

NGATI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE MEETING	
<i>Date/time:</i>	15 August 2016, 1pm
<i>Venue:</i>	Council Chamber
<i>Purpose:</i>	Protocol meeting between Pukeroa Oruawhata Trust and Rotorua Lakes Council


ROTORUA
LAKES COUNCIL

<i>Chair:</i>	Mayor Chadwick
<i>Members:</i>	Cr Maxwell, Cr Sturt, Mr A Wilson, Mr M Short, Mr D Tapsell, Mr J Aratema
<i>Quorum:</i>	4

Agenda

	Items for Discussion	Page
	Welcome and karakia	
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	Site visit to Kuirau Park(weather permitting)to view all new works and discuss proposed development work	

Draft Minutes	
Ngati Whakaue Gifted Reserves Protocol Meeting	
<i>Date:</i>	Monday 7 March 2016
<i>Purpose:</i>	Meeting between Pukeroa Oruawhata Trust and Rotorua Lakes Council as protocol partners

<i>Venue:</i>	Council Chamber
<i>Chairperson:</i>	Mayor Steve Chadwick (Chairperson)
<i>Members:</i>	Cr Trevor Maxwell, Cr Charles Sturt, Alec Wilson, Peter Faulkner, Monty Morrison, Pihopa Kingi, Malcolm Short, Tina Ngatai and Murray Patchell.
<i>Apologies:</i>	David Tapsell and Cr Dave Donaldson.
<i>In attendance:</i>	Cr Merepeka Raukawa-Tait, Bryce Murray, Thomas Kaminski and Marco Dumas
<i>Staff present:</i>	Geoff Williams, Rob Pitkethley, Jill Campbell, Haki Tahana, Francis Pauwels, Stewart Browne, Debbie Cossar, Garry Page, Jenny Riini, Rosemary Viskovic, Robbie Atkinson and Isabel Brell.

WELCOME
Mayor Chadwick welcomed everyone present, and Pihopa opened with a Karakia.

1. APOLOGIES
Resolved:
That the apologies from Murray Patchell (for lateness) and David Tapsell & Cr Dave Donaldson be accepted.
Malcolm Short/Cr Sturt CARRIED

2. Confirmation of previous minutes
Resolved:
That the minutes of the Ngati Whakaue Gifted Reserves Protocol Committee meeting held 30 October 2015 be confirmed as true and correct record.
Alec Wilson/Monty Morrison CARRIED

3. Continuing Actions

Resolved:

That the 'Continuing Actions' report be received'.

Alec Wilson/Monty Morrison

CARRIED

Monty provided an update concerning the land offer backs as recommended from the council meeting of 19 December 2013:

- 45-47 Ariariterangi Street – to dispose of the land in agreement with Pukeroa Oruawhata Trust.
- 73-75 Whittaker Road – to retain the land as local purpose reserve in agreement with Pukeroa Oruawhata Trust.
- 13 Tryon Street – to retain as a designated reserve in agreement with Pukeroa Oruawhata Trust.
- 1 Arataua Street – to retain and reclassify as recreation reserve.

Alec Wilson reported that POT committee would prefer the Blue Baths lease to be aligned with commercial leases. Mr Williams gave the following update on the Blue Baths:

- The building requires significant capital to bring it up to standard.
- The current operators have been given an option to enter a partnership arrangement with RLC when the lease expires.
- The current operators have asked RLC what the commercial value of the building is and what the expected return would be. To determine this, an external valuation is currently being undertaken.

Action Points:

- *Mayor Chadwick will request an update from Minister Te Ururoa Flavell concerning land transfers.*
- *The Chair of Pukeroa Oruawhata Trust is to be invited to the meeting with Mayor Chadwick and Minister Flavell concerning land transfers.*
- *Pukeroa Oruawhata Trust to be updated on the Pererika Reserve land exchange.*

4. Ongoing Activities update

Resolved:

That the report 'Ongoing activities update' be received.

Alec Wilson/Cr Maxwell

CARRIED

Thermal Holiday Park Land Transfer

Rob Pitkethley reported that the discussions are ongoing with the Crown on the vesting process of the holiday park back to Ngati Whakaue/Pukeroa Oruawhata Trust. This matter is also with Minister Flavell.

Library and Child Health Hub

Jill Campbell spoke to a presentation supported by Haki Tahana and Bryce Murray (Attachment 1).

The following points were discussed:

- RLC and Lakes DHB engage in a joint project to amalgamate child health services within the existing Library building. This will be a New Zealand first project.
- The building requires maintenance, including roof replacement and earthquake strengthening.
- The new facility will incorporate the uniqueness of Te Arawa cultural identity, including whakapapa and tikanga Maori philosophies.

- The community's wellbeing is at the forefront of the project.
- The space will be child, young people and whanau friendly.
- Funding has been secured for the joint hub, however alternative funding is being sought for Jean Batten Square and library service features.
- The provision of land by Ngati Whakaue for the existing Library site should be considered as funding.
- The entrance needs to be welcoming.
- The needs and expectations of vulnerable families need to be considered, i.e. to be able to seek help and support in a private way.
- Emphasis will be placed on providing wellness services to children.

Action Points

- *Jill Campbell to convey the concerns about the needs of the vulnerable to Lakes DHB.*

5. Te Arawa Soldiers' Memorial restoration update

Resolved:

That the 'Te Arawa Soldiers Memorial restoration update' report be received.

Monty Morrison/Alec Wilson
CARRIED

Stewart Browne and Debbie Cossar gave an update on the project.

The following points were discussed:

- The recommendation from the conservator and the Museum is that the memorial be carved in its original form.
- Conservation of the stonework will commence November 2016 through to March 2017.
- The project is on track to be completed by Armistice Day 2018.
- Mayor Chadwick thanked Debbie Cossar, Stewart Brown and Pamela Lovis for their work in submitting the funding application.
- The support and advice from Te Puea advanced the project.
- The recommendation from the WW100 Committee was that Rangitihi, originally made in sandstone, could be carved in artificial resins which are sustainable and more resilient.
- Bronze would be expensive and require further funding applications.
- Bronze would not capture the features of the original of Rangitihi.
- Iwi to be consulted about retaining the original form of Rangitihi.
- The cost of bronze to be investigated.
- Rangitihi needs to be authentic.
- Iwi funding could be available.
- The Te Arawa Soldiers Memorial restoration update' is to be submitted to the Pukenga Koeke for their advice and direction on the project. The meeting is scheduled for 18 March 2016.

6. Aquatic Centre/Kuirau Park Thermal Water Park

Resolved:

That the 'Aquatic Centre/Kuirau Park Thermal Water Park' report be received.

Malcom Short/Cr Sturt
CARRIED

Resolved:

That the committee support the development Thermal Water park concept.

Alec Wilson/Tina Ngatai
CARRIED

Francis Pauwels spoke to a presentation (Attachment 2).

The following points were discussed:

- The project is feasible from a technical and financial perspective.
- Pukeroa Oruawhata Trust is a key committee to help move the project forward.
- Geothermal capability is guaranteed for Tarewa Road/Ohinemutu residents. The project will be utilising the heat not the fluid.
- The project will need to go to the market for capital investment.

7. Kiwi Rider Ltd – Kiwi Rider Ltd - Kiwi Flier Tethered Balloon Proposal

Resolved:

That the 'Kiwi Rider Ltd - Kiwi Flyer tether balloon proposal' be received.

Cr Maxwell/Alec Wilson
CARRIED

Resolved:

That the committee agrees on the potential attraction subject to confirmation from Pukeroa Oruawhata Trust as the preferred site.

Malcolm Short/Alec Wilson
CARRIED

Thomas Kaminski and Marco Dumas, Kiwi Rider Ltd spoke to a presentation (Attachment 3).

The following points were discussed:

- The balloon complies with Civil Aviation regulations.
- The operation is not permitted be setup within the flight paths of the airport and the lake front jetties.
- The footprint is small.
- The operation is able to be installed above the ground if hydrothermal activity was a concern.
- The balloon is tethered by a steel cable that can withstand 10 times the maximum breaking strength of the full load of 20 passengers.
- For their safety, passengers are harnessed inside the gondola.

Action Points

Pukeroa Oruawhata Trust will discuss the proposed venues of the Government Gardens and Kuirau Park, and have requested site plans. POT will report their preferred site to Rob Pitkethley.

8. Sustainable Living Portfolio Strategy Development
Resolved: That the ‘Sustainable Living Portfolio Strategy Development’ report be received. Monty Morrison/Cr Maxwell CARRIED Rosemary Viskovic spoke to a presentation (Attachment 4). The following points were discussed: • The 2030 goals interrelate to support the sustainable living strategy. • Successful initiatives recorded have been around the development of Māra kai, Te Arawa Lakes Strategy, Healthy Homes Project. • Community and the environment are important considerations to inform the strategy. • Action themes emerging across the strategy are leadership by iwi, community, businesses, council; collaboration; innovation; change management.
Action Points <i>Pukeroa Oruawhata Trust to nominate a representative to work with RLC on sustainable issues.</i>

9. Easement Request- Unison
Resolved: 1. That the ‘Easement Request- Unison’ report be received. Monty Morrison/Alec Wilson CARRIED 2. That the committee endorses Unison request to allow for an easement across the Sanatorium Reserve as per this report Malcolm Short/Alec Wilson CARRIED Rob Pitkethley advised that the request from Unison is standard and many of Council’s reserves have easements for this purpose.

10. GENERAL BUSINESS**Conservation of Sanatorium Reserve** – Mayor Chadwick advised the following:

- Air New Zealand, in partnership with RLC, is keen to develop this land as a conservation project.
- The conservation will include the replanting of manuka and other indigenous flora species.
- This is part of Air New Zealand sustainability plan to offset for carbon credits.
- Ngati Whakaue Gifted Reserve Committee to advise on types of species to plant.

The meeting closed at 5.30pm with a Karakia by Pihopa Kingi.

SUMMARY OF ACTION POINTS

Agenda Item No	Action	Assignee	Date of next Meeting
3	A request to Minister Te Ururoa Flavell to provide an update on land transfers.	Mayor Chadwick	15 August 2016
3	The Chair of Pukeroa Oruawhata Trust to be invited to the meeting with Mayor Chadwick and Minister Flavell concerning land transfers.	Mayor Chadwick	15 August 2016
3	Pukeroa Oruawhata Trust to be updated on the Pererika reserve land exchange.	Robbie Atkinson	15 August 2016
4	Concerns about the needs of the vulnerable to be conveyed to the DHB.	Jill Campbell	15 August 2016
7	Pukeroa Oruawhata Trust will discuss the proposed venues of the Government Gardens and Kuirau Park concerning Kiwi Rider Ltd. They have requested site plans. POT will report their preferred site to Rob Pitkethley.	Pukeroa Oruawhata Trust & Rob Pitkethley	15 August 2016
8	Pukeroa Oruawhata Trust to nominate a representative to work with RLC on sustainable issues	Murray Patchell	15 August 2016



Background

Nga Mahinga Toi (Iwi Design Roopu) was established in November 2015, following extensive Iwi / Maori consultation hui conducted by Lakes DHB and supported by Council.

Membership

Nga Mahinga Toi comprises representation from Ngati Whakaue, Te Arawa, Lakes DHB, Rotorua Lakes Council and the Rotorua Library.

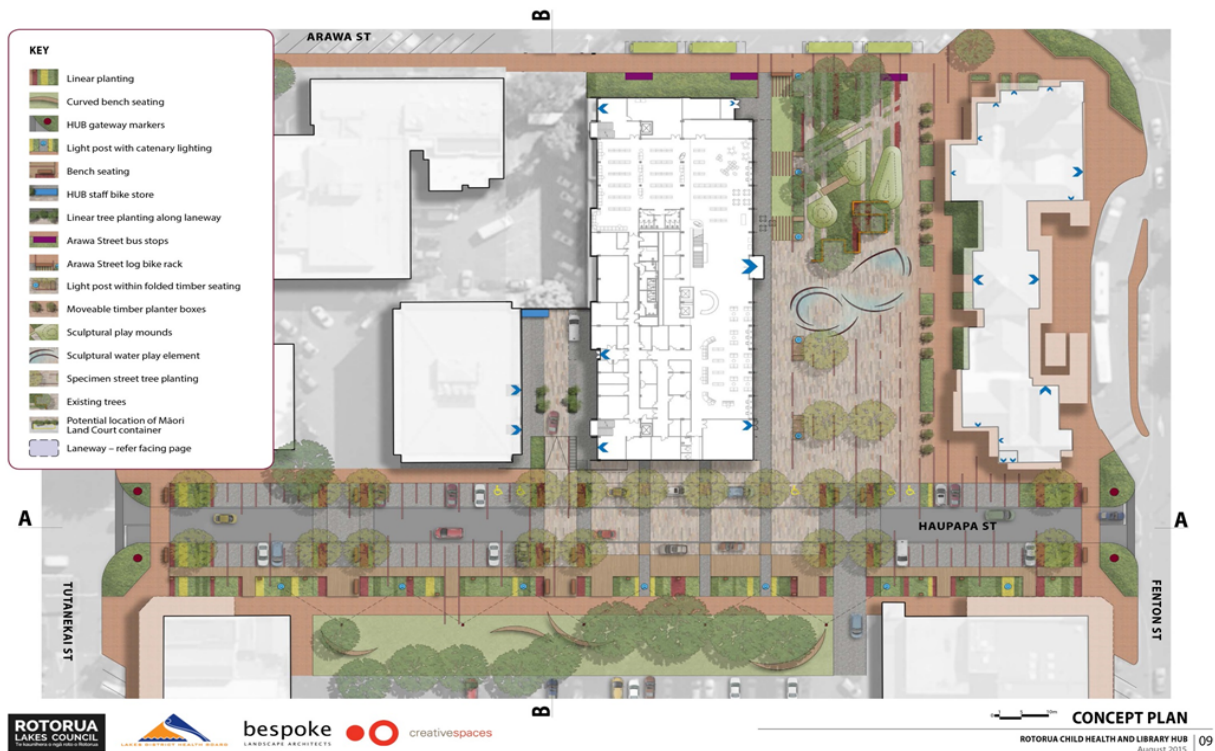


Purpose

To participate in the overall design of the Rotorua Library and Child Health Hub project and ensure Māori concepts, designs and principles are considered, integrated and included in the Rotorua Library and Child Health Hub.

- Providing governance leadership, oversight, advice and support from an iwi/Māori content perspective, in the planning and implementation of the project design components to the project architect, landscape architect and governance group.
- Provide tangata whenua knowledge, information, to inform the project through the gathering of history, whakapapa, and other relevant information.
- Ensuring that the library and child health hub designs encompass Māori design principles, resulting in enhanced wairua within the existing library building and Jean Batten Park.
- Ensure that the project outcomes within the required timeframe and business case cost parameters are met.
- The purpose of this paper is to provide a brief of work to date in particular the art and environment concepts that are being considered for the hub, that Nga Mahinga Toi have reached and had discussion on.

Hub Concept

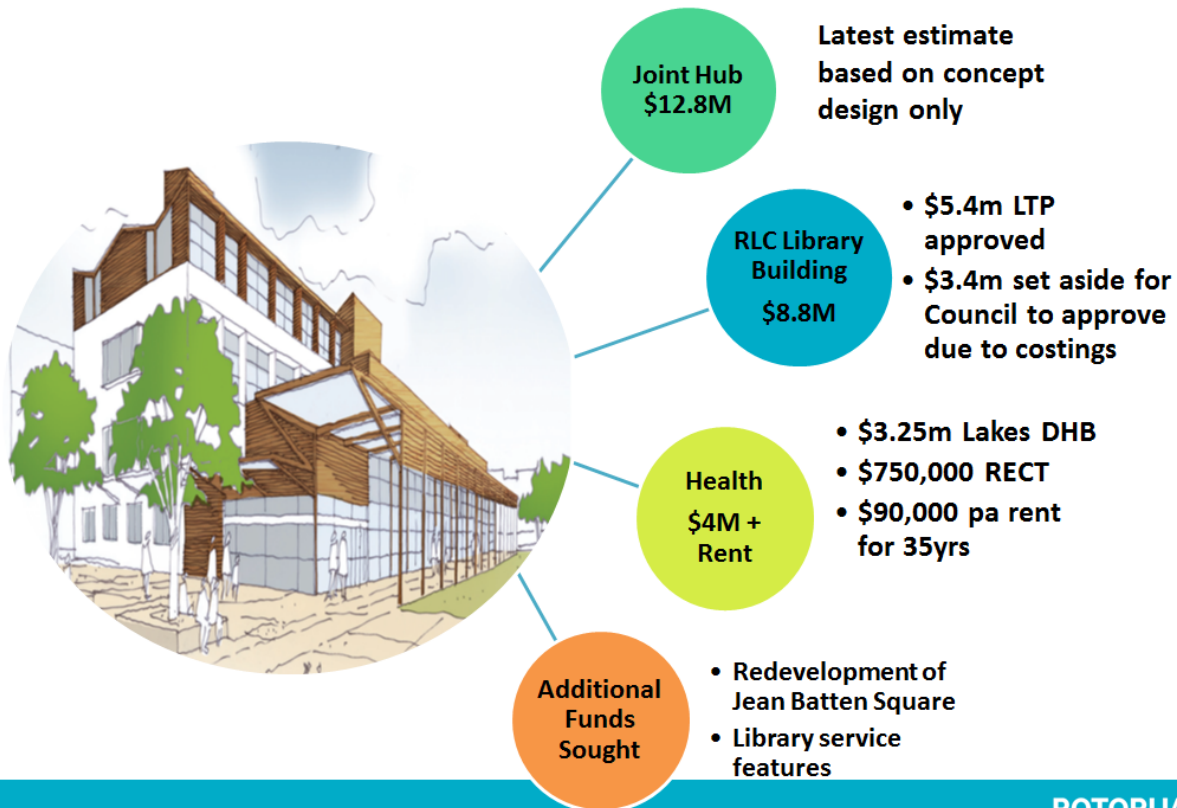


Where We're Up To

- Providing the Narrative



Funding Structure



ROTORUA
LAKES COUNCIL

DRAFT

Vision is a world leading “spa, health and wellness city”

2. Develop our economic base by growing existing & attracting new, businesses to our region

Our shared success looks like ...

- PRIORITIES 2016
- ✓ New jobs
 - ✓ Higher skilled workforce
 - ✓ Reduced unemployment
 - ✓ Increased household income
 - ✓ New and different businesses
 - ✓ An increasingly attractive investment environment

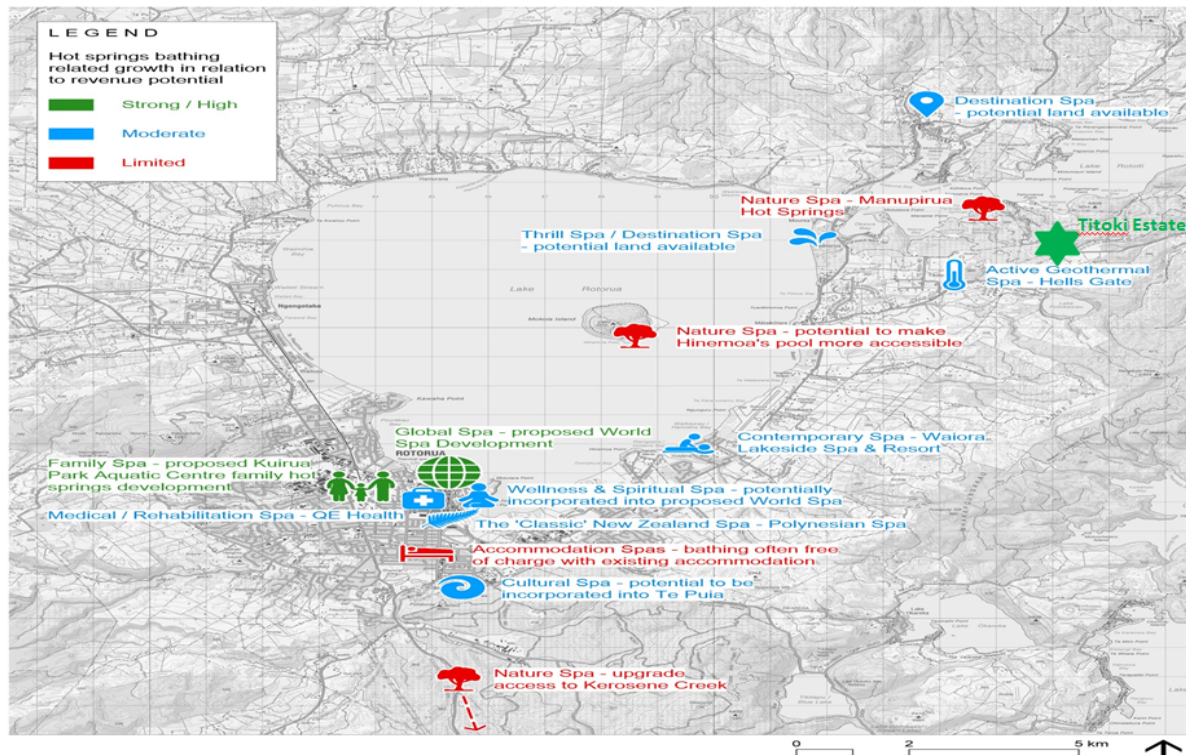
Flagship Projects:

- ✓ Centres of excellence and innovation in clean energy, **spa city**, fresh water, iwi development, tourism and 'Wood First'.

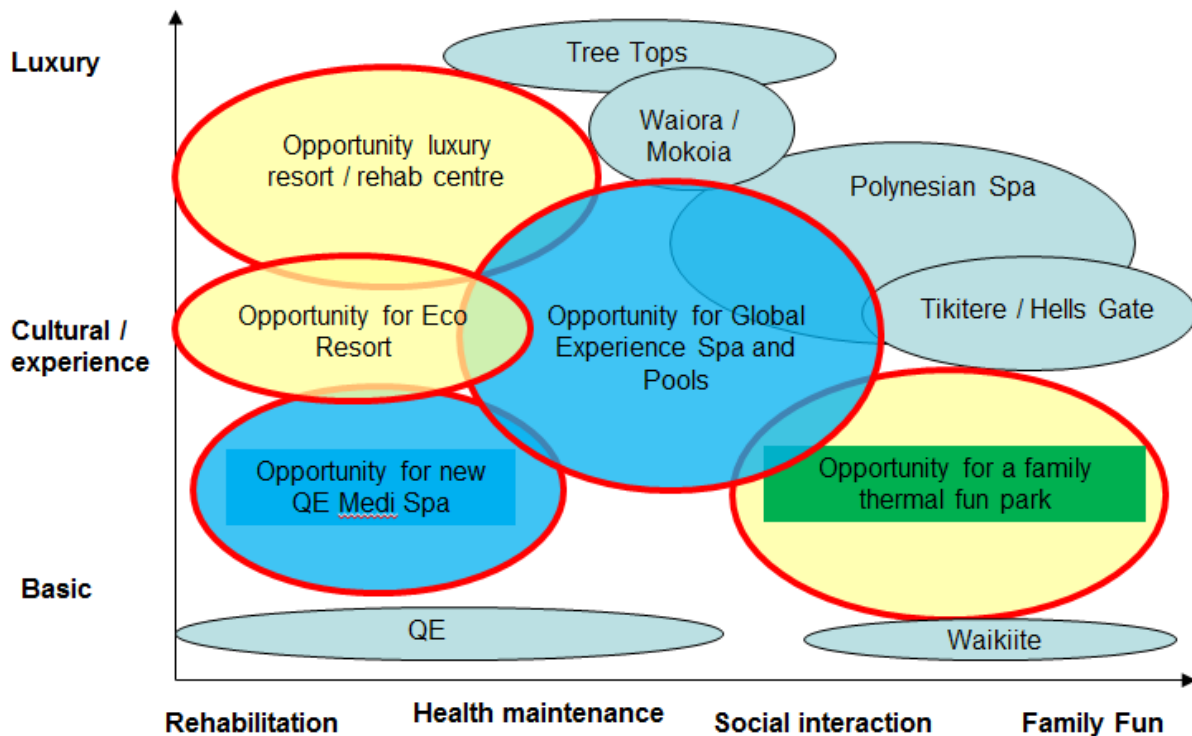
ROTORUA 2030 TATOU TATOU - WE TOGETHER



Possible Spa Developments



Rotorua Spas by type and market



Spa City needs a range of offerings

Market Segment	New FTEs	Capital	Contenders
Pampering	30-50	\$5-10m	5-Star Hotel, Polynesian
International	100-150	\$14-20m	Lakefront Spa (PLH project)
Family	80-100	\$12-15m	Kuirau Park / AC upgrade
Health/Rehab	20-50	\$10-20m	QE Health relocation
Luxury Eco Resort	50-80	\$30-50m	Titoki Tahi development
Training	30-50 / yr	minimal	Waiariki / QE Health
TOTAL	310-480	\$71-115m	

- Visitors now approx. 400,000
- Stage 1 Development 850,000
- Fully built comparative to PHS & HS 1-1.5m

Kuirau Park - Work to Date

- 1) SGL - report on standalone upgrade to AC
- 2) Ian Thain – report on unused geothermal capacity
- 3) JD White – preliminary concept report
- 4) GRL - high-level financial modelling
- 5) GNS – report on geothermal outflow from springs
- 6) Coffey – report on site geotechnical issues
- 7) Sigma – high-level engineering estimates
- 8) Dobbie – heat and flow availability and use
- 9) JD White – Information Memorandum
- 10) Advisory Services request Delloittes, EY, pwc

Concept Ideas

The key features of the Water Park concept include:

- A Flying Fox
- Multiple water and speed slides
- An Ice Cave
- Hot cave / steam pool
- A Lazy river
- Mud bathing area
- Cabanas
- Entertainment stage
- Café as part of the steam kitchen
- Several hot pools for parents and supervisors
- Designed for cool weather operation to keep guests warm

Three elements...

1. Upgrade to Aquatic Centre to attract more community users and also encourage learn to swim / water safety
2. New family-themed water park area
3. Beppu steam kitchen for facility users and open to public access

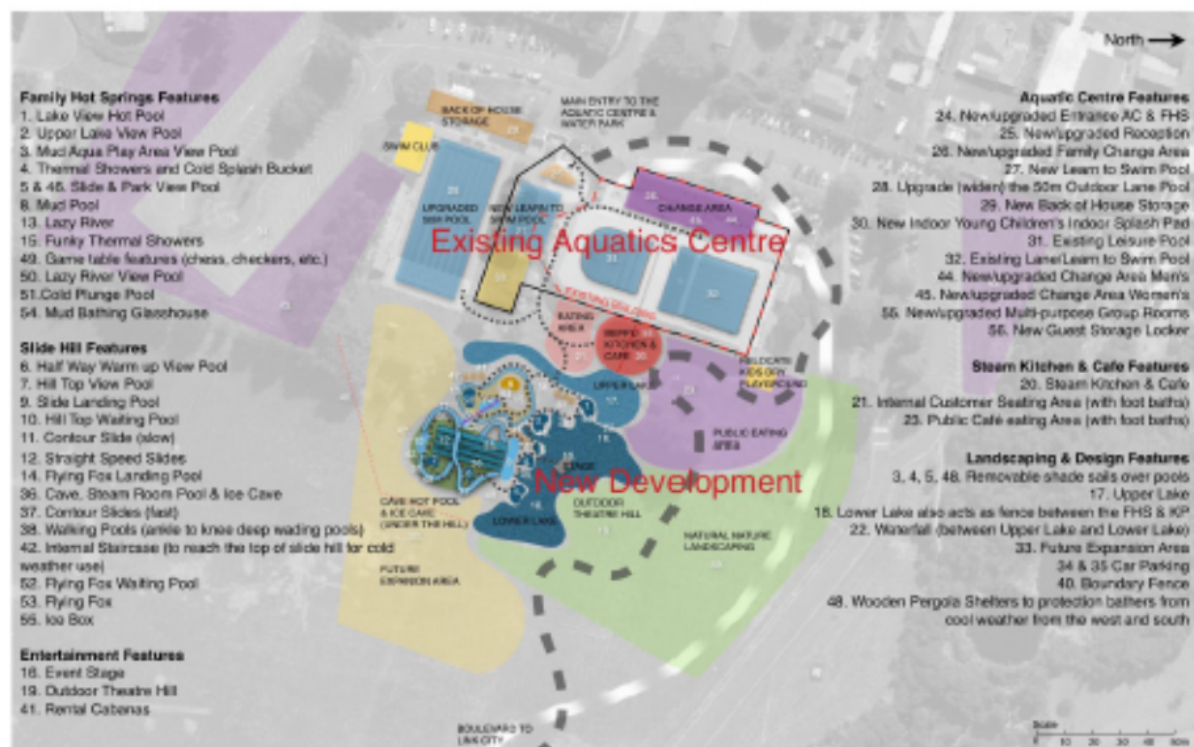






Figure 14: Children wallowing in the 34°C mud bathing glasshouse while supervisors or adults without kids absorb the muds medicinal minerals while relaxing on comfortable recliner chairs.



Figure 13: Frozen hair from braving the -20°C ice cabicle located in the adjacent ice room.



Figure 15: The dual sided entertainment stage located in the middle of the lower lake that can provide entertainment for both Family Hot Springs (FHS) users or the general public from a grass embankment located in Kuirau Park (KP).



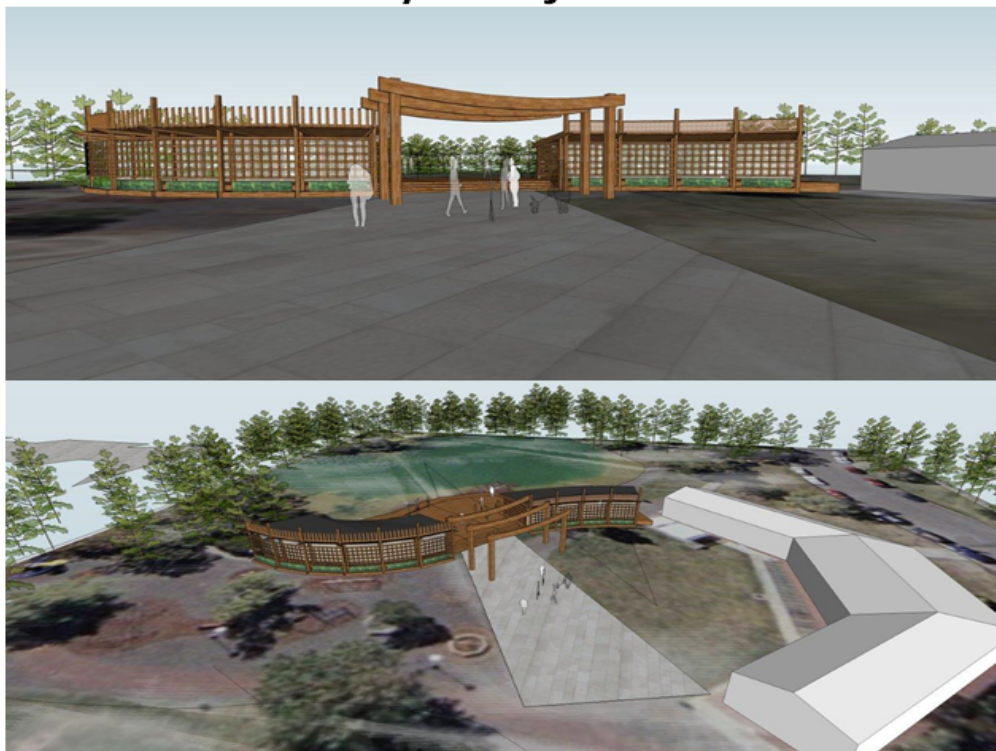
Figure 16: The view from the Slide hill towards the AC and the SKC



Figure 10: This hot pool located half way up the Slide hill is ideal for warming up bathers on cooler days and watching children ride the waters Slides. Hot ankle deep wading pools along the path provide warm fun for adults and children.

Beppu steam kitchen

Potential Sister City Project



Revenues - Pricing

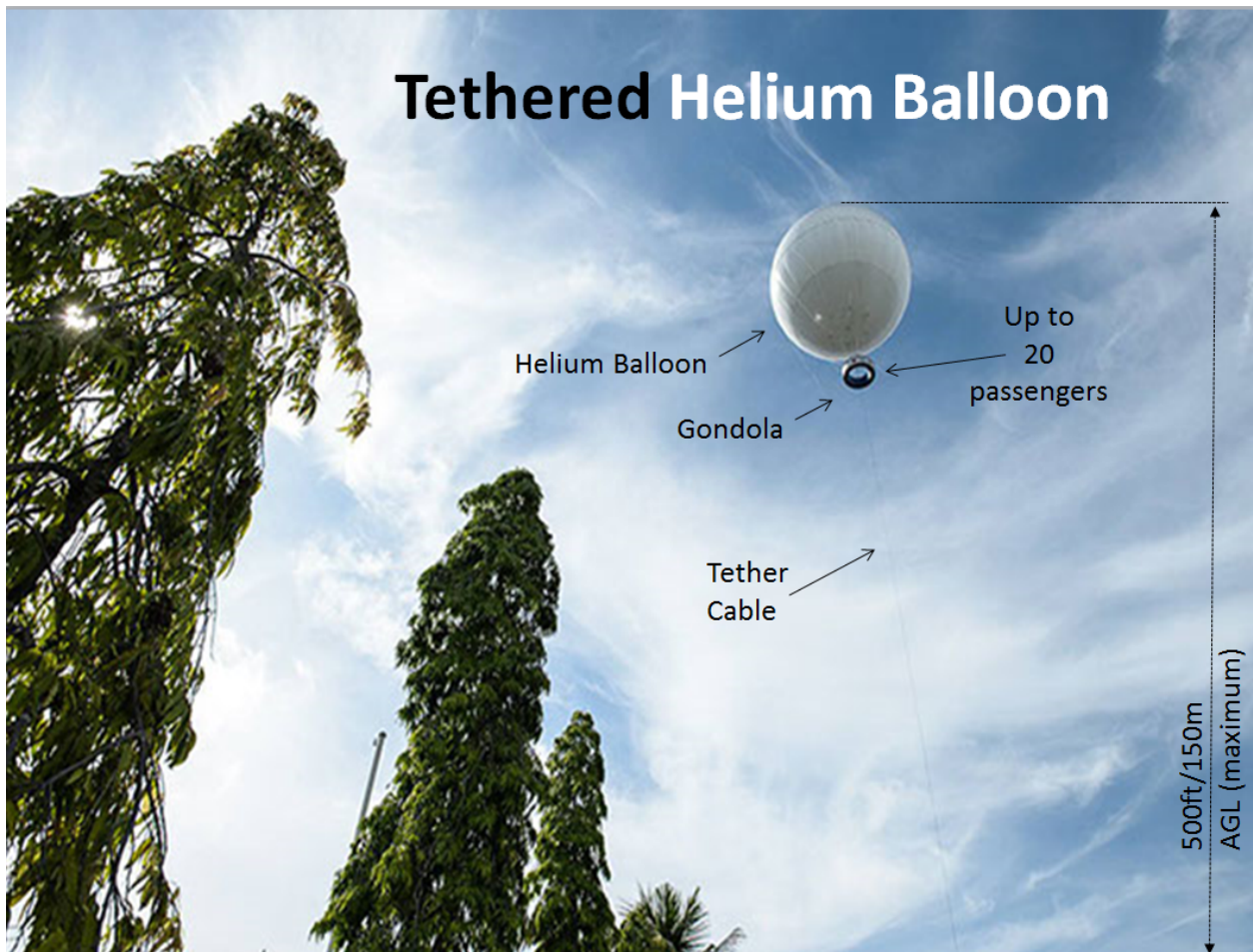
Ticket Pricing (Incl-GST)	1 day ticket	3 day ticket
Adult	35.00	65.00
Children [4-13]	21.00	31.00
Senior [65+]	25.00	36.00
Family [2ad/2chn]	90.00	160.00
Package Partners	28.00	52.00
School Groups	15.00	n/a

Sensitivity Analysis								
Change Reference cells in red								
				Year 1		Year 3		Year 6
Bank Debt				\$ 4,000,000		\$ 1,000,000		\$ 1,000,000
Investor equity				\$ 10,000,000				
Attendance Yr. 1			160,000					
Attendance Yr. 10			400,000					
Total Principal Repayments Yr. 10		\$	6,000,000					
Bank Balance Yr. 10		\$	18,941,822					
Total equity Yr. 10		\$	30,286,140					
NPV	8%	\$	4,107,555					
NPV	10%	\$	2,580,412					
The primary driver is the attendance figures in year 1								
This in turn is virtually all driven by the strength and quality of the attraction (magnet)								
Hence the major focus needs to be on incorporating known successful activities (e.g. speed slides, flying fox,)								

Potential Investors

- Around \$15m Capital investment Stage 1 required
- Two future slide upgrades \$1m each
- 80 plus new jobs (suitable for female / part time)
- Preference for local iwi investment
- RFP to Deloittes, EY, pwc for project assistance





















Is it safe?

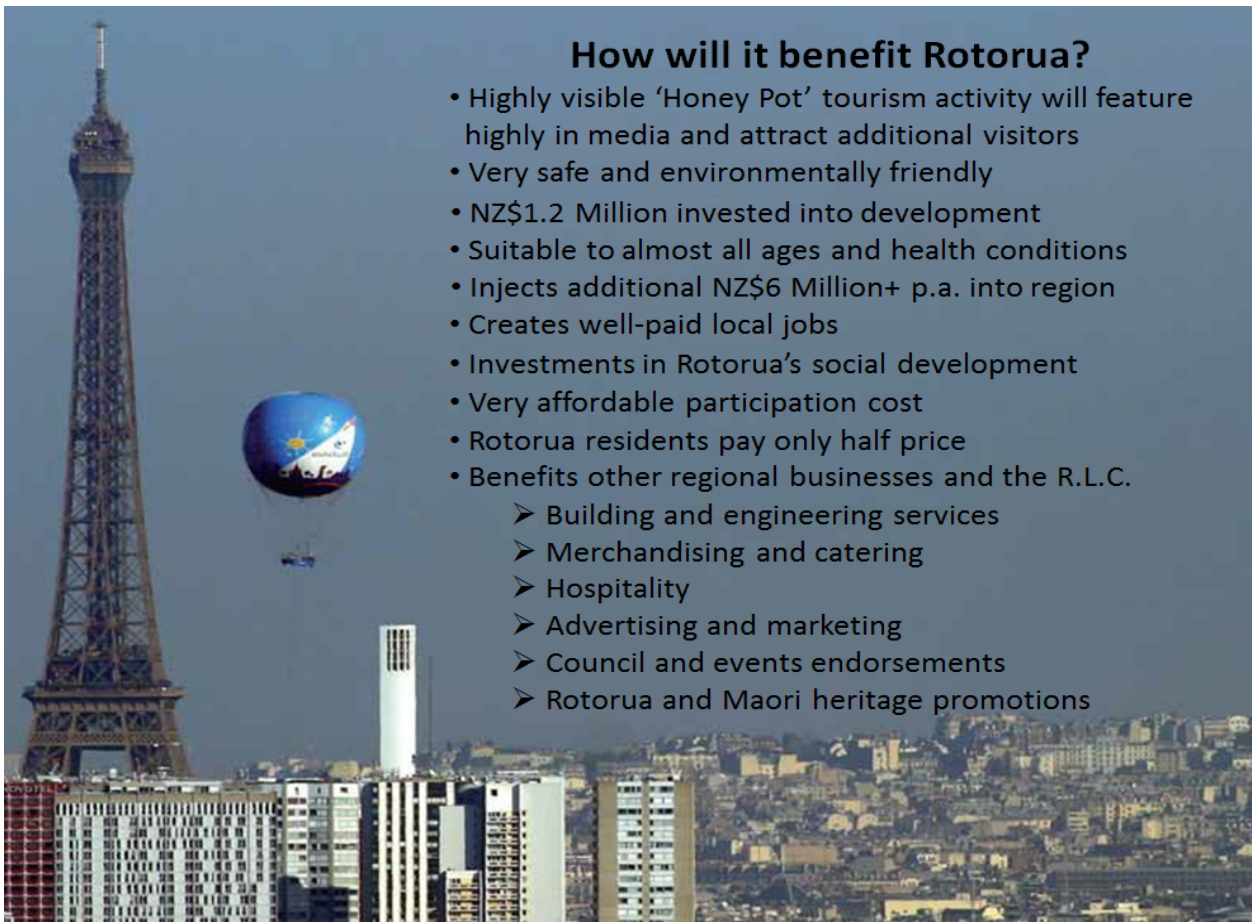
Helium is a lighter-than-air gas that is neither flammable nor explosive and a high standard of safety is provided.

Is it legal?

Effective October 2015, the NZ Civil Aviation Authority and WorkSafe NZ have classified the Kiwi Flyer as an Amusement Device subject to the Amusement Device Regulations Act 1978.

Will it be popular?

It already is! Globally, there are currently over 100 Tethered Helium Balloons operating very successfully throughout Europe, The USA, Africa and Asia.



How will it benefit Rotorua?

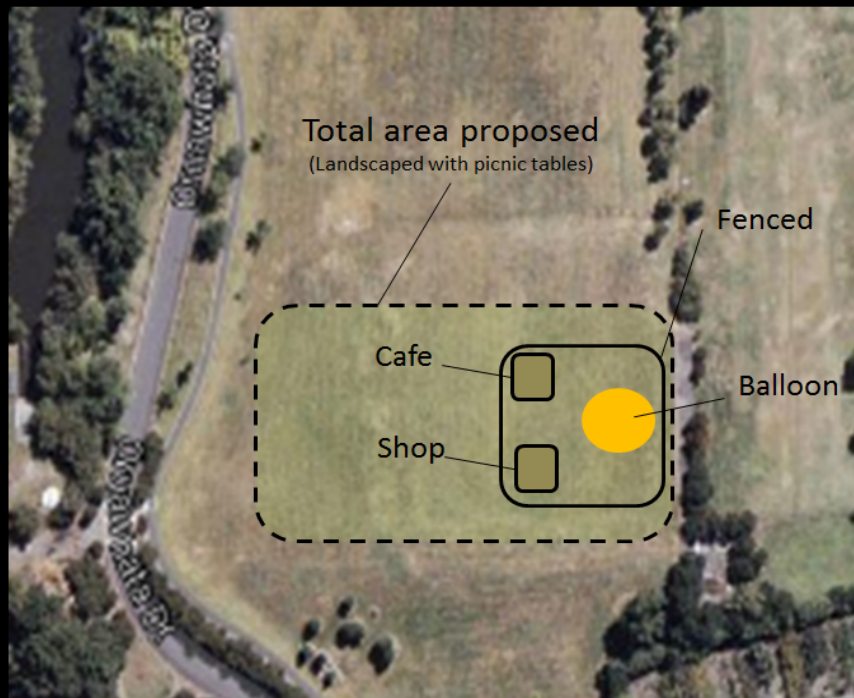
- Highly visible 'Honey Pot' tourism activity will feature highly in media and attract additional visitors
- Very safe and environmentally friendly
- NZ\$1.2 Million invested into development
- Suitable to almost all ages and health conditions
- Injects additional NZ\$6 Million+ p.a. into region
- Creates well-paid local jobs
- Investments in Rotorua's social development
- Very affordable participation cost
- Rotorua residents pay only half price
- Benefits other regional businesses and the R.L.C.
 - Building and engineering services
 - Merchandising and catering
 - Hospitality
 - Advertising and marketing
 - Council and events endorsements
 - Rotorua and Maori heritage promotions



Preferred Site: Government Gardens



Preferred Site: Government Gardens



Discussion Points/ Social Responsibility

- Site set-up and integration
- Promoting Region, Heritage and Events
- Employment Opportunities and Living Wage
- Targets and Timeline
- Permissions and Certifications
- Investing Socially
 - Up to 5% of Gross Income annually ($\leq$ \$500,000 p.a.)
 - Investment subject to negotiation



Rotorua 2030 Goals

TĀTAU TĀTAU - WE TOGETHER

1. A resilient community...
He hāpori pūmanawa...
2. Homes that match needs...
Kāinga noho kainga haumaru...
3. Outstanding places to play...
Papa whakatipu...
4. Vibrant city heart...
Waahi pūmanawa...
5. Business innovation and prosperity...
Whakawhanake pākihi ...
6. Employment choices...
He huarahi hōu...
7. Enhanced environment...
Tiakina to taiao...



United Nations Global Compact- Cities Programme

Rotorua Lakes Council is
a Leading City Participant



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The City Scan- Rotorua

A diagnostic process making use of a detailed
questionnaire, and seeking local evidence and measures

- City Development
- City Sustainability
- City Governance

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What is sustainability?

People view sustainability in different ways



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Ko te oranga taiao, he oranga tangata; A healthy environment is a healthy people

“From a Māori perspective everything is connected: land, sea, and air. Relationships among people and relationships between people and the environment are all part of this larger whole.

People have a kaitiaki/guardian responsibility for the national environment”

(Māori and Sustainable Development, Landcare Research, 2008)



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Community

- Supporting iwi aspirations
- Addressing poverty issues through education, community development and employment
- Supporting community activities that help people connect with one another and have a sense of belonging
- Healthy food system
- Supporting healthy environments including smokefree, physical activity, healthy kai, reducing impacts of alcohol, gambling and drug abuse
- Healthy housing and energy affordability
- Providing information so people can access community services
- Welcoming new people

Environment

- Managing land and water to support clean and healthy lakes
- Protecting and increasing our native plants and animals and the places they live
- Improving air quality for health in winter
- Energy – assessing and planning to reduce our carbon and greenhouse gas emissions- transport and city operations
- Reducing waste: reduce- reuse- recycle

Emerging action themes across the strategy

Leadership

Collaboration

Innovation and change management

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Questions

- What are the main priorities for Ngati Whakaue?
- What opportunities do you see for
 - Leadership
 - Collaboration
 - Innovation and change management

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Next steps

- Developing the draft strategy- March-April 2016
- Presenting the draft to council- May
- Draft for public feedback- June
- Amendments and final strategy to council

ROTORUA LAKES COUNCIL

Chairperson and Members

NGATI WHAKAUE GIFTED RESERVE PROTOCOL COMMITTEE

CONTINUING ACTIONS

Report prepared by: Isabel Brell, governance support advisor

Report approved by: Dave Foster, Chief Operating Officer

1. PURPOSE

The purpose of this report is to provide feedback on information requested by the committee at a previous meeting.

2. RECOMMENDATION 1

That the report “Continuing Action” for the Ngati Whakaue Gifted Reserve Protocol Committee be received.

SCHEDULE OF CONTINUING ACTION

Committee/Date Report Requested	Subject	Officer	Status
30 October 2015	A request to Minister Te Ururoa to provide an update on land transfers.	Mayor Chadwick	Mayor Chadwick has discussed this matter with Hon Te Ururoa Flavell. Minister Flavell will look into the crown position on the update of the land transfer.
7 March 2016	The Chair of Pukeroa Oruawhata Trust to be invited to the meeting with Mayor Chadwick and Minister Flavell concerning land transfers.	Mayor Chadwick	Mayor Chadwick to provide an update.
7 March 2016	Pukeroa Oruawhata Trust to be updated on the Pererika reserve	Robbie Atkinson	A verbal update to be given at the meeting

	land exchange.		15 August 2016
7 March 2016	Concerns about the needs of the vulnerable to be conveyed to the DHB.	Jill Campbell	Jill Campbell to report on the status.
7 March 2016	Pukeroa Oruawhata Trust will discuss the proposed venues of the Government Gardens and Kuirau Park concerning Kiwi Rider Ltd. They have requested site plans. POT will report their preferred site to Rob Pitkethley.	Pukeroa Oruawhata Trust & Rob Pitkethley	Rob Pitkethley has reported that due to Civil Aviation Authority restrictions around aerodromes and airports, Kiwi Rider has currently been excluded from the inner city areas. Kiwi Rider is looking at other sites further out of town.
7 March 2016	Pukeroa Oruawhata Trust to nominate a representative to work with RLC on sustainable issues	Murray Patchell	The Pukeroa Oruawhata Trustees to discuss this at the protocol meeting 15 August 2016.

File No: 60-12-270\02
RDC-655674

ROTORUA LAKES COUNCIL

Mayor
Chairperson and Members
NGATI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

ROTORUA PUBLIC ARTS TRUST INTRODUCTION

Report prepared by: Robert Atkinson, Open Spaces Operations Advisor

Report reviewed by: Dave Foster, Chief Operating Officer

1. PURPOSE

The purpose of this report and presentation is to introduce the Rotorua Public Arts Trust to the members of the committee.

3. RECOMMENDATIONS:

- 1. That the report Rotorua Public Arts Trust Introduction be received.**

4. BACKGROUND

The trust has been set up to facilitate the acquisition of major sculptural works for Rotorua. Its vision is to inspire and build civic pride through major landmarks. Once a site has been identified, a curatorial panel create a brief for artists and invite submissions. The artwork itself should be significant in scale, suitable for the site and take in topographic and geographic considerations. The work is to be made from durable materials not susceptible to moist sulphide atmospheric corrosion.

A similar trust operates in Hamilton and you may wish to look at their website: meshsculpture.org.nz.

The intention is to do a ten minute presentation referring to the purposes of the Trust and referencing the work that is done by a similar Trust in Hamilton.

File No: 60-12-270\02

ROTORUA LAKES COUNCIL

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Chairperson and Members
NGATI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

ROTORUA LAKES WATERSPORTS TRUST REQUEST

Report prepared by: Robert Atkinson, Open Spaces Operations Advisor

Report reviewed by: Dave Foster, Chief Operating Officer

1. PURPOSE

The purpose of this report is to seek the committee's approval for a new lease to be granted to the Watersports Trust for a term of 20 years.

3. RECOMMENDATIONS:

- 1. That the Rotorua Lakes Watersports Trust Request be received.**
- 2. That the Committee agrees in principle that a new lease to the Rotorua Lakes Watersports Trust be offered for a term of 20 years from the expiry of the current lease subject to acceptance and review of the proposed alterations to the building.**

4. BACKGROUND

The Watersports Trust (the Trust) has made application to the Rotorua Lakes Council for a new lease with a term of 25 years. Under current delegation Council staff can only approve a lease up to 10 years in duration and any period longer than this requires Council approval.

Council practice is to grant a 20 year lease only in exceptional circumstances. The requirement to approach funding provides to enable further development of the Trusts building would be such a circumstance. The existing lease commenced in August 1993 and was for a period of 25 years ending in July 2018.

The development that the Trust is proposing is to construct an upstairs room enclosing three walls on the existing footprint. In discussion with them the underlying building when it was constructed was built to such a standard that there is no requirement to alter the existing structure except for the removal of a section of roofing. Under the existing lease the Trust is required to provide written plans and seek permission prior to making any alterations to the building. This would still apply to any new lease if granted.

At this stage the Trust has no plans of the extra room that will be developed and are starting the preliminary investigations.

In working through the process for the granting of a new lease for the Lakeside Café and Crafts Council is aware of sensitivities in this area and seek the committee's guidance on this proposal.

5. DISCUSSION AND OPTIONS

Option 1: Not to endorse a 20 year term once the existing lease has expired.

This would effectively eliminate the option for the trust to continue to explore and develop the plans required to for the development to proceed. As noted earlier it is Council's staff experience that funding providers consider anything shorter than this period to lower the return on their investment and as such make them hesitant to contribute.

Option 2: Agree in principle to a 20 year terms from the expiration of the existing lease

This option would enable the Trust to continue to explore the development of the new room through seeking funding from various agencies and leave the committee the ability to agree to any alteration plans proposed.

This is the option recommended by staff and reflected within the recommendations.

Option 3: Only endorse a 10 year term as per standard Council procedures

This option will give them a new lease as per standard Council policy of ten years. This will hinder their ability to attract potential funders to the project given the reduced time frame of guaranteed tenure.

10. ATTACHMENTS

Attachment 1: Letter of request from the Rotorua Lakes Watersports Trust

Attachment 1: Letter of request from the Rotorua Lakes Watersports Trust

Rotorua Lakes Watersports Trust,
1 Mataiwhea St,
Onhinemutu,
Rotorua 3010.

The Chief Executive,
Rotorua Lakes Council,
Private Bag 3029,
Rotorua Mail Centre,
Rotorua 3046.

19 July 2016.

REF:Rotorua Lakes Watersports Trust CC 40581
Deed Of Lease # 6433130 Recreational Reserve

Dear Sir,

The Rotorua Lakes Watersports Trust is pursuing the building of an upstairs room, enclosing three walls on the existing footprint that is the Watersports building. The current lease expires on the 31 July 2018 and the Trust is seeking to renew the lease for a further 25 years.

The supervising clubs that make up the Trust and use its facilities are the Rotorua Lakes Volunteers Coastguard Inc, Rotorua Rowing Club Inc, Rotorua Pleasure Boat & Fishing Club Inc, Rotorua Yacht Club Inc, and the Young Mariners of New Zealand Inc Rotorua Unit.

These groups are all long established in Rotorua, and some have been operating for over 60 years from the lakefront. By operating from it's current venue, the Trust serves the community well with it's ability to operate efficiently meeting the needs of all it's supervising clubs. It achieves it's major objective of fostering and supporting water based sports and activities, the training of youth in water based sports and activities, promoting water safety, and encouraging continuing training and education in all water based sports and activities within the Rotorua region.

The recreational use of this leased land is still primarily for waterbased activities with subsidiary uses being the storage of water sports, safety, search and rescue equipment, and operational functions of the Rotorua Lakes Watersports Trust.

We look forward to your reply.

Yours sincerely,


Sheryn Shoebridge,
Rotorua Lakes Watersports Trust
Secretary.

Received

22 JUL 2016

Rotorua District Council
Customer Centre



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Document Number RDC-651939

Date Registered: 22/7/2016

ROTORUA LAKES COUNCIL

Mayor
Chairperson and Members
NGATI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

POLYNESIAN SPA STREETScape RECONFIGURATION

Report prepared by: Robert Atkinson, Open Spaces Operations Advisor

Report reviewed by: Dave Foster, Chief Operating Officer

1. PURPOSE

The purpose of this report is to get the committee's agreement to the proposed improvements for the roundabout area outside the Polynesian Spa.

2. RECOMMENDATIONS:

- 1. That the report Polynesian Spa Streetscape Reconfiguration be received.**
- 2. That the Committee approves the proposed streetscape concept as presented in this report**

3. BACKGROUND

The Council is currently working on an Inner City Cycle Link which will be a key tourist attraction in Rotorua providing an attractive, bike and pedestrian friendly connection between the city, the Lakefront and the Government Gardens and Kuirau Park. The development of the Inner City Cycle Loop will be managed by the Sport and Recreation Team with the exception of the connection point between Lake Road and the Lakefront which will be undertaken as part of the Cyway project.

A more complete presentation on the Inner City Cycle Link will be given at a later meeting.

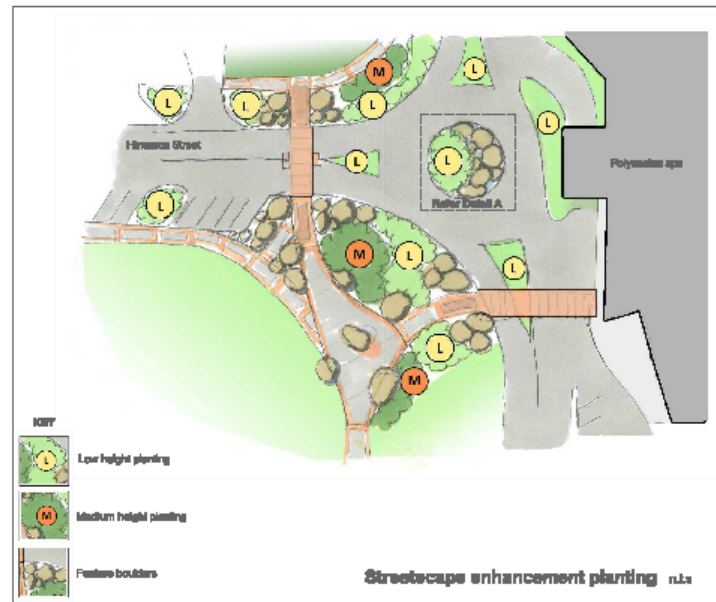
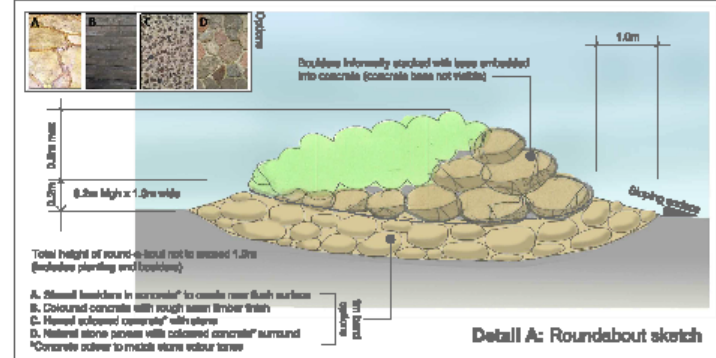
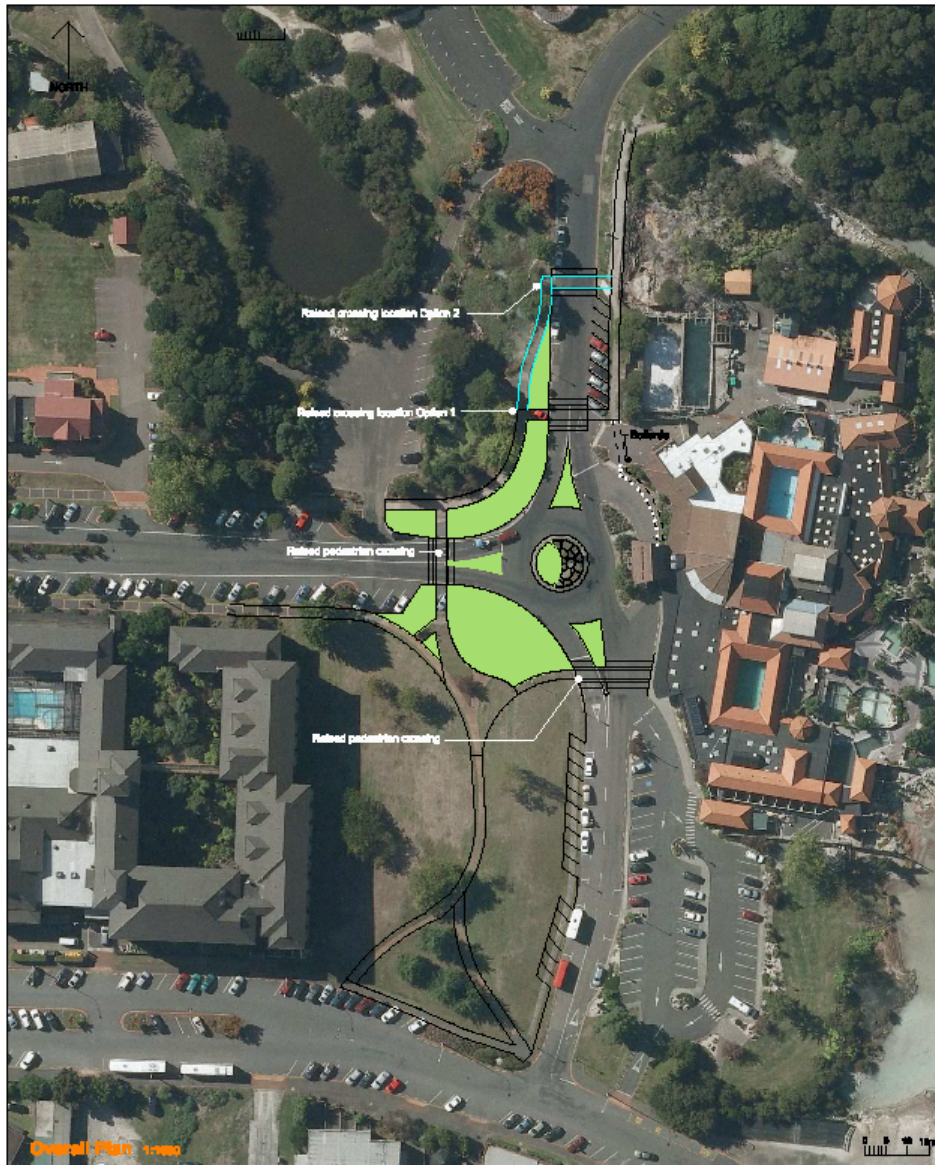
An important early project to enable this link to be achieved is modifications to the feeder streets and roundabout and at the Polynesian Spa. These modifications will involve raised courtesy crossings, wider pathways, increase parking capacity and new planted features.

This work requires a resource consent from Council as the area has been designated as a Historic Site and Wahi Tapu area. Obtaining this consent will require both Iwi and Heritage New Zealand approval to the proposed changes for the consent to be issued.

More detailed plans will be tabled at the meeting.

4. ATTACHMENTS

Attachment 1: Polynesian Spa Roundabout Streetscape Reconfiguration – Preliminary Concept



Polynesian Spa Roundabout Streetscape Reconfiguration PRELIMINARY CONCEPT

Endnote 25–2013

During month: FEB 001 Revision:

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ROTORUA
LAKES COUNCIL