

**NGATI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE
EXTRAORDINARY MEETING**



<i>Date/time:</i>	30 July 2018, 1pm
<i>Venue:</i>	Council Chamber
<i>Purpose:</i>	Protocol meeting between Pukeroa Oruawhata Trust and Rotorua Lakes Council

File No. 60-12-270\02

<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

	Items for Discussion	Page
	Welcome and karakia	
1	Apologies	
2	Lakefront Master Plan presentation	
3	RECOMMENDATION 1: Proposed Reserve Management Plan Amendments – Lakefront Reserve	2

ROTORUA LAKES COUNCIL

Mayor
Chairperson and Members
NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

PROPOSED RESERVE MANAGEMENT PLAN AMENDMENTS – LAKEFRONT RESERVE

Report prepared by: Stephanie Kelly, Recreation Planner
Report approved by: Henry Weston, Group Manager Operations

1. PURPOSE

The purpose of this report is to seek endorsement for the draft amendments to the Lakefront Reserve section of the Rotorua Townships Reserve Management Plan for public consultation.

2. RECOMMENDATION

- 1. That the report ‘Proposed Reserve Management Plan Amendments – Lakefront Reserve’ be received.**
- 2. That the Committee recommends to Council that the draft amendments to the Lakefront Reserve section of the Rotorua Townships Reserve Management Plan be adopted for public consultation pursuant to section 41(6) of the Reserves Act 1977.**

3. BACKGROUND

The Reserves Act 1977 is the central piece of legislation that governs the administration of public reserves. Under the Reserves Act the Rotorua Lakes Council, as a reserve administering body, is required to have in place reserve management plans for all reserves under its control and to ensure that those reserve management plans are kept up to date to reflect changing circumstances or increased knowledge.

The redevelopment of the Rotorua Lakefront is identified as a key project in Council’s 2018-28 Long Term Plan with work currently underway to finalise the Master Plan and Business Case for the project.

The Lakefront Reserve is included in the Rotorua Townships Reserves Management Plan (RMP) 2006. The Rotorua Townships RMP includes all land gifted by Ngāti Whakaue for reserve purposes within the Rotorua township. The existing RMP generally enables the proposed redevelopment however a number of minor amendments to the Lakefront section of the RMP are required to enable the redevelopment to proceed. Specifically, the following amendments to the RMP are required:

Amendment Required	Explanation
Provide for additional commercial operators and a maximum commercial building footprint of 2,000sqm.	Existing provisions restrict the number of commercial operators that can operate from the reserve. 2,000sqm is the combined footprint of existing buildings on the reserve including the ticketing kiosks and Soundshell building (excludes public toilet facilities).
Remove restrictions with regards to the location of commercial activity.	Existing provisions restrict where commercial activity can be located on the reserve. Removing this restriction will provide more flexibility to site activity in more appropriate locations on the reserve.
Remove provision that restricts the alteration to the configuration and style of the existing paths, roads and paved surfaces.	The configuration and style of the roading, pedestrian and cycle paths and other hard surfaces are proposed to be altered as part of the redevelopment of the reserve and therefore it is necessary to remove this restriction.
Remove provision that restricts any variation in the placement and style of park furniture and structures (e.g. seating, lighting, tables etc.)	A new style of park furniture and structures and the placement of park furniture and structures are proposed to be altered as part of the redevelopment of the reserve and therefore it is necessary to remove this restriction.
Provide for the removal of existing Soundshell building and Scout Hall.	Existing provisions to not anticipate the removal of these buildings. Both buildings have significant earthquake prone issues that would be cost prohibitive to repair.
Update formatting and group some policy provisions together into more appropriate groupings.	Formatting and layout of document updated.

The necessary amendments to the Lakefront section of the RMP have been drafted and are attached both as a tracked changes version (Attachment 1), and a clean version (Attachment 2).

The process for reviewing or amending an RMP is outlined in section 41 of the Reserves Act and requires Council to, at minimum, publicly consult on the draft amendments to the RMP. Public consultation on the proposed amendments will commence following formal adoption of the draft RMP amendments by Council at its meeting on 30 August 2018. Submitters must also be given the opportunity to be heard in support of their submission.

4. DISCUSSION AND OPTIONS

It is recommended that the Committee endorse the draft amendment to the Lakefront section of the Rotorua Townships RMP for adoption by Council at its meeting on 30 August 2018.

This option will enable public consultation on the proposed amendments to the Lakefront section of the Rotorua Townships RMP to commence and subject to consideration of any submissions received, the redevelopment of the Lakefront to proceed.

5. ATTACHMENTS

Attachment 1: Tracked Changes Version – Proposed Amendments to Lakefront Section of the Rotorua Townships Reserve Management Plan

Attachment 2: Clean Version – Proposed Amendments to Lakefront Section of the Rotorua Townships Reserve Management Plan

7.2.6.7 Objectives for Lakefront Reserve/War Memorial Park

7.2.6.7.1 ~~To provide a modern authentic lakefront that we are proud of and that reflects our identity and culture, provides an enhanced family based play experience for locals and is a premier destination for visitors~~
~~To provide a venue for both residents and visitors to enjoy recreational and cultural activities in pleasant surroundings on the shores of Lake Rotorua.~~

7.2.6.7.2 To ~~maintain~~ provide for the continued use of the reserve for a mixture of commercial and non-commercial activities, that align with the purpose of the reserve, to provide an enhanced waterfront experience, providing however that commercial activities comply with the requirements of the Reserves Act.

~~7.2.6.7.3 To maintain the integrity of the recent redevelopment works.~~

7.2.6.8 Policies

Roads, paths and promenade Naming

~~7.2.6.8.1 That all paths, roads and other hard surfacing shall be maintained in their current style and configuration in accordance with original construction plans.~~

7.2.6.8.2~~1~~ That the road from the Memorial Gates to the roundabout shall be known as **Memorial Drive.**

~~7.2.6.8.3 That the road from the roundabout to the Government Gardens shall be known as Oruawhata Drive.~~

~~7.2.6.8.4 That the road and reserve from the roundabout to the Lake Road roundabout shall be generally known as the Lakefront.~~

7.2.6.8.2~~5~~ That the area of reserve south of the avenue of plane trees shall be known as the **Village Green.**

7.2.6.8.3~~6~~ That the area of reserve from the wharf west to the public boatramp shall be known as Kouramawhitiwhiti.

Wharf area

7.2.6.8.4~~7~~ That the **existing wharf structures** be repaired and maintained to a safe and useable standard for a further ten years i.e. until 1 July 2015, or until such time as they are removed or replaced. their sooner replacement.

~~7.2.6.8.8 That proposals for replacement of the wharves be subject to full public scrutiny, including funding, design, location and use.~~

7.2.6.8.5~~9~~ That the Pukeroa Oruawhata Trust shall be involved in the **process for developing options** for the lakefront facilities upgrade.

Leases

~~7.2.6.8.10 — That existing leases to the Scouting Association, and Rotorua Lakes Water Sports Trust continue. In the event of expiry, new leases may be negotiated. In the event of termination, the Scouts building is to be removed.~~

~~7.2.6.8.11 — That the lease of the Soundshell Cafe which expires in 2006 continue until expiry or earlier termination through breach of conditions or surrender. Future leases of this area shall be dependent upon the future of the Soundshell.~~

~~7.2.6.8.12 — That no new ticket kiosks will be permitted. Leases of the present ticket kiosks will terminate and the kiosks be removed once there is a new facilities building constructed in conjunction with the replacement wharf development, or in the event that the wharf is removed and not replaced.~~

Soundshell

~~7.2.6.8.13 — That the Soundshell building be maintained for use for community, recreational, cultural and subsidiary functions while demand exists.~~

~~7.2.6.8.14 — That when the lease for the Soundshell Cafe expires or is terminated due to breach of conditions or surrender, the future of the building shall be evaluated taking into account usage, maintenance costs, upgrading required and public opinion.~~

Village Green and Lake road Frontage

~~7.2.6.8.615 — That use of this area (Zones 1 to 7) will continue to be provide for commercial and non-commercial recreational, cultural and community activities such as fun fairs, markets, circuses, side shows, displays, exhibitions, rallies, sports daysevents, amusement devices, and arts or cultural events and concerts.~~

~~7.2.6.8.16 — That the area be maintained in open turf, with groups of trees, or trees on the perimeter.~~

~~7.2.6.8.17 — That no permanent structures be allowed on the area, only mobile structures or vehicles, or structures of a short term nature for less than three months e.g. stages, bungee jumps, mobile food vendors may, however, locate semi permanently to allow connection to services, provided that the vehicle used may still be removed if required.~~

~~7.2.6.8.718 — That **dogs and other animals** may be permitted on this area as part of specific events such as circuses, Gypsy Fairs, or concessions such as pony rides. Such permission is solely at the discretion of Council all faecal material is to be collected and removed by the animal's owner.~~

~~7.2.6.8.819 — That **concessions** may be granted over portions of this area to give regular commercial operators some security of site for activities such as craft markets, side shows or mobile recreational concessions. The term of such concessions is not to exceed three years and shall not permit permanent structures.~~

Playground Area

~~7.2.6.8.20~~ ~~That the **playground area** is to be a haven for family based activities and children's play.~~

~~7.2.6.8.21~~ ~~That **no commercial activity** shall be permitted in this area other than the mobile food vendor.~~

Waterfront

~~7.2.6.8.922~~ ~~That this area be maintained as a natural interface between the reserve and water. Views are to be kept open, plantings maintained at a low level, and access to and along the **lake edge promenade** unrestricted will continue to be provided for.~~

~~7.2.6.8.23~~ ~~That **no new concessions** shall be permitted in the promenade area or on either of the two finger jetties, or on any part of the water area between these jetties and the main pier for a distance of 200 metres from the shore. Commercial activity is to be restricted to displays and community fundraising.~~

~~7.2.6.8.1024~~ ~~That in particular, **views** of the lake from Fenton Street and Memorial Drive shall be maintained.~~

Queen Elizabeth Hospital Frontage (Zone 8)

~~7.2.6.8.25~~ ~~That the area in front of the **QEII Hospital** may be made available for commercial recreation concessions on an annual or seasonal basis. No permanent structures shall be permitted.~~

Soundshell Frontage

~~7.2.6.8.26~~ ~~That this paved and grassed area be set aside for **passive activities** such as eating, sitting, meeting and socialising etc.~~

~~7.2.6.8.27~~ ~~That **commercial use** of this area will be restricted to displays, or activities associated with the adjacent Soundshell Cafe.~~

Commercial activities in general

Leases and concessions

~~7.2.6.8.28~~

~~7.2.6.8.11~~ ~~That the existing lease to the **Rotorua Lakes Water Sports Trust** shall be permitted to continue. In the event of expiry, a new lease may be negotiated.~~

~~7.2.6.8.12~~ ~~The leases for the Scout Hall and the Soundshell café will not be renewed and the buildings will be removed as part of the redevelopment of the reserve.~~

~~7.2.6.8.13~~ ~~Temporary commercial activities will be permitted where they are primarily focused on providing recreational opportunities or enjoyment for reserve users and where they are consistent with the purpose of the reserve. This may include activities such as markets, exhibitions, displays, amusement activities, festivals and concerts.~~

~~7.2.6.8.14~~ ~~Fees will be charged for temporary commercial use of the reserve, including the cost of availability and use of **power and water**.~~

~~7.2.6.8.15~~ ~~Long-term leases for commercial activities will be permitted in accordance with the following criteria:~~

- A maximum building footprint of 2,000sqm on the reserve will be permitted on the reserve for commercial activity
- Activities must enable the public to obtain the benefit and enjoyment of the reserve or for the convenience of persons using the reserve
- Activities must align with the purpose of the reserve to provide an enhanced waterfront experience

7.2.6.8.16 As part of the redevelopment of the lakefront the leases for the existing ticketing kiosks will be terminated and the buildings removed. All future ticketing functions will be provided for in a new building developed on the reserve.

7.2.6.8.17 Overnight camping will be permitted in designated car parks only and in accordance with all Council policies and bylaws.

~~Council will allow temporary commercial activities at the lakefront (including retail activities) that are primarily focused on providing recreational opportunities or enjoyment to reserve users, activities, festivals and concerts.~~

~~This is to be achieved by ensuring that applications comply with the following set of criteria:~~

~~7.2.6.8.29~~

~~No further structures of a permanent nature will be permitted to cater for commercial activities except those built as part of any replacement of the existing wharves and ticket offices.~~

~~7.2.6.8.30 That charges will be levied to cover the cost of availability and use of power and water where these are required.~~

~~7.2.6.8.31 That when overnight camping is permitted, a charge will be levied for use of shower facilities.~~

Landscaping

~~7.2.6.8.32 That gardens shall be maintained in accordance with original planting plans in order to ensure consistency, view lines, and the integrity of the landscape design as a whole.~~

~~7.2.6.8.33 That future planting of trees shall be consistent with existing plantings and shall not compromise open spaces or view lines.~~

Furniture

~~7.2.6.8.34 That future placement or replacement of seating, lighting, tables, bins, bollards and other furniture shall be with items consistent in design, style and construction with those already present.~~

Monuments and Memorials

- 7.2.6.8.18~~35~~ *That the **War Memorial Gates** and associated plaques be maintained with due respect and propriety.*
- 7.2.6.8.19~~36~~ *That the **trig station** placed on the lakefront in 1988 to mark the centenary of the New Zealand Institute of Surveyors be retained.*

Trees and Landscaping

- 7.2.6.8.20~~37~~ *That special historical significance be given to the **large plane trees** on the reserve that once marked the original lakefront, and that may have comprised some of Rotorua 's earliest amenity plantings.*
- 7.2.6.8.21~~38~~ *That special significance also be given to the **Olea Europaea** planted near the Memorial gates. ~~the following two trees which form living memorials:~~*
- ~~i) The Olea europaea planted near the Memorial gates.~~
 - ~~ii) The Sequoiadendron giganteum planted to replace the tree that was removed from the Government Tourist Bureau.~~
- 7.2.6.8.22~~39~~ *That future **removal, placement and replacement** and ongoing maintenance of trees and amenity planting will ~~take into account the need to retain open spaces, views of the lake, and a natural progression of height away from the lake.~~ be undertaken in a way that best meets the objectives for the reserve *.*

Noise Control

- ~~7.2.6.8.40 That generators will not be permitted as an alternative to the power points provided unless they are required to supplement the power supply at times of high usage.~~
- ~~7.2.6.8.41 That any generators on site be located as far as practical from the residential/ accommodation area, be buffered against noise production, and be shut down by 10.00pm.~~
- ~~7.2.6.8.42 That any amplification equipment used at the venue be located and directed away from the residential/accommodation area and be buffered against excessive noise production in this direction.~~
- ~~7.2.6.8.43 That specific hours be fixed for any event past which no activity which is likely to create a noise nuisance to neighbouring residential/accommodation properties be permitted to continue.~~

Wildlife

- 7.2.6.8.23 *That in general it shall be unlawful to kill or injure any birds on the reserve but that **black swans** and/or geese may be culled if numbers increase to the point where they are creating a serious nuisance. Such action will only be taken following consultation with the Department of Conservation and Eastern Region Fish and Game Council.*

7.2.6.7 Objectives for Lakefront Reserve/War Memorial Park

7.2.6.7.1 To provide a modern authentic lakefront that we are proud of and that reflects our identity and culture, provides an enhanced family-based play experience for locals and is a premier destination for visitors

7.2.6.7.2 To provide for the continued use of the reserve for a mixture of commercial and non-commercial activities, that align with the purpose of the reserve, to provide an enhanced waterfront experience.

7.2.6.8 Policies

Naming

7.2.6.8.1 *That the road from the Memorial Gates to the roundabout shall be known as **Memorial Drive**.*

7.2.6.8.2 *That the area of reserve south of the avenue of plane trees shall be known as the **Village Green**.*

7.2.6.8.3 *That the area of reserve from the wharf west to the public boatramp shall be known as **Kouramawhitiwhiti**.*

Wharf area

7.2.6.8.4 *That the **existing wharf structures** be repaired and maintained to a safe and useable standard, until such time as they are removed or replaced.*

7.2.6.8.5 *That the Pukeroa Oruawhata Trust shall be involved in the **process for developing options** for the lakefront facilities upgrade.*

Village Green and Lake road Frontage

7.2.6.8.6 *That **use** of this area will continue to provide for commercial and non-commercial recreational, cultural and community activities such as fun fairs, markets, circuses, side shows, displays, exhibitions, rallies, sports events, amusement devices, arts or cultural events and concerts.*

7.2.6.8.7 *That **dogs and other animals** may be permitted on this area as part of specific events such as circuses, Gypsy Fairs, or concessions such as pony rides. Such permission is solely at the discretion of Council all faecal material is to be collected and removed by the animal's owner.*

7.2.6.8.8 *That **concessions** may be granted over portions of this area to give regular commercial operators some security of site for activities such as craft markets, side shows or mobile recreational concessions. The term of such concessions is not to exceed three years and shall not permit permanent structures.*

Waterfront

7.2.6.8.9 *That this area be maintained as a natural interface between the reserve and water. Views are to be kept open, plantings maintained at a low level, and access to and along the **lake edge** will continue to be provided for.*

7.2.6.8.10 *That in particular, **views** of the lake from Fenton Street and Memorial Drive shall be*

maintained.

Leases and concessions

- 7.2.6.8.11 *That the existing lease to the **Rotorua Lakes Water Sports Trust** shall be permitted to continue. In the event of expiry, a new lease may be negotiated.*
- 7.2.6.8.12 *The leases for the Scout Hall and the Soundshell café will not be renewed and the buildings will be removed as part of the redevelopment of the reserve.*
- 7.2.6.8.13 *Temporary commercial activities will be permitted where they are primarily focused on providing recreational opportunities or enjoyment for reserve users and where they are consistent with the purpose of the reserve. This may include activities such as markets, exhibitions, displays, amusement activities, festivals and concerts.*
- 7.2.6.8.14 *Fees will be charged for temporary commercial use of the reserve, including the cost of availability and use of **power and water**.*
- 7.2.6.8.15 *Long-term leases for commercial activities will be permitted in accordance with the following criteria:*
- *A maximum building footprint of 2,000sqm on the reserve will be permitted on the reserve for commercial activity*
 - *Activities must enable the public to obtain the benefit and enjoyment of the reserve or for the convenience of persons using the reserve*
 - *Activities must align with the purpose of the reserve to provide an enhanced waterfront experience*
- 7.2.6.8.16 *As part of the redevelopment of the lakefront the leases for the existing ticketing kiosks will be terminated and the buildings removed. All future ticketing functions will be provided for in a new building developed on the reserve.*
- 7.2.6.8.17 *Overnight camping will be permitted in designated car parks only and in accordance with all Council policies and bylaws.*

Monuments and Memorials

- 7.2.6.8.18 *That the **War Memorial Gates** and associated plaques be maintained with due respect and propriety.*
- 7.2.6.8.19 *That the **trig station** placed on the lakefront in 1988 to mark the centenary of the New Zealand Institute of Surveyors be retained.*

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- 7.2.6.8.20 *That special historical significance be given to the **large plane trees** on the reserve that once marked the original lakefront, and that may have comprised some of Rotorua 's earliest amenity plantings.*
- 7.2.6.8.21 *That special significance also be given to the *Olea Europaea* planted near the Memorial gates.*
- 7.2.6.8.22 *That future **removal, placement and replacement** and ongoing maintenance of trees and amenity planting will be undertaken in a way that best meets the objectives for the reserve.*

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