



NGATI WHAKAUE GIFTED RESERVES PROTOCOL MEETING

AGENDA

7 DECEMBER 2009 AT 2:00PM

To be held in Committee Room 1,
Rotorua District Council



ROTORUA DISTRICT COUNCIL
NGATI WHAKAUE GIFTED RESERVES
PROTOCOL MEETING

Meeting between Pukeroa Oruawhata Trust and Rotorua District Council
to be held in Committee Room 1 on Monday 7 December 2009 at 2:00pm

Chairperson:	His Worship the Mayor		
Councillors and Trustees:	Cr Maxwell Mr S Harris Mr D Tapsell	Cr Sturt Mr P Kingi Mr D Rangitauira	Mr A Wilson Mr M Short
Quorum:	6		

	<u>Page</u>
1. APOLOGIES	
2. PRESENTATION – GAIL HENRY, NZ HISTORIC PLACES TRUST	
3. PREVIOUS MINUTES – 30 APRIL 2009.....	10/1/2
4. MATTERS ARISING FROM THE MINUTES	
5. MANAGEMENT PLAN REVIEW - ROBERT ATKINSON, PARKS ASSET AND PLANNING OFFICER	
6. LAKEFRONT DEVELOPMENT PLAN UPDATE – ERIC HAYCOCK, PARKS ASSETS AND PLANNING MANAGER	
7. GENERAL BUSINESS	

P Guerin
Chief Executive

ROTORUA DISTRICT COUNCILMINUTES OF NGATI WHAKAUE PROTOCOL MEETING

held on 30 April 2009 at 2:00pm in Committee Room 2, Rotorua District Council

- PRESENT: Mayor Kevin Winters (Chairperson)
Mr Pihopa Kingi, Mr Malcolm Short, Mr Alec Wilson, Cr Charles Sturt (from 2:36pm)
- APOLOGIES: Mr Murray Patchell, Mr Stuart Harris, Mr David Rangitauira, Mr Tapsell and Cr Maxwell.
- OFFICERS PRESENT: Peter Guerin, Chief Executive; Garry Page, Manager Parks and Recreation; Eric Tonkin, Parks Planning Assistant; Carol Peden, Committee Administrator.

1. WELCOME

The Chairperson, Mayor Winters, welcomed everyone to the meeting.

2. APOLOGIES

Resolved:

Mr Short) *That apologies be received from Mr Murray Patchell, Mr Stuart Harris, Mr David*
Mr Wilson) *Rangitauira, Mr Tapsell and Cr Maxwell.*

CARRIED

3. PRESENTATION

Gail Henry, accompanied by colleague Linda Patterson, spoke to a power point presentation regarding registration of Government Gardens in the Historic Places Trust register, under the Historic Places Act. She acknowledged that it was already registered as a historic place under Rotorua District Council's District Plan. She explained that the black outline on the map showed RDC's conservation area, while the purple line was the proposed boundary (Attachment 1).

Mrs Henry said she hoped the registration proposal would be written by August 2009, and the registration with the Historic Places Trust formalized by the end of 2009.

She clarified that if a Resource Consent was needed for any alterations to structures protected under the Act, the Historic Places Trust would expect to be consulted before work commenced.

Ms Patterson explained that once the registration report was completed, copies would be sent to owner, registered interests, interested parties, and lessees. During the registration of such an area, whether or not owner agreement was given, public submissions would be invited.

Mr Wilson explained to Mrs Henry that once the proposals were received, the Council and Pukeroa Oruawhata Trust would then discuss the proposals and whether they were in agreement with it.

Mr Guerin said that RDC's District Plan was expected to be ready for notification by November 2009, and he asked that the Historic Places trust proposals would be ready in time for them to be included. Mrs Henry explained that if areas of historic value were registered but not scheduled (in a Council's District Plan), buildings could be accidentally demolished without appropriate consultation, as had happened in the past. She said that this is why it was important to identify each area specifically.

Attendance: Cr Sturt joined the meeting at 2:36pm.

4. **PREVIOUS MINUTES**

Resolved:

Mr Wilson) ***That the previous minutes from 26 November 2008 be accepted as a true and***
Mr Short) ***correct record.***

CARRIED

5. **MATTERS ARISING FROM THE MINUTES**

None.

6. **LAKEFRONT DEVELOPMENT PLAN UPDATE – REPORT AND PRESENTATION BY GARRY PAGE**

The Mayor explained that no firm decisions had yet been made, but Council had approved the Concept Plan for public consultation. Garry Page then gave an overview of the lakefront development proposals.

The proposals included:

- The road would be shifted further back from the lake, with specific parking areas provided;
- The widening and enhancement of the main pier including cafes;
- A plaza type area called 'Tutanekai Square';
- Edges of village green enhanced, whare waka re-sited onto a special wharf;
- A diversity of lake edges including 2 beach areas;
- More commercial areas;
- Care taken to showcase Maori culture;
- Geothermal features (steam vents, hot foot pools);
- Water features;
- Better links with Tutanekai Street and Fenton Street;
- Enhanced gateway into Ohinemutu;
- Native vegetation;
- Suggested site of Hinemoa and Tutanekai sculptures;
- A playground suitable for both young and older children;
- Steam walks and steam gardens – Tunohopu Pier near Water Sports Trust, with concessions and cafes;
- A lakefront lawn area;
- More of a Rotorua 'feel'.

It was proposed that the development of the lakefront be undertaken in the following stages:

Stage 1 - It was proposed to plan towards Stage 1, which was the development of the main pier area. Mr Page explained that \$8 million had been put aside in RDC's Ten Year Plan budget to construct the wharf area, to be developed over next 4 years. However, it was expected to cost a total of \$12million for Stage 1, so Council was looking for private partnership development of commercial areas on the wharf.

Stage 2 – Move road back from the lake.

Stage 3 – Link from Tutanekai Street, overflow parking areas, and Fenton St link

Stage 4 – Ohinemutu Gateway (either retain existing Soundshell or re-develop that area,

Stage 5 – Events – lakefront green area

Mr Page commented that closures of the lakefront area would not be necessary at any time.

Stakeholders had been kept informed along the way and would be kept up-to-date as plans progressed. Full public consultation on the concept plan would now be undertaken.

7. LAKEFRONT OPERATORS RESOURCE CONSENT RENEWALS

Mr Page explained that Lakefront operators needed resource consents for any lake structures. Such consents were only given for the length of any licence granted by RDC. Licences were to be renewed until June 2011. Longer term licences could be entered into after the consultation period for the Lakefront development was completed, once project timing was more certain. Council had written into license agreements the ability to cancel contracts if necessary for any new developments.

8. TRESPASS NOTICES PROCESS FOR PARKS

Charles Roberts explained that a process was in place requiring police to report regularly to RDC on how they had exercised their delegation to remove people who had trespassed.

9. ROTORUA COMMUNITY YOUTH CENTRE TRUST (RCYCT) BUILDING REFURBISHMENT

Mr Roberts reported that since the last Gifted Reserves Protocol meeting the YWCA building had been purchased, and Council was now operating in partnership with the Youth Centre Trust in terms of refurbishment. The RCYCT was concentrating on getting their Health Centre ready for operation by 1 July. Ms Helen Nathan was the new chairperson of the trust. The Mayor signalled that Pukeroa Oruawhata Trust could expect to be approached by the RCYCT for some assistance with funding.

10. INTRODUCTION OF 'PAY AND DISPLAY' PARKING IN GOVERNMENT GARDENS

Mr Roberts said that a 3-hour parking limit would be introduced next year along Queens Drive, and the whole of Government Gardens under a 'Pay and Display' system. There would be permitted staff parking areas for organisers of events. The 'Pay and Display' area would be restricted to work hours. RDC staff would be encouraged to explore car-pooling options or alternative ways of commuting to work.

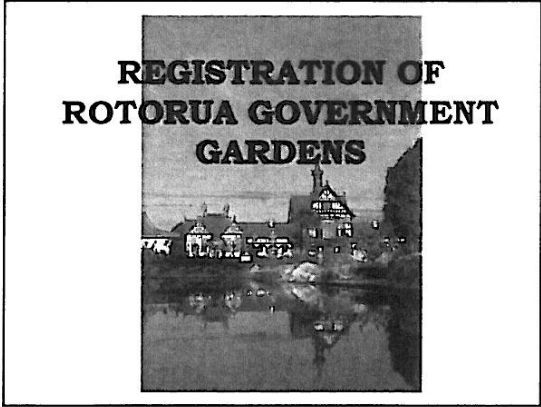
11. GENERAL BUSINESS

RDC was looking at using geothermal resources for power generation. Mr Short said he would meet with Mr Guerin to discuss Pukeroa Oruawhata's ideas regarding geothermal energy usage.

He also commented that Works Manager, Peter Dine, would be welcome to meet with Pukeroa Oruawhata to discuss widening the road around the Lakehouse Hotel, which they owned. Mr Kingi suggested that lights be installed at the Ariariterangi Road/Lake Road intersection to solve the problem of tangihanga getting a right-hand exit into Lake Road to go the Kauae Cemetery. However, Mr Short suggested that widening the road at the Lakehouse Hotel Road could alleviate most of these issues. Mr Kingi was advised by Cr Sturt that the plan presented by Mr Dine to the Works Committee in March had indicated a left in/left out turning onto Lake Road at the Ariariterangi Street intersection.

They had some positive suggestions about how to solve traffic issues, also the Lake Road entrance, including 2 entrances into this area, not left in/left out. Mr Alec Wilson suggested that the next time Mr Dine wished to consult with the Ohinemutu community that he bring a plan with them to avoid everyone wanting their '5 pence worth'.

Meeting closed at 3:53pm



Aren't the Government Gardens already registered?

- As a result of an audit completed in November 2004 a number of registrations were identified as deficient

How did this happen?

- In most cases, and in the case of the Government Gardens, this means that no minute relating to the registration has been found in the Board minutes and legally the Historic Area is not registered.

What happens now?

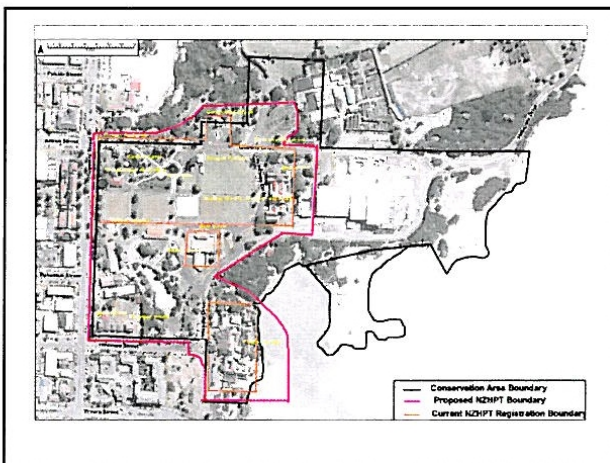
- The NZHPT has undertaken to address these deficiencies by identifying and carrying out a proper registration process of all the properties concerned.

What does this mean for Rotorua?

- This is a great opportunity for us to re-visit the registration of the Government Gardens and ensure that we have an accurate and complete boundary for the area and a comprehensive, accurate and informative report on the Gardens

Why extend the existing boundary?

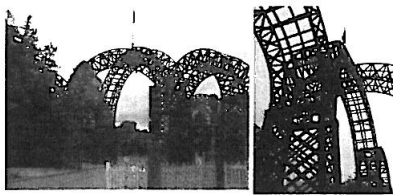
- Early registrations such as this one did not clearly identify all the structures included in the registration or recognise the need to register the ground beneath structures
- This registration will clearly identify every structure to be included in the registration, define the curtilage of the area and allow no future uncertainty or question regarding what is registered and what isn't



What will be included in the New Government Gardens Registration

- | | |
|------------------------|--|
| • Blue Baths | • Totem statue |
| • Malfroy Geyser | • WW1 Memorial |
| • Caretakers Cottage | • Rachel Spring |
| • Princes Gate Archway | • Maori Carvings and fence at Spa entrance |
| • Band Rotunda | • Lily Ponds |
| • Te Runanga Tea Rooms | • Bowling pavilion Shelters |
| • Ticket Office | • Bowling and Croquet Pavilion seats |
| • Bath House (Museum) | • The Field Gun |
| • Croquet Pavilion | • Arawa Soldiers Memorial |
| • Polynesian Spa | • Boer War Monument (Wylie) |
| • Wohimann House | • Millennium Sculpture |
| • Lewis House | |
| • Phone Box | |
| • Rose Garden | |

Princes Gate Arch



The Princes Gate built 1901 and relocated here

Bath House (Rotorua Museum)



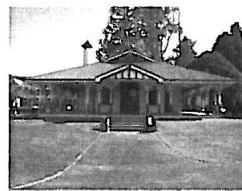
Rotorua Museum

Gardeners Cottage



Gardeners Cottage (earliest surviving building)

Te Runanga Tearoom



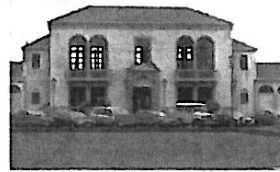
Te Runanga Tearoom opened 1903

Ticket Office



Ticket office for Te Runanga Tearooms. Converted to toilet in 1980s. No longer functional

Blue Baths



Blue Baths

Band Rotunda



• Band Rotunda built 1900 moved to present position 1991

Lewis House



Lewis House – Former Nurses Home now part of RAVE complex

Wohlmann House



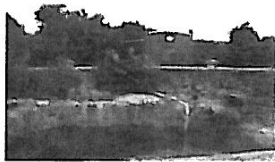
Wohlmann House – former Medical Superintendents House now part of RAVE complex

Three War Memorials



Wylie Memorial 1904 (Boer War) WWI Memorial Arawa Soldiers Memorial (1927)

Rachel Spring

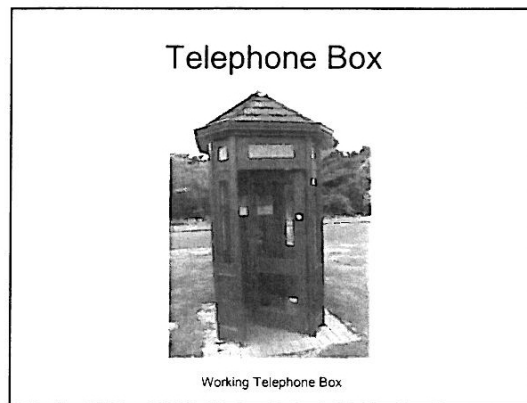
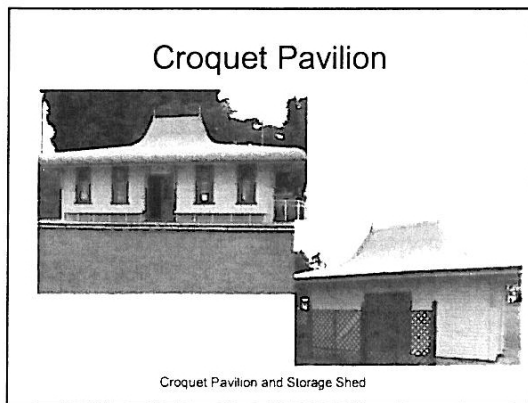
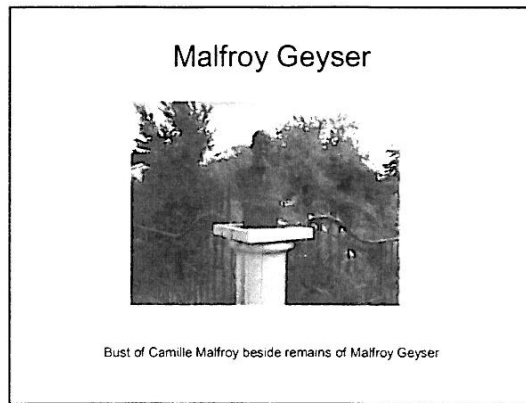
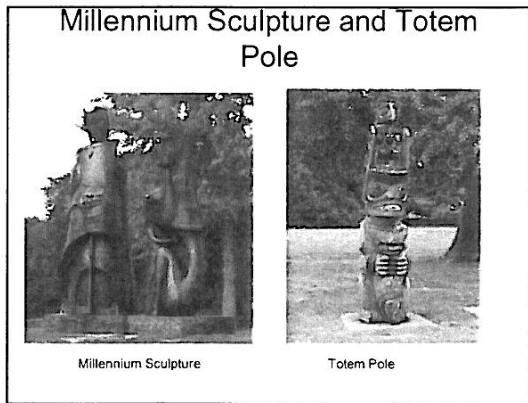


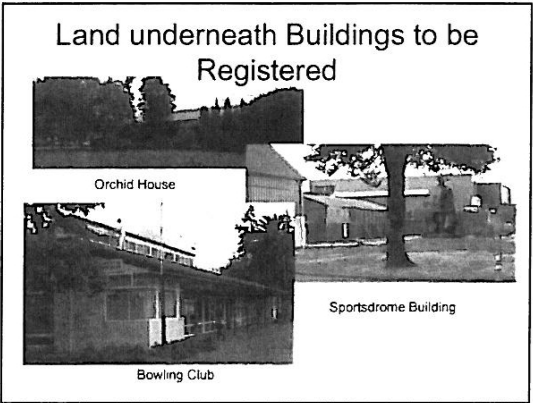
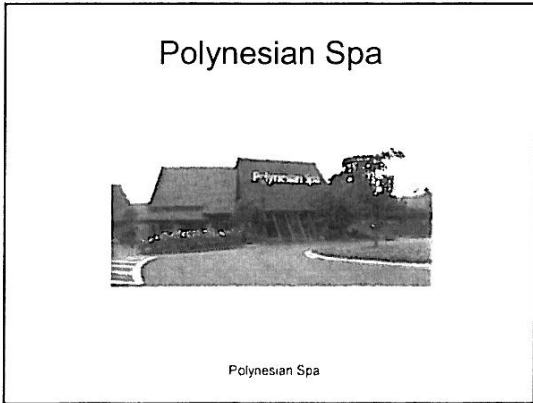
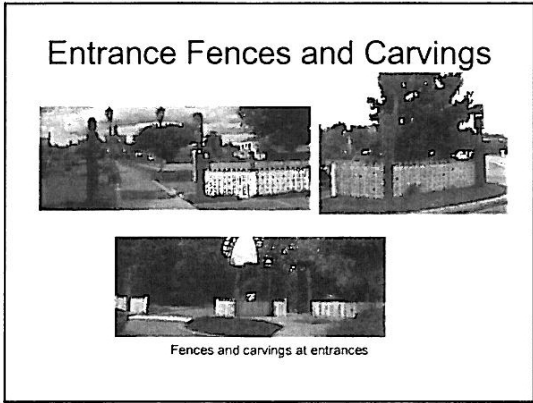
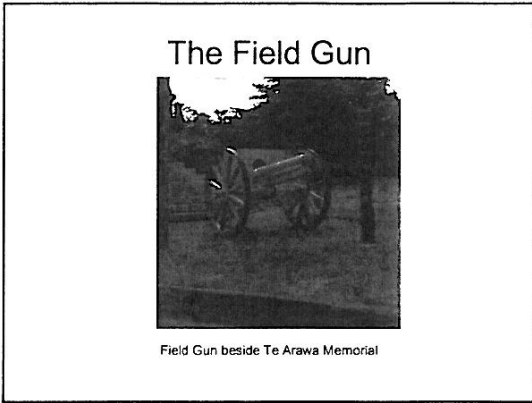
Rachel Spring and Pump House

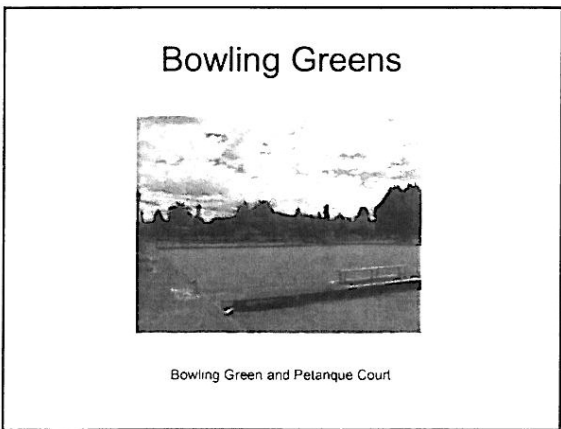
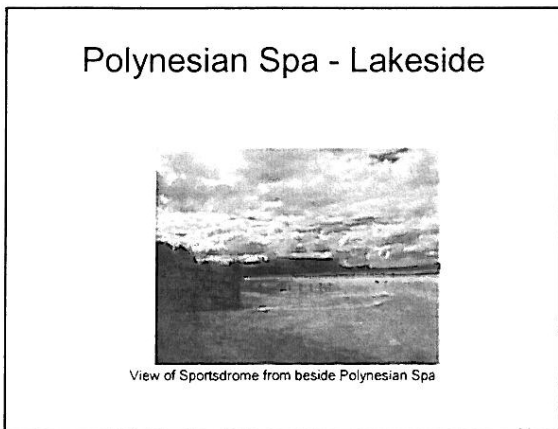
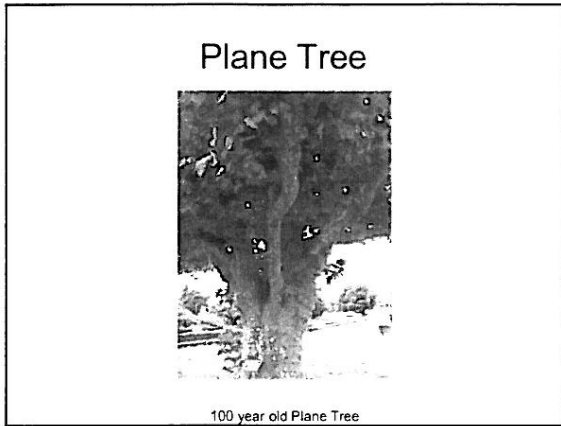
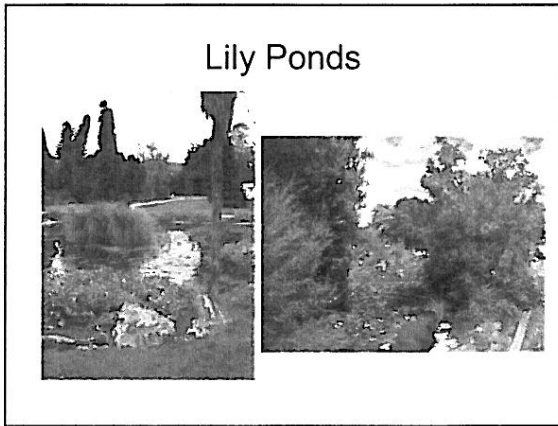
Weather Shelter and Wooden Seat



Classic wooden weather shelter and wooden seating on Bowling Greens and Croquet Lawn







Where to from here?

- Feedback
- Beginning of process
- Consultation with lessees
- Final agreement from Council
- Revised boundary
- Surveying revised boundary?
- Boundary confirmed for District Plan Review

By August 2009...

- Proposal commences the registration process
- Boundary confirmed for District Plan Review
- End 2009 – registration confirmed by NZHPT Board