

File No. 60-12-270\02

NGATI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE MEETING	
<i>Date/time:</i>	25 June 2018, 3pm
<i>Venue:</i>	Council Chamber
<i>Purpose:</i>	Protocol meeting between Pukeroa Oruawhata Trust and Rotorua Lakes Council



<i>Chair:</i>	Mayor Chadwick
<i>Members:</i>	Cr Maxwell, Cr Sturt, Mr A Wilson, Mr M Short, Mr D Tapsell, Miss T Ngatai, Mr T Kingi
<i>Quorum:</i>	4

Agenda

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File No. 60-12-270\02

Rdc-778430

Draft Minutes	
Ngati Whakaue Gifted Reserves Protocol Meeting	
<i>Date:</i>	3pm Wednesday 25 October 2017
<i>Purpose:</i>	Protocol meeting between Pukeroa Oruawhata Trust and Rotorua Lakes Council

<i>Venue:</i>	Council Chamber
<i>Chairperson:</i>	Mayor Chadwick
<i>Members</i>	Cr Trevor Maxwell, Cr Charles Sturt, Alec Wilson, Peter Faulkner, Monty Morrison, Malcolm Short and Murray Patchell
<i>Apologies:</i>	Monty Morrison, David Tapsell, Tanirau Kingi, Tina Ngatai
<i>Staff present:</i>	Geoff Williams, Jean-Paul Gaston, Monty Morrison, Rob Pitkethley, Melanie Cameron, Robbie Atkinson, Isabel Brell

WELCOME

Mayor Steve Chadwick welcomed everyone present and invited Alec Wilson to open the meeting with a karakia.

1. APOLOGIES

Resolved

That the apologies from Monty Morrison, David Tapsell, Tanirau Kingi and Tina Ngatai be accepted.

Alec Wilson/Malcolm Short
CARRIED

2. Confirmation of previous minutes

Resolved

That the minutes of the Ngati Whakaue Gifted Reserves Protocol meeting held on 8 May 2017 be accepted as true and correct.

Alec Wilson/Malcolm Short
CARRIED

3. Matters arising from Previous Minutes

There were no matters arising from the previous minutes.

4. Continuing Actions

Resolved

That the 'Continuing Actions' report be received.

Alec Wilson/Malcolm Short
CARRIED

5. Gifted Reserve Workshop Outcome

1. That the report 'Gifted Reserves Workshop Outcomes' be received

Alec Wilson/Malcolm Short
CARRIED

2. That the Committee recommends the concepts developed for the Lakefront and Kuirau Park Reserves be presented to the Council for consideration at their LTP Workshops.

Malcolm Short/Alec Wilson
CARRIED

Melanie Cameron spoke to a power point presentation (Attachment 1)

The following points were discussed:

- The design for the three existing spaces – Kuirau Park, Lakefront and Government Gardens – will build upon and enhance their unique identity and recognise their relationships with the Rotorua landscape and the community.
- The Lakefront is an area with close proximity to water; the wider landscape can be seen – mountains, caldera rim, bush clad hills and the lake itself.
- The Government Gardens is culturally and therapeutically significant. There are also colonial and important architectural elements.
- The Kuirau Park is a family friendly environment, with natural geothermal features.
- Past concept plans have been used to form a platform for the current proposal.
- The ability to utilise the in-house support of a landscape architect will offer a pragmatic and staged approach to the project.
- There could be opportunities to seek Crown partnership funding.
- This proposal is part of a public/private redevelopment of the city, which is not only being undertaken for commercial purposes but will help reposition Rotorua as the second viable tourist destination in New Zealand – to complement Queenstown.
- Rotorua cultural imperatives need to be strongly recognised in the design.
- Playgrounds are now being acknowledged as destination places and need to provide unique and appealing experiences for all age groups.

6. Return of Thermal Holiday Park Land

1. That the report 'Return of Thermal Holiday Park Land' be received.

Alec Wilson/Malcolm Short
CARRIED

Rob Pitkethley advised that once Council, at their meeting on the 26 October 2017, ratify the recommendation of returning the land, the Property Group will complete the process. Mr Pitkethley said that the Committee would be kept up to date with the progress of the transaction.

7. Lease Decisions for Lakefront, Kuirau Park and Government Gardens

1. That the report 'Lease decisions for Lakefront, Kuirau Park and Government Gardens' be received.

Malcolm Short/Alec Wilson
CARRIED

2. That the Committee noted the following recommendations as below:

- a. Lakefront Market: Option 3 (Amended)

'Indicate that the lease will not be extended and work will begin with the market to find a suitable location.'

- b. Lakeside Café & Crafts: Option 1

'Ending the lease following the terms and conditions within that lease.'

- c. Watersports Trust: Option 1

'Allow the alterations to proceed.'

- d. Scouts: Option 2 (Amended)

'Cancel the month by month arrangements that currently exist leaving the lake front den vacant. Discuss with Scouts and the Watersports Trust the possibility of shared use of space at the Watersports Trust or alternatively the Scouts can go to their Pererika Street building.'

- e. Rotary Market: Option 2

'Identify a new location for them to occupy in the reserve and offer them a longer term lease.'

- f. Te Waiariki Pūrea Trust: Option 2

'Continue with a month – by – month use, in reference to the Rotary Market decision above (e).'

- g. Tamaki Tours Ltd: Option 3

'Defer the decision until a more thorough consideration of the Government Gardens through the Working Group process and consider entering into negotiations to amend the terms of the lease to achieve the purposes required by the lease and the Reserves Act 1977'.

8. General Business

There were no items of general business.

The meeting closed at 4.05pm with a Karakia by Mr Wilson.

3 unique precincts interconnected

- [Lakefront](#), celebrating our natural landscape
- [Government gardens](#), culturally layered landscape: Te Arawa connections, therapeutic landscape and colonisation
- [Kuirau park](#), geothermal features, family friendly fun

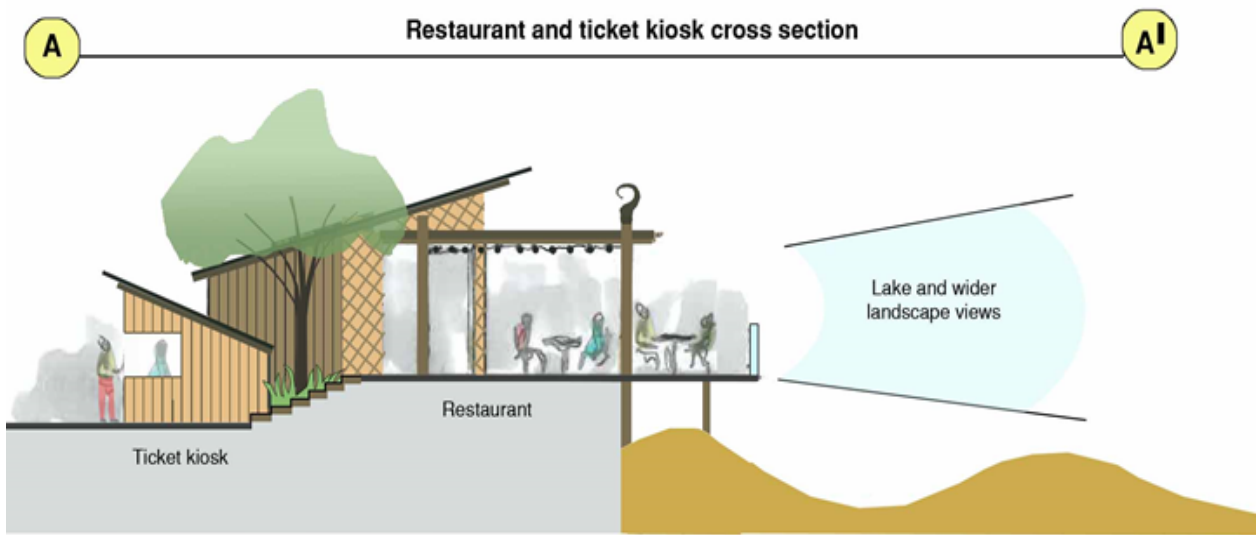
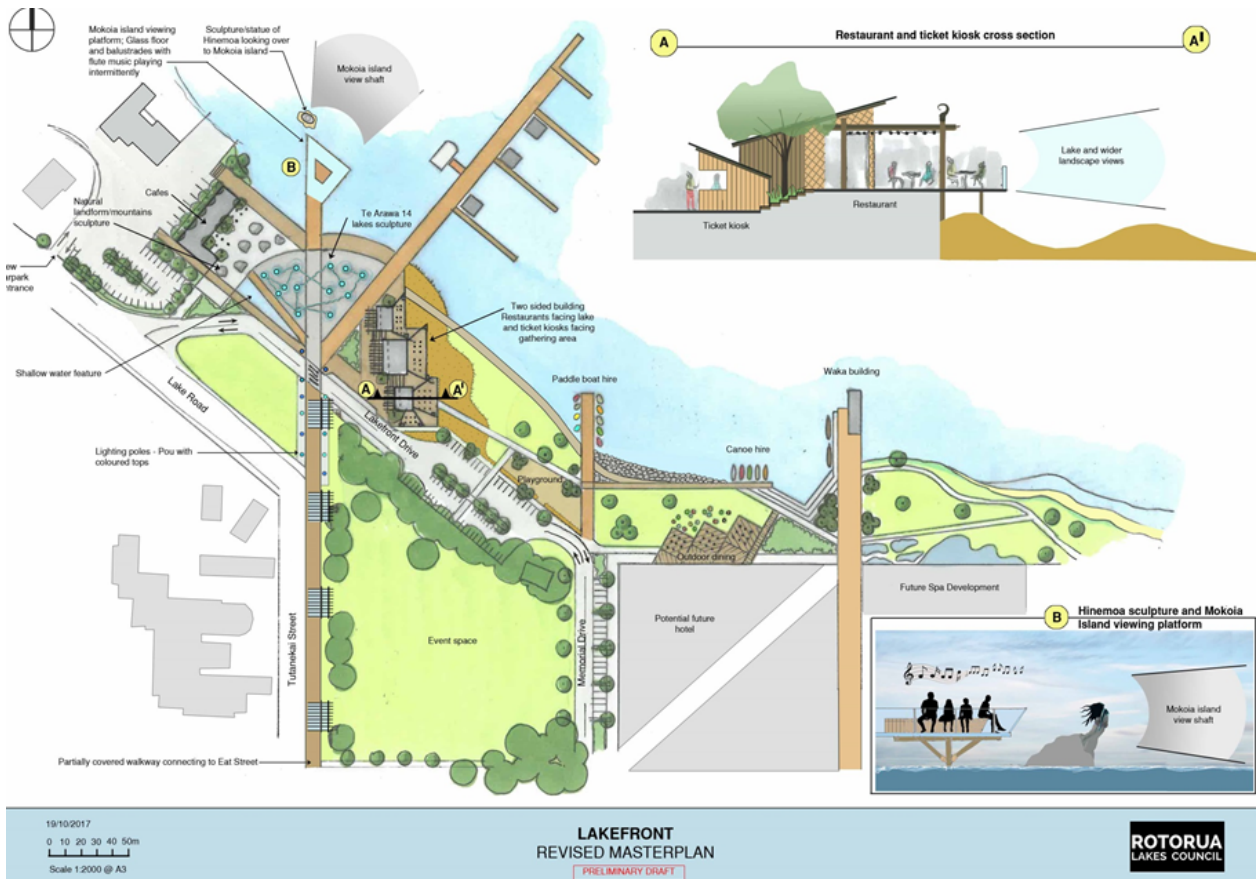
Urban design and place making

- Acknowledging the site History/past development plans
- Site and context, past, present and future and at all scales: regional to site specific
- Design at a human scale
- Encourage pedestrian freedom and connections
- Build a legible and lasting environment
- Focusing on the whole, not design at piecemeal fashion
- Vibrant spaces offering a range of experiences
- Strong sense of identity, place and meaning
- Temporal and changing environment
- Harmonious, enjoyable, invigorating and experiential
- Memorable

Lakefront redevelopment

- Familiarised myself with past concept plans
- The current context
- The purpose of the new concept plan
- Potential for commercial partnerships
- Connections with the CBD, Kuirau Park and the wider landscape



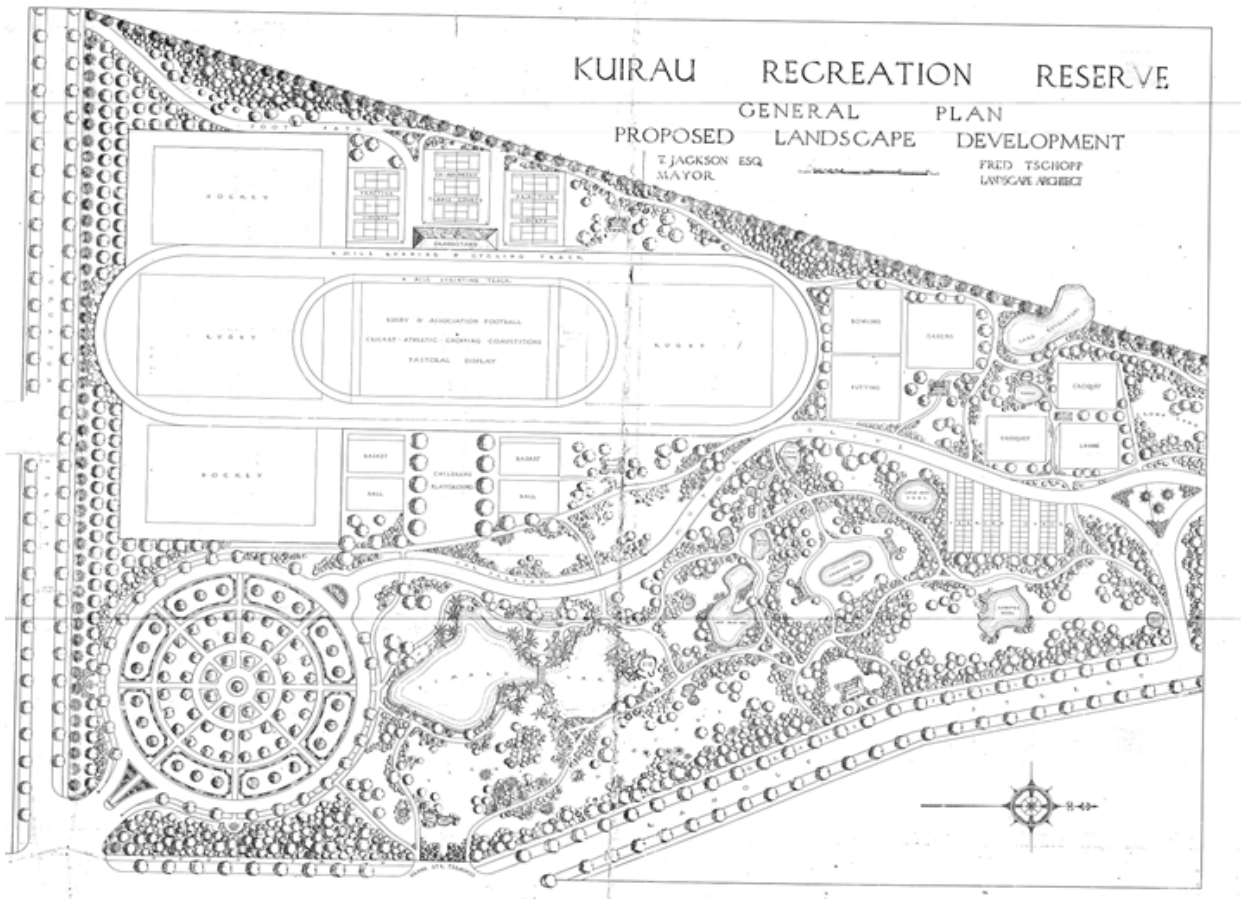


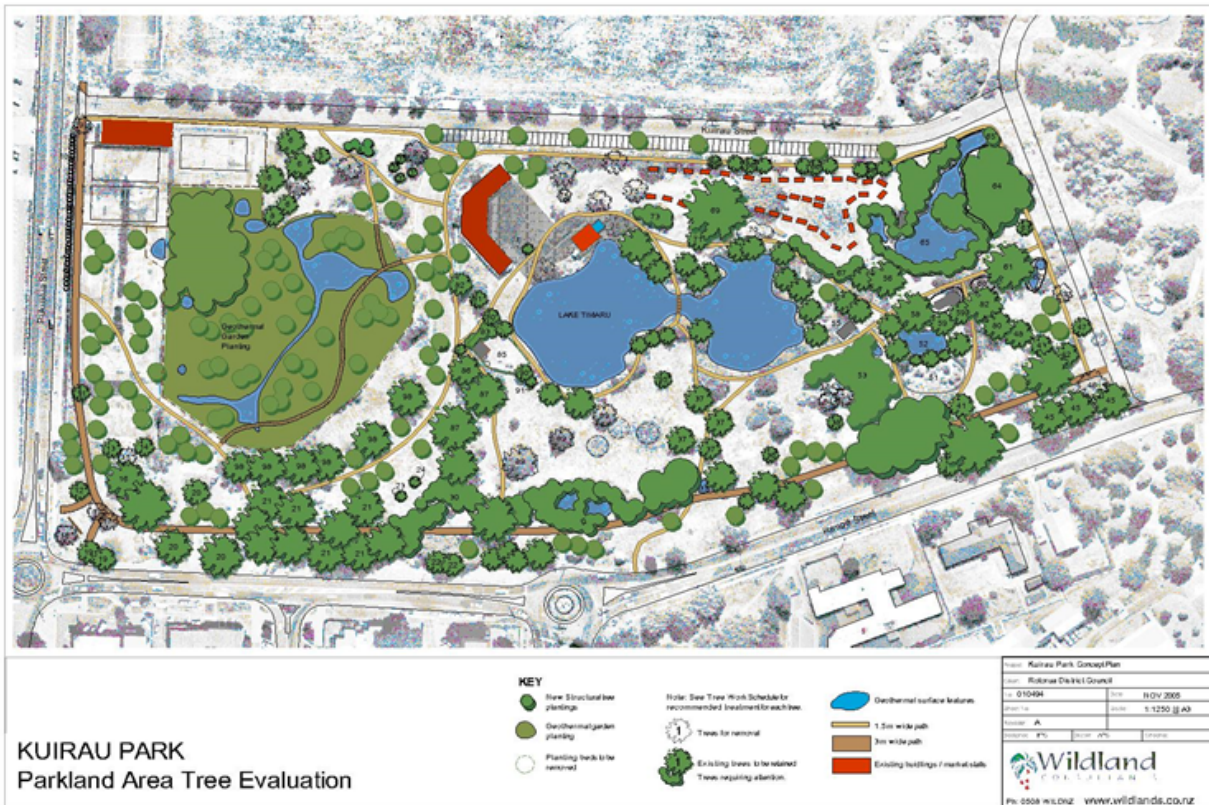
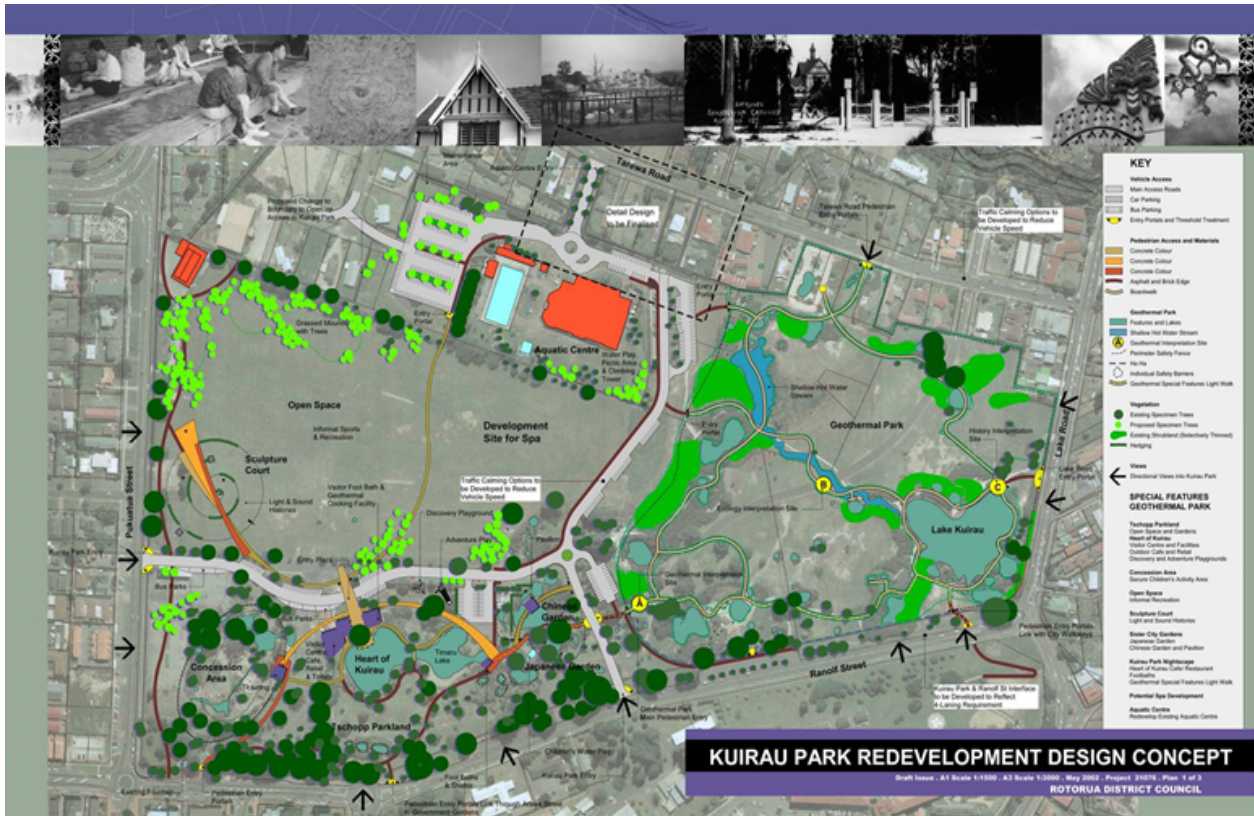
Hinemoa sculpture and Mokoia Island viewing platform



Kuirau Park

- History/past development plans
- Current context
- Think tank workshop with Sport and Recreation team
- Project brief: The purpose of the new concept plan

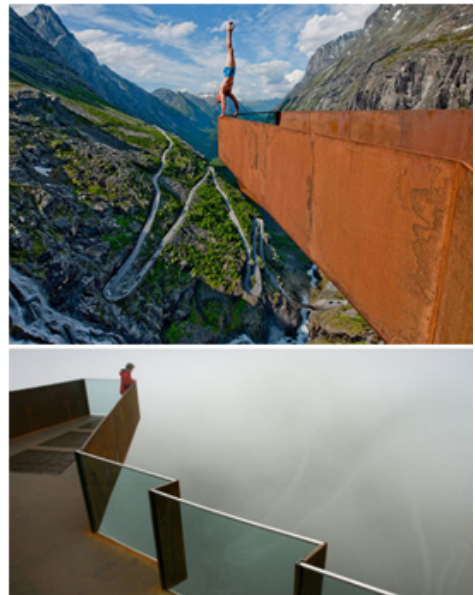


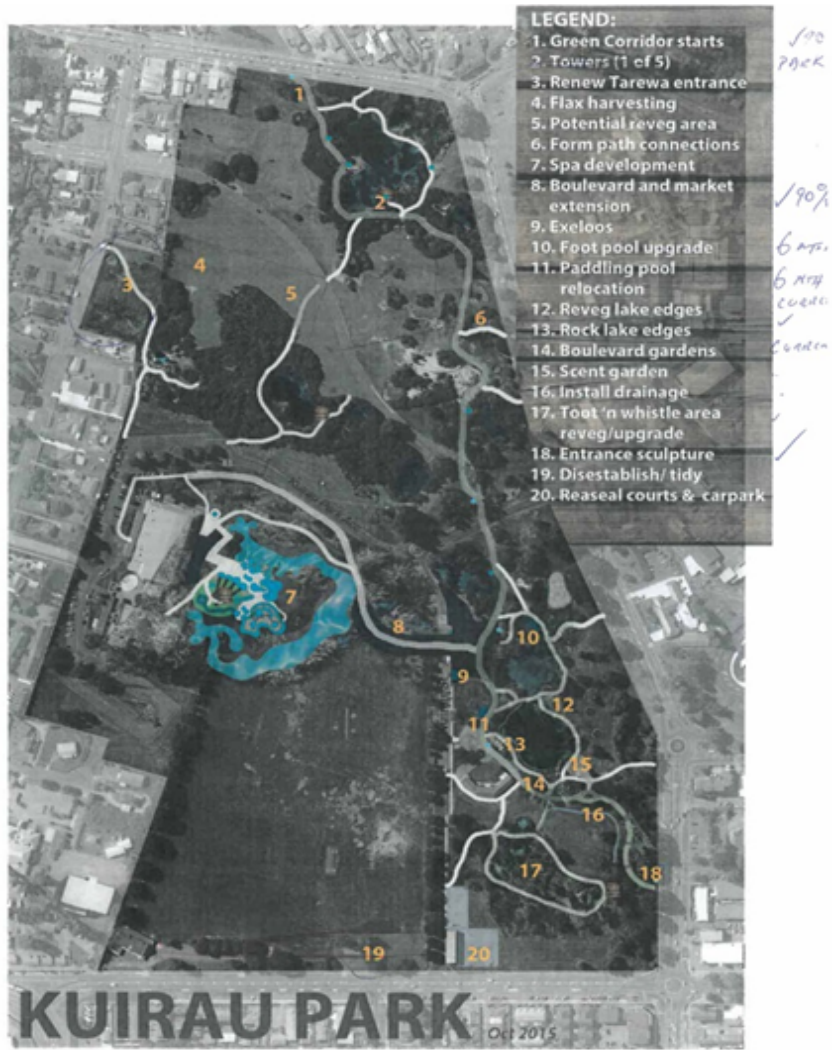




Kuirau Towers: concept

- Construct features that elevate the vantage point.
- 'Wow' design.
- Inspiration from the local environment, history and cultures.
- Accessibility of space and to information for all abilities.





Site analysis

- Current users (who and why do people go there?)
- Stakeholders/interested parties
- Areas of significance
- Connections/linkages
- Infrastructure/facilities
- Current issues/Constraints
- Sense of place/unique identity
- Wider park connections; Lakefront and Government Gardens

Site analysis



Concept plan purpose: Aligning with our 2030 Vision

1. Resilient communities... He hāpori pūmanawa ...

inclusive, liveable and safe neighbourhoods give us a sense of place; and confidence to be involved and connected

3. Outstanding places to play... Papa whakatipu...

recreation opportunities are part of our lifestyle; connecting us, transporting us and surrounding us

4. Vibrant city heart... Waahi pūmanawa...

our inviting and thriving inner city reflects our unique heritage and lakeside location

5. Business innovation and prosperity... Whakawhanake pākihi ...

we boast a diverse and sustainable economy energised by our natural resources and innovative people

6. Employment choices... He huarahi hōu...

we are a prosperous connected community; growing our education, training and employment opportunities

7. Enhanced environment... Tiakina to taiao...

we are known globally for our clean, natural environment, air quality and healthy lakes

Kuirau Park Future Vision

- Place making, unique identity, sense of place; currently eclectic mix and fragmented
- Space activation: make the space vibrant
- Destination Users: families, both local and visitors, tourists – domestic and international
- Provide a range of experiences to attract a diverse range of users (families, geothermal, sporting, events)

Kuirau Park Future Vision

- Facilities required
- Wider transport connections/linkages
- Potential Commercial opportunities
- Wider connections: Lakefront and Government Gardens
- Attracting a diverse range of users
- Sportsfield: future use?



Kuirau Park Future Vision

Parc de la Villette, Paris



Folly

ROTORUA LAKES COUNCIL

Mayor
Chairperson and Members
NAGTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

ROTORUA CEMETERY RESERVE, CHANGE OF ACTIVITIES BY LESSEE

Report prepared by: Rob Pitkethley; Sport, Recreation and Environment Manager

Report reviewed by: Henry Weston - Group Manager Operations

1. PURPOSE

The purpose of this report is to obtain a decision from the Committee on permitting a change of use for a lease over a section of the Rotorua Cemetery Reserve located on Sala Street.

2. RECOMMENDATION 1

1. **That the report Rotorua Cemetery Reserve, Change of activities by lessee be received.**
2. **That the Committee either;**
 - a) **Allow the lease to be changed to permit the alternative use requested by Flik Action Ltd, or**
 - b) **Does not allow the lease to be changed to permit the alternative use requested by Flik Action Ltd.**

3. BACKGROUND

Council has been approached by the current lessee, Flik Action Ltd, regarding changing the activity that is currently allowed to occur on the reserve under the lease. The current allowance is for a 9 hole short-length golf course and associated recreational activities. The existing lease will expire on the 1st of September 2028 after the final right of renewal has been exercised.

The changes being sought by the lessee are to allow for short term overnight parking of motor homes, and the construction and operation of a golf driving range. The attached aerial (**Attachment 1**) shows the reserve and the areas that are being considered for this changed use. The yellow block indicates the area for the overnight stays for the motor homes and the thick black line delineates the location of the nets for the golf driving range.

The golf driving range nets are proposed to be 10 meters high and run around three sides of the reserve. It will be 212 meters from the location of the driving shed on the Sala Street side to the back of the range on the reserve's north-western edge. The golf driving shed will contain between 12 and 16 bays.

The placement of the nets along the state highway requires NZTA approval as an affected party. Early correspondence between the lessee and NZTA would appear to indicate that NZTA have no issues with what is being proposed, subject to reviewing the final design plans.

The overnight motor home parking will be developed parking bays within a grass area. The exact number is unknown at this stage and detailed on site planning has not been completed. It is also contemplated that the

developments will include an ablution block and other services over time. This will likely have the least effect on the reserve in terms of visual amenity.

Both activities are permitted under section 54 of the Reserve Act 1977 on a recreation reserve however no provision for these activities has been allowed for in the Rotorua Township Reserve Management Plan. It is also currently an open space area that would be significantly different visually should the space be enclosed by the driving range nets. While public consultation would not be necessary to change the lease, a resource consent would be required to enclose this area with a fence this large.

The land currently leased by Fiik Action Limited was originally part Section 26 and 26a Blocks which were vested in Council in 1908 and 1934 respectively. On vesting it was considered that these lots had not been formally used as cemetery land, although there are graves located near Te Ngae Road marked on an historic plan dated 1926 (SO24222). It is possible this location indicates early graves that were relocated from Pukeroa Hill and the Tarawera Eruption. Council records describe that in 1958 graves were exhumed from somewhere near Te Ngae Road and further relocated to the Rotorua Cemetery proper, but there is no confirmation that these were the graves marked on the historic plan. This end of the reserve is not considered suitable for below ground burials because of the geothermal activity.

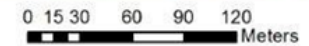
The end of the reserve currently leased was changed from Local Purpose (Cemetery) to Recreation Reserve in 1995 to allow for the short pitch 9 hole golf course to be established. Staff are researching the process around this change in classification to understand the drivers and consultation that occurred at this time. The fact that this land was gifted for cemetery purposes but is not being used for this purpose, nor will likely ever be suitable for burials, warrants further discussion by the Committee.



Lease Areas on Reserve

Note- Yellow area camper van park - Orange driving range bays - Black line driving range netts

Not for construction purposes



ROTORUA LAKES COUNCIL

Mayor
Chairperson and Members
NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

PERERIKA ST RESERVE: NEW LEASE AND BUILDING LOCATION FOR MENZ SHED

Report prepared by: Robert Atkinson – Asset Advisor

Report reviewed by: Henry Weston – Group Manager Operations

1. PURPOSE

The purpose of this report is to inform the committee of the proposal from the Menz Shed to lease a part of the Pererika Street Reserve and gain endorsement for the lease.

2. RECOMMENDATION 2:

- 1. That the report Pererika St Reserve: New lease and building location for Menz Shed be received.**
- 2. That the Committee endorse to lease for a period of twenty years an area of Pererika Street Reserve to the Menz Shed for a new club rooms and storage.**

3. BACKGROUND

The Menz Shed is a club that brings men together in one community space to share their skills, have a laugh and work on practical tasks individually (personal projects) or as a group (for the shed or community). The Rotorua Menz Shed operates five days a week from 9:30am till 2:00pm.

The Menz Shed currently leases a Council building on Te Ngae Road. This lease is operating on a month by month basis with the intention that the Menz Shed will need to vacate the building in the near future. They have asked Council to help them identify land that could be made available for lease that meet certain conditions such as being close to bus stops as some of the older members no longer drive. After consideration of a several sites that may be available, the Pererika Reserve is considered to be the most favourable.

Two sites that would meet their needs are available on the Pererika Street Reserve. These are shown on the attached aerial (**Attachment 1**) below. The western option at 360m² is the preferred location and this will require the relocation of the temporary fence back to the land exchange boundary once works are completed on the covered drain.

The Menz Shed are seeking a twenty year term to allow for fund raising to acquire a new club room building. This club room will be either a new build, or relocation of a building that will need to meet minimum standards once located within the reserve. Most funding organisations require a minimum term of twenty years (secure tenure) when looking at funding a major building project of this type.

In order to provide sufficient space for the storage and drying of timber there will probably be the need to locate a couple of containers on site and this can be accommodated within the footprint indicated.

If approved the Council standard community lease charge of \$120+GST per year will be charged and the Menz Shed would also need to meet the cost of any rates that are incurred through their occupation of the reserve.

It is Council staff recommendation that the Committee endorse the application for a lease to be granted to the Menz Shed for the western option as per the attached aerial plan below, for a term of twenty years with no right of renewal.

If this is endorsed by the Committee then the Council's Strategy, Policy and Finance Committee will need to recommend to Council that a lease be granted. The Reserve Management Plan allows for leases to be granted so public consultation is not required. We would be notifying other Reserve lease holders (Rotorua Anglers Club, Model Railway Club, Wood Turners, Scouts and St John) that this lease is being processed.



ROTORUA LAKES COUNCIL

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Chairperson and Members
NGATI WHAKAUE GIFTED RESERVE PROTOCOL COMMITTEE

LAKEFRONT DEVELOPMENT UPDATE

Report prepared by: Portia McKenzie, Strategy Advisor/Stephanie Kelly, Recreation Planner

Report reviewed by: Rob Pitkethley, Manager Sports, Recreation and Environment

1. PURPOSE

The purpose of this report is to inform the Committee of the progress on the Lakefront Redevelopment Project and the steps required to

2. RECOMMENDATION 3

- 1. That the report on the Lakefront Development Update be received.**
- 2. That the Committee confirm their support for amending the Reserve Management Plan to enable the Lakefront development to proceed as per the concepts shown to the Committee in October 2017.**

3. BACKGROUND**Process to date.**

Vision 2030 is the guiding philosophy that Council has worked through with the community to set the aspirations for our city and create the 2018-28 Long Term Plan. This work identified a number of key transformational projects to be initiated and have been titled the "Big Moves". Two of these Big Moves are oriented toward the delivery of social and environmental outcomes (being Kuirau Park and Sulphur Point/Sanatorium Reserve improvements) and Council will be responsible for their delivery of these within agreed timeframes. The other two Big Moves are oriented toward the delivery of economic outcomes (which in turn will drive social outcomes) in the case of the development of Rotorua Lakefront and wider economic, cultural and social outcomes in the case of the Whakarewarewa Forest. These latter two big moves projects are both endorsed by Bay of Connections and listed as regional priorities in the Regional Visitor Economy Strategy.

For the Rotorua Lakefront, considerable investment, time and resource has been undertaken over the last 10 years to develop this projects to the concept stage Council has now included in the Long Term Plan. The concept plan went through full public consultation in 2009 and in October of 2017, Council in discussion with the Gifted Reserve Protocol Committee, updated the concept plan to better suit changes in land use and aspirations that had occurred around the site.

At the end of 2017, the Ministry of Business, Innovation and Enterprise announced the Provincial Growth Fund which is aimed at lifting productivity potential in the provinces. Its priorities are to enhance economic development opportunities, create sustainable jobs, enable Māori to reach their full potential, boost social inclusion and participation, build resilient communities, and help meet New Zealand's climate change

targets. Rotorua is identified as a province that is eligible for applying to this fund and the Rotorua Lakefront has been identified as one of the projects that will meet the fund's criteria.

Council's Long Term Plan included consultation on the funding level for the Rotorua Lakefront, with an expectation that match funding would be sought. In May 2018, Council in collaboration with iwi partners, applied to the Provincial Growth Fund for funds to take the Rotorua Lakefront project to the next step of developing a more detailed business case, preliminary design and detailed design for stage 1 of the project. The decision on this application is due to be announced on Friday 29 June. If successful, this business case and design will be used for a second application to the fund to be submitted in August for consideration. A Strategic Advisory Group for this project has been established that includes representatives from both the Gifted Reserves Protocol Committee and Te Arawa Lakes Trust.

Reserve Management Plan changes required for development.

The Rotorua Lakefront Reserve is included in the Rotorua Township Reserves Management Plan 2006. This Plan prepared under the Reserves Act 1977 has objectives and policies for how the Lakefront will be managed. While the reserve management plan generally enables what is being proposed, it was prepared prior to the initial concept planning for the Lakefront being undertaken and therefore does not anticipate redevelopment of the reserve. To enable the redevelopment to proceed and the aspirations for the project to be realised, a number of amendments to the reserve management plan are required. Specifically, the proposed amendments to the reserve management plan will:

- Provide for additional commercial operators and building footprint to what currently exists.
- Provide for the alteration to the configuration and style of the existing paths, roads and paved surfaces.
- Provide for variation in the placement and style of park furniture and structures (e.g. seating, lighting, tables etc.)

The process for amending a reserve management plan is outlined in section 41 of the Reserves Act and includes a public consultation process. It is proposed that prior to commencing the public consultation process the draft amendments to the Lakefront section of the reserve management plan will be presented at a special meeting of the Protocol Committee for endorsement before approval is sought from Council. Following the submission period submitters must be given an opportunity to be heard in support of their submission, it is further proposed that the Protocol Committee is appointed to hear the submissions and make a recommendation to Council as the Reserve Administering Body.

Before initiating this process, the Council needs to confirm that the Protocol Committee supports the intent of these changes and participate in the following processes required.

ROTORUA LAKES COUNCIL

Mayor
Chairperson and Members
NGATI WHAKAUE GIFTED RESERVE PROTOCOL COMMITTEE

RESERVE OPERATIONAL UPDATES

Report prepared by: Rob Pitkethley, Manager Sports, Recreation and Environment

Report approved by: Henry Weston - Group Manager Operations

1. PURPOSE

The purpose of this report is to update the Committee on issues and seek resolution when required on various leases within the Gifted Reserves.

2. RECOMMENDATION 4

- 1. That the report 'Reserve Operational Updates' be received.**
- 2. That the Committee endorses taking to Council a recommendation to grant a new Lease for the Watersports Trust for 20 years from 1 August 2017.**

3. BACKGROUND**Watersports Trust – Endorsement of a recommendation to Council to grant a new lease.**

The Rotorua Watersports Trust owns and occupies the lake front building at the western end of the Lakefront Reserve. This building supplies space for the Rotorua Yacht Club, Rotorua Lakes Coast Guard, Rotorua Rowing Club, Rotorua Fishing and Pleasure Boating Club and Young Mariners to conduct their community based activities on the lakes. The Reserve land was leased to the Trust from 1993 for 25 years for these activities with the term of this lease expiring 31 July 2018. The Trust have approached Council to ask for a new lease for a period of 20 years that will allow them to continue running these community activities, and secure funding for the extensions to the existing roofline to create a larger usable space for the upstairs hall area. This extension of the building was approved by the Protocol Committee at the last meeting on 25 October 2017.

The lease of this site on the Reserve for the Watersports Trust can be granted by Council as it is specifically provided for in the Reserve Management Plan. It is important to note that there is no intention to extend the footprint that the current building occupies over the lease space. This lease area and building sits outside the Lakefront development "Big Move" planning that has come before the Protocol Committee so will not impede this development. Implementing this new lease will require a paper to go before the Council and staff have aligned this for the July Strategy, Policy and Finance Committee meeting. This would then confirm approving the new lease from the Council meeting at the end of July. To complete this paper and approve the new lease for these continuing activities requires the support of the Protocol Committee.

Thermal Holiday Park Update.

The Draft Title Plan was prepared by Survey One and submitted to RLC via The Property Group (TPG) for approval which has been obtained. The Property Group is drafting the agreement between the parties

regarding the process moving forward. We have contacted DoC to organise a meeting with RLC to confirm the revocation process that will be followed. Once the process has been agreed on, consultation with the community will commence and feedback brought back to Council for consideration. Following Council consideration the information will be forwarded to the Minister as a formal request to revoke the Reserve status.

Peririka Street Reserve Land Exchange.

Council's legal team have been in contact with DoC's Statutory Land Management Advisors regarding the proposed exchange. DoC is seeking advice on the issue of the financial equality of the exchange due to substantial difference in valuations between the two parcels of land involved. This could put the exchange in jeopardy. This is also being considered in the context of the Gifted Lands Policy to ensure that any treaty settlement provisions are being met. DoC have advised that as both of these matters are significant it may take some time to come back to Council with the formal Crown position.

Blue Baths Update.

The current lease for the Blue Baths ends 31 December 2019 and the existing leaseholder has signalled they want to keep operating although the lease has no right of renewal. In recent years Council has been working towards creating an Arts and Culture Precinct around the Government Gardens with the Museum, Tea House, and the closely associated Sir Howard Morrison Performing Arts Centre. Consequently Council are proposing to call for a Registration of Expressions of Interest (REOI) for operating a commercial activity at the Blue Baths that compliments the Arts and Culture Precinct and meets Heritage NZ conditions. The existing leaseholder will be invited to participate in this process. The REOI's received will be evaluated before a more specific Request For Proposal (RFP) would be sent to the most appropriate activity providers. These RFPs would then be evaluated before a final provider was selected to take up a new lease from 1 January 2020.

Tamaki Tours Building Lease Update.

Tamaki Tours Limited currently runs a commercial activity out of the old Orchid Gardens Building in the Government Gardens. The lease for this activity expired on 31 October 2017 and has a 33 year right of renewal. In leading up to this renewal, Council have been in discussions with Tamaki Tours around the activity they are carrying out under their lease and how this activity complies with the Reserves Act requirements to be necessary to enable the public to obtain the benefit and enjoyment of the reserve, or for the convenience of persons using the reserve. Tamaki Tours are currently working on a development plan for changes to their operation and will submit that to Council for consideration of how the ongoing operation will comply with the Reserves Act.

Sanatorium Reserve Ecological Restoration.

Last Year Council engaged Wildlands Limited to develop an ecological restoration plan for Sanatorium Reserve. This once pristine ecological site with rich native biodiversity has been compromised by the invasion of weed species, especially dense arrow bamboo, which covers vast areas of the Reserve and excludes the growth of other vegetation. Other threats to the environment include pest animals, unplanned vegetation clearance/tracks and historical rubbish dumping. To restore this precious environment and cultural heritage an application was made to the Lotteries Environment and Heritage Fund for support and this has been successful with Lotteries agreeing to contribute \$80,000 over two years of the restoration. The support from key partners such as Pukeroa-Oruawhata, DoC, Forest & Bird and local Iwi groups was appreciated in making this application successful.

