

60-12-270\02



**NGATI WHAKAUE GIFTED RESERVES  
PROTOCOL MEETING**

Meeting between Pukeroa Oruawhata Trust and Rotorua District Council  
to be held in Committee Room 1, Rotorua District Council  
on Monday 11 March 2013 at 10:00am

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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 J Aratema	Mr A Wilson Mr M Short
Quorum:	6		

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## AGENDA

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P Guerin  
Chief Executive

60-12-270\02

ROTORUA DISTRICT COUNCIL

**MINUTES OF NGATI WHAKAUE GIFTED RESERVES PROTOCOL MEETING**  
**HELD THURSDAY 11 SEPTEMBER 2012 AT 10:30AM**  
**IN COUNCIL CHAMBER, ROTORUA DISTRICT COUNCIL**

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

**APOLOGIES:** D Tapsell, P Guerin, P Kingi

**STAFF PRESENT:** M Kingi, Director Kaupapa Maori; G Page, Parks & Recreation Manager; R Atkinson, Parks Asset and Planning Manager; J Barham, Landscape Architect; N Dallimore, Manager, Economic Projects; Y Van Vliet, Shared Services Administrator.

His Worship the Mayor welcomed everyone to the meeting. A karakia was given by Mr Kingi.

His Worship the Mayor asked that D Rangitauira's name be removed as a Trustee of Pukeroa Oruawhata Trust representative and replaced with Mr Jackie Aratema.

1. **APOLOGIES**

**Resolved**

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

**CARRIED**

2. **MINUTES OF THE PREVIOUS MEETING**

**Resolved**

Cr Donaldson     )    ***That the minutes of the previous meeting held on 10 May 2012 be confirmed as***  
Mr Wilson         )    ***a true and correct record, subject to the following corrections:***

- ***Resolution 2 relating to the "Government Gardens Promotion and Signage Guidelines" to read as follows:***

***"That the Ngati Whakaue Gifted Reserves Protocol Committee support the development of the Government Gardens Promotion and Signage Guidelines."***

- **Resolution 1 relating to “Ngati Whakaue Request for Return of Land” to read as follows:**

***“That the Ngati Whakaue Gifted Reserves Protocol Committee acknowledges that Pukeroa Oruawhata Trust’s long term objective is for the land at Centennial Park Thermal Holiday Camp to be returned to Pukeroa Oruawhata Trust.”***

- **Resolution 2 relating to “Ngati Whakaue Request for Return of Land” to read as follows:**

***“That the Ngati Whakaue Gifted Reserves Protocol Committee endorses the current co-management of all gifted reserves.”***

- **Resolution 3 relating to “Lease Alterations on Gifted Reserves – Tamaki Tours Ltd, Koa Ora Club” to read as follows:**

**3A**      ***That the Orchid House, northern section be retained and released subject to the building being up to standard; and***

**3B**      ***That the Orchid House, southern side be demolished.”***

CARRIED

### 3. MATTERS ARISING FROM PREVIOUS MINUTES

#### 3.1 FLOATING WETLAND APPROVAL

His Worship the Mayor informed members that a formal blessing would be held once the “Floating Wetland” had been completed, with all members being invited and also the Coastguard. Mr Kingi added that, after a discussion with Mr A Pirika, representatives of Ngati Uenukukopako were also to be invited to this ceremony.

#### 3.2 TE RUNANGA TEAROOMS

His Worship the Mayor advised members that ‘expressions of interest’ for the sale of food and beverage from the Te Runanga Tearooms area had been insufficient so Council had resolved that the ‘Tearooms’ would continue to be available for private hire.

#### 3.2 DATES OF MEETINGS

Mr Patchell stated that he thought this meeting was to be held in November. His Worship the Mayor replied that Council tried to co-ordinate all these meetings in March and September.

- #### 3.3
- Mr Harris questioned the difference between the Protocol meetings and Memorandum of Understanding (MOU) meetings. Mr Kingi explained that the MOU meetings were between Rotorua District Council and the hapu who look after their own individual rohe.

#### 3.4 POTENTIAL PURCHASE OF THERMAL MOTOR CAMP LEASE BY WAIARIKI INSTITUTE OF TECHNOLOGY

Mr Atkinson informed members that the consultants will present the draft plan wanting once it was completed. A map was displayed which showed the area involved in this proposal.

His Worship the Mayor explained the “apprentice programme” that Waiariki Institute of Technology was hoping to proceed with, i.e. transportable homes built on site, then sold, with proceeds given to charity. Supplies and labour would be donated.

Mr Wilson stated that Ngati Whakaue Gifted Reserves Protocol Committee had not been informed about this proposal and that it was in direct opposition/competition with Ngati Whakaue’s (Tumahourangi Trust) trade training programme. After some discussion it was agreed that His Worship the Mayor would ask Sue Gunn to contact Murray Patchell (Pukeroa Oruawhata Trust) directly to discuss this matter (Attachment 1).

Cr Donaldson advised that Waiariki Institute of Technology were in discussions with Red Stag regarding the possible restoration of some old pump houses which were in the vicinity of the new cycleway. It was noted that discussions needed to be had with Pukeroa Oruawhata Trust before any work commenced.

#### 4. ROTORUA LAKEFRONT DEVELOPMENT FRAMEWORK

Mr Barham spoke to an updated PowerPoint presentation titled “Rotorua Lakefront Development Framework” (Attachment 2).

Mr Wilson commented that the consultants had kept them up-to-date on this project. He also referred to a visit to Queenstown that members of Pukeroa Oruawhata Trust had taken, visiting and observing how councils in that area have the ability/flexibility to ‘change plans’ and emphasised the need to discuss this with Rotorua District Council (RDC).

Mr Page responded by saying that RDC needed to sit down with Pukeroa Oruawhata Trust members and negotiate how to get through the process and how an agreement could be reached before any further progress could be made.

#### Resolved

Cr Maxwell        )    **1.    That the report ‘Rotorua Lakefront Development Framework’ be received**  
Mr Harris         )    **and contents noted.**

Cr Donaldson     )    **2.    That Rotorua District Council staff, Pukeroa Oruawhata Trust**  
Mr Wilson        )    **consultants, and Te Arawa Lakes Trust consult with each other and**  
                          )    **bring back recommendations to this committee on March 2013.**

CARRIED

#### 5. PARKS POLICY REVIEW

Mr Atkinson overviewed the “Draft Public Lake Structures Policy”, “Draft Public Open Space Design Policy”, “Draft Public Toilet Policy”, “Sports Grounds and Facilities Policy” and the “Submission Form”, bringing members up-to-date with these policies.

Mr Atkinson and Mr Page explained that public lake structures, sportsfields and public toilets were classified under ‘Tiers 1-5’ and explained what the different tiers meant. Mr Harris asked that the definitions of these tiers be documented so that members and the general public could understand them.

Mr Harris commented that there was no information regarding the control of what was being put into the lakes from crafts using the lakes. Cr Donaldson replied that this was the regional council’s responsibility. Mr Page added that RDC was looking into developing a policy for this but needed to make sure that it did not conflict with the regional council’s policy.

**Resolved**

Mr Wilson            )     ***That the report "Park's Policy Review" be received and the contents noted.***  
Cr Donaldson        )

CARRIED

6. COUNCIL'S CAPITAL WORKS PROGRAMME 2013

His Worship the Mayor overviewed this report, which provided an update of Council's capital works programme for the 2012/2013 year.

**Resolved**

Mr Short             )     ***That the report "Council's Capital Works Programme 2013" be received and***  
Mr Wilson           )     ***contents noted.***

CARRIED

7. SPRINKLING OF ASHES ON GIFTED RESERVES

Mr Kingi informed members that in the past he had been approached by different families regarding the sprinkling of ashes on public/gifted reserves, including the Government Gardens, Hospital Hill, Lakefront, Redwoods, lakes, Reserves (including Linton Park/Kuirau Park), and the Stadium. As these places were not an urupa, which was the right place to put ashes, he was not prepared to give permission for this, but he was aware that people were still doing it. He then explained 'wahi tapu' and commented that, in terms of RDC's tikanga, and in conjunction with Ngati Whakaue, there may be a need to develop a policy to control this. Mr Page stated that Council could make reference to this in the Cemeteries and Crematorium Policy which was due out in the near future.

**Resolved**

Mr Wilson            )     ***That the consensus of the Ngati Whakaue Gifted Reserves Protocol Committee***  
Mr Maxwell         )     ***is that they do not condone the sprinkling of ashes on gifted reserves.***

CARRIED

8. EARTHQUAKE POLICY

Mr Patchell asked if information regarding building structures on gifted reserves would be brought back to this Committee once engineering integrity had been reviewed. His Worship the Mayor confirmed this would be the case.

9. NEXT MEETING

Committee members would be notified of the confirmed date for March 2013.

The meeting concluded with a karakia by Mr Kingi.

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The meeting closed at 12:10 pm

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## Yvette Van Vliet

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**From:** Kevin Winters  
**Sent:** Tuesday, 11 September 2012 2:54 p.m.  
**To:** Yvette Van Vliet  
**Subject:** FW: Proposed venture on Thermal Park land on Old Taupo Road

FYI

For the minutes of NWGRPC

Kevin W

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**From:** Kevin Winters  
**Sent:** Tuesday, 11 September 2012 2:53 p.m.  
**To:** 'Sue Gunn'  
**Cc:** 'Murray Patchell'  
**Subject:** Proposed venture on Thermal Park land on Old Taupo Road

Hi Sue

I had discussions at the Ngati Whakaue Gifted Reserves Protocol Committee (NWGRPC) today, regarding your Building Venture to build 5 houses on the Thermal Park Land as part of your new leasing arrangements using students from Waiariki I of T and selling off the homes and funds going to charity.

RDC has a joint management agreement with NWGRPC to jointly manage all the land under the Gifted Reserves Protocol.

I mention Waiariki's intention and other members were concerned that they knew nothing about it

So you will need to contact Murray Patchell to get permission from Pukeroa Oruawhata Trust as well

Kevin W

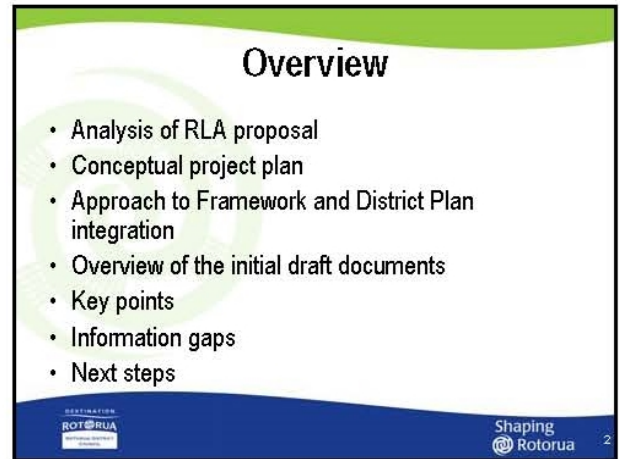


**Rotorua Lakefront Development**

Project update: Framework and District Plan integration

DESTINATION  
ROTORUA  
Shaping Rotorua

1

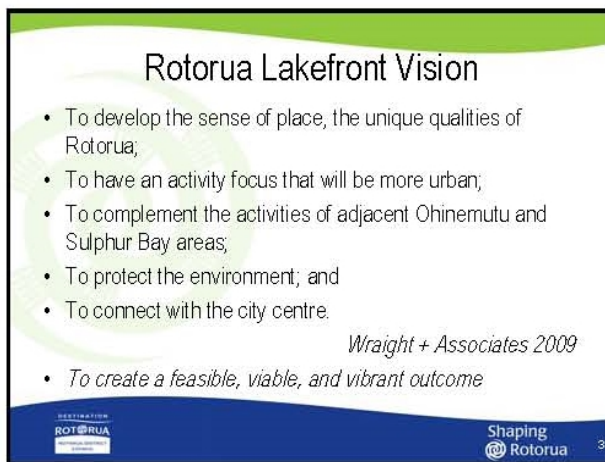


**Overview**

- Analysis of RLA proposal
- Conceptual project plan
- Approach to Framework and District Plan integration
- Overview of the initial draft documents
- Key points
- Information gaps
- Next steps

DESTINATION  
ROTORUA  
Shaping Rotorua

2



**Rotorua Lakefront Vision**

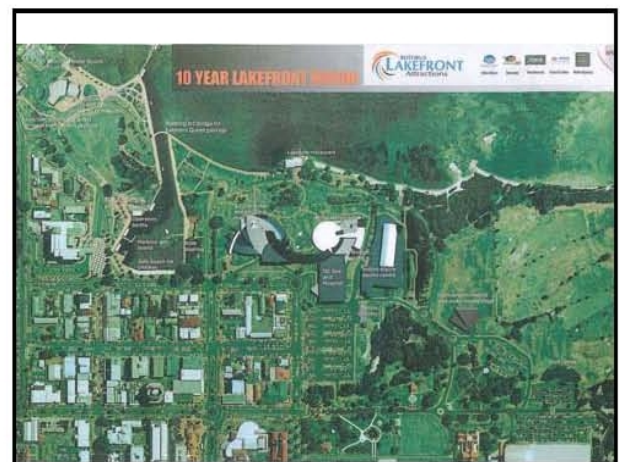
- To develop the sense of place, the unique qualities of Rotorua;
- To have an activity focus that will be more urban;
- To complement the activities of adjacent Ohinemutu and Sulphur Bay areas;
- To protect the environment; and
- To connect with the city centre.

*Wright + Associates 2009*

- *To create a feasible, viable, and vibrant outcome*



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Shaping Rotorua

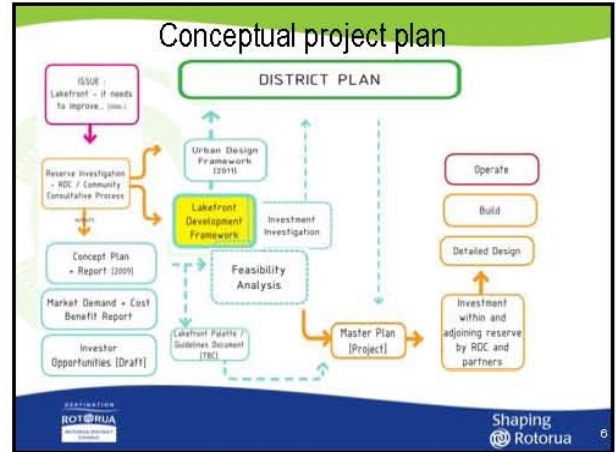
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### Analysis of RLA proposal

- \$36,352,000.00 (40% more)
- Minor opportunities for public and private partnerships
- Minor change from existing attractions
- Inner lake expensive to manage
- Reduced capacity for events
- Does not address Lakefront
- Addresses Lake to City only
- Major risks for Council



5



### Approach to Framework and D.P. integration

- Understand the vision
- Framework vs. District Plan
- Identify guidelines and requirements
- Identify building envelopes
- Enable development



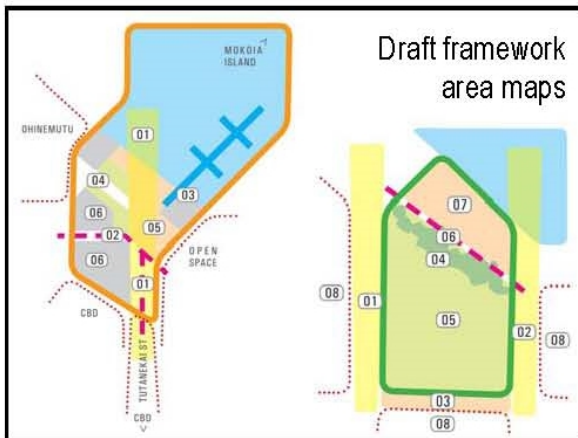


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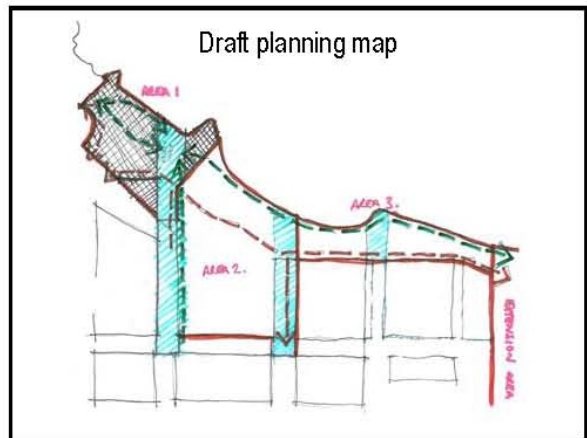




Figure 2.1 - Lakeland Precinct and Framework Extension



Draft framework  
area maps



Draft planning map

### Key points

- Opportunities to activate Lakefront
- Some restrictions
- Areas 1 and 2 consistent with the Concept Plan
- Village Green protected
- PLHL aspirations for QE site being provided for
- Provision for northern Government Gardens (Motutara Point)



13

### Information gaps

- Aspirations of partners
- Commercial understanding
- Detail of PLHL's development plans
- Feasibility of proposals



14

### Conceptual project plan




Figure 1.1 - Projects and process.



15

### Next steps

- Investment opportunities
- Collaborate with partners
- Assess the feasibility and viability
- Master Plan (may evolve)



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ROTORUA DISTRICT COUNCIL

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

**PROPOSED THERMAL MOTOR CAMP DEVELOPMENTS**

**Report prepared by:** Robert Atkinson – Parks Assets and Planning Manager

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

**Report approved by:** Andy Bell – Group Manager, Infrastructure Services

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1. **PURPOSE**

The purpose of this report is to bring members upto date with discussions and development plans that the Waiariki Institute of Technology have for the Thermal Motor Camp area at Centennial Park.

2. **RECOMMENDATION 1**

2.1 **THAT THE REPORT “PROPOSED THERMAL MOTOR CAMP DEVELOPMENTS” BE RECEIVED AND CONTENTS NOTED.**

2.2 **THAT THE COMMITTEE RESOLVES TO ENDORSE THE FIRST STAGE OF DEVELOPMENT AS DETAILED WITHIN THE REPORT.**

3. **EXECUTIVE SUMMARY**

The Waiariki Institute of Technology are proposing to carry out improvements to the Thermal Motor Camp lease area that will enable the institute to realise its aspirations for the area.

- A summary of the works proposed is listed below:
- Maintain existing motor camp facilities including cabins and camping & café facilities etc
- Provide short term accommodation in lodge and cabins for students and tutors
- Provide sports fields and courts for students and the community to use
- Improve flow between student accommodation and campus
- Maintain pedestrian access across entire holiday park site with restricted vehicle access for students (student access var Waiariki preferred)
- Increase car parking facilities for campus, Holiday Park and playing field use.
- Develop a property wide sustainable refuse and recycling management centre.

4. **BACKGROUND**

On the 1<sup>st</sup> May 2012 Waiariki Institute of Technology took over the lease for the Thermal Motor Camp next door. This is with the view of providing student accommodation within an area of the motor camp and recreational facilities that the institute currently has no room for on the existing campus.

Discussions have been held between the institute and Council over the proposals. There are three stages to the initial set of developments that will enable the institute to meet their aspirations in purchasing the lease. There is some future development plans to construct self contained accommodation units and a new lodge on site.

The main activities for each of the stages are detailed below:

**Stage 1**

- Relocate 2 buildings to SW side of property to act as temporary offices (approx. 2 years) for Waiariki staff during the construction of the new Nursing and Health Studies building.

**Stage 2**

- New loop road around property with link into the Waiariki Campus
- New playing field and courts to upper property
- Form new parking areas to SW boundary

**Stage 3**

- Remove temporary office buildings
- Complete car park

The developments as proposed, in the Parks and Recreation assessment can only be for the improvement of not only the motor camp and their patrons but also provide a larger range of recreational opportunities for the general public.

There are two other developments that the Institute would like to complete on site given time. These are the construction of new self contained accommodation units to form the student village and the construction of a new lodge. At this stage however Council has made it clear that sign off on these two areas will not be given until more detailed planning has been completed.

5. **ATTACHMENTS**

Attachment 1 – Master plan Layout Proposal



## ROTORUA DISTRICT COUNCIL

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

### **PROPOSED CHANGES TO GIFTED RESERVES**

**Report prepared by:** Peter Dine, Works Manager and Garry Page, Manager Parks and Recreation

**Report approved by:** Andy Bell, Group Manager Infrastructure Services

#### 1. **PURPOSE**

To report on and seek support for proposed changes to the Gifted Reserves as a result of proposed changes to the Transport network from Lake Road through to Te Ngae Road.

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

2.1 **THAT THE REPORT "PROPOSED CHANGES TO GIFTED RESERVES" BE RECEIVED AND CONTENTS NOTED.**

2.2 **THAT THE COMMITTEE IN PRINCIPLE SUPPORT THE PROPOSED CHANGES TO THE GIFTED RESERVES AS SET OUT ON ROTORUA DISTRICT COUNCIL PLAN NO 12094 DATED MARCH 2013.**

#### 4. **BACKGROUND**

Long term planning of the transport network in and around the CBD from and in particular the Lake Road and Victoria Street Arterial projects impact on the Gifted Reserves. Both of these projects have been through a specific designation process so the land directly involved is designated in the District Plan for the purposes of future road.

The impact of the designation on the reserve land means that it is opportune to make some other changes to rationalise boundaries and amend current anomalies.

#### 5. **PROPOSED CHANGES**

a) **Land to vest as road**

This is the designated land in the District Plan.

b) **Land to swap**

The effect of the Victoria Street Arterial is that the current St John's Ambulance site has to be relocated. St John's have indicated a site further along Pererika Street will suit their needs. The present St John's site has special status which will be uplifted and the underlying parcel revert to Reserve. With the development of the trade central area by the Pukeroa Properties (No2) Ltd it is opportune to rationalise boundaries and swap land i.e.

- 1) Land currently forming part of the Gifted Reserve can accommodate the new St John's site and other developments associated with trade central.

- 2) Land currently held by Pukeroa Oruawhata Holdings Ltd (i.e. ex Rail corridor) be amalgamated with adjacent reserve. This provides for a more rational use of land.
- c) Road to vest as Reserve  
Surplus road reserve is available on Ranolf Street. It makes sense to have this vested as reserve. Longer term there may be more surplus road reserve further along Ranolf Street. Any work on Ranolf Street is however outside the current planning horizon and is best left for the future.
- d) Reserve to be vested as Private Land  
This is to correct one existing situation in Lake Road and another to provide improved access to the Holiday Park in Pukuatua Street.  
The section on Lake Road is where for many years a garage and driveway has been built on the Reserve. Whatever the origins of this if the Committee is willing the simplest solution would be to revoke the reserve status and sell the land involved to the existing property.

The other piece of land is in Pukuatua Street where access to the Holiday Park is too close to the corner. This will only get worse with time particularly when the Victoria Street Arterial is constructed i.e. it will not be deemed sale and potentially restricted to left in left out only. Some boundary adjustment to provide access further along Pukuatua Street to allow for all movements is the best solution.

## 6. ACTUAL CHANGES

This decision is for agreement in principle to changes to some of the gifted reserves. The actual form of these changes including timing, boundaries and status of the land will be undertaken at a later stage. The proposed St John's site for example could be under the administration of Pukeroa Oruawhata Trust or have land set aside separately by gazette notice administering rights to St John.

## 7. LEGISLATION

All land involved will be subject to the provisions of the Reserves Act. This will require public notification and hearings if necessary under the terms of a Protocol Agreement made between the Trust and the Council. In 1996, the parties agreed that the Council would not effect any changes of status in respect to any Gifted Reserve, or take steps to dispose or alienate them without first obtaining the consent in writing of the Trust, and that if the reserves should not be used for their original purpose, they should be returned to the Trust on behalf of Ngati Whakaue, unless there is agreement otherwise.

## 8. DECISION

A decision to make changes to these Reserves is the responsibility of this Committee.

## 9. ATTACHMENT

Attachment 1: Plan of proposed changes to Gifted Reserves

**Attachment 1: Plan of proposed changes to Gifted Reserves**

