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# **NGATI WHAKAUE GIFTED RESERVES PROTOCOL MEETING**

## **AGENDA**

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**30 APRIL 2009 AT 2:00PM**

**To be held in Committee Room 1,  
Rotorua District Council**



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  
Friday 30 April 2009 at 2pm

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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		

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7.	TRESPASS NOTICES PROCESS FOR PARKS VERBAL REPORT BY CHARLES ROBERTS AND/OR GARRY PAGE	
8.	ROTORUA COMMUNITY YOUTH CENTRE TRUST BUILDING REFURBISHMENT AT TE NGAE ROAD – VERBAL REPORT	
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10.	GENERAL BUSINESS	

P Guerin  
Chief Executive

File Number 60-12-270\02

ROTORUA DISTRICT COUNCIL

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

This Committee met on 26 November 2008 at 9:30am in Committee Room 1, Rotorua District Council

Present: Mayor K Winters, Chairperson  
Cr C Sturt, J Powell (Property Manager, Hulton Patchell), Murray Patchell, S Harris,  
A Wilson

Officers Present: Peter Guerin, Chief Executive; Charles Roberts, Director Community Services; Mauriora Kingi, Director Kaupapa Maori; Jean-Paul Gaston; Director Corporate Services; Garry Page, Manager Parks and Recreation; Peter Dine, Works Manager; Eric Haycock, Parks Assets/Planning Manager; Carol Peden, Committee Administrator.

Apologies: Malcolm Short, David Rangitauira, Bishop Kingi, David Tapsell, Cr Maxwell.

1. **WELCOME**

The Chairperson, Mayor Winters, welcomed everyone present, and gave a special welcome to presenters Mr Martin Bryant and Mr Graeme McEndoe from Wellington.

2. **APOLOGIES**

**RESOLVED**

Mr Wilson        )  
Cr Sturt            )     *That apologies be accepted from Mr Malcolm Short, Mr David Rangitauira, Bishop Kingi, Mr David Tapsell, and Cr Maxwell.*

CARRIED

3. **PREVIOUS MINUTES – 26 JUNE 2008**

**RESOLVED**

Mr Wilson        )  
Cr Sturt            )     *That the minutes of the meeting on 26 June 2008 be accepted as a true and correct record.*

CARRIED

4. **MATTERS ARISING FROM THE MINUTES**

None.

5. **PRESENTATION – LAKEFRONT DEVELOPMENT**

Mr Bryant gave a Powerpoint presentation on the lakefront development proposals.

Mr McEndoe then spoke about the Wellington Waterfront as an example of other waterfront developments. He emphasised the need for attention to detail: good quality paving or sealing, lighting, and good design. He explained how Auckland and Wellington waterfront developers had involved both the local council and private stakeholders working together.

**Attendance:** Mayor Winters left the meeting at 10:05am, and Cr Sturt took the chair in his absence.

It was acknowledged that Council would have to lead the way in any development proposals, working in tandem with others, particularly Pukeroa Oruawhata Trust and Ngati Whakaue.

Mr Wilson and Mr Harris voiced their support and enthusiasm for development of the lakefront, which would benefit both local residents and visitors to Rotorua.

Mr Roberts commented that a network of interested parties now needed to be established. Mr Guerin said that Council staff who were experienced in similar projects would now be consulted for their ideas.

Mr Patchell added that a process was now needed to work through consent processes, planning margin costs, rating issues, and so on. He informed the meeting that the land which had been committed to QE Health Trust would be back under Pukeroa Oruawhata Trust control in a year or two.

Mauriora Kingi said the culture and history of the different areas around the lakefront needed to be recognized in the development.

Process to date:

- Mr Guerin acknowledged the work that had been done by the consultants who had been engaged by RDC; and
- Staff at RDC would now work with consultants to work collaboratively on a way forward.

Cr Sturt moved a motion "*That 2 representatives from Ngati Whakaue and 2 from RDC be nominated to form a working party*". The motion lapsed through want of a seconder.

The way forward:

Mr Bryant suggested:

- The need to organise a structure between Pukeroa Oruawhata Trust and Rotorua District Council;
- That a framework plan be developed. He said this could happen at the same time as the development of the structure, or for a structure to be developed over the next 6 months first, and then a framework plan developed.

**RESOLVED**

- |           |   |           |  |
|-----------|---|-----------|--|
| Cr Sturt  | ) | <b>1/</b> | <b><i>The presentation of the lakefront development be received; and</i></b>   |
| Mr Wilson | ) | <b>2/</b> | <b><i>That Rotorua District Council staff be engaged in a joint approach to work on a structure plan to consider lakefront development proposal.</i></b> |

CARRIED

## 6. LAND ISSUES – ROAD PROJECTS

Peter Dine spoke about some roading projects to be considered under the LTCCP, which involved Pukeroa Oruawhata land and some unused road reserve which he suggested could be swapped.

Mr John Powell commented that 31 Te Ngae Road would have a problem if they were not able to be accessed off the highway.

Mr Patchell tabled a map showing an area of land at the end of Pererika Street that Pukeroa Oruawhata Trust (POT) would prefer to swap, and it was proposed that further discussions would be held in the near future with Ngati Whakaue and POT to develop a comprehensive agreement.

## 7. OHINEMUTU ROADS

Mauriora Kingi said a meeting was going to be held on Wednesday 10 December at Te Ao Marama to discuss traffic management issues and a possible entranceway into Ohinemutu (this meeting was later re-scheduled to Tamatekapua Marae on 15 December). Mr Dine clarified that Council were looking at traffic management within Ohinemutu Village, and particularly access to and from Lake Road, and would continue to consult with residents on the issues involved.

Mr Patchell commented that where the proposed site of the new enhanced entranceway could create a problem for a new hotel development that POT was working on currently, which would create problems with noise.

### **RESOLVED**

Mr Harris            )  
Mr Wilson            )        ***That the report titled 'Ohinemutu Roads' be received and the contents noted.***

CARRIED

## 8. GENERAL BUSINESS

### Geothermal update

Mr Wilson updated the meeting on tentative plans for the development of geothermal power in Rotorua:

- A small plant at Ohinemutu with a shallow bore, aiming for 2mg watt plant, which would fit into a small garage-sized building. It was hoped this would become part of a tourist attraction;
- There was a second site further down Ariariterangi Street, near Mitchells, where another bore could be put down;
- There was also a possible QE site.

The Chief Executive, Mr Guerin, commented that Council had 5 consents for low-volume bores to be sited at the Museum and Nursery. Council planned to eventually be self-sufficient by using geothermal power.

It was suggested that Messrs Wilson and Short organize a meeting with Mr Guerin to discuss their proposals.

### **YWCA update**

Charles Roberts said that Council had been negotiating with YWCA for the purchase of the building. There were plans to upgrade the building and eventually extend it. Council had agreed to provide up to \$500,000 provided the Rotorua Youth Centre Trust could raise 50% of the funding.

Negotiations were still underway.

### **Traffic Assessment for Rotorua Hospital Block, dated March 2007**

Mr Guerin clarified that was to do with safety assessment for Rotorua Primary School. He said the solution would be a '4-legged roundabout' at the intersection of Ranolf Street and Arawa Street. There were some issues such as the need for Hospital landowner approval, and the use of DOC reserve land.

### **District Plan Review**

Council Staff had offered to meet with Pukeroa Oruawhata Trust to give a more in-depth analysis, but a meeting had not yet been set. Council staff would follow this up.

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Meeting closed at 11:20am

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## **ROTORUA LAKEFRONT DEVELOPMENT CONCEPT PLAN**

### **Background**

In December 2007, Wraight and Associates (Landscape Architects), in collaboration with Athfield Architects, Assembly Architects, Graeme McIndoe (Urban Designer), Natural Textures (Ecologists), Tonkin & Taylor (Environmental Engineers), GNS (Volcanologists), Stafford Group (Economists) and Davis Langdon (Quantity Surveyors), were engaged by Rotorua District Council to provide master-planning and concept design as part of the Rotorua Lakefront Development project.

Rotorua District Council has identified the Lakefront as an important component of the upgrade of the city.

Catalysts that have driven this decision are:

- The city centre of Rotorua has been the subject of intensive planning, which has resulted in upgrades to Tutanekai Street and the City Focus. Planning for the CBD recognises the need to enhance the Lakefront as a key feature of the city.
- Rotorua remains one of the most popular destinations for tourism in New Zealand. Tourist population increases by 3% every year, and has the potential to increase at greater rates when the International Airport project is active with Trans-Tasman flights.
- A worldwide movement to take advantage of urban waterfronts is occurring and Rotorua has an opportunity to maintain a par with other cities and develop its own unique waterfront environment and experience.
- Basic facilities at the Lakefront are in need of upgrade to meet demand. This presents an opportunity to reassess the layout and type of facilities at the Lakefront.
- Commercial leases on the Lakefront are approaching renewal, which can be renegotiated so that they may contribute financially to physical improvements.

In 2007 Council agreed to proceed with this new study and identified the following objectives for the master plan and concept design:

- To build on the special and distinctive characteristics of the Lakefront site and its relationship with the CBD;
- To have an activity focus that will perhaps be more urban in character when compared to the more natural landscapes which are evident in the Motutara and Sulphur Point areas of the wider Lakefront area;
- To relate to and complement the adjacent Ohinemutu and Sulphur Bay areas;
- To consider with care all existing site features. While some may be retained and / or relocated there are none that must be retained; and
- To explore opportunities to enhance the connection and relationship between the Lakefront Reserve and the CBD.

### **Purpose**

The purpose of the Rotorua Lakefront Development Concept Plan is to develop a 50 year vision for the Lakefront in order to initiate thinking, planning and execution of redevelopment.

The vision promises:

- To create a vibrant and cohesive focal point and recreational feature focussed on the Lakefront area with direct and integrated linkages to the central city and other adjacent areas in accordance with good urban design principles;

- To acknowledge the cultural, social and environmental context of the area and, as appropriate, capitalise on Te Arawa's relationship with land, water, and thermal opportunities as a point of difference;
- To reinforce and facilitate a tourism / visitor focus to the area providing year round interest and activity both during the day and at night;
- To provide opportunities for private and public partnerships in the development and management of appropriate activities; and
- To maximise cultural, economic, recreational and environmental benefits and to minimise potential adverse effects.

The activities on the reserve are governed by the District Plan which identifies the site as Reserve A.

Rotorua Township Reserves Management Plan 2006 outlines objectives and policies for the Lakefront Reserve / War Memorial Park. While these are generally in keeping with the objectives of this project, some of the detailed policies will need to be redrawn, once the final master plan is adopted.

There is a Treaty Claim (Wai 410) on the Lakefront block which includes part of the Lakefront Reserve near the Soundshell.

### **Consultation**

Consultation has been ongoing since 2006 with both the general public (inviting ideas for the lakefront), and with key stakeholders, who include: local Iwi, (Ngati Whakauae, Pukeroa Oruawhata Trust, Ngati Hurungi-te-Rangi), QE hospital trustees, Environment Bay of Plenty, local tourism operators, developers, business groups and current concessionaires at the Lakefront.

The consultation up to 20 February 2006 produced the following common themes.

### **Vision**

- That the 50 year vision is realistic, supported and planned for.
- That the redevelopment seek to establish (or rebrand) Rotorua as New Zealand's premier tourist / visitor destination.
- That the development has a particular tourist / visitor focus, providing interest and activity both during day and night.
- That the development seeks to facilitate and integrate the commercial / retail area with the Lakefront both in physical and visual terms.

### **Process**

- There was widespread support for the development of the Lakefront Reserve area.
- The redevelopment should occur as soon as possible and be fully implemented with haste.
- That ratepayer funding is not feasible or realistic as a means of financing the redevelopment.
- That opportunities for public and private participation (including entrepreneurial and innovative opportunities) be fully explored and utilized as appropriate.
- That consideration be given to including Ohinemutu in the study area.
- Major stakeholders want to participate in all aspects and levels of the concept and design development process.



## **Design**

- That the redevelopment should be creative and not constrained by what currently exists or is perceived to be the existing design framework.
- That the design process not be unduly constrained at this stage by RMA issues, cultural, social, ecological or tenure considerations.
- That natural processes, in particular lake flows and sediment issue relative to the Utuhina Stream be considered within the redevelopment concept.
- That the use of thermal water be explored as a theme and “point of difference” and focal feature for the development.
- That the Lakefront Redevelopment includes the area to the north of Queen’s Drive with the major focus being on the Lakefront Reserve area itself.

Once the draft concept has been adopted, a Consultation Plan will be finalised that focuses on:

- Achieving reasonable levels of public awareness about the broad proposals for the Lakefront area.
- Generating feedback/submissions on the vision for the area.
- Securing community support to proceed to the next phase.
- Targeting a variety of audiences including general public, Maori, lakefront users, commercial operators, special interest groups.
- Utilising a mix of consultation tactics including media advertising, District News article/s, media releases, online website information, speaking to special interest groups, direct mail to identified interested parties.
- Undertaking consultation during May/June 2009.

Garry Page  
Parks and Recreation Manager  
14 April 2009

**From:** Belinda Studholme [mailto:Belinda.Studholme@envbop.govt.nz]  
**Sent:** Wednesday, 25 February 2009 12:36 p.m.  
**To:** Garry Page  
**Subject:** RE: Privately owned jetties on the waterfront

1. Hi Gary,

FYI. This is the condition we are including in the Lakefront renewal consents.

2. **Review of Conditions**

The Bay of Plenty Regional Council may, at any time within the term of this consent, in the event that the proposed Rotorua Lakefront Development progresses, serve notice on the permit holder under section 128(1)(a)(iii) of the Resource Management Act 1991 of its intention to review the conditions of this consent. This review is for the purpose of ensuring that this structure is consistent with the final plans for the Rotorua Lakefront Development in the event that they are implemented within the term of this consent. This review is as agreed by the consent holder, the Regional Council and Te Arawa Lakes Trust, Land Information New Zealand and Rotorua District Council prior to this consent being issued.

**Belinda Studholme** | Consents Officer|

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**From:** Garry Page [mailto:Garry.Page@rdc.govt.nz]  
**Sent:** Monday, 23 February 2009 4:54 p.m.  
**To:** Belinda Studholme  
**Subject:** RE: Privately owned jetties on the waterfront

Hi Belinda

Tomorrow we have a meeting of our Lakefront Development Project Team including our Chief Executive where I would like to raise & discuss your Resource Consent renewals & how it fits in with our plans and how important we see your timing tying in with our proposals.

If OK I can get back to you on Wednesday with what RDC's stance will be.

**Garry Page**

Parks & Recreation Manager  
Rotorua District Council

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**From:** Belinda Studholme [mailto:Belinda.Studholme@envbop.govt.nz]  
**Sent:** Monday, 23 February 2009 9:08 a.m.  
**To:** Garry Page  
**Subject:** Privately owned jetties on the waterfront

Hi Gary,

Did you get a chance to discuss further the expiry date for consents for privately owned jetties on the Rotorua waterfront. Can you let me know what you decided and send me a note to that effect.

If you are uncomfortable with it being any later than 2011 then we'll stick with that.

Cheers  
Belinda

**Belinda Studholme** | Consents Officer | Environment Bay of Plenty | 5 Quay Street, Whakatane, 3120 New Zealand | Ph: 0800 368 267 | DD: 0800 368 288 Extn: 9470 | Web: [www.envbop.govt.nz](http://www.envbop.govt.nz)