



**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 Friday 6 December 2013 at 2pm

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Chairperson:	Mayor Chadwick		
Councillors and Trustees:	Cr Maxwell Mr S Harris Mr D Tapsell	Cr Sturt Mr P Kingi Mr J Aratema	Mr A Wilson Mr M Short
Quorum:	6		

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# AGENDA

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G Williams  
Chief Executive

60-12-270\02

ROTORUA DISTRICT COUNCIL

**MINUTES OF NGATI WHAKAUE GIFTED RESERVES PROTOCOL EXTRAORDINARY MEETING**  
**HELD MONDAY 28 JUNE 2013 AT 1.30PM**  
**IN COMMITTEE ROOM 1, ROTORUA DISTRICT COUNCIL**

PRESENT: Mayor Kevin Winters (Chairperson)  
Cr Trevor Maxwell, Rotorua District Council  
Cr Dave Donaldson, Rotorua District Council  
Mr Alec Wilson, Pukeroa Oruawhata Trust  
Mr Malcolm Short, Pukeroa Oruawhata Trust  
Mr Stuart Harris, Pukeroa Oruawhata Trust  
Mr Jackie Aratema, Pukeroa Oruawhata Trust

IN ATTENDANCE: Mr Murray Patchell, Hulton Patchell  
Mr Peter Faulkner, Hulton Patchell  
Mr Ken Kennedy, Waiariki Institute of Technology  
Claire Ngatai, Waiariki Institute of Technology  
Kathryn Bloor, Waiariki Institute of Technology  
Jackie Pittman, Waiariki Institute of Technology  
Tania Short, Rotorua Arts Village  
Kingi Biddle, Te Arawa Standing Committee  
Chris Farnsworth, NZTA  
Dave Kent, The Property Group  
Clare Abbiss, OPUS

APOLOGIES: Absent: David Tapsell  
Cr Maureen Waaka (due to illness)  
Mr Pihopa Kingi  
Professor Margaret Noble (CE Waiariki)

STAFF PRESENT: M Kingi, Director Kaupapa Maori  
A Bell, Group Manager, Infrastructure Services  
G Page, Parks & Recreation Manager  
R Atkinson, Parks Asset & Planning Manager  
K Thompson, Highways & Transport Planning Manager  
M Spijkerbosch, Community Arts Officer  
A Esler, Manager, Community Policy & Resources  
R Cray, Landscape Architect  
Y Van Vliet, Shared Services Administrator

His Worship the Mayor welcomed everyone to the meeting and invited Mr Mauriora Kingi to open the meeting with a karakia.

1. APOLOGIES

**Resolved**

Mr A Wilson ) ***That the apologies from Cr Maureen Waaka, Mr Pihopa Kingi and Professor***  
Cr Donaldson ) ***Margaret Noble be accepted.***

CARRIED

2. MINUTES OF THE PREVIOUS MEETING

**Resolved**

Cr Donaldson ) ***That the minutes of the previous meeting held on 11 March 2013 be confirmed***  
Mr A Wilson ) ***as a true and correct record.***

CARRIED

3. MATTERS ARISING FROM PREVIOUS MINUTES

None.

4. UPDATE ON PROPOSED THERMAL MOTOR CAMP DEVELOPMENTS

Ken Kennedy introduced Kathryn Bloor (Facilities Manager for Waiariki Institute of Technology), who spoke to a PowerPoint presentation titled 'Development of Rotorua Thermal Holiday Park' (Attachment 1).

Kathryn Bloor then introduced Claire Ngati, the Institute's new Park Property Manager. She also spoke to the presentation and provided an update on the Institute's progress so far, explaining what their main objectives are for the proposed new development of this land.

Stuart Harris raised the point that the Committee had already been informed of Waiariki's objectives for the development of this land. He also commented that it had been agreed at the last meeting that members would be given the opportunity to peruse the lease prior to today's extraordinary meeting, but this had not occurred.

Murray Patchell stated that he had discussed with Alec Wilson, Kathryn Bloor and Jackie Pittman the need for Ngati Whakaue to be more informed, but had only received further information a week prior to this meeting. He had also requested a copy of the lease. This prevented Ngati Whakaue from having an opportunity to discuss with Council any issues regarding the land and the lease itself.

After further discussion it was agreed that Committee members were all in favour of the proposed development with the exception of the land marked as "Community House Construction Area" (coloured grey on Attachment 1 page entitled "Plan of Redevelopment"), which is proposed to be used for a building site for the trade training students and would conflict with Ngati Whakaue's plans.

**Resolved**

- Mr A Wilson )  
Cr Donaldson )
1. ***That the report 'Update on Development Proposal – Rotorua Thermal Holiday Park' be received and contents noted.***
  2. ***This Committee resolves to seek further discussion from Waiariki Institute of Technology, Pukeroa Oruawhata and Rotorua District Council and the lease/developments as soon as possible.***
  3. ***If these negotiations are resolved at an earlier date then an earlier meeting be scheduled before September 2013.***

CARRIED



**Resolved**

Mr M Short        )    ***That the report "Impacts of New Zealand Transport Agency – Rotorua Eastern  
Mr A Wilson        )    Arterial" be received.***

CARRIED

7.    CHANGE OF DATE FOR SEPTEMBER MEETING

It was agreed that the date for the next Ngati Whakaue Gifted Reserve Protocol Committee meeting be scheduled for 23 September 2013 but will be scheduled for an earlier date if members of Waiariki Institute of Technology, Pukeroa Oruawhata Trust and Rotorua District Council are available to discuss the proposed Thermal Motor Camp developments.

Mr Jackie Aratema advised that members of Pukeroa Oruawhata Trust will not available during the first week in September.

**Resolved**

Mr J Aratema     )    ***1. That the report "Change of date for September meeting" be received and  
Mr A Wilson       )    the contents noted.***

***2. That the Committee resolves to move the next meeting to 23 September  
2013 at 1pm.***

CARRIED

The meeting concluded with a karakia by Cr Trevor Maxwell.

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The meeting closed at 3pm

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## Waiariki Institute of Technology

### Development of Rotorua Thermal Holiday Park

**YOUR STORY BEGINS HERE...** Rotorua, New Zealand 0800 924 274 [www.waiariki.ac.nz](http://www.waiariki.ac.nz)



#### PROPERTY OBJECTIVES

- Upgrade holiday park facilities: tent sites, cabins, café, recreational areas
- Develop sports field and courts for student and community use
- Student Accommodation
- Improve flow between student accommodation and campus
- Develop parking facilities for campus, holiday park and playing fields
- Develop sustainable refuse and recycling management centre.

**YOUR STORY BEGINS HERE...** Rotorua, New Zealand 0800 924 274 [www.waiariki.ac.nz](http://www.waiariki.ac.nz)





YOUR STORY BEGINS HERE... Rotorua, New Zealand 0800 924 274 www.waiariki.ac.nz



- Relocate Temporary Offices
- Student & Community Playing Fields
- Link Road



YOUR STORY BEGINS HERE... Rotorua, New Zealand 0800 924 274 www.waiariki.ac.nz



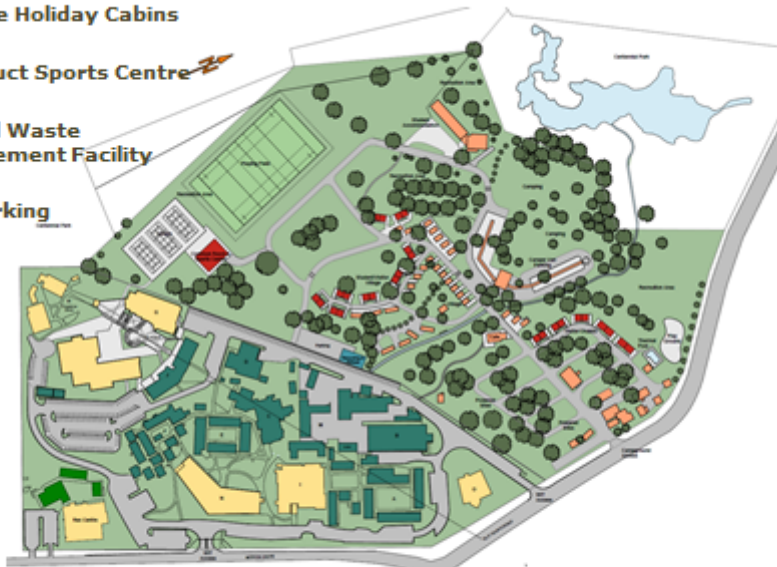
- Replace Holiday Cabins
- Construct Sports Centre
- Central Waste Management Facility



YOUR STORY BEGINS HERE... Rotorua, New Zealand 0800 924 274 www.waiariki.ac.nz



- Replace Holiday Cabins
- Construct Sports Centre
- Central Waste Management Facility
- Car Parking



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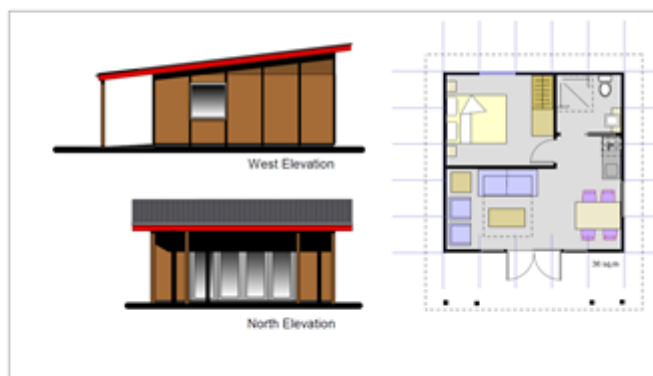
- **Additional Lodge**
- **Additional Parking**
- **Community House**
- **Additional Cabins**



YOUR STORY BEGINS HERE... Rotorua, New Zealand 0800 924 274 www.waiariki.ac.nz



- **Cabin Replacement**
- **Sustainable Principals**
- **Student Projects**
- **Compliment Park Surroundings**



YOUR STORY BEGINS HERE... Rotorua, New Zealand 0800 924 274 www.waiariki.ac.nz



## SOUTHERN GOVERNMENT GARDENS CONNECTIVITY PLAN



**Ngati Whakaue Gifted Reserves  
Protocol Extraordinary Meeting**





**SULPHUR LAKE (THE CASTING LAKE)**



- Artificial lakelet created circa 1908
- 20 loads rock, 4 tonnes cement
- Fed by overflow from Whangapipiro (Rachel Spring)
- Created for patients of nearby Sanatorium as an area of tranquility and convalescence
- Medium Heritage Value



- Limited viewpoints
- Established pathways halt abruptly



## Proposed Sculpture & Leisure Trail

- Southern Government Gardens  
PHASE 1



# Proposed Sculpture & Leisure Trail

- Southern Government Gardens

PHASE 1





- Establish & re-establish pathways
- Enhance the area aesthetically
- Increase awareness & visitation
- Sculpture trail – increased amenity value
  - promote local carvers
- Promote area of tranquility, contemplation

## Proposed Sculpture & Leisure Trail

- Southern Government Gardens  
PHASE 2





## *RAVE as a temporary event space*

*- Southern Government Gardens*







Attachment 3

***Position Statement of Ngati Hurunga te Rangi, Ngati Te Roro o Te Rangi, Ngati Uenukukopako and the Positive Rotorua Environmental Society***



We reject the designated route for the Rotorua Eastern Arterial.

This has been a consistent position of the three affected hapu, for decades. We are united in our opposition to the designated route and its irreversible negative impacts.

There are many grounds for our concerns.

- Cultural – the road will desecrate land that is of paramount cultural importance. It will destroy our taonga such as ngawha and puna, which the people of Ngapuna have used and maintained for generations. Important sites are also under threat at Owhatiura and Owhata. The road will cut us off from our wahi tapu and the natural resources which have sustained our hapu through the years. It will hinder movement to our marae and within our communities. Our whanau have lived on the whenua for hundreds of years. It is a taonga that our future generations have a right to live on as tangata whenua.
- Wairua – mana atua, mana tangata, mana whenua and mana wairua are vital. The decision to proceed with the designated route disrespects the mana and tapu of the land. Building the road will imbalance the mana and tapu, compromising the safety of the people in our local communities. Tapu is sacred and needs to be nourished; but when disrespected, it will have consequences.
- Environmental – the road will cut through ecologically significant land highly valued for its rare geothermal and wetland features. Tangata whenua are currently enhancing part of the land through a Biodiversity Land Management Programme in partnership with the Department of Conservation and the Ministry for the Environment. This programme aims to improve lake water quality by restoring a natural wetland filtration ecosystem.
- Social – papakainga within Ngapuna will be demolished, even though the District Plan states that Ngapuna is a culturally significant village. Rotorua residents who live near the designated route will be detrimentally affected. The community will suffer the negative effects of land loss.
- Safety – geothermal reservoirs and natural springs are characteristic of Ngapuna, 'Ngapuna' means the springs. Volatile, geothermal land is not a safe place to build a state highway.

- Economic – the designated route will cost more than the upgrade of Te Ngae Rd. It will also divert traffic away from businesses along Te Ngae Rd and it is questionable that it will deliver any benefits to the Rotorua economy. There will also be the economic impact of the loss of productive potential and capacity of the hapu.

It is clear that these issues were not fully considered when the New Zealand Transport Agency (NZTA) and Rotorua District Council (RDC) chose the designated route for the Rotorua Eastern Arterial. NZTA and RDC should upgrade Te Ngae Rd. It is an existing state highway, with scope to be expanded to four lanes. There is no need to build a new highway, when the current road can simply be improved.

We are frustrated with the lack of engagement by Rotorua District Council. The Council has not properly consulted with tangata whenua. The Council's decision to support the designated route was made following inadequate engagement and consideration of tangata whenua concerns. This has been a poor exercise of democratic processes. We welcome the upcoming audit of the Council's consultation processes with tangata whenua.

We are very disappointed that the New Zealand Transport Agency has not given sufficient weighting to the concerns outlined above. We question the process and substance of the decision to select the designated route as the preferred option for the Rotorua Eastern Arterial.

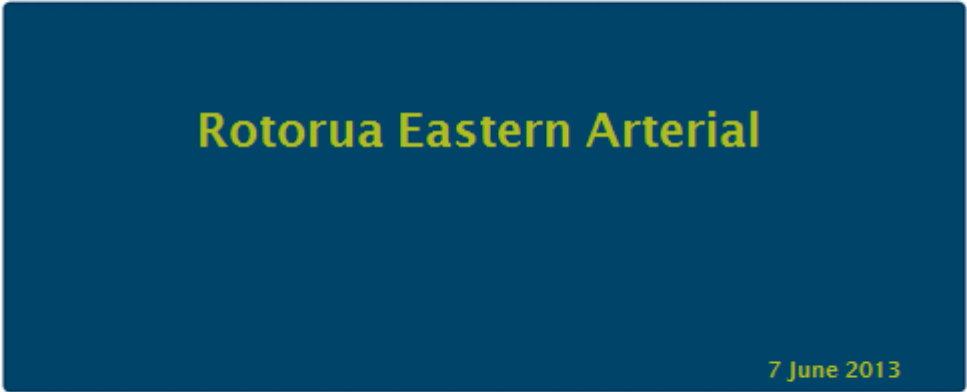
The development of Rotorua is critical to us. We are not against progress. *He iwi manaaki a Te Arawa*. Our tupuna gave much of our land for the establishment of Rotorua. We have built a worldwide reputation for tourism, hospitality and sharing our culture and natural resources. We support Rotorua's economic development and we believe that NZTA and RDC have chosen the wrong option.

We have suffered already under the Public Works Act, through the loss of the Whakarewarewa Forest and the land for the Rotorua Airport. We have had enough. We will not allow any more land to be taken.

The Rotorua Eastern Arterial designation must be removed, forever.

It is time for all mana to be restored, Te Arawa E TU.

Attachment 4



[New Zealand Government](#)

## Overview

- Regional strategy
- Project investigation
- Preferred option
- REA Alignment and Ngati Whakaue Gifted Reserve
- Next steps and timing for construction



[New Zealand Government](#)

## Regional Strategy\* and Project Objectives

The project is to contribute to an affordable, integrated, safe, responsive, and sustainable transport system by:

- *Facilitating the movement of freight and tourist traffic along the state highway network and between the CBD and the airport*
- *Providing a safe, efficient and reliable transport link through Rotorua's eastern suburbs*
- *Supporting managed growth in Rotorua's eastern suburbs and the wider central North Island and BoP region*
- *Providing for Lake Rotorua water quality protection and improvements*

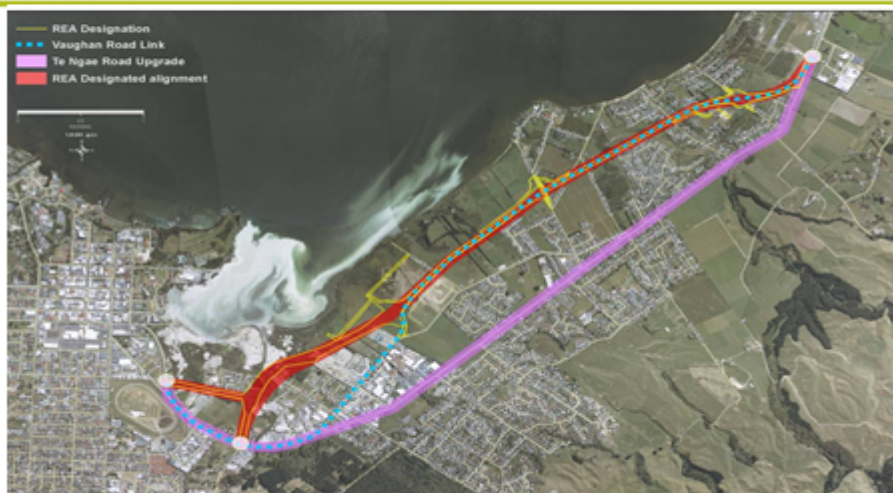
\*RINS 2012



NZ TRANSPORT AGENCY  
WAKA KOTAHĪ

New Zealand Government

## Project Investigation



NZ TRANSPORT AGENCY  
WAKA KOTAHĪ

New Zealand Government

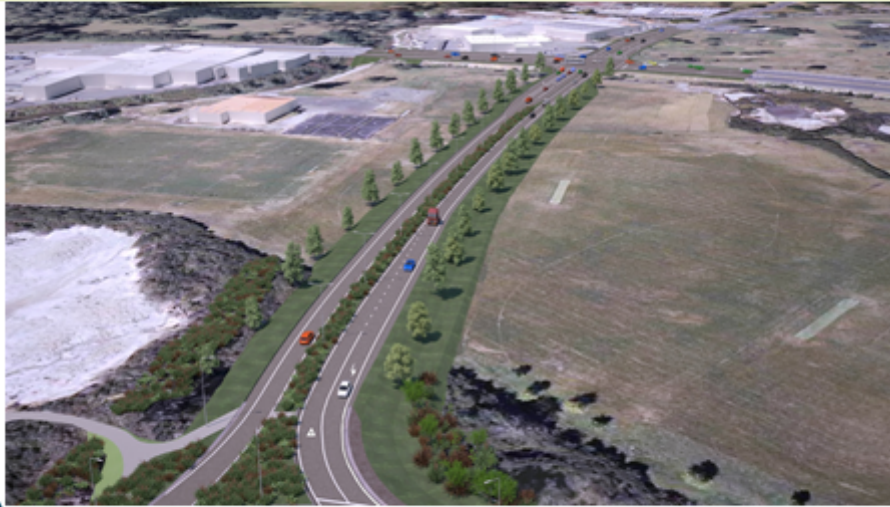
# Preferred Option



# REA Alignment and Ngati Whakaue Gifted Reserve

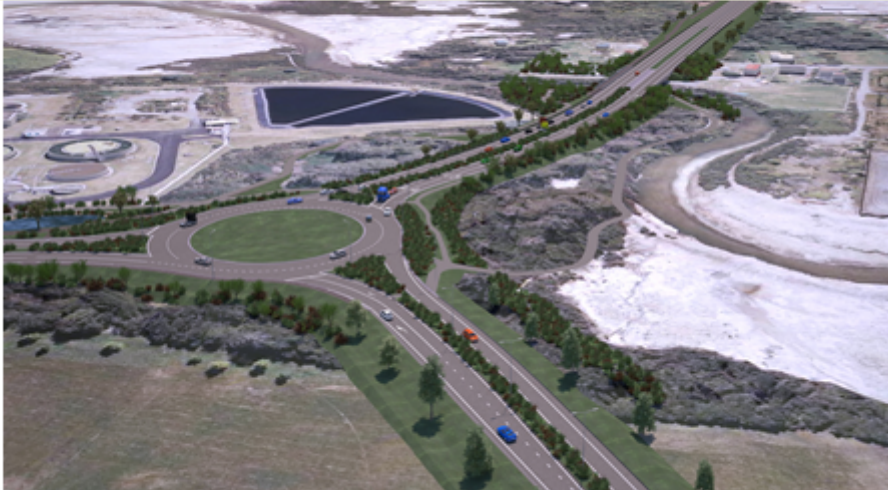


## 3d Image of Proposed Road Alignment



New Zealand Government

## 3d Image of Proposed Road Alignment



New Zealand Government





# Improvements required for the Rotorua Eastern Corridor

### Road and Transport Infrastructure Improvements for the Eastern Corridor *(from Draft Rotorua Eastern Corridor Plan)*

Land Use and Transport Integration	Demand Management	Freight Management
<ul style="list-style-type: none"> <li>Maintain reliable information on and forecasts of land use and traffic conditions</li> <li>Encourage appropriate land-use development</li> <li>Encourage residential development consistent with urban infrastructure forecasts</li> <li>Align commercial and service-related development with primary corridors in Eastern Corridor</li> <li>Encourage development and access to rural areas</li> </ul>	<ul style="list-style-type: none"> <li>Manage existing Toi Ngāroa Road corridor in a way that complements its future land-use/transport forecasts</li> <li>Provide an integrated corridor in the urban area for residential, office/business activities</li> <li>Develop proper legal road network to avoid local traffic on State Highway 30</li> <li>Accept some levels of access for local access</li> </ul>	<ul style="list-style-type: none"> <li>Support District Plan zoning, connectivity and densities</li> <li>Provide public and business local plans</li> <li>Encourage active modes and local infrastructure and investments in developments (e.g. Whareroa)</li> <li>Provide options for local priority of investment</li> <li>Localise bus stops to suit pedestrian connections and destinations</li> </ul>
<p><b>Local Area Studies - Passenger Transport, Pedestrians and Cycling</b></p> <p><b>Local Area Studies - Freight</b></p> <p><b>Local Area Studies - Safety</b></p> <p><b>Local Area Studies - Demand Management</b></p> <p><b>Local Area Studies - Freight</b></p> <p><b>Local Area Studies - Safety</b></p> <p><b>Local Area Studies - Demand Management</b></p>	<p><b>Local Area Studies - Passenger Transport, Pedestrians and Cycling</b></p> <p><b>Local Area Studies - Freight</b></p> <p><b>Local Area Studies - Safety</b></p> <p><b>Local Area Studies - Demand Management</b></p> <p><b>Local Area Studies - Freight</b></p> <p><b>Local Area Studies - Safety</b></p> <p><b>Local Area Studies - Demand Management</b></p>	<p><b>Local Area Studies - Passenger Transport, Pedestrians and Cycling</b></p> <p><b>Local Area Studies - Freight</b></p> <p><b>Local Area Studies - Safety</b></p> <p><b>Local Area Studies - Demand Management</b></p> <p><b>Local Area Studies - Freight</b></p> <p><b>Local Area Studies - Safety</b></p> <p><b>Local Area Studies - Demand Management</b></p>

Eastern Corridor Urban Area - Road and Sustainable Transport Infrastructure Improvements

Toi Ngāroa Road - Traffic Signal Upgrade	Toi Ngāroa Road - Traffic Signal Upgrade	Toi Ngāroa Road - Traffic Signal Upgrade	Toi Ngāroa Road - Traffic Signal Upgrade
<p><b>Toi Ngāroa Road - Traffic Signal Upgrade</b></p> <p>Purpose: Maintain safe access</p> <p>Cost: \$100K</p> <p>Condition precedent for 30% Leds in Whareroa Road time (20% of peak) 3rd party funding expected</p>	<p><b>Toi Ngāroa Road - Traffic Signal Upgrade</b></p> <p>Purpose: Maintain safe access</p> <p>Cost: \$100K</p> <p>Condition precedent for 30% Leds in Whareroa Road time (20% of peak) 3rd party funding expected</p>	<p><b>Toi Ngāroa Road - Traffic Signal Upgrade</b></p> <p>Purpose: Maintain safe access</p> <p>Cost: \$100K</p> <p>Condition precedent for 30% Leds in Whareroa Road time (20% of peak) 3rd party funding expected</p>	<p><b>Toi Ngāroa Road - Traffic Signal Upgrade</b></p> <p>Purpose: Maintain safe access</p> <p>Cost: \$100K</p> <p>Condition precedent for 30% Leds in Whareroa Road time (20% of peak) 3rd party funding expected</p>



New Zealand Government

File No: 60-12-270\02  
RDC-420081

## ROTORUA DISTRICT COUNCIL

The Mayor  
Members  
NGATI WHAKAUE GIFTED RESERVE PROTOCOL COMMITTEE

### **PROCESS FOR THE TRANSFER OF GIFTED RESERVE (PART CENTENNIAL PARK) BACK TO NGATI WHAKAUE**

**Report prepared by:** Robert Atkinson, Parks Asset 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 gain the support from members of the committee to initiate the process for the return of a portion of Centennial Park known as the Rotorua Thermal Holiday Park to Ngati Whakaue ownership.

#### 2. **RECOMMENDATIONS**

1. **That the report 'Process for the Transfer of Gifted Reserve (part Centennial Park) back to Ngati Whakaue' be received; and**
2. **That the Committee recommend to Council to commence the public consultation process to enable the land to be returned to Ngati Whakaue.**

#### 3. **BACKGROUND**

The land in question (Lot 1 DPS 61460 refer to attachment 1) was originally part of the Arikikapakapa block. This section of the block was managed by the Crown until 1947 when it was made part of the Rotorua Domain administered by the Rotorua Borough Council. The Arikikapakapa block was gifted by Ngati Whakaue to the people of Rotorua to be used as for recreation and education purposes. This section of Centennial Park forms part of the Gifted Reserves network and is governed by the Gifted Reserves Protocol Committee which has Ngati Whakaue and Rotorua District Council representation.

The motor camp was developed in the early 1950's and was further upgraded after approval of a new development plan in 1954 and the closure of the old municipal camping ground in Glenholme. The motor camp today is bordered by the Waiariki Institute of Technology to the south, Lake Tangatarua to the north, Old Taupo Road to the east and the remainder of Centennial Park to the west. The 12.1625 hectare camp grounds contains a mixture of tent, caravan and motor home sites with cabins, ablution and kitchen facilities, pools, shops, a catered lodge and caretakers cottage.

The Thermal Holiday Park is operated under a lease agreement with Council. The lease was purchased by the Waiariki Institute of Technology in 2012 with the understanding that a portion of the motor camp would be able to be used for student accommodation freeing up for public use when not required. They also have plans to develop a portion of the land as recreational sports fields for their use that can be used by the public

on the same basis. The purchase was made with the full agreement of Ngati Whakaue, both from a Gifted Reserves perspective and from their representation on the board of trustees for the Waiariki Institute of Technology. Ngati Whakaue now claim the use of the reserve has changed from the original intention for what it was gifted for and have requested the return of the land back to them as the original landowners.

The first stage to begin the process for this to occur is to get Council agreement to undertake the public consultation required to enable this transfer to occur.

The following steps may need to be undertaken to enable the hand back of the land to Ngati Whakaue.

- Public consultation to undertake the required processes to enable the transfer of land ownership for the Rotorua Holiday Park back to Ngati Whakaue.
- This may involve the requirement to remove the Reserve designation over this portion of the land before any transfer can be made.
- Amend the Reserves Management Plan as required.
- Minister for the Department of Conservation (DoC) approval to the required processes enabling the land to be transferred to Ngati Whakaue.
- Council to transfer the land either back to the Crown for them to transfer it to Ngati Whakaue or transfer the land directly to Ngati Whakaue.

Some of the above steps, if all required, may be able to be combined through the public consultation phase to shorten the timeframes. Even so, it can take eighteen months to two years for this process to be concluded, assuming that there are no issues that will need to be resolved.

#### 4. DISCUSSION AND OPTIONS

**Option One:** Maintain the status quo. The land remains vested in Council and managed as part of the Gifted Reserves jointly with Ngati Whakaue.

**Option Two:** Undertake the required consultation to return the land in its entirety to Ngati Whakaue ownership through the most appropriate mechanism.

**Option Three:** Subdivide the actual land proposed to be used for motor camp/ accommodation purposes with the remainder intended to be utilised for recreation/ sportsfield purposes continue being retained by Council as Recreation Reserve and managed as a Gifted Reserve under the Gifted Reserves Protocol Committee.

#### 5. ASSESSMENT OF SIGNIFICANCE

The decisions or matters of this report are not considered significant in accordance with the Council's Policy on Significance.

#### 6. COMMUNITY INPUT/ENGAGEMENT AND PUBLICITY

No community consultation has been completed as part of this report. There will however need to be full public consultation depending on the outcome from this report.

A full communications / consultation plan will need to be completed as part of the process to ensure that nothing is overlooked.

## **7. CONSIDERATIONS**

### **7.1 Financial/budget considerations**

The financial consideration is that Council will lose the income from the Thermal Motor Camp there by increasing the Parks and Reserves reliance of rates funding for its activities. This has not been considered as part of Council's Long Term Plan but can be considered as part of the Annual Plan process for the 2015 year.

The Thermal Motor Camp rental is currently around \$107,000+GST per year.

### **7.2 Policy and planning implications**

This decision has not been provided for in any Council policy, planning or other document. There will be a requirement to amend the Urban Reserves Management Plan, Council's Long Term Plan and Annual Plan to accommodate this decision.

### **7.3 Risks**

The risks of the decision are highlighted below:

- Public consultation may come out against the proposal to return the land to Ngati Whakaue
- Negative perception of Council within the public arena through the perceived loss of reserve land
- No control over the time for DoC or the appropriate central government agency to complete their required processes
- That the Crown does not approve the processes enabling the transfer of ownership
- Council's loss of non-rate funded income

### **7.4 Authority**

Council has the ability to complete the actions detailed in this report through the provisions of the Reserve Management Act 1977 and the reserve area being vested with Council. Council however does not have the authority to uplift the Recreation Reserve classification as this is only able to be completed by the Minister of Conservation.

## **8. ATTACHMENTS**

Attachment 1 – Map of Thermal Motor Camp area



ROTORUA DISTRICT COUNCIL

The Mayor  
Members  
NGATI WHAKAUE GIFTED RESERVE PROTOCOL COMMITTEE

**UPDATE ON LANDSCAPE ALTERATION TO TUTANEKAI STREET**

**Report prepared by:** Robert Atkinson, Parks Asset 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 keep members informed of what has been completed and further plans for the street scape on Tutanekai Street.

2. **RECOMMENDATIONS**

1. That the report Update on Landscape Alteration to Tutanekai Street be received.

3. **BACKGROUND**

For the last four months Council officers have been working on plans to upgrade the Tutanekai Street streetscape. These physical alterations began in early November with the intersection of Tutanekai / Pukuatua Streets and then in pockets along the length of Tutanekai Street.

These alterations are planned to be completed by early December 2013 in time for the Christmas period.

A presentation will be given highlighting the achievements to date.