKAUE GIFTED RESERVES PROTOCOL MEETING.....	35

P Guerin  
Chief Executive



**MINUTES OF NGATI WHAKAUE GIFTED RESERVES  
PROTOCOL MEETING**

Held on Tuesday 29 November 2011 at 3:30pm in the Council Chamber, Rotorua District Council

**PRESENT:** Mayor K Winters (Chairperson)  
Cr T Maxwell  
Cr D Donaldson  
Mr A Wilson, Pukeroa Oruawhata Trust representative  
Mr S Harris, Pukeroa Oruawhata Trust representative  
Mr M Short, Pukeroa Oruawhata Trust representative  
Mr P Kingi, Pukeroa Oruawhata Trust representative  
Mr P Faulkner, Hulton Patchell

**APOLOGIES:** Absent: M Patchell,  
D Tapsell  
D Rangitauira (has resigned)

**STAFF PRESENT:** M Kingi, Director Kaupapa Maori; G Page, Manager Parks and Recreation; N Dallimore,  
Manager Funding Partners Programme; R Atkinson, Clayton Oldham; Y Van Vliet,  
Administration Officer Shared Services

His Worship the Mayor welcomed everyone to the meeting. The meeting was opened by a karakia given by Mr Kingi.

1. **APOLOGIES**

**Resolved**

Mr Short ) ***That the apologies from Murray Patchell, David Tapsell and David Rangitauira***  
Cr Maxwell ) ***(for absence) be received.***

**CARRIED**

Apologies from Mark Rawson, Group Manager Economic & Regulatory Services (for absence) and Nico Claassen, Group Manager Infrastructure Services (for lateness) were also noted.

2. **MINUTES OF THE PREVIOUS MEETING**

**Resolved**

Cr Donaldson ) ***That the minutes of the previous meeting held on 11 April 2011 be confirmed***  
Cr Maxwell ) ***as a true and correct record, subject to the following correction:***  
• ***'P Tapsell' should read 'D Tapsell'.***

**CARRIED**

### 3. MATTERS ARISING FROM PREVIOUS MINUTES

#### (i) CBD Implementation Strategy/ Urban Design Framework

Mr Nick Dallimore to collate draft signage and circulate to members.

#### (ii) CBD Urban Design Framework

Mr Pihopa Kingi expressed concern about digging a canal into an area within the Village Green. He requested clarification about whether there had been any follow up regarding his concerns since the previous meeting.

Mr Page explained that Lakefront was going through a zoning change proposal as part of the District Plan review. A feasibility plan on the practicality of implementing the canal option was being undertaken and would be reported back to the next meeting.

Discussion then took place.

Mr P Kingi gave a historical account of this area and his concerns were noted.

Mayor Winters explained that some ideas had come forward to enhance the lakefront, also to internalise it by bringing the water into the land. These options were still being investigated.

Mr Page advised that the Draft Landscape Plan had been adopted for public consultation with general acceptance from most submissions received. Three submissions had been received regarding the idea of introducing water closer to the CBD. Council was still investigating the feasibility in regards to the development of the Lakefront with no firm costs available as yet.

Mr Harris thanked the Mayor for his explanation and stated that there was a general acceptance of the pier development proposal.

### 4. PUARENGA STREAM

Mr Page reported that a 12 year old girl from the community had slipped into a mud pool and suffered extensive burns. She was now home and recovering. Rotorua District Council had reviewed the signage and concluded that current signage was appropriate and no further fencing would have prevented this unfortunate incident from happening. The incident occurred on a DOC piece of land alongside the stream.

### 5. ARAWA PARK COMMUNITY TRUST

82-80-365

Mr Page presented the report. He reported that he had met with the Racing Club's Chief Executive and discussed this proposal. A point of difference was that Arawa Park was a reserve gifted by Ngati Whakaue to the Crown for a particular use, whereas Trentham was privately owned by a trust. The Rotorua Racing Club has a lease for Arawa Park which would be up for renewal in 2017, with a further 'Right of Renewal' for 33 years.

Discussion took place with general agreement of the concept of the report, providing the name Arawa Park remain and not Te Arawa Park.

Cr Donaldson queried whether the extent of the land covered by the proposed trust included Putt Putt and the Rydges property. Staff were to clarify the portion of Arawa Park land intended to be administered by the proposed trust.

**Resolved**

- Mr Harris )  
Mr Wilson )
- 1. That the report titled the 'Te Arawa Park Community Trust' be received and the contents noted provided the title be changed to 'Arawa Park Community Trust'; and***
  - 2. That the Arawa Park Community Trust idea be further investigated and be reported back to a Gifted Reserves Protocol meeting in 2012.***

CARRIED

6. AIRPORT WETLAND MITIGATION

82-80-365

Mr Clayton Oldham spoke to a PowerPoint presentation, which provided an update on the proposed floating wetland (Attachment 1).

Mr Claassen informed the Committee that Motutara Point would be used as a temporary mooring and assembly point.

The floating wetland constructed at Muruika was also discussed. Mr P Kingi was requested to approach Tuhipo Kereopa for clarification about the floating wetland outside Ruapeka.

A comment was made that with such a large project, a positive would be that the local people of Ngati Uenukukopako could be employed to assist in the building of this floating wetland.

**Resolved**

- Mr Short )  
Mr Harris )
- 1. That the report titled 'Airport Wetland Mitigation' be received and the contents noted; and***
  - 2. That the Tuhourangi Protocol Committee approve the temporary mooring of the floating wetland at Motutara Point and its construction thereof.***

CARRIED

7. POTENTIAL PURCHASE OF THEMAL MOTOR CAMP LEASE BY WAIARIKI INSTITUTE OF TECHNOLOGY

Mr Atkinson gave a verbal report on the potential purchase of the Thermal Motor Camp lease by the Waiariki Institute of Technology advising that staff would continue to work through the legislative requirements and report back by next meeting.

**Resolved**

- Mr Wilson )  
Cr Maxwell )
- That the committee support in principal for the Waiariki Institute of Technology to proceed with purchasing the lease of the Thermal Motor Camp.***

CARRIED

8. ROTORUA DISTRICT COUNCIL AND PUKEROA ORUAWHATA TRUST WORKING RELATIONSHIP AGREEMENT PROPOSAL

60-12-270\02

Mr Page overviewed the report.

Mr Wilson stated that some of the requirements of Council seemed to be "odd", e.g. development contributions. Pukeroa Oruawhata's aim to build a strong and viable economic base so that future

generations could have employment was well on the way to being achieved, starting with Rotorua Central. He felt that small issues should be able to be settled at management level.

Mr Faulkner acknowledged the improved relationship and communication flow with Council, which was seen a very positive step forward.

**Resolved**

- Mr Short            )  
Mr Wilson         )
- 1. That the report titled 'Rotorua District Council and Pukeroa Oruawhata Trust Working Relationship Agreement Proposal' be received and the contents noted; and**
  - 2. That the proposal to develop a "Pukeroa Oruawhata Trust and Rotorua District Council Working Relationship Agreement' be supported by the Gifted Reserves Protocol Committee, provided that the wording be changed to read "That the vision to develop..." in place of "That the proposal to develop..."**

CARRIED

9. NEXT MEETING

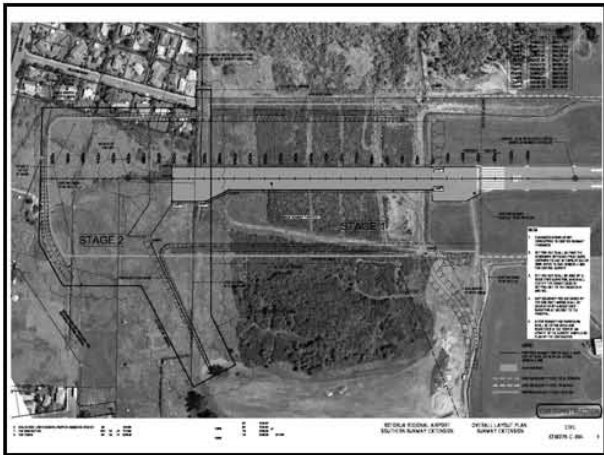
The dates for 2012 meetings yet to be confirmed, but preferably to be held in April and November.

The meeting was closed with a karakia by Mr M Kingi.

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The meeting closed at 5:00pm

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## RDC Wetlands Mitigation Requirement

- RDC Airport Designation Condition (e) requires
- either the rehabilitation of a degraded wetland
- or the establishment of a new wetland of an area equal in size to the wetlands that will be reclaimed as a result of the runway extension.

6

## BOPRC Wetlands Mitigation Requirement

- BOPRC earthworks consent Condition 12.7 requires
- Either the establishment of a new wetland of an area equal in size to the wetlands that will be reclaimed as a result of the runway extension
- Or the rehabilitation of a degraded wetland of double the area that will be reclaimed as a result of the runway extension
- The area of wetland subject to removal is 4.33 hectares (ha)

7

## Floating Wetland Ecological Assessment

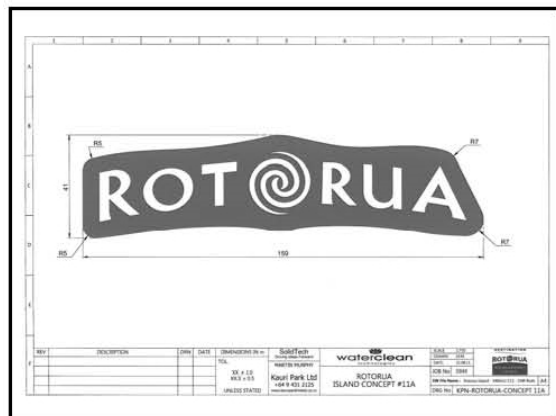
- Ecologist John McIntosh has reviewed scientific data collected by NIWA on wetland floating in Lake Rotoehu.
- Results show significant nutrient stripping from water column.
- Nursery habitat for fish and invertebrates
- Potential for protection from wave action
- Conclusion
- Considering all ecological factors
- Ratio 6:1 (floating wetland / terrestrial wetland)

8

### Floating Wetland Approved

- Based on the ecological benefits they provide, BOP Regional and Rotorua District Councils have accepted Floating wetlands can be part of the wetland mitigation package to meet consent conditions.

9





## Benefits and Potential

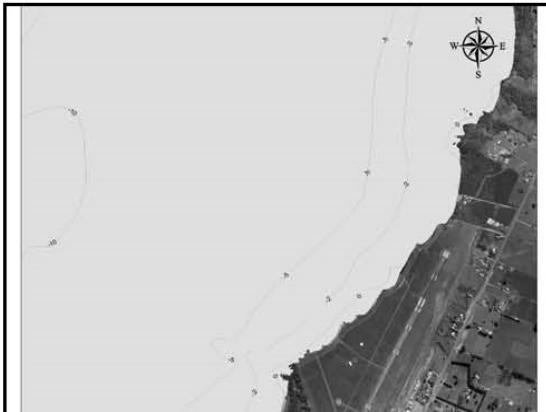
- **Benefits**
  - Positive environmental Impact on lake water quality
  - Localised Ecological Benefits for fauna
  - Recycled materials used
- **Potential**
- **Educational; example of improving the environment and sustainable development.**

13

## Next Steps

- Agreement in principle reached with Ngati Uenukukopako on locating Floating Wetland in their rohe.
- Permanent location of wetland to be on west side of Airport north of Ngungunu Pt.
- Final location to be approved by Ngati Uenukukopako.
- Also In consultation with
  - TALT
  - NIJK
  - Harbour Master
  - RRAL
  - BOPRC
  - DOC
  - Fish and Game
  - Lake Operators
- The permanent mooring of wetland requires BOPRC consent. The resource consent application has to be approved by joint consent holders TALT and BOPRC.
- Locate suitable assembly site for wetland sheltered from prevailing south westerly winds with road access.

14



## Wetland Assembly Site

- Locate suitable assembly site for wetland.
- Site sheltered from prevailing south westerly winds with both boat ramp and road access.
- Suitable site is bay immediately west of boat ramp at Motutara Point, for temporary mooring of wetland as it is assembled.

16



## Programme

- Site Establishment TBC
- Assembly of wetland 18 days (weather permitting)
- Wetland Mooring 18 working days later
- Vegetation Establishment 12 to 24 months

ROTORUA DISTRICT COUNCIL

His Worship the Mayor  
Chairperson and Members  
NGATI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

**HISTORIC PLACES TRUST CLASSIFICATION**

**Report prepared by:** Robert Atkinson – Parks Asset & Planning Officer

**Report reviewed by:** Garry Page – Parks & Recreation Manager

**Report approved by:** Nico Claassen – Group Manager, Infrastructure

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1. **PURPOSE**

The purpose of this report is to bring the members of the Ngati Whakaue Gifted Reserves Protocol meeting up to date with the recent Historic Places Trust and Wahi Tapu registrations that have been placed over the Government Gardens Reserve.

2. **RECOMMENDATION 1**

2.1 **THAT THE REPORT “HISTORIC PLACES TRUST CLASSIFICATION” BE RECEIVED AND CONTENTS NOTED.**

3. **BACKGROUND**

In 2011 a process was completed which placed two registrations over the Government Gardens. These were a historic area and a Wahi Tapu area. The Wahi Tapu area was confirmed by the Maori Heritage Council in October 2011 and the Historic Area was confirmed in December 2011. These registrations are governed by the Historic Places Act 1993 and the Heritage New Zealand Pouhere Taonga Bill.

The implications of these registrations are that there is an extra layer of consultation required when proposed works are scheduled for this area. The consultation is triggered when resource consent is lodged and is with the Historic Places Trust and the Maori Heritage Council.

A member of Historic Places Trust has been invited to attend today’s meeting to give a talk about what this means in terms of the impact that these two registrations will have on the management and decision making processes for this area.

ROTORUA DISTRICT COUNCIL

His Worship the Mayor  
Chairperson and Members  
NGATI WHAKAUE GIFTED RESERVE PROTOCOL MEETING

**STRENGTHENING THE LINKS BETWEEN KUIRAU PARK AND THE CBD**

**Report prepared by:** Robert Atkinson – Parks Asset & Planning Manager

**Report reviewed by:** Garry Page – Parks and Recreation Manager

**Report approved by:** Nico Claassen – Group Manager, Infrastructure Services

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1. **PURPOSE**

The purpose of this report is to present the Gifted Reserves Protocol meeting with a proposal to develop and strengthen the links between Kuirau Park and the rest of the CBD as advocated for in the Urban Design Framework. The proposal also strengthens the link between the planned Aquatic Centre development and the programmed renewals and development in Kuirau Park.

2. **RECOMMENDATION 2**

2.1 **THAT THE REPORT “STRENGTHENING THE LINKS BETWEEN KUIRAU PARK AND THE CBD” BE RECEIVED AND CONTENTS NOTED.**

2.2 **THAT THE COMMITTEE RESOLVES TO SUPPORT THE PROPOSAL TO DEVELOP AND STRENGTHEN THE LINKS BETWEEN KUIRAU PARK AND THE CBD; AND**

2.3 **THAT THE COMMITTEE RESOLVES TO SUPPORT THE PROPOSAL TO LINK THE KUIRAU PARK AND AQUATIC CENTRE UPGRADES**

3. **EXECUTIVE SUMMARY**

The Urban Design Framework identifies Kuirau Park as the Western Greenspace anchor for the CBD and advocates for better links and way finding connections between the CBD and Park to encourage more activity in the CBD and Park. However, within the next few years, a number of Council's projects will have an effect on Kuirau Park, potentially isolating the Park from the CBD and reducing park visitor numbers. If visitor numbers are reduced then the Park will become less safe and undesirable activity will once again increase. Kuirau Park needs to be better linked with the CBD and in turn the Government Gardens and the Lakefront to sustain and increase visitor numbers.

Pedestrian access to the Park is currently more difficult than to the other two significant greenspaces in the CBD. 4-laning of Lake Road and of Ranolf Street in the future may make these links worse unless appropriate solutions are created. Upgrading of the Arawa / Ranolf St. round-a-bout may intensify traffic at this intersection which is also critical to accessing Kuirau Park thereby making access even more difficult. The Victoria Street Arterial will divert vehicular traffic around the city and will discourage motorists from driving through the Park. Upgrading the Lakefront will make Government Gardens and the Lakefront even more attractive tourist attractions in the CBD. If links are not improved then tourists may be disinclined to explore Kuirau Park.

The 2002 Kuirau Park Redevelopment Plan does not satisfactorily resolve all of these issues as it was developed before these projects and their effects were understood. In order to resolve these issues, officers have developed a revision to the 2002 Redevelopment Plan which identifies how these links could be formed. The intent of the 2011 proposal is to improve sustainability and visitation to Kuirau Park and the Aquatic Centre and contribute to the ongoing improvement of the CBD. The main focus is around developing a linear centre which will make a busier and safer destination and encourage visitors to the CBD, Kuirau Park, and Aquatic Centre to move between the destinations and have a better experience.

#### 4. **BACKGROUND**

Having reviewed the planned upgrade of Kuirau Park and the Aquatic Centre, it is evident that to resolve the issues facing the Park, linking the two upgrade projects with the CBD will maintain and improve the use, safety, and financial sustainability of the facilities. The upgrade and renewal budgets allocated over the next ten years could be used to upgrade the facilities in a way that integrates them with the CBD and increases usage and safety.

Council has also budgeted for the renewal of facilities in Kuirau Park. There are additional budgets for renewals in the Park over the next ten years that could also be coordinated with the upgrade of the Aquatic Centre.

Council currently has a budget in this year's Annual Plan to begin planning for the programmed Aquatic Centre upgrade with an additional budget in the current 10 Year Plan to undertake the upgrade works over the following two years. This upgrade was deferred from 2011. There are renewals programmed over the next ten years that could be influenced by an integrated design for Kuirau Park and the Aquatic Centre.

Furthermore, through the current Long Term Plan process, officers will be proposing additional improvements to the Aquatic Centre to reduce its dependence on ratepayer funds.

It is envisioned that a more coordinated approach to the planned development of Kuirau Park and the Aquatic Centre would strengthen these two entities in the future. Use and safety of both facilities will be increased by integrating the facilities. Linkages with the CBD and surrounding roading upgrades such as Ranolf Street 4-laning and upgrading of the Arawa / Ranolf Street round-a-bout must also be linked with the development.

Currently, 250,000 people visit Kuirau Park per year and 350,000 visit the Aquatic Centre. Integrating the facilities with the CBD will enable these visitors to contiguously use them providing a more significant attraction which will increase total visitation per year and consequently increase activity in the CBD.

#### 5. **OPTIONS AND ANALYSIS**

1. Support the proposal to link the upgrade of Kuirau Park with the CBD and the Aquatic Centre upgrade;
2. Support the proposal to link the upgrade of Kuirau Park with the CBD and the Aquatic Centre upgrade with changes;
3. Not support the proposal to link the upgrade of Kuirau Park with the CBD and the Aquatic Centre upgrade;

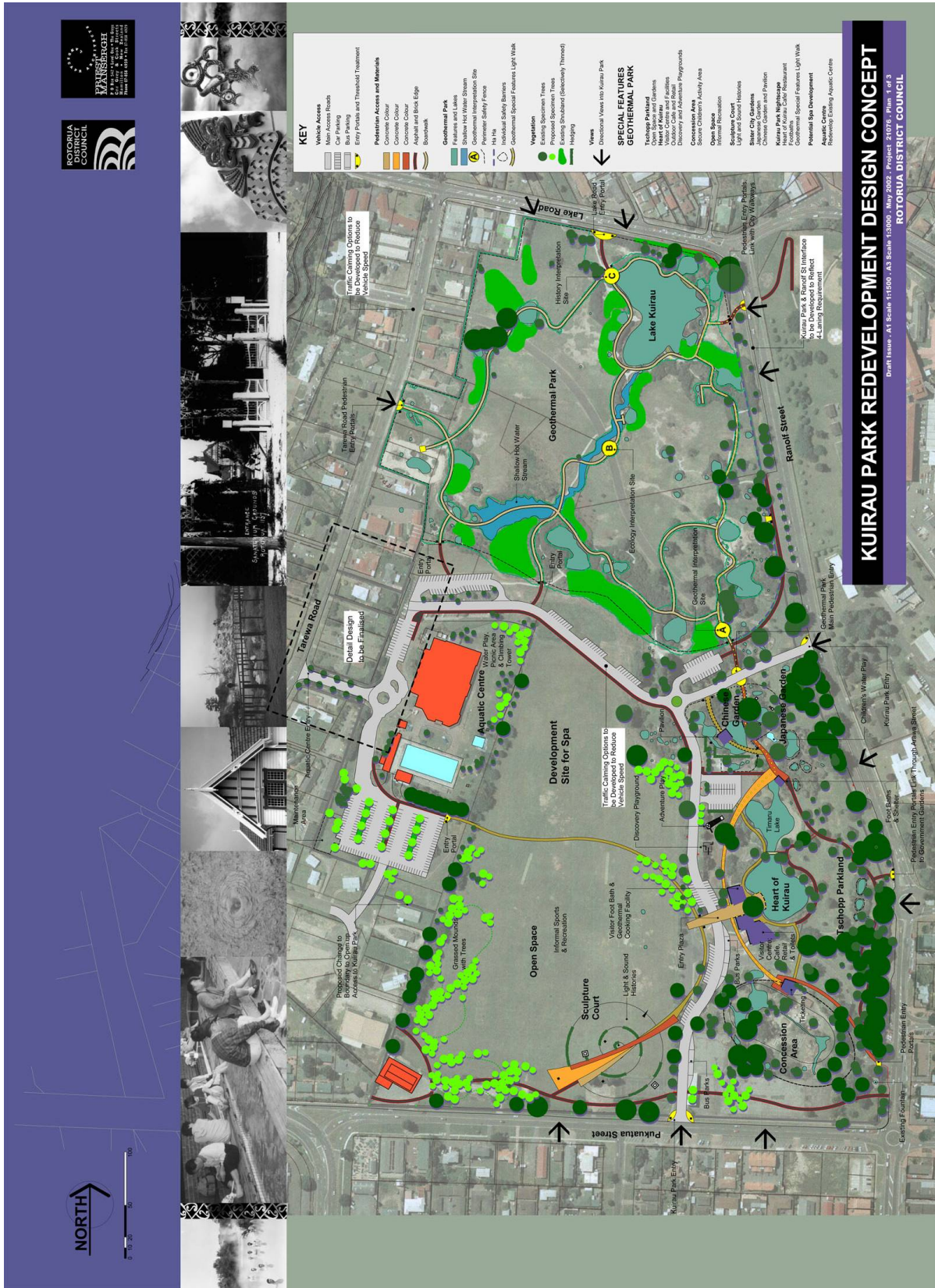
The proposal does not require any funds in addition to the existing budgets or budgets to be proposed and planned for through the current Long Term Plan process.

6. **ATTACHMENTS**

Attachment 1 - 2002 Kuirau Park Redevelopment Plan

Attachment 2 - 2011 Kuirau Park Master Plan (revised) – to be tabled at the meeting

# ATTACHMENT 1 – 2002 Kuirau Park Redevelopment Plan



ROTORUA DISTRICT COUNCIL

His Worship the Mayor  
Chairperson and Members  
NGATI WHAKAUE GIFTED RESERVS PROTOCOL MEETING

**GOVERNMENT GARDENS PROMOTION AND SIGNAGE GUIDELINES**

**Report prepared by:** Robert Atkinson – Parks Asset & Planning Officer  
**Report reviewed by:** Garry Page – Parks and Recreation Manager  
**Report approved by:** Nico Claassen – Group Manager, Infrastructure Services

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1. **PURPOSE**

The purpose of this report is to introduce the Government Gardens Promotion and Signage Guidelines. These guidelines are designed to provide guidance for the promotion and interpretation within the Government Gardens Historic and Wahi Tapu areas.

2. **RECOMMENDATION 3**

2.1 **THAT THE REPORT “GOVERNMENT GARDENS PROMOTION AND SIGNAGE GUIDELINES” BE RECEIVED AND CONTENTS NOTED.**

2.2 **THAT THE PROTOCOL COMMITTEE SUPPORT THE DEVELOPMENT OF THE GOVERNMENT GARDENS PROMOTION AND SIGNAGE GUIDELINES**

3. **BACKGROUND**

The proposal is to develop a set of guidelines for promotional features (including signage) within the Government Gardens. The guidelines will be a living document and as such subject to continual improvement and revision. The purpose of the guideline is to coordinate the planning, design, and installation of promotional features to ensure that:

- The expectations of the community and tourists are met;
- The reserve remains iconic;
- The heritage values of the reserve are recognised and protected;
- Attractions, events, and activities within the reserve are promoted.

The guideline will address:

1. Key viewshafts and public interface zones;
2. Signage (naming, wayfinding, interpretation);
3. Promotion including advertising signage related to attractions and events within the Government Gardens.

The guidelines will include:

- Objectives for promotion of activities within the reserve;
- Character diagram;



- Identify methods of promotion;
- Actions to reduce the need for signage (e.g. identifying and improving viewshafts, improving pedestrian and vehicle volumes and circulation).
- Minimum requirements;
- Guidelines;
- Examples of suitable sign designs and locations;
- Integration with Council's other projects.

The guideline will not:

- Deal with the specific content of signs;
- Prescribe the design of all signs.

#### 4. **CONSULTATION**

As the purpose of the guideline is to identify ways in which to promote activities within the reserve, the process of developing the guidelines will rely on rigorous and thorough consultation. The following groups have been identified as stakeholders in this process:

- New Zealand Historic Places Trust
- Maori Heritage Council
- Pukeroa Oruawhata Trust
- RDC Planning Department
- Rotorua Museum
- Blue Baths
- Government Gardens Golf
- Polynesian Spa
- RDC Event Venues and the Energy Events Centre
- RDC Nursery
- Rotorua Combined Bowling Club
- Rotorua Croquet Club
- RDC Parks and Recreation Department
- RAVE
- Tamaki Tours

#### 5. **ATTACHMENTS**

Attachment 1 – Government Gardens Promotion and Signage Guidelines

## **GOVERNMENT GARDENS PROMOTION AND SIGNAGE GUIDELINES**

### **Application**

This guideline applies to the NZHPT Conservation Area shown on the attached plan and can be used for other parts of the Government Gardens. Safety signage should meet these guidelines where possible. The guidelines are an agreement between the lessees and the land administrator.

### **Objectives**

- Promote the site as an international tourism destination.
- A reserve of the highest achievable standard which is easy to navigate, understand, and with vitality.
- Primary viewshafts are not obstructed.
- Identify opportunities for promotion other than signage.
- Signage projects are undertaken holistically and improve use of the reserve and attractions without detracting from the heritage values and photographing opportunities.
- The stakeholders work collaboratively to achieve these objectives and continually improve use of the Government Gardens and attractions.
- The requirements of New Zealand Historic Places Trust Pouhere Taonga and the Resource Management Act 1991 are promoted.

### **Guidelines**

1. Entrances should be inviting and clearly identify the reserve or subject attraction.
2. Reserve entry, naming (e.g. roads, reserve amenities), interpretation, and wayfinding signage shall have consistent designs (refer to appendix 2).
3. Methods of promotion other than signage should be prioritised.
4. Advertising signage near nodes and entrances shall be coordinated and not contribute to clutter.
5. Signage shall not cause irreversible damage to heritage items and structures.
6. Signage should not block identified primary viewshafts.
7. Signage design and location shall relate to the identified audience.
8. Branding of businesses should be maintained yet be integrated with the values of the reserve and appropriate styles of signage.
9. All signage should have a unified, consistent approach yet be flexible for specific activity branding.
10. Commercial viewshafts are secondary to primary viewshafts.
11. Priority shall be given to the entrance of the main attraction within a commercial viewshaft.

## Case studies

The following case studies are of four representative signs in the gardens and are provided to assist the applicant understand how the guidelines can apply in practice.



### Standardised interpretation panels

Interpretation panels throughout the gardens are mostly standardised. The sign design is unique, durable, and attractive. By using a standard design, potential clutter issues are reduced and tourists are more readily alerted to an item of interest. The signs are typically located near to the item of interest and in many cases in front of the main façade of a structure and within the primary viewshaft. These signs are considered appropriate for a number of reasons which are encapsulated by the sign in front of the band rotunda. The sign is low to the ground and small. Even though it blocks a part of the significant façade of the building, the sign is innocuous and does not command attention. The location of the sign respects the architecture of the rotunda and is integrated with the composition of the building.

### Unique interpretation panel

The interpretation panel outside the Bathhouse Café has a different and unique design. This sign is located in front of an identified significant façade and yet does not detract from the primary viewshaft. The sign is predominantly dark which makes it less obvious at distance. Although it is taller than the standardised interpretation panels, the sign is still of a height that when viewed appears as a part of the furniture outside the café. Also, the height and location allow the architecture of the Bathhouse behind to



### Unique

dominate. The composition and decorative detailing of the building is not interrupted by the sign. The unique design does not add clutter to the gardens as it relates to the branding of the café. In addition, the graphic design of the sign is completed to a high standard.



### Museum entrance sign

The museum entrance sign is an excellent example of a sign designed for the purpose of attracting customers that is integrated

with the heritage values of the gardens. The sign is located in a prominent position in front of the significant façade of the Bathhouse. The branding of the museum is used in a way that is sympathetic to the surroundings. Although highly visible to approaching pedestrians and motorists, the sign is relatively small and low to the ground. The sign is barely visible in photographs from the key photo point for this façade because it is orientated parallel to the alignment of the primary viewshaft. In addition, the sign is located and sized to respect the architecture of the façade.



### **EEC large naming sign**

The name or entry sign to the Energy Events Centre, although relatively large at over 4.9m tall, is appropriate and sympathetic to the heritage values of the gardens. The sign is located away from a significant façade for photos. In addition, the sign is next to a much larger tree and is seen as a recessive element that does not command attention although it is highly visible. The dark background colour helps the structure of the sign to recede at the same time as making the information more visible. The sign is unique within the gardens but is seen as a part of the EEC by using the same font as on the building.

### **Actions to reduce the need for signage**

During the development of these guidelines, a number of potential improvements were identified which will boost promotion and reduce the need for signage. These improvements are conceptual and subject to further investigation. If attractions are interested in developing any of these improvements, they will need to collaborate with the land administrator.

1. Temporary exhibitions and art installations within the reserve to create a regularly changing attraction for locals and tourists.
2. Entrances and primary viewshafts are improved using existing design themes.
3. Creatively designed lighting is used to enhance the reserve as an evening attraction.
4. Improve pedestrian connectivity through the further development of linkages and paths.

### **Appendix 1: Resources**

McLean, R. (2007). Sustainable Management of Heritage Resources, Discussion Paper No.3: Heritage Landscape Values. Wellington: New Zealand Historic Places Trust Pouhere Taonga (NZHPT).

McLean, R. (2007). Sustainable Management of Heritage Resources, Discussion Paper No.4: Urban Design and Historic Heritage. Wellington: NZHPT.

NZHPT (2007). Sustainable Management of Historic Heritage Guidance, Information Sheet 16: Assessing Impacts on the Surroundings associated with Historic Heritage. Wellington: NZHPT.

NZHPT (2007). Sustainable Management of Historic Heritage Guidance, Information Sheet 21: Assessing Impacts of Advertising Signs on Historic Heritage. Wellington: NZHPT.



## Appendix 2: Standard sign designs

### Reserve naming sign



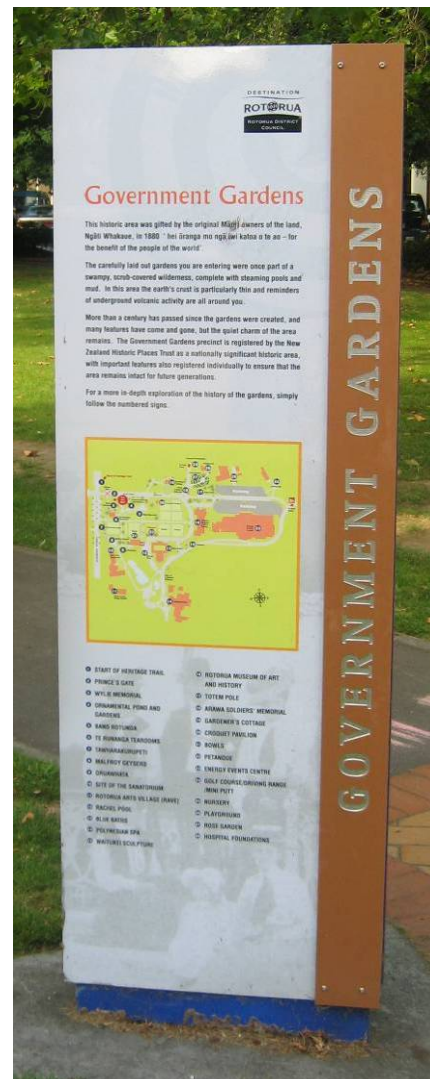
### Road name signs



### Wayfinding signs



Motorist wayfinding



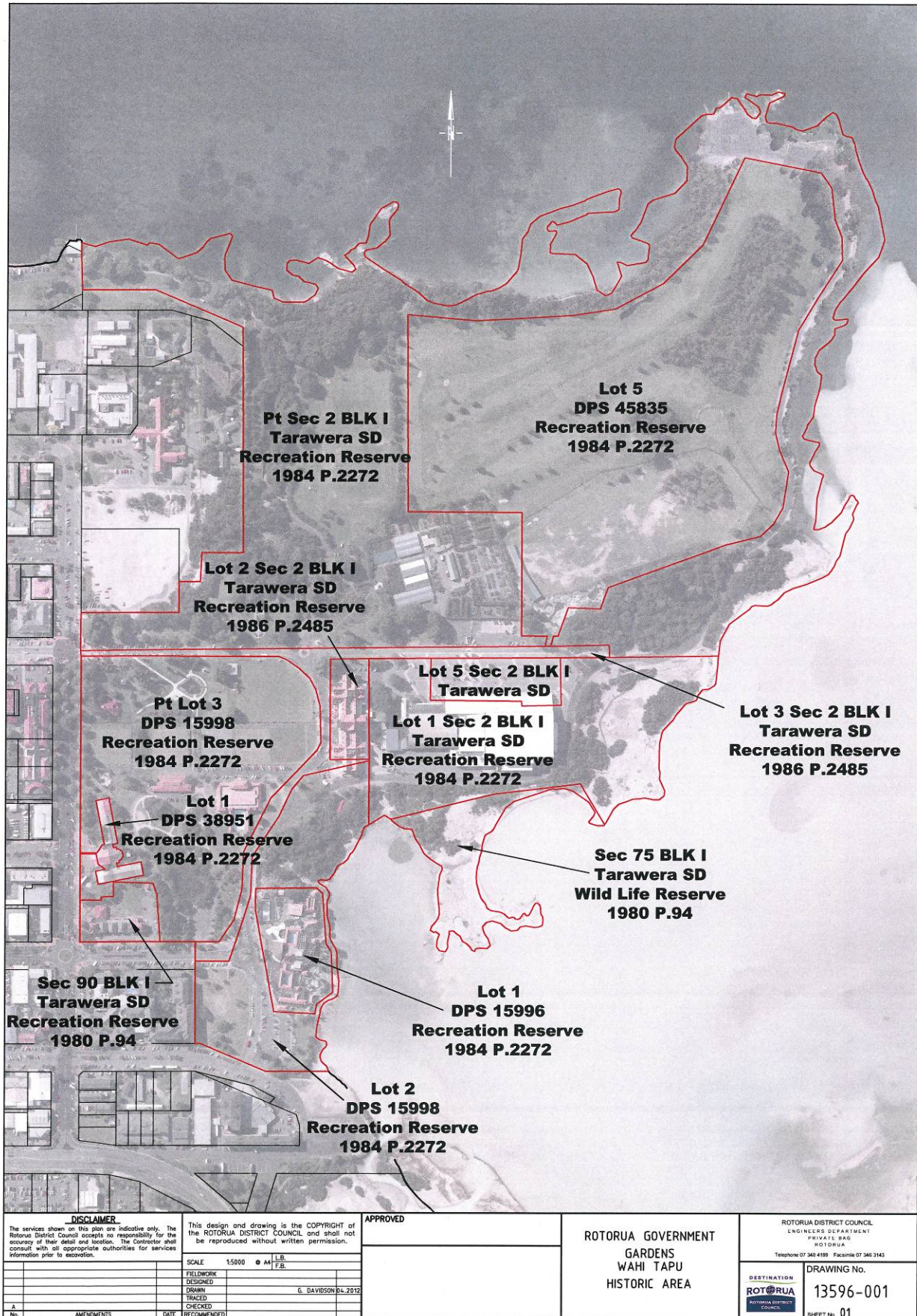
Pedestrian wayfinding


### Interpretation panels





**Appendix 3: Plan**



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The services shown on this plan are indicative only. The Rotorua District Council accepts no responsibility for the accuracy of their detail and location. The Contractor shall consult with all appropriate authorities for services information prior to excavation.		
SCALE	1:5000	APPROVED
FIELDWORK	DESIGNED	
DRAWN	G. DAVIDSON 04.2012	
TRACKED		
CHECKED		
RECOMMENDED		
AMENDMENTS	DATE	

ROTORUA GOVERNMENT  
GARDENS  
WAHI TAPU  
HISTORIC AREA

ROTORUA DISTRICT COUNCIL ENGINEERS DEPARTMENT PRIVATE BAG ROTORUA Telephone 07 348 4199 Facsimile 07 348 3143	DRAWING No. <b>13596-001</b> SHEET No. 01
	



## ROTORUA DISTRICT COUNCIL

His Worship the Mayor  
Chairperson and Members  
NGATI WHAKAUE GIFTED RESERVE PROTOCOL MEETING

### **NGATI WHAKAUE REQUEST FOR RETURN OF LAND**

**Report prepared by:** Robert Atkinson - Parks Asset and Planning Manager

**Report reviewed by:** Garry Page – Parks and Recreation Manager

**Report approved by:** Nico Claassen – Group Manager, Infrastructure Services

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#### 1. **PURPOSE**

The purpose of this report is to seek clarification of Ngati Whakaue intentions regarding a request made to the Minister of Maori Affairs concerning the return of land (Lot 1 DPS 61460).

#### 2. **RECOMMENDATION 4**

##### 2.1 **THAT THE REPORT “NGATI WHAKAUE REQUEST FOR RETURN OF LAND” BE RECEIVED AND CONTENTS NOTED.**

#### 3. **BACKGROUND**

Last year Council was approached by the Waiariki Institute of Technology about the possible purchase of the existing lease for the Thermal Motor Camp which is located next to the Institute within Centennial Park.

As part of the due diligence process the lawyers who are acting on behalf of the current owners of the lease had raised concerns over the caveat that was placed on the land by Pukeroa Oruawhata Trust. The concern was that the Trust may block the transfer of the lease to the Institute. As such I contacted Murray Patchell on the 12<sup>th</sup> April 2012 with a copy of the lawyer's letter outlining their concerns.

On the 18<sup>th</sup> April a reply from Peter Faulkner was received with an attached letter outlining the Trusts endorsement of the Institute purchase of the Thermal Motor Camp lease. Contained within the letter was an indication that Pukeroa Oruawhata Trust intends to seek the return of the land that the Thermal Motor Camp occupies and has already commenced a process to do so.

This is the first Council has heard of Ngati Whakaue's desire in having the land returned to them and would like to seek clarification from Ngati Whakaue over their intentions both now and in the future.

#### 4. **ATTACHMENTS**

Attachment 1: Letter from Pukeroa Oruawhata Trust.

Attachment 2: Map indicating location of land.

Letter from Pukeroa Oruawhata Trust

1 July 2011


Chief Executive  
Waiariki Institute of Technology  
Private Bag 3028  
**Rotorua**  
**Attention: Pim Borren**

Tena koe Pim,

Re: Freehold Descriptor: LOT 1 DPS 61460, CT SA 54A/985  
Leasehold Descriptor B.251226

Thank you for your letter of 3 June 2011 in relation to seeking Pukeroa Oruawhata Trust's support of the Institute's proposal to acquire the leasehold interest from the Rotorua Thermal Motorcamp (the Lease).

As you are aware, the underlying land was originally gifted by Ngati Whakaue for Public Recreation purposes and is a property that the Trust seeks to have returned in the near future. We appreciate your acknowledgement of this fact and your offer of support in our endeavors to have the land returned. In that regard we propose to contemporaneously instigate discussions with the Crown to have the land returned to the Trust's ownership. We seek your support of this process by co-signing a letter (attached) to the Minister of Maori Affairs outlining our intentions and confirming that we hold your support for such as a potential future tenant. We look forward to your support in that regard.

4270  
POT  
Delivered to  
Pim 12/7/11  


From the Trust's perspective, we view the proposed purchase of the Lease by Waiariki Institute of Technology as a commercial transaction between the Institute as purchaser and current owners of the Motor Camp lease. If we become the land owners we would continue to recognize that relationship with you.

Furthermore, as a commercial transaction the Trust has no issues with agreement to the purchase of the Lease by Waiariki Institute of Technology subject to:

- The terms of the existing lease continuing or, if alternate terms are proposed, that these remain "normal" commercial terms that are acceptable to Pukeroa Oruawhata Trust in all accounts.
- Acknowledgement by the Institute that the lease is entered into as a "normal" commercial transaction and that in no way will it be considered that occupation of the property will infer an ability to subsume the property into the Institute's existing site.

Naku noa, na

Malcolm T Short  
Chairman  
Pukeroa Oruawhata Trust



Map indicating location of land





## ROTORUA DISTRICT COUNCIL

His Worship the Mayor  
Chairperson and Members  
NGATI WHAKAUE GIFTED RESERVE PROTOCOL COMMITTEE

### **LEASE ALTERATIONS ON GIFTED RESERVES**

**Report prepared by:** Robert Atkinson – Parks Asset & Planning Manger

**Report reviewed by:** Garry Page – Parks and Recreation Manager

**Report approved by:** Nico Claassen – Group Manager, Infrastructural Services

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#### 1. **PURPOSE**

The purpose of this report is to inform the members of the Ngati Whakaue Gifted Reserves Protocol Meeting of changes that are occurring as a result of discussions and activities of leaseholders that affect the Gifted Reserves.

#### 2. **RECOMMENDATION 5**

##### 2.1 **THAT THE REPORT “LEASE ALTERATIONS ON GIFTED RESERVES” BE RECEIVED AND CONTENTS NOTED.**

#### 3. **BACKGROUND**

##### **Tamaki Tours Limited – Government Gardens**

Tamaki Tours Limited has approached Council about looking at reducing the amount of space that they rent at the old Orchid House building in the Government Gardens.

After holding discussions with Council both parties have settled on a way forward. This involves Tamaki Tours gifting to Council the two wings of the old Orchid House. Council desire is to see that the north wing is demolished. This would have the effect of opening up site lines back into the Government Gardens through to the Blue Baths building.

The other wing will be retained by Council subject to a structural engineering assessment and will be tenanted out to suitable applicant.

This will have the effect of only leaving Tamaki Tours with the central offices from which to manage their operations.

##### **Kia Ora Club – Sanatorium Reserve**

In March of this year the Kia Ora Club indicated to Council that they were looking at the winding up of the club as a result of loss of membership. They have since confirmed this in April of this year. Under the terms of their lease they need to remove the building and leave the area in a clean and tidy fashion.

In order to help the club Council approached the Rotorua Archery Club as a few years ago they were looking for a site to set up an indoor archery range. They have shown a keen interest in the building. Council would

be looking at offering them a new lease over the building. This lease would be subject to an exit clause in the event that the new Eastern Arterial begins construction as the building is situated directly within the designated route of the road.

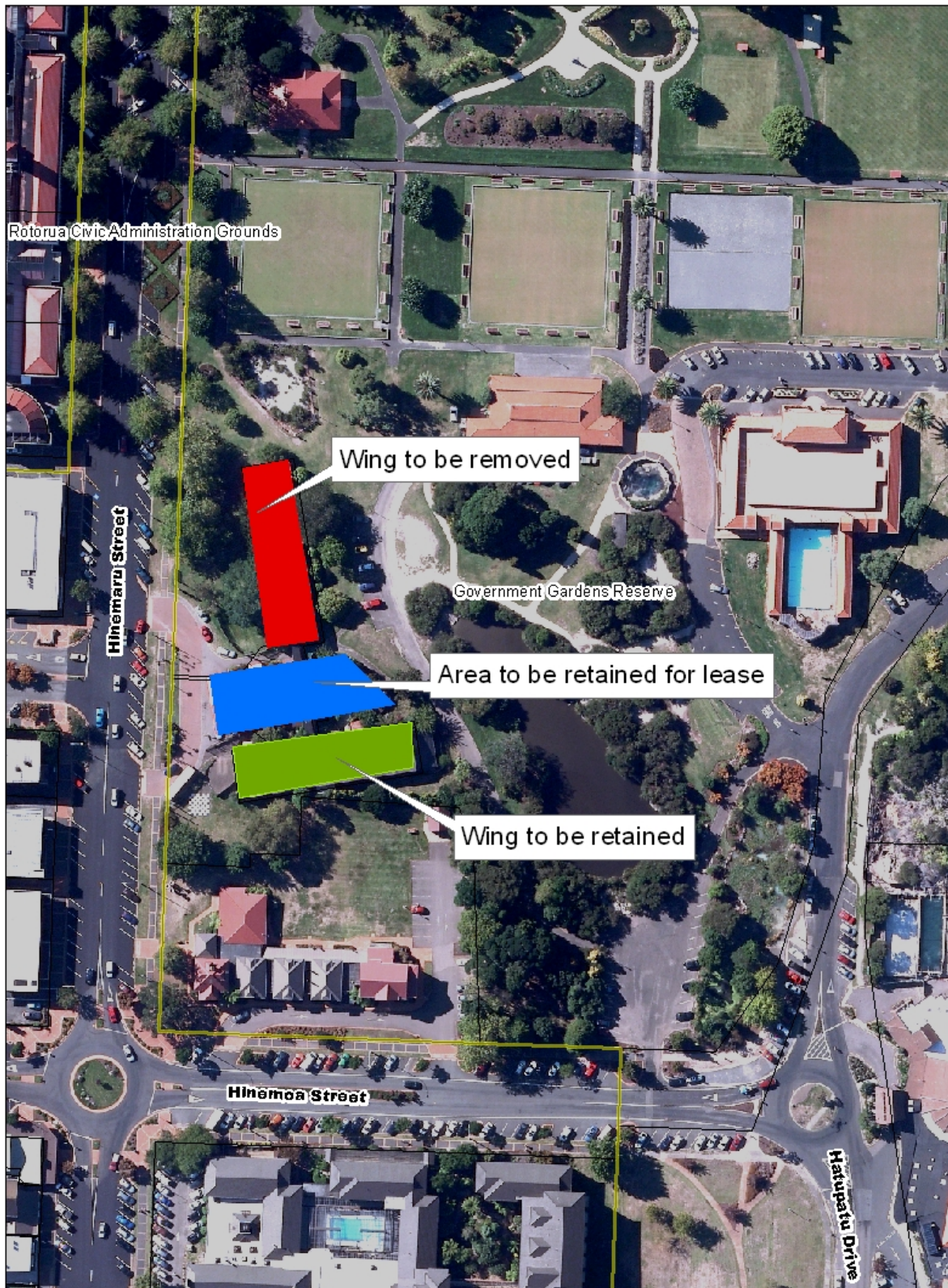
The building is also located adjacent to the existing outdoor archery range.

#### 4. **ATTACHMENTS**

Attachment 1: Alterations to lease area – Tamaki Tours Ltd.

Attachment 2: Location of Kia Ora Club.

**Attachment 1: Alterations to lease area – Tamaki Tours Ltd.**





### Attachment 2: Location of Kia Ora Club.





## ROTORUA DISTRICT COUNCIL

His Worship the Mayor  
Chairperson and Members  
NGATI WHAKAUE GIFTED RESERVE PROTOCOL MEETING

### TE RUNANGA TEAROOMS

**Report prepared by:** Peter McLeod, General Manager, Events & Venues Rotorua

**Report reviewed by:** Mark Rawson, Group Manager, Economic & Regulatory Services

**Report approved by:** Peter Guerin, Chief Executive

#### 1. PURPOSE

The purpose of this report is to present a recommendation to increase usage and revenue from the Te Runanga Tearooms to reduce annual operating costs to the ratepayers.

The Te Runanga Tearooms are located in the Government Gardens and is a protected building (category II – Registration No 783) under the Historic Places Act.

It is managed by Events & Venues and currently used for private hire, primarily for weddings, dinners, small meetings and occasionally as a break out facility for conferences in the Convention Centre or Energy Events Centre. Events & Venues also manages bookings for the adjacent Band Rotunda.

#### 2. RECOMMENDATION 6

2.1 **THAT THE REPORT “TE RUNANGA TEAROOMS” BE RECEIVED AND CONTENTS NOTED;**

2.2 **THAT THE NGATI WHAKAUE GIFTED RESERVE PROTOCOL COMMITTEE ENDORSE THE COUNCIL SEEKING EXPRESSIONS OF INTEREST FOR THE SALE OF FOOD AND BEVERAGE FROM THE TE RUNANGA TEAROOMS AREA**

#### 3. BACKGROUND

The Te Runanga Tearooms, now over 100 years old, was refurbished to its original state by community groups in 1991-1993 leading to its reopening in 1993.

A concerted marketing effort was made in the 08/09 financial year to increase usage and revenues and this was successful however, direct income remains significantly below direct operating costs.

The income summaries and operating cost summaries from recent years indicate:

<b>Financial Year</b>	<b>Total Revenues</b>	<b>Net cost of Service *</b>
08/09	\$ 9,744	\$138,000
09/10	\$12,128	\$152,000
10/11	\$15,384	\$140,000
11/12 (projected)	\$18,000	\$149,000

\* excludes Capital Expenditure

This is far below the potential for the building. It is also highly desirable that usage increases to boost community enjoyment and appreciation of a very special facility. It could be fairly claimed that the Te Runanga Tearooms is one of Rotorua's best kept secrets and that current returns fall well short of the potential revenues.

Our ability to boost usage is restricted by the small capacity of the venue which limits the rental charges that can be levied. We believe the return of the building to its original purpose, or similar, has the potential to provide a much improved return by opening the facility to casual, individual visitors and achieving a higher level of visitation.

We seek the protocol committee endorsement to seek Expressions of Interest from parties who might be interested in using the Tearooms and Band Rotunda area for food and beverage sales.

This process would allow interested parties to submit on both the nature of the food service and the time that the facility would be opened.

#### **4. CONSULTATION**

From discussions with Regulatory & Support Services, there is the option of selling food prepared off site or preparing food in the Tearooms. The former would require minimal kitchen upgrading to meet regulatory requirements for the sale of food. The later would require a more substantial upgrade of the kitchen area but still be possible without damaging the historical integrity of the Tearooms. Liquor Licensing will also be required.

The Government Gardens is a gifted reserve, so Council would need to report on its intentions to the Gifted Reserves Protocol Committee if it wished to proceed with any option received in the submission process.

The use of the Tearooms for food sale on a regular basis would require a Resource Consent. The approval of the Historic Places Trust and the Maori Heritage Council would be required for a Resource Consent to be granted. Our Planning Department do not anticipate the approval of the Historic Places Trust would be declined as they are committed to returning buildings to use, especially when, as would be the case of the Tearooms, the use is consistent with the original use. Initial discussions with the Historic Places Trust has confirmed that view. No discussions have been held with the Maori Heritage Council to date.

Any Resource Consent application would be filed only after the Expressions of Interest are received and the future usage confirmed, clearly defined and accepted by Council and endorsed by Pukeroa Oruawhata Trust.

Initial discussions already held with the Pukeroa Oruawhata Trustees have indicated that they have no objection to Rotorua District Council exploring future use options.

Discussions have also taken place with the Rotorua Heritage Civic Trust who are also happy for such action, provided the historic structural integrity of the building is maintained. Their architect is satisfied on that point.

#### **5. CONCLUSION**

It is anticipated that future use of the Tearooms will be of wide public interested due to the importance of the Government Gardens to both Rotorua residents and our visitors. Food outlets in the immediate area will also have an interest in the process, as may existing hirers of the facility who may/may not be impacted by more widespread use. The calling for Expressions of Interest will allow Council to be transparent in the investigation of all options open to it to increase revenues and allow more widespread access to the Te Runanga Tearooms.

ROTORUA DISTRICT COUNCIL

His Worship the Mayor  
Chairperson and Members  
NGATI WHAKAUE GIFTED RESERVE PROTOCOL MEETING

**DATE FOR NEXT NGATI WHAKAUE GIFTED RESERVES PROTOCOL MEETING**

**Report prepared by:** Robert Atkinson, Parks Asset Planning Manager  
**Report reviewed by:** Nico Claassen, Group Manager Infrastructure Services  
**Report approved by:** Peter Guerin, Chief Executive

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**1. PURPOSE**

The purpose of this report is to request that an alternative date be agreed upon for the next meeting.

**3. RECOMMENDATION 7**

**2.2 THAT THE REPORT "DATE FOR NEXT NGATI WHAKAUE GIFTED RESERVES PROTOCOL MEETING" BE RECEIVED AND CONTENTS NOTED; AND**

**2.2 THAT THE NEXT MEETING BE HELD ON ..... NOVEMBER 2012.**

**3. BACKGROUND**

At the Council meeting held 15 November 2011, Rotorua District Council's 2012 year planner was adopted, which scheduled a second meeting of the Ngati Whakaue Gifted Reserves Protocol Committee for the year on 11 September 2012.

However, at the Gifted Reserves Protocol meeting held two weeks later, on 29 November 2011, members requested that the second meeting for the year be held in November 2012. The meeting currently programmed for 11 September 2012 will therefore need to be rescheduled.

**3. EXECUTIVE SUMMARY**

Due to the fact that members would prefer the second meeting for the year to be held in November, agreement on a new date is now sought from members.