

File No. 60-12-270\02

NGATI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE MEETING	
<i>Date/time:</i>	8 April 2019 1pm
<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 M Short, Mr D Tapsell, Ms T Ngatai, Mr T Kingi, Mr R Waru
<i>Quorum:</i>	4

Agenda

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Doc. No.879428

Draft Minutes	
Ngati Whakaue Gifted Reserves Protocol Meeting	
<i>Date:</i>	1pm Wednesday 28 November 2018
<i>Purpose:</i>	Protocol meeting between Pukeroa Oruawhata Trust and Rotorua Lakes Council

<i>Venue:</i>	Council Chamber
<i>Chairperson:</i>	Mayor Steve Chadwick
<i>Members</i>	Cr Trevor Maxwell, Cr Charles Sturt, Tina Ngatai, Peter Faulkner, Murray Patchell, Monty Morrison,
<i>Apologies:</i>	Malcolm Short, Alec Wilson, Cr Charles Sturt for lateness
<i>Staff present:</i>	Geoff Williams, Gina Rangi, Rob Pitkethley, Isabel Brell

WELCOME

Mayor Steve Chadwick welcomed everyone present and invited Monty Morrison to open the meeting with a Karakia.

1. Apologies**Resolved**

That the apologies from Malcolm Short, Alec Wilson and Cr Charles Sturt for lateness be accepted

Cr Maxwell/Tina Ngatai
CARRIED

2. Confirmation of previous minutes**Resolved**

That the minutes of the Ngati Whakaue Gifted Reserves Protocol meeting held on 25 June 2018 be accepted as true and correct with the amendment of including Tina Ngatai as being present.

Mayor Chadwick/Tina Ngatai
CARRIED

3. Confirmation of Extraordinary meeting minutes

Resolved

That the minutes of the Extraordinary Ngati Whakaue Gifted Reserves Protocol meeting held on 30 July 2018 be accepted as true and correct with the amendment of including Tina Ngatai as being present.

Cr Maxwell/Mayor Chadwick
CARRIED

4. Proposed Change of Lease Activity – Rotorua Cemetery Reserve

Resolved:

- 1. That the report 'Proposed change of lease activity – Rotorua Cemetery Reserve' be received.**

Cr Maxwell/Mayor Chadwick
CARRIED

Rob Pitkethley provided an overview and the following points were discussed:

- Ngati Whakaue had gifted this property to the community for cemetery purposes and the underutilised land was one of the factors considered in declining the requested extension of the Kauae Cemetery.
- If the Pukeroa Oruawhata Trustees had been aware of the 1995 process to change the reserve status they would have likely opposed the action.
- The more appropriate use of the area would be for cemetery purposes – natural burials; ash interments, memorial gardens should all be explored.
- The Tree Trust is now at capacity so this site may have value for this type of memorial.
- The current lease had a right of renewal for 10 years which has just been accepted. The lease could be sold and continue lawfully until 2028 – under the existing conditions.
- There is currently no area designated for natural burials in Rotorua. However if there was a demand for natural burials, investigations would need to be undertaken as to the feasibility of the activity.

Resolved:

- 2. The Committee do not support the proposal by Flik Action Limited to change the permitted activity under their lease to provide for short term overnight parking of motor homes and to establish and operate a golf driving range.**

Tina Ngatai/Cr Sturt
CARRIED

Mr Pitkethley said the proprietors of Flik Action Limited will be advised that the current lease will remain under the current conditions.

5. Government Gardens New Toilet

Resolved:

1. That the report Government Gardens New Toilet be received.

Cr Maxwell/Mayor Chadwick
CARRIED

Mr Pitkethley provided an overview and the following points were discussed:

- Staff to investigate alternative design options that might better aligns with the Taikaka playground theming for the Committee to consider.
- As an interim measure a temporary toilet is placed in the area prior to Christmas and New Year.

2. That the Committee agree in principle to locate a new toilet next to the Taikaka Reorua playground, however staff to investigate new design options and that the Chief Executives of RLC and POT be delegated to obtain the sign off of the design.

Cr Sturt/Tina Ngatai
CARRIED

6. Sculptures for Motutara Point

Resolved:

1. That the report Sculptures for Motutara Point be received.

Cr Maxwell/Monty Morrison
CARRIED

7. Continuing Actions

Resolved:

1. That the report "Continuing Actions" for the Ngati Whakaue Gifted Reserves Protocol Committee be received.

Cr Sturt/Cr Maxwell
CARRIED

Mr Pitkethley proved an update:

- The revocation process for the Thermal Holiday Park is underway and should take 6 to 9 months to be finalised.
- The vegetation behind the punga fence at Sanatorium Reserve has grown up to provide the necessary barrier to the seagull colony in most places. However the part of the fence closest to the Sudima end will be replaced and new plantings will be done with the intent that once grown, will provide the barrier. This is part of the Sanatorium Reserve Restoration programme and will be completed next autumn. Sudima is also a partner in the project.
- A 1952 map of Motutara Point has identified a bathing change shed – on the Sulphur Bay side. About where the boat ramps are a bathing area has also been marked on the map. Mr Pitkethley will email the map to the Committee.

8. General Business

Amendments to the Protocol Agreement

Murray Patchell asked with the review Council is currently undertaking about the engagement mechanism, which will include the protocols, could the Committee be kept informed of the progress by having this as a continuing action item. Mr Patchell asked if any future amendments to the Town's Reserve Management Plan also be included in the action item.

Mr Patchell asked for clarification relating to engagement because for the Trust was not, as such, the iwi for consultation purposes. Gina Rangi said that when undertaking community engagement, staff will try to talk to as many groups as possible. For transparency purposes there needs to be discussion with Ngati Whakaue people and groups at a number of levels and not just Pukeroa Oruawhata Trust. Ms Rangi said she would check the details of the groups contacted. She said some groups will have direct interest while others will just need to be informed as to what is happening.

ACTION: Provide the Committee with the progress updates of the review of the engagement mechanism.

ACTION: Advise the Committee of any future amendments to the Town's Reserve Management Plan.

GIS Mapping

Ms Rangi said a project is currently underway, led by Ben Manley, which involves taking all the areas of interest by iwi groups and mapping them. This means any physical address/street will have every iwi interest that has been settled through the Treaty process. This will ensure staff have the correct information as to who to engage with. The information provided by this project will need to be approved by the appropriate iwi/hapu.

Kauae Cemetery

Monty Morrison advised the landscaping planned for the entrance way will commence once the four-laning of Ngongotaha Road is completed. .

Big Moves Projects update

Mr Pitkethley provided an update on the Lakefront Project. The asbestos has been removed from the Scout Den in preparation for the demolition of the building later this week. The asbestos crew have moved to Kuirau House to start work. The first stage of the Lakefront project will be dependent on the consent Council receive. The Cultural Impact Assessment for the boardwalk is being processed by the Te Arawa Lakes Trust. If this work takes more time, the second stage of the car parking work will begin. From March –April 2019, construction should be underway.

The public hearings of submissions for the changes to the Lakefront Reserve Management Plan resulted in the following outcomes:

- The provision for mobile vendors will be retained to be considered on a case by case basis.
- There is inclusion and recognition of the Te Arawa Waka Taua Trust and waka ama, which was not covered in the original plan. Council will also have a facilitation role in infrastructure to encourage waka ama and paddle sports at the Lakefront.
- There was an inclusion to recognise ecological features of the lake front to ensure the developments do not significantly denigrate the natural environment.

Mr Pitkethley gave an update on the Kuirau Park upgrade:

- The asbestos crew have moved to Kuirau house to start work and then the structure will be removed. The Kuirau Park market space will be relocated to this area. Rotary has partnered with RLC to assist with this stage of the project.

- The link between the new foot pool area and market space – which will become an aquatic geothermal play area – has been landscaped to be ready by 21 December 2018.

Government Garden Leases

The Blue Baths lease has just over a year until it expires. RLC has called for expressions of interests and two responses have been received. Staff have asked for more detailed proposals, to ensure the activity is appropriate and is fit for purpose with the historic nature of the building and the Government Gardens. More emphasis will be placed on the new tenant to look after the building.

The Tamaki Tours lease of the Orchid House had a right of renewal, which has been exercised. There is an agreement that they will do more at the site to meet the principles of the Reserves Act –to activate the space and to provide supplementary facilities to the reserve.

Cr Maxwell closed the meeting with a Karakia.

Meeting closed at 2.10pm

SUMMARY OF ACTION POINTS

Date of meeting	Action	Assignee	Date of next Meeting
29 November 2018	Provide the Committee with progress updates of the review of the engagement mechanism.	Ms Rangi	TBA
29 November 2018	Advise the Committee of any future amendments to the Town's Reserve Management Plan.	Mr Pitkethley	TBA

File No: 60-12-270\02
RDC-906395ROTORUA LAKES COUNCILMayor
Chairperson and Members
NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE**ROTORUA LAKEFRONT REDEVELOPMENT****Report prepared by:** Michael Hancock, Senior Strategic Advisor – Economic Development**Report approved by:** Jean Paul Gaston, Group Manager Strategy**1. TE PUTAKE
PURPOSE**

The purpose of this report is to:

- Update the Committee on the below items related to the lakefront redevelopment project;
 - a) The Invitation to Pitch (ITP) process, which details how Rotorua Lakes Council will seek partners to replace the building footprints on the reserve with new high-quality purpose-built commercial building/s, and the request for two members from the Committee to be included on the evaluation panel;
 - b) A progress update on the design the Lakefront Redevelopment;
 - c) Update on the application for the proposed Boardwalk on the Lakefront; including a lease with Te Arawa Lakes Trust (TALT) to occupy the lakebed,

**2. HE TŪTOHUNGA
RECOMMENDATION**

1. **That the report Rotorua Lakefront Redevelopment be received.**
2. **That the Committee nominate two members from the Gifted Reserves Protocol Committee to be included on the evaluation panel for the ITP process.**

**3. TE TĀHUHU
BACKGROUND**

The Rotorua Lakefront redevelopment project is a significant project for the Rotorua District and secured \$19.9 million in funding from the Provincial Growth Fund in September 2018. This coupled with Councils \$20.1 million approved in the 2018-2028 Long Term Plan will make it one of the districts larger investments in public infrastructure.

An update of the Rotorua Lakefront redevelopment concept design was provided to gifted reserves on 30 July 2018. The principles of this concept plan were guided by the Lakefront Development Advisory Group (two members of the NWGRPC were part of this group) through to developed design. An update on current design progress of the Rotorua Lakefront is provided in section 4.2.

An overview of the amendments to the Rotorua Lakefront Reserve Management Plan was provided to Gifted Reserves Protocol Committee on 28 November 2018. The proposed amendments were to allow the Rotorua Lakefront redevelopment to occur and provided a platform for some of the principles carried through developed design of the Rotorua Lakefront plan. An overview of the outcomes are included below:

- The provision for mobile vendors will be retained to be considered on a case by case basis.
- There is inclusion and recognition of the Te Arawa Waka Taua Trust and waka ama, which was not covered in the original plan. Council will also have a facilitation role in infrastructure to encourage waka ama and paddle sports at the Lakefront.
- There was an inclusion to recognise ecological features of the lake front to ensure the developments do not significantly denigrate the natural environment.
- providing for new commercial operators on the reserve and allowing for a maximum commercial building footprint of 2000sqm on the reserve.

4. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

4.1 Invitation to Pitch Process: The development of an iconic building(s) as part of the Rotorua Lakefront Redevelopment

Council and the Provincial Growth Fund recognises that promoting high quality and appropriate commercial activities is a critical component of the Rotorua Lakefront redevelopment by seeking to achieve the following high-level outcomes:

- Strengthen Rotorua's position as a tourist destination by attracting more visitors and have them stay in the city longer
- Stimulate wider private sector investment, particularly in the city centre
- Enhance the unique cultural identity of Rotorua

Council is proposing to run an Invitation to Pitch (ITP) process to seek a development partner/s for a new commercial building that will support these high-level outcomes. This process is similar to the process conducted by the Ministry of Housing and Urban Development for the Kiwibuild scheme. The process is focussed on seeking responses to outcomes as opposed to an expression of interest process which provides a detailed response and seeks the markets views on cost and implementation.

This process will allow the market to provide innovative responses to meet the outcomes specified in the ITP document. Furthermore this process also allows for dialogue at multiple stages and allows Council to suggest partnerships between applicants in order to address proposal weaknesses.

The development will only proceed with an appropriate entity (including partnerships or consortia) that is approved by both Council and the Gifted Reserves Protocol Committee. As such Respondents will be evaluated against their ability to meet the following attributes:

- A proven track record of delivering and operating successful developments
- The financial capability to deliver a building of the required standard

- Understand and able to reflect the unique Rotorua identity including the values and aspirations of Te Arawa and Ngāti Whakaue

It is proposed that the evaluation panel consist of up to six members to ensure a mixture of commercial, design and cultural capability. The panel is proposed to include two members from the Gifted Reserves Protocol Committee and the Rotorua Lakefront redevelopment project steering group. The two remaining members are proposed to be John Dalzell and Patrick Reynolds. This is based on their commercial expertise, knowledge of design and architecture and experience in developing the restaurant precinct at Wynyard Quarter on the Auckland Waterfront.

A copy of the full Invitation to Pitch document is in Attachment 1.

4.2 Lakefront Redevelopment Project: Update on Design Works

The Lakefront redevelopment can be broken down in to eight separate stages as detailed in the picture below.



A copy of the latest plans are attached to this report and a brief overview of design progress by stages is provided below:

- Stage 1 and 1a - Detailed design is 100% complete and is currently out for tender. The tenders will close on 24 April. Commencing works are pending confirmation of resource consent from Bay of Plenty Regional Council (BOPRC) and lease to occupy the lakebed from TALT. Should both of these be achieved, would could commence in June.
- Stage 2 and 2a – Developed design is complete and detailed in Attachment 2. Ongoing review with playground specialists will continue through detailed design. A new purpose built toilet block as part of this stage is also going through developed design, and is due 5 April. A copy of the concept design for the toilet block is included in Attachment 3.
- Stage 3 – Developed design is in progress, programmed for completion in early May.

- Stage 4 – Developed design in progress, programmed for completion in early May. Support for the plans has been received from the Rotorua RSA subject to a few details they would like to see and these will be incorporated into the detailed design.
- Stage 5 – Developed design is scheduled to begin in August 2019. This will allow the development to occur in close consultation with the Te Rōpū Whakawhanake o Ohinemutu (Ohinemutu Development Working Party), Waka Taua Trust and Te Komiti Nui O Ngāti Whakaue. Developing this stage in close consultation with these groups will ensure we are able to consider and address each parties issues.

4.3 Application for the proposed Boardwalk on the Lakefront

All lake bed structures must have a Resource Consent from Bay of Plenty Regional Council, permission from Te Arawa Lakes Trust (TALT) as owner of the lake bed, and permission from Land Information New Zealand (LINZ) as owner of the Crown-owned stratum. Therefore, for Council is preparing applications for all three and expect to submit these by mid-April. Our applications to BOPRC and to TALT will include the recently completed cultural impact assessment, ecological assessment, visual impact assessment and traffic impact assessment.

The first step in securing permission from TALT for the lakes structure is to apply for a lease to occupy the lakebed. The RLC will need a lease from TALT for the lakebed on the eastern and western pieces of the boardwalk. All other areas in the water are part of the Lakefront Reserve.

Council will finalise a Lake Structure application in mid-April and submit the application to TALT for consideration. Key points from the application are outlined below:

- The boardwalk and restoration of the historic lake edge are integral to the whole redevelopment
- The Rotorua Lakefront redevelopment is a vehicle to support social, health, environmental and economic development of Te Arawa iwi and the wider community
- Opportunities for commercial operators are improved and TALT is able to gain improved water quality outcomes and improved financial returns
- The existing jetty is relinquished to TALT, which provides access to two concessions (Volcanic Air and Lakeland Queen)

5. **NGĀ ĀPITI HANGA** **ATTACHMENTS**

Attachment 1: Rotorua Lakefront - Invitation to Pitch - as attached in covering email

Attachment 2: Rotorua Lakefront – Developed Design – as attached in covering email

Attachment 3: Rotorua Lakefront – Toilet Block Design –as attached in covering email

Attachments will distributed separately with the agenda

RDC-905537

ROTORUA LAKES COUNCIL

Mayor
Chairperson and Members
NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

UPGRADE OF MOTUTARA POINT TRACK TO A SHARED USE TRACK

Report prepared by: Will Bamford, Senior Project Manager

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

Report approved by: Henry Weston, Group Manager Operations

**1. TE PUTAKE
PURPOSE**

The purpose of this report is to:

- Update the Committee on the proposed City Loop/Motutara Point Shared Use Track as part of the Whakarewarewa Forest Development Project;
- Confirm support and approval from the Committee for the Motutara Point (walking) Track to be designated a shared use track (walking and cycling);
- Obtain formal approval for work to upgrade the existing Motutara Point Track to be fit for purpose as a shared use track.

**2. HE TŪTOHUNGA
RECOMMENDATION**

1. **The report Upgrade of Motutara Point Track to a Shared Use Track be received.**
2. **The Committee approves the Motutara Point Track to be a part of the City Loop Shared Track.**
3. **The Committee approves the Motutara Point (walking) Track to be designated a shared use track (walking and cycling).**
4. **The Committee approves upgrade work of the Motutara Point Track.**

**3. TE TĀHUHU
BACKGROUND**

Work to upgrade the user experience on the Motutara Track is a component of the Whakarewarewa Forest Development Project. This larger project is an economic investment based initiative to develop infrastructure to improve the user experience and increase visitor numbers within the Tōkorangi and Whakarewarewa Forests. The project is being co-funded by RLC (\$7.5million) and MBIE's Provisional Growth Fund (\$7million) over a three year period.

The project Whakarewarewa Forest Development Project has five main work streams:

- Development of a cultural overlay to tell the stories of the land across the forests;

- Upgrade of Long Mile Road;
- Development of a new Forest Hub access point on Tarawera Rd;
- Upgraded Tōkorangi Forest Visitor Centre;
- Two new shared use track experiences (City Loop and Forest Loop).

The primary objective of the City Loop is to develop a family friendly shared use (walking and cycling) track which leads manuhiri through significant Rotorua locations and shares stories of the land. The secondary objective is to create a link between the lakefront and CBD to the Tōkorangi and Whakarewarewa Forests.

The City Loop is planned to be constructed over three years to tie in with the eventual development of the Lakefront and the Forest. There are existing trails which lead manuhiri and residents through the unique areas close to the Lakefront/CBD and these tracks will be improved and in some cases re-routed to form a great 'City Loop' for riding. We are proposing to upgrade and link the existing Motutara Point and Te Arikioa (Sanatorium) walkways to be shared use. Manuhiri could then link back into the centre of town (down Hinemoa St and Te Ngae Rd/SH30A) or reach Long Mile Drive/Tōkorangi Forest by way of the shared use track recently constructed from the corner of Sala St/Te Ngae Rd through the Scion Tree Archive.

The intention is for the City Loop to be two way for both walkers and cyclists although it will be promoted to be used in a clockwise direction by cyclists. Given the shared use nature of the loop, we are aiming for a 3m width where possible, narrowing to 2.5m where necessary if ecological impacts of vegetation clearance can't be mitigated. A natural surface will be used where practical through sections to the forest. It is proposed that the trails meet the Grade 1/Grade 2 New Zealand Cycle Trail Design Guide Standards which are very family friendly and flat riding surfaces.

For the Motutara Point track the proposed alignment is to mainly follow the existing track from the Lakefront to Motutara Point, then construct a lake edge pathway along Hatuputu Drive to separate track users from the road. Please see appendices 1 and 2 for detail. This involves applying for resource consent to undertake track widening from the Lakefront to Motutara Point. Wildlands Ltd is undertaking an Assessment of Ecological Effects of the proposed widening.

Once approved and the necessary Resource Consent obtained, construction will involve:

1. Minimal vegetation removal on the existing Motutara Point Track for a 2.5m – 3m width;
2. Removal of weed species from the reserve (where practicable);
3. Levelling of ground to provide an even surface for users, including forming drains;
4. Widening of the existing Motutara Point Boardwalk;
5. Construction of a limechip path and curbing along Hatupatu Drive.

The aim is for this work to be completed by the end of the calendar year. Following the completion of the physical work for the shared track the next step would be to include discussion around the particular alignment for the Sanatorium Reserve Section and korero around storey telling.

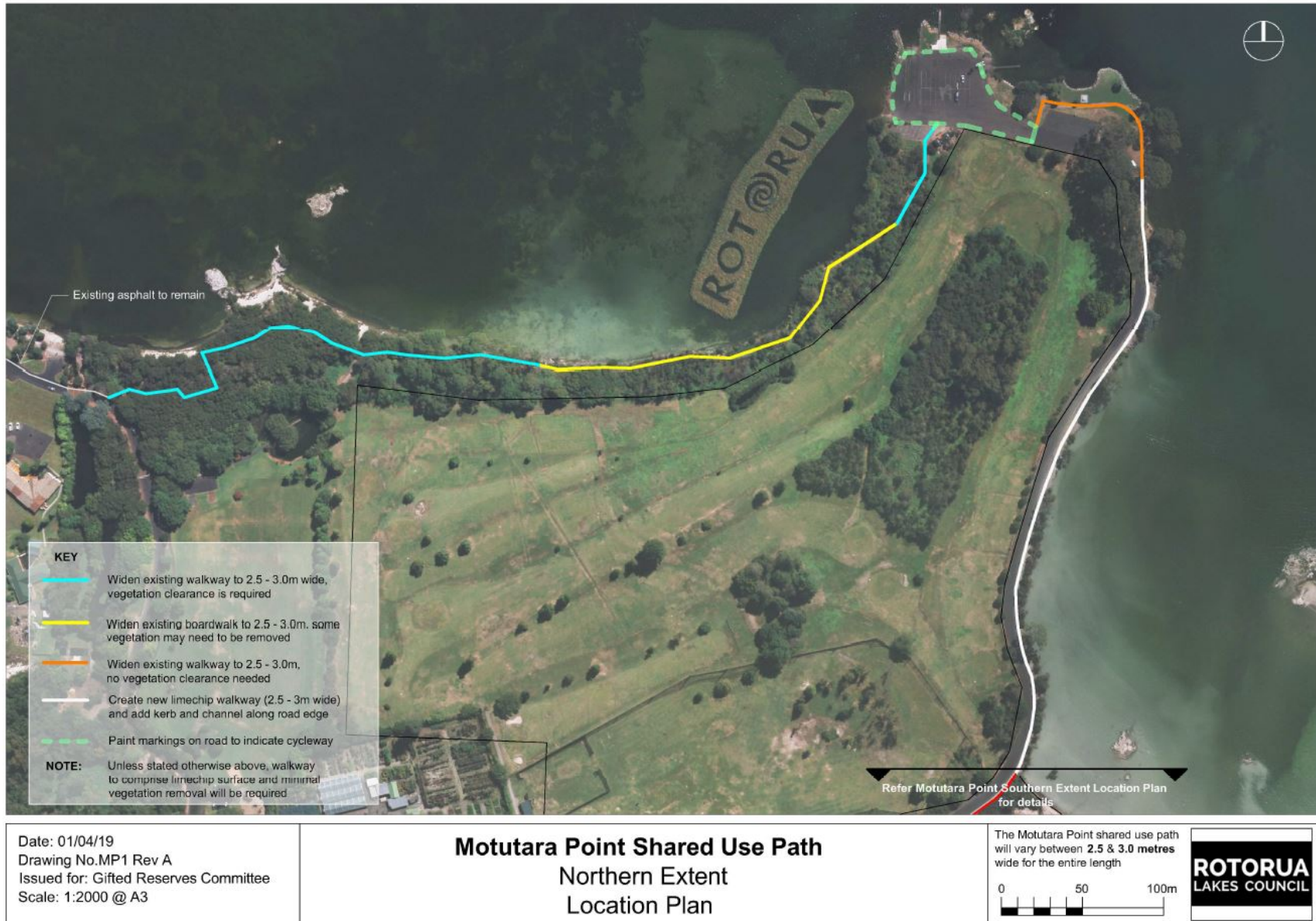
4. NGĀ ĀPITI HANGA

ATTACHMENTS

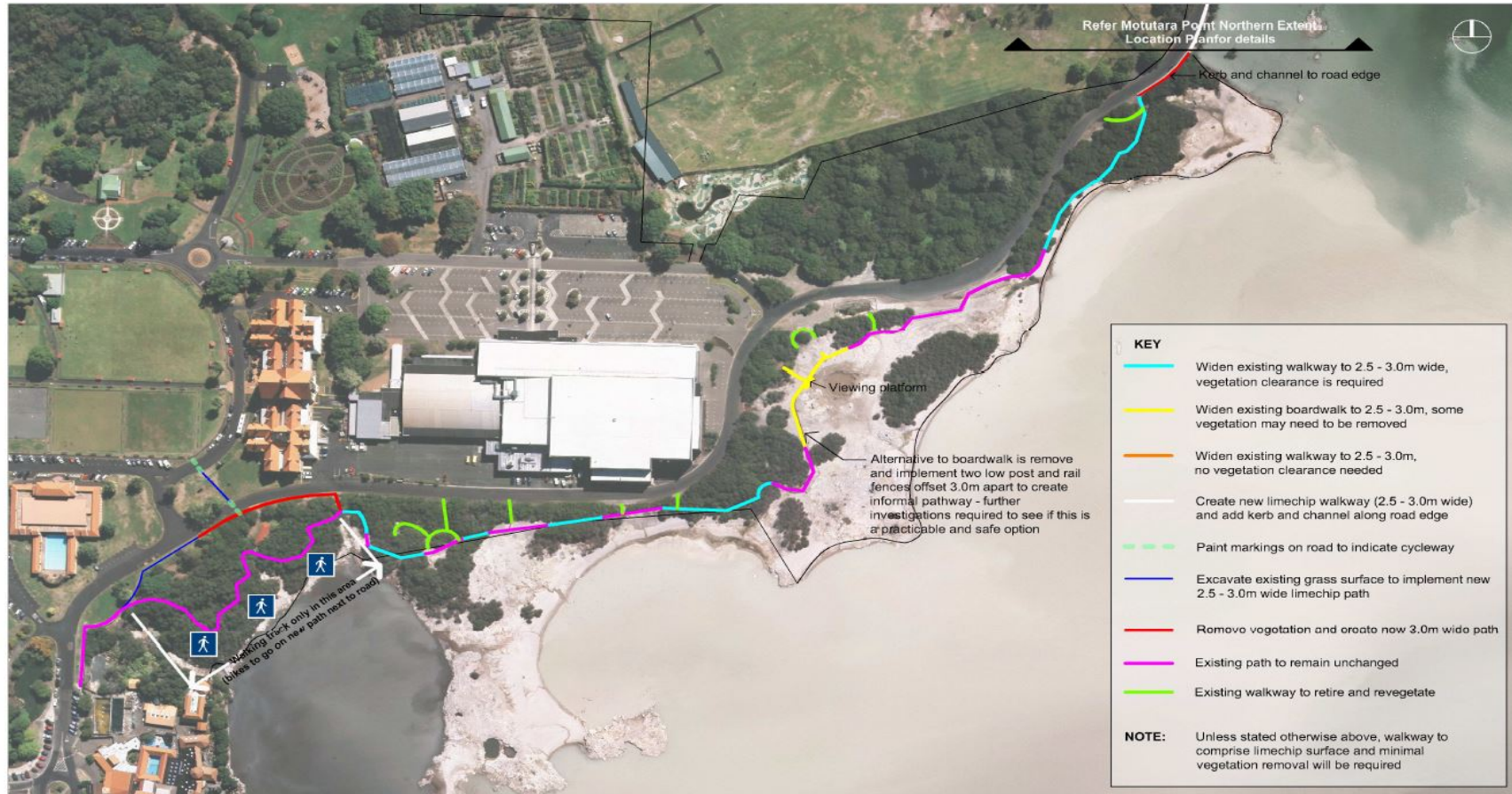
Appendix 1: Motutara Point – Northern Extent

Appendix 2: Motutara Point - Southern Extent

Appendix 1: Motutara Point – Northern Extent



Appendix 2: Motutara Point – Southern Extent



Date: 01/04/19
 Drawing No.MP2 Rev A
 Issued for: Gifted Reserves Committee
 Scale: 1:2000 @ A3

Motutara Point Share Use Path Southern Extent Location Plan

The Motutara Point shared use path will vary between **2.5 & 3.0 metres wide** for the entire length

0 50 100m

ROTORUA LAKES COUNCIL

File No: 60-12-270\02
RDC-904084ROTORUA LAKES COUNCIL

Mayor
Chairperson and Members
NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

KUIRAU PARK REDEVELOPMENT

Report prepared by: Ian Stabler, Senior Project Manager

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

Report approved by: Henry Weston, Group Manager Operations

**1. TE PUTAKE
PURPOSE**

The purpose of this report is to:

- Update the Committee on the project to upgrade Kuirau Park; and
- Obtain formal support from the Committee for the potential location of a new Skatepark within Kuirau Park; and
- Update the Committee on the Aquatic Centre upgrade project.

**2. HE TŪTOHUNGA
RECOMMENDATION**

1. **That the report Kuirau Park Redevelopment be received.**
2. **That the Committee support the proposed location for the development of a new Skatepark.**

**3. TE TĀHUHU
BACKGROUND**

Rotorua's Kuirau Park has always been a draw card for both residents and tourists to showcase its geothermal activity and associated ecological features. It is a family friendly space and improvements to facilities have been increased over the last 3-4 years to lift the quality of the experience for visitors. This work has included significant vegetation management and landscaping, the creation of a central boulevard and gardens and a full upgrade of one of the foot pool shelters

and surrounds. The 2018-28 Long Term Plan (LTP) has resourced additional funding for further enhancements that will lift the whole offering to our district and to our families.

Additional development of Kuirau Park will coincide with the enhancement of the Lakefront and Government Gardens Reserves to further improve the appeal of the inner city. Through the provision of parks, open spaces and other managed natural environments, recreation can contribute to the environmental health and sustainability of our communities. Natural areas also contribute to the reduction of greenhouse gases, improve air quality and lessen the effects of urban heat islands. In addition, research has shown that access to natural, undeveloped, spaces has a dramatic and positive impact on our physical and mental well-being.

Kuirau Park is a must-do recreational, cultural and geothermal destination for tourists. It is also an iconic inner city park for locals alike and forms part of the Sport and Recreation portfolio. The economic contribution that sport and recreation makes to the Rotorua district has been estimated (including market impacts, productivity, health and personal benefits) at approximately \$194 million per annum – equivalent to around \$3000 for every resident of Rotorua. Sport and recreation is also a significant source of jobs, with an estimated 1,082 people in roles ranging from venue and grounds operations, sports coaches and instructors, to sport and camping retail. Its enhancement will also support increased use by tourists and encourage more accommodation and apartment development on the edge of the CBD.

The redevelopment of Kuirau Park resourced through the LTP includes the following key activities:

1. Demolition of Kuirau House (completed December 2018).
2. Construction of a new Market Space area to the south of Kuirau Park. This would also provide additional parking for the CBD on weekdays.
3. Creation of a unique interactive geothermal themed water-play feature, with associated change rooms and toilets.
4. Refurbishment and re-purposing of existing buildings adjacent to the lake.
5. Improved parking and access within the park.
6. Construction of a new Skatepark (dependent on funding).

Activity 1 has been completed and Activity 2 is planned for execution this autumn. Activities 3 to 5 will take place over the next four years and will align with the timing of funding.

Initial investigations have been undertaken to confirm the suitability of the land for construction of a new Skatepark (Activity 6). Results from these geotechnical investigations are not yet available.

4. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

Construction of Rotary Club Saturday Marketplace and new car park area

The Kuirau Park market is organised by the Rotary Club and has operated on Saturday mornings within the park for many years. Its current location is circled in yellow on Figure 1 below. The Gifted Reserves Workshop last year supported the market moving to the Kuirau Street – Pukuatua Street junction site and this was then recommended by the Committee to take to the Council for consideration in the 2018-2028 LTP.

The new location for the Marketplace is highlighted by the red triangle. This area will be constructed to house the Saturday morning Market in a user friendly space with the right lay out and facilities to support the popular community market. During the week this space would be also available for Kuirau Park visitor and CBD related parking.

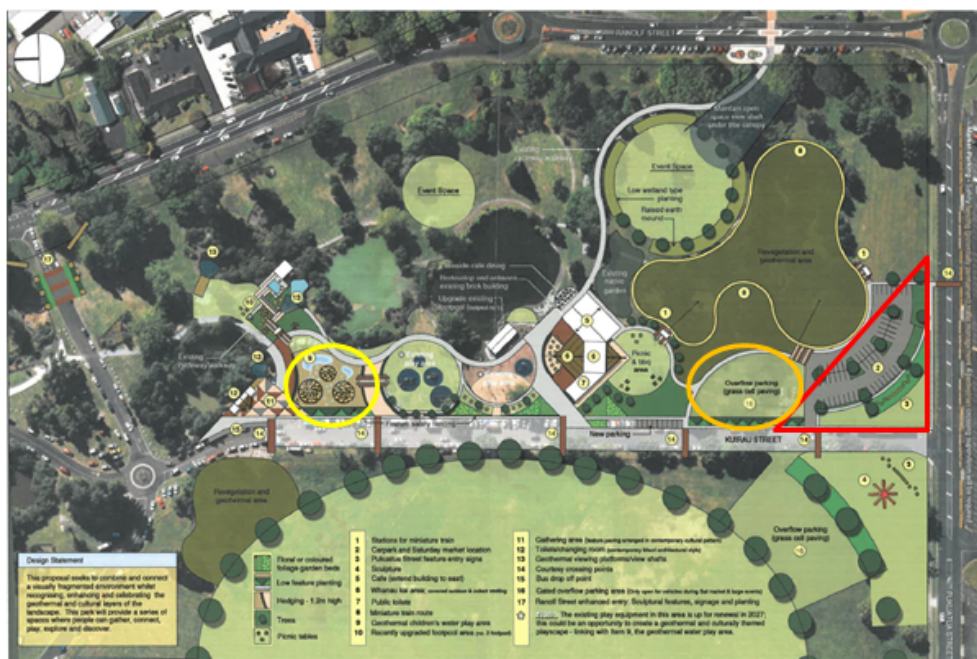


Figure 1: Kuirau Park Marketplace/Car Park Relocation Concept

Plans for the new market space also include the provision of additional Saturday parking for the market visitors, denoted by the orange circle in Figure 1.

The benefits from relocating the Marketplace are:

- Provide the market with a ‘permanent’ home with better visibility, accessibility, road access and space to expand and run parallel events (such as music performances).
- Increase the ground area of the market, thereby allowing the market to expand and provide a greater choice of stalls. Current estimates (based on the number of stalls on the market waiting list) suggest the market could expand immediately by 50% (1.5 times the current size).
- Create space (in the market’s original location - yellow circle) for the creation of a children’s interactive geothermal play space. The new play space would sit between the existing playground/foot spa area and the recently completed new foot spa area. This is a logical location for this activity, linking play and geothermal activities together in a cohesive manner.
- Contribute to an increase in visitor numbers to Kuirau Park by increasing the attractiveness and function of the market, whilst freeing up space for the execution of subsequent steps in the programme.

The Marketplace will also provide improved facilities for market operators. This will include:

- Provision of several electrical outlets to remove the need for petrol generators.
- Provision of an electrical supply to power a public address / small stage area for music and entertainment.

- Provision of additional security lighting.
- Fresh water supply outlets
- The ability to cleanly dispose of waste water from cooking etc.
- Additional security fencing to prevent unauthorised access to the area.

A letter-drop consultation exercise was carried out with neighbours of Kuirau Park to invite feedback on their thoughts around the Marketplace and the limited response was positive. The RLC Planning team has confirmed that all proposed works are able to proceed without the need for a formal resource consent application.

Staff and engineers have been working with the Rotary club on the design for the market space and this is expected to be completed in April. We will then go through procurement with construction planned to start in May and if weather permits to be completed in June.

New Skatepark

The Long Term Plan included the provision for an inner city skate park within the overall design for the Kuirau Park redevelopment. This location has been well supported by the Rotorua skating community. The construction of a skatepark in Kuirau Park would replace the existing facility in Sheaf Park and would be another draw-card for Kuirau Park.

Further work with the skating community needs to be done to establish the design and key components and the LTP funding provides for finalising the design and location and to fundraise/ attract sponsorship for construction.

The actual final location of the skatepark is going to depend somewhat on the suitability of the land for construction. Some preliminary geotechnical work has been done and more detailed testing was carried out in early March 2019, with these results due shortly. The diagram below gives an indication of the preferred location, which is across the road from the proposed new Marketplace/car park as shown below.



Council have put out a Registration for Expressions of Interest (REOI) for the design and build of a Skatepark and responses have been received from several experienced Skatepark construction companies. Through the careful selection of a design/construction contractor, and in-depth collaboration with a panel of local skateboarders, staff are confident that the right Skatepark facility can be constructed. In the case that the Kuirau Park land does not prove suitable for Skatepark construction, further investigation for the enhancement of the Sheaf Park facility will be considered.

Rotorua Lakes Council has not yet consulted with neighbours on the skatepark proposal and this will depend on prerequisite approvals and the physical suitability of the site.

Because of the proposed location within Kuirau Park, we are seeking the support from the Gifted Reserves Protocol Committee to continue pursuing this option should the geotechnical reports be favourable for construction at this site.

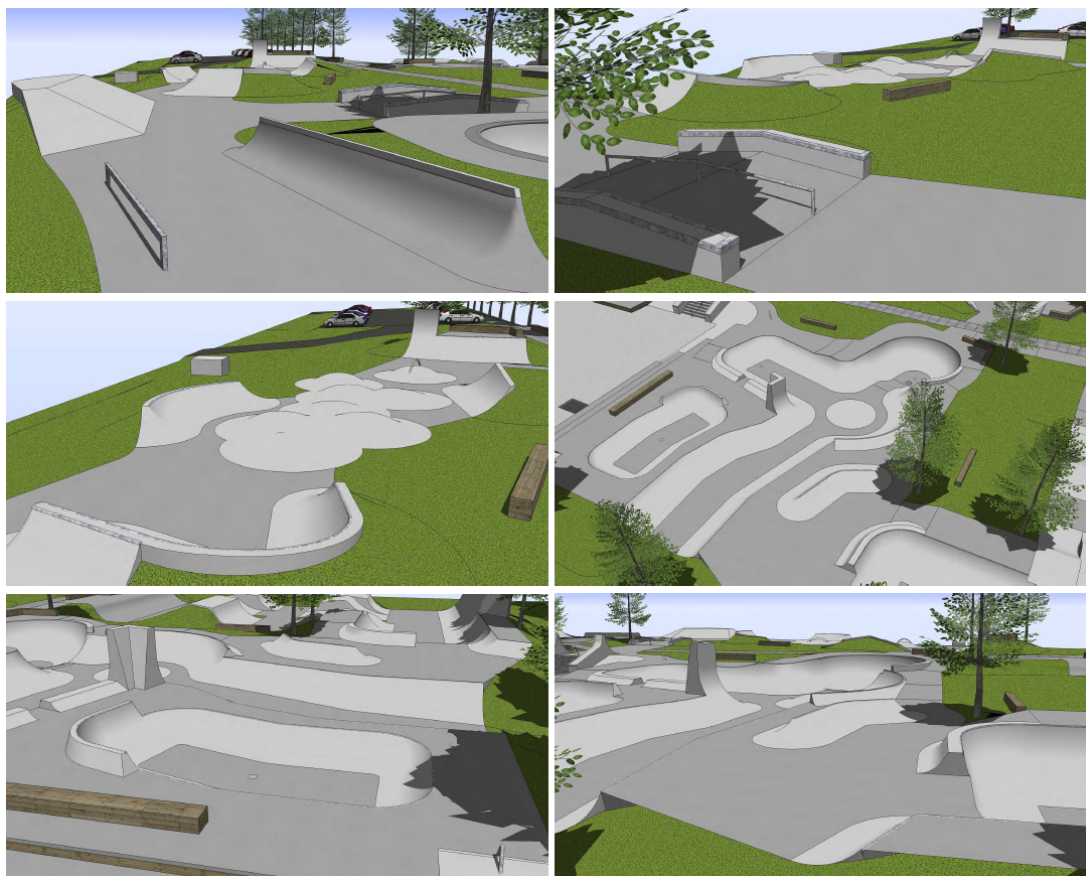


Figure 2: Potential Skatepark Features (to be considered during design)

Aquatic Centre

Work on the Aquatic Centre Upgrade project is progressing along several work fronts. The project was created to deliver three main outcomes:

1. Replacement of old assets that are beyond useful life
2. Upgrade of existing assets to improve their appearance and function
3. Provision of new features

To date the project has focussed on gathering information on the current state of the facility and geotechnical information, as well as identifying the range of improvements and determining which of them are the highest priority items (urgent replacements or compliance requirements) and which could be discretionary works.

Condition assessments have been carried out by subject matter experts to review key assets and features of the existing facility such as fire systems, ventilation systems, building structure etc. The assessments have shown that many of the existing assets are in fair condition, but the following issues are known:

1. The fire system is old and will need to be updated during any building modifications.
2. The ventilation systems (HVAC) are past their service life and need replacing.
3. The roof structure has suffered significant corrosion. Repair or replacement of the roof is required, and the root cause (moisture ingress into the roof space) must also be addressed.

4. The 50m outdoor pool has a significant water leak and has had a history of slumping. Work is currently underway using radar and resistivity techniques to create a 'picture' of the ground underneath the pool. This will help to identify the source of the leak and inform engineers of any foundation work that may be required on the pool.

These four items are the project's higher priority work streams and decisions on the intergration of potential jobs will be informed through the engagement of Create Ltd, a design architecture company with an impressive track record in Aquatic Centre construction and refurbishment. Create have worked with the RLC project team to develop an overview concept for the Aquatic Centre that includes all potential new features. These features include:

1. Construction of a Learn To Swim pool and building
2. Upgraded changing rooms
3. Deepening of the 50m outdoor pool
4. Installation of a bulkhead into the outdoor pool (to allow it to be split into two 25m long pools)
5. Remodelled reception area with provision for a cafeteria
6. Removal of the existing lazy river and installation of indoor/outdoor access to provide better connection and flow between the Leisure Pool and the outdoor pool
7. Construction of a bombing pool
8. Construction of a water slide feature

Current indications are that the cost of roof repair or replacement could significantly exceed early estimates. The cost of the roof, combined with the cost of the other high priority items could significantly affect the project's ability to deliver many of the lower priority items. We are working with technical experts and Create Ltd to identify what cost-effective solutions for the higher priority items can be intergrated with other other work that we would like to achieve. In considering these options we are also investigating alternate funding to assist the overall outcome. Applications for external funding are being pursued, especially for features that can be individually sponsored or branded (the bombing pool for example). Discussions are also underway with the Operations and Management contractor (CLM) to consider their investment interest for other discretionary features.

File No: 60-12-270\02
RDC-901518ROTORUA LAKES COUNCIL

Mayor
Chairperson and Members
NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

CREMATOR REPLACEMENT AND CHAPEL UPGRADE**Report prepared by:** Stephanie Kelly, Recreation Planner**Report reviewed by:** Rob Pitkethley, Manager Sport, Recreation and Environment**Report approved by:** Henry Weston, Group Manager Operations

**1. TE PUTAKE
PURPOSE**

The purpose of this report is to:

- Update the Committee on the project to replace the cremator and upgrade the Chapel at the Rotorua Cemetery on Sala Street; and
- Obtain formal support from the Committee for Council's application to the Bay of Plenty Regional Council for an Air Discharge Consent for the replacement cremator.

**2. HE TŪTOHUNGA
RECOMMENDATION**

1. That the report Cremator Replacement and Chapel Upgrade be received.
2. That the Committee support the Rotorua Lakes Council's application to the Bay of Plenty Regional Council for an Air Discharge Consent for a replacement cremator.

**3. TE TĀHUHU
BACKGROUND**

The only existing cremator within the Rotorua District is owned by Rotorua Lakes Council and is located within the Chapel at the Rotorua Cemetery on Sala Street, Rotorua. The existing cremator was installed in 1963.

Infracore provide the cremation service on behalf of Council and currently under take approximately 350-400 cremations per year. Over the past few years the increasing issues with the cremator have been experienced which has resulted in the cremator needing to be replaced. In addition there is an opportunity to undertake improvements to the chapel as it is outdated and does not currently meet the needs of all of the community.

4. **TE MATAPAKI ME NGĀ KŌWHIRINGA** **DISCUSSION AND OPTIONS**

Cremator Replacement

The Rotorua Lakes Council is currently working with Major Furnaces Australia based in Melbourne, to procure a new cremator. There are very few Cremator manufacturers/suppliers worldwide (with only one in New Zealand) and the Major HD60 Cremator most closely aligns with our requirements. The key objectives for the new cremator include:

- Provide a reliable cremation service for the Rotorua community and potentially other communities outside of the District
- Provide a cremation service that is respectful and meets the needs of our diverse community
- Meet air discharge requirements under the Regional Natural Resources Plan
- Affordable for the community
- Reduce health and safety concerns to an acceptable level

Due to its size and installation requirements the proposed new cremator will require an extension to the existing crematorium building. The Extension Plans are included as Attachment 1.

The existing cremator will be removed and due to the significant amount of asbestos present in the cremator it will need to be disposed of at a designated asbestos disposal site.

Resource Consent Requirement

A Resource Consent to Discharge Contaminants to Air from the Bay of Plenty Regional Council is required for the replacement Cremator under the Bay of Plenty Regional Natural Resources Plan.

The air discharge from the existing cremator is currently monitored by the operator going outside of the building to check for smoke from the flue and the smoke is then controlled by turning off the rear burner to decrease or increase heat. Smoke is usually only visible for approximately one minute at the start of the process.

The replacement cremator includes an automated monitoring and heat regulating system which is engineered to ensure optimum operation under a wider range of conditions without the need for operator intervention. This cremator complies with the Australasian Cemeteries and Crematoria Association guidelines for Air Emissions clause 8.3.1 Current Clean Air Regulations Concentrations. Major's Advanced Oxygen Control and Monitoring System significantly reduce carbon dioxide emissions and fuel consumption by approximately 30% during the cremation process.

Subsequently the replacement cremator is expected to result in positive effects on the environment with more efficient operation, reduced emissions and additional monitoring and automation.

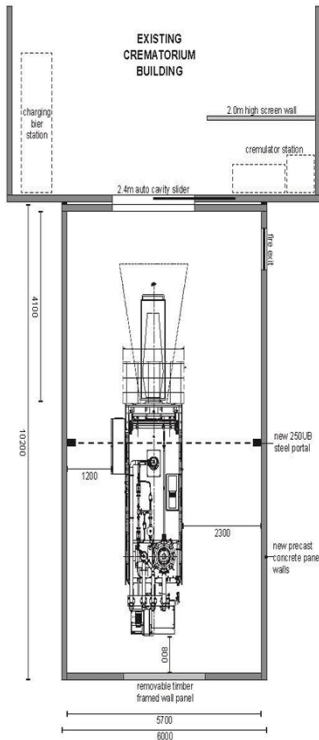
As the entity representing mana whenua for the site, the Committee's support for the proposal and the application for resource consent is formally requested.

Chapel Upgrade

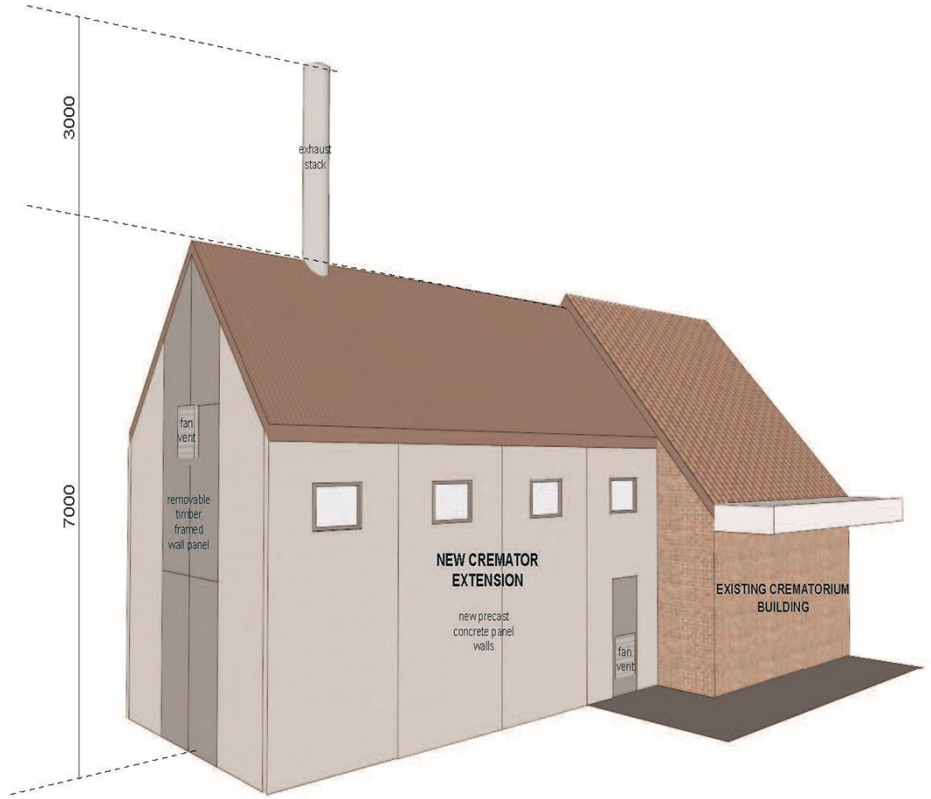
It is also proposed to undertake minor improvements to the Chapel as it is outdated and does not currently meet the needs of all of the community. Improvements include painting, additional shelter at the front of the building, roof repairs and the replacement of the carpet.

**10. NGĀ ĀPITI HANGA
ATTACHMENTS**

Attachment 1: Chapel Extension Plans

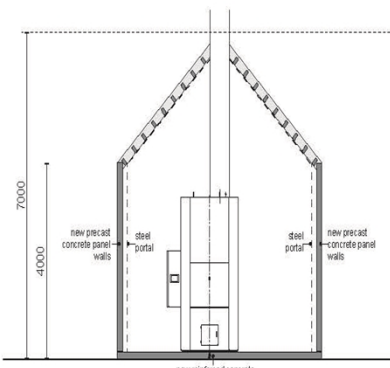


FLOOR PLAN

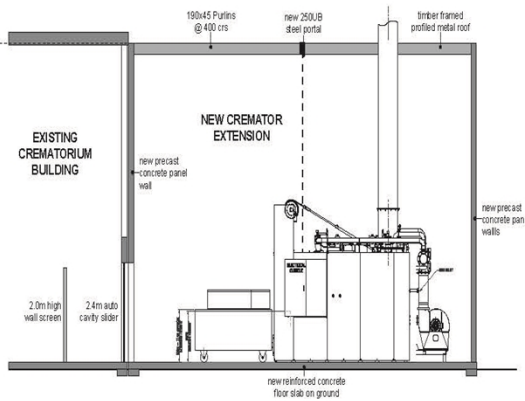


NEW CREMATOR EXTENSION

EXISTING CREMATOR BUILDING



CROSS SECTION

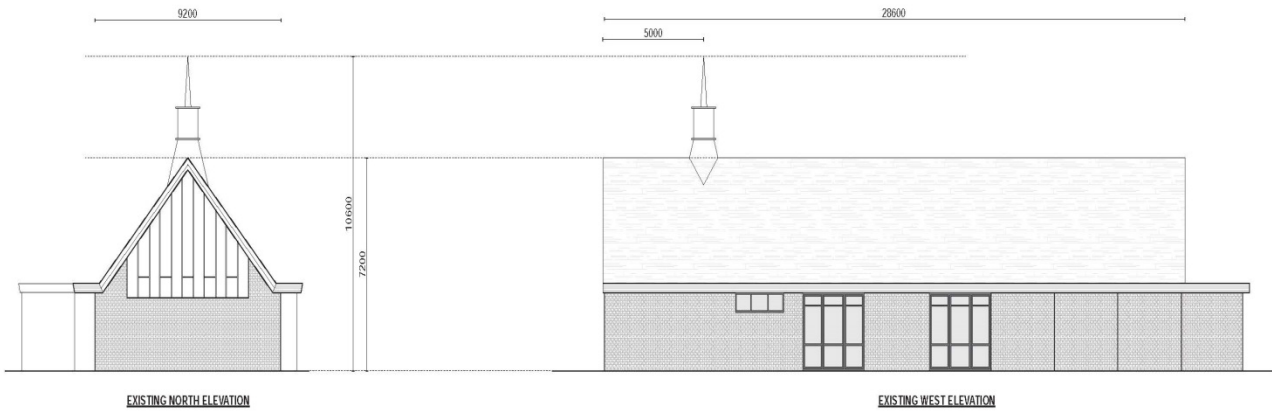


LONG SECTION

Material Schedule

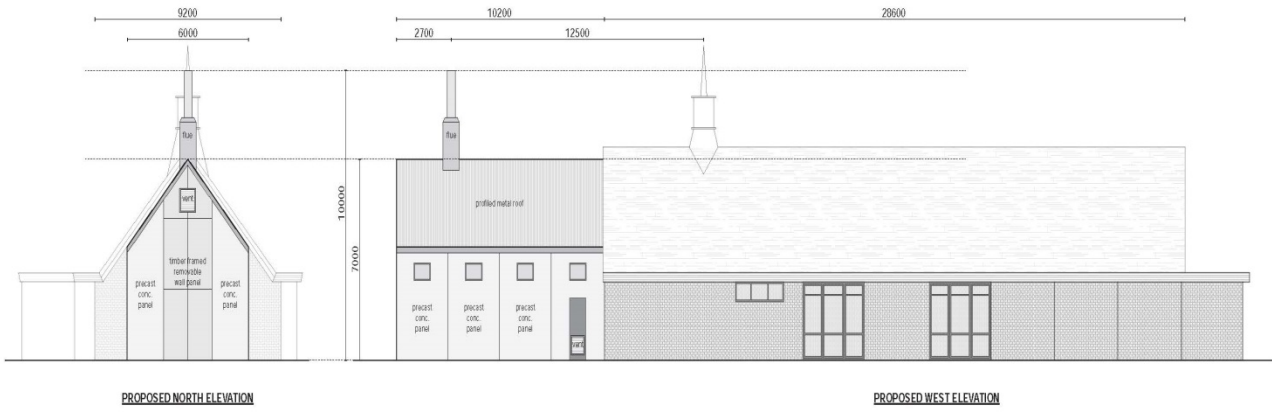
- Floor**
 - 150mm reinforced 25 mPa Concrete floor slab
 - 300x300 Reinforced perimeter footing
 - Polythene DPM over 200mm compacted hardfill
- Walls**
 - 150mm Precast Concrete Panels
 - Removeable wall panel (140x45 timber framed, Titan Board cladding)
- Roof**
 - 190x45 H1.2 SGB Ribbon Plate (Fixed to Conc. wall panels)
 - 190x45 H1.2 SGB Purlins @ 400 crs (Span between Steel Portal & End Walls)
 - Covertek 407 Roof underlay
 - Trapezoidal profile Colorsteel Maxx roof cladding and flashings
 - Colorsteel Maxx 125 box gutter
 - Dekotte Premium cremator flue flashing
 - 13mm GIB Fyrelite Ceiling (1S Paint Finish)
- Openings**
 - Aluminium solid core fire exit single door (panic bar)
 - 2x600x800 Vent Grilles for passive ventilation
 - CS AutoCav AluTec automatic cavity slider door
- Misc.**
 - 4x Suspended fluorescent lights
 - Power and data supply to cremator through timber framed wall and roof cavity

RLC		NOTES:	PROJECT TITLE:	DRAWING TITLE:	<table border="1"> <tr> <td>SCALE:</td> <td>1:100 @A3</td> </tr> <tr> <td>DRAWN:</td> <td>Jayden</td> </tr> <tr> <td>STATUS:</td> <td>Concept</td> </tr> <tr> <td>DATE:</td> <td>20/01/2019</td> </tr> </table>	SCALE:	1:100 @A3	DRAWN:	Jayden	STATUS:	Concept	DATE:	20/01/2019	REV:	SHEET No:
			SCALE:	1:100 @A3											
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ROTORUA CREMATORIUM NEW CREMATOR EXTENSION	PRELIMINARY CONCEPT	3	A00												




EXISTING NORTH ELEVATION

EXISTING WEST ELEVATION



PROPOSED NORTH ELEVATION

PROPOSED WEST ELEVATION

RLC		NOTES:	PROJECT TITLE: ROTORUA CREMATORIUM NEW CREMATOR EXTENSION	DRAWING TITLE: ELEVATIONS	<table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>									SCALE: 1:100 @ A3 DRAWN: Jayden STATUS: Concept DATE: 20/01/2019	REV: -	SHEET No: A00
No. REVISION: DATE:																

8 April 2019

Mayor
Chairperson and Members
NGATI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

SANATORIUM RESERVE UPDATE

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

Report approved by: Henry Weston, Operations Manager

1. TE PUTAKE PURPOSE

The purpose of this presentation is to provide the Committee with an update on the Sanatorium Reserve project.

2. HE TŪTOHUNGA RECOMMENDATION

That the power point presentation “Sanatorium Reserve update” is received.

3. NGĀ ĀPITI HANGA ATTACHMENTS

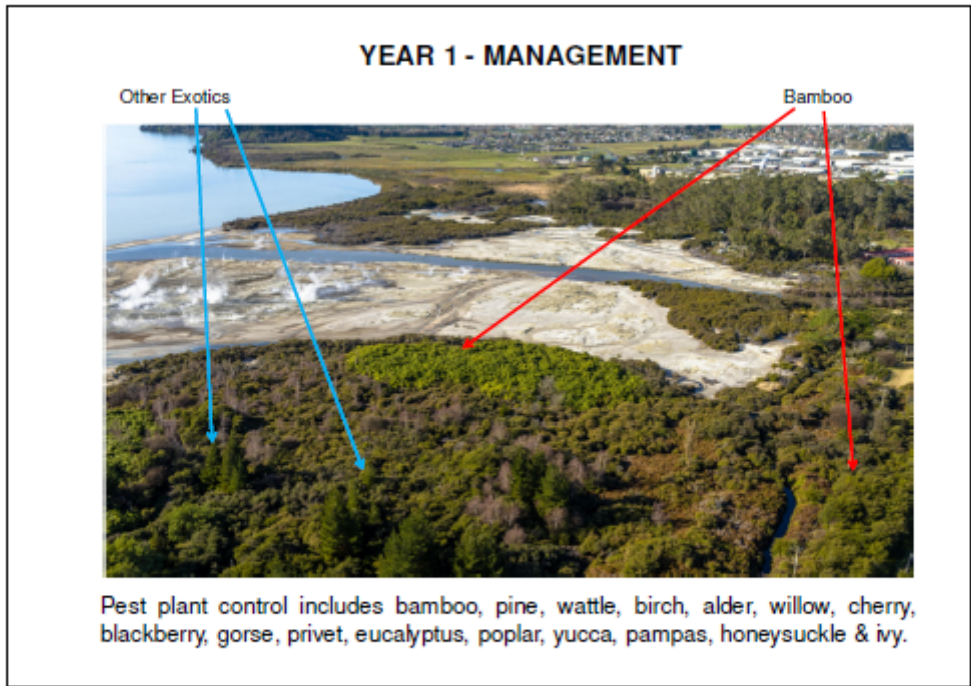
Attachment 1: Sanatorium Reserve update



PROGRESS TO-DATE

Issues	Progress
Pest plants	Bamboo removed Bamboo follow up control undertaken All weeds controlled in management areas
Pest animals	Monitoring completed
Geothermal features	Ongoing - in progress
Fire	Ongoing - in progress
Tracks	Year 2
Rubbish	Ongoing - being removed by volunteers and Wildlands
Site safety and visitor experience	Ropes and signage erected near gull colony
Vehicle damage	Year 2
Fauna management	Bat survey in progress

ROTORUA
LAKES COUNCIL





KANUKA GROW BACK



Mowing has been ceased around the bush line of Puarenga Park; exotic grasses have been sprayed and native species are regenerating.

RUBBISH REMOVAL



FAUNA MANAGEMENT

- **BAT MONITORING** has detected long-tailed bats at two sites in the Reserve. This is a significant find being only the third confirmed urban bat location in NZ.



- **PEST ANIMAL MONITORING** has found lots of rabbits, rats and possums; no mustelids as yet, but sure to be present.

1 July will start pest animal control.

NEXT STEPS

- Follow up control of bamboo and other weeds
- Removal of large pines and acacias from most of the area
- Selected large tree removal
- Continue pest animal monitoring and start control activity
- Exclusion of vehicles from the project area
- Working Group input to concept plan - how to provide visitors with safe access to the ecological restoration area without harming the fragile environment and the unique flora/fauna

File No: 60-12-270\02
RDC-833613ROTORUA LAKES COUNCILMayor
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. TE PUTAKE
PURPOSE**

The purpose of this report is to update the Committee on current operational matters within the Gifted Reserves.

**2. HE TŪTOHUNGA
RECOMMENDATION**

1. That the report 'Reserve Operational Updates' be received.
2. That the Committee support the extension of a parking space on neighbouring land into the Government Gardens Reserve.
3. That the Committee support the concept design for the new toilet block that is to be located next to the Taikaka Playground in Government Gardens.

**3. TE TĀHUHU
BACKGROUND****Rotorua Hot Rod Club**

The Sulphur City Hot Rod Club has a ground lease for their club room at Sanatorium Reserve which is due to end at 30/9/2019. They will be offered a rolling annual lease from 1/10/2019 while work is undertaken to determine the future of the area they occupy as part of the wider redevelopment of Sanatorium Reserve. The Small Bore Rifle Club also moved onto a rolling annual lease late last year. The MIG's Gym has a lease expiring in 2026 and the Archery Club's lease expires in 2023.

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 has drafted the agreement between the parties regarding the process moving forward which has been approved in principle by POT, RLC and Toi Oho Mai. We have contacted DoC to organise a meeting with RLC to discuss the draft agreement and 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.

Peririka Street Reserve Land Exchange.

Council has received approval from Heritage New Zealand for the proposed exchange, which has been forwarded to DoC as part of their approval process. We are waiting on DoC for their next steps and expect to hear on this in April.

Blue Baths Update.

Council has considered proposals for the future use of the Blue Baths and we are discussing options with the current subtenant, the Blue Baths Establishment Limited. We are aiming to have an interim lease in place as from 22 December 2019 to provide security to the subtenant to allow their operations to continue while investigations are being undertaken. These investigations include a geotechnical report, structural report and updated seismic report. Once these reports have been finalised, we will be in a position to commence lease negotiations and agree on redevelopment, if any.

Government Gardens and car parking.

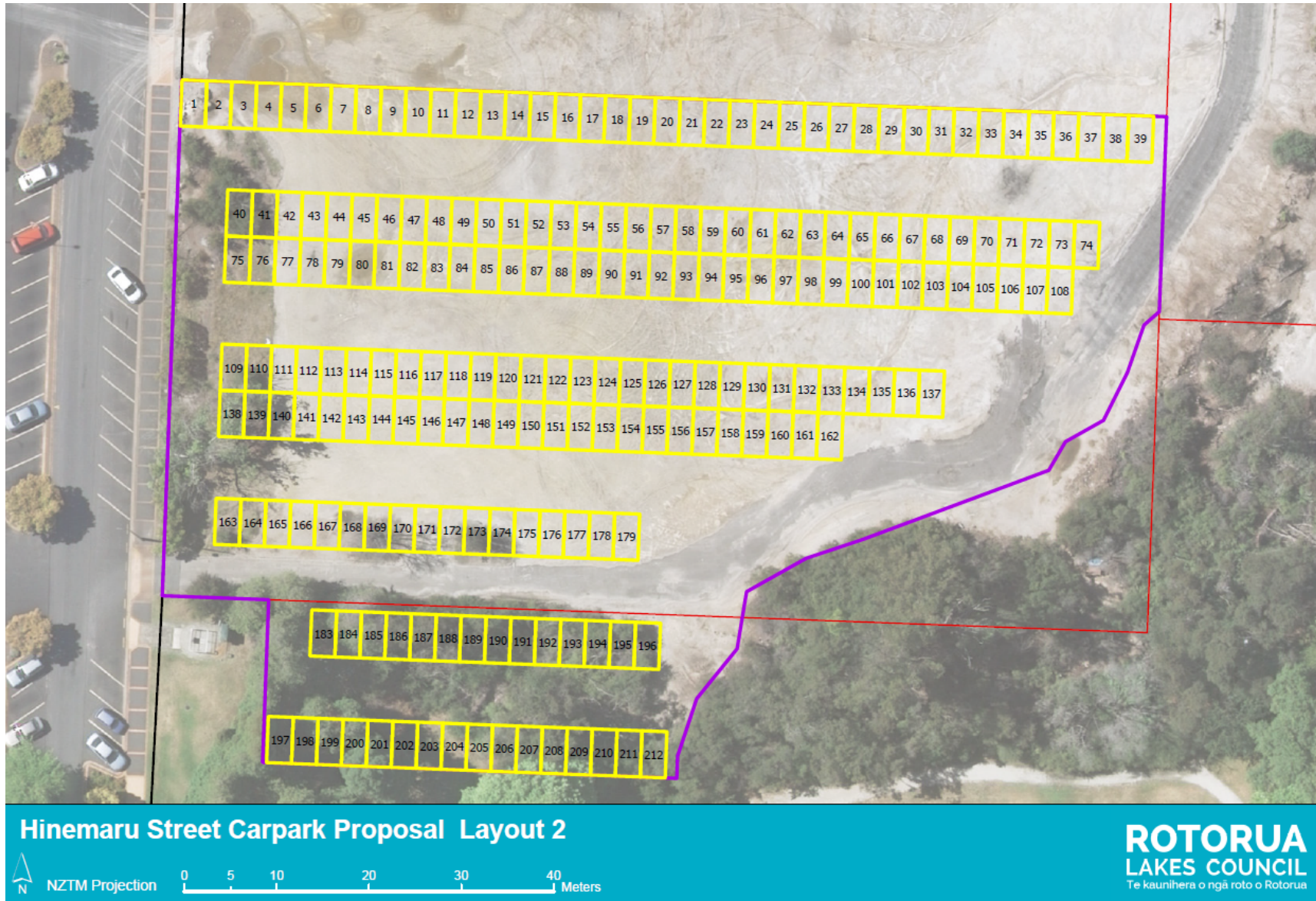
The Government Gardens parking areas are being used as free all-day parking predominantly by CBD workers. Some of these workers were displaced from Pukeroa - Oruawhata's land next to the entrance to Government Gardens and some following the rollout of the new parking regime in the CBD. To ensure adequate visitor parking provisions in the Government Gardens, we are seeking a lease agreement with Pukeroa - Oruawhata to provide an enforceable area for paid all-day worker parking. A map of the proposed area is attached as Appendix 1 and includes a proposed small encroachment into the Government Gardens (Parks 183 to 212 on the plan).

While this activity is permitted under the Reserves Management Plan, Council will need to obtain approval from Heritage New Zealand and a Resource Consent and wishes to seek approval from the Ngati Whakaue Gifted Reserves Protocol Committee to proceed with this process.

Government Gardens Toilet

The Council has committed to installing another toilet block in the Government Gardens to cater for the many thousands of visitors and users of the popular playground area. The "Telytubby" playground was refurbished last year as Rotorua's first reorua playground and renamed Taikaka and continues to be highly popular with manuhiri and residents coming to the gardens. At the last Committee meeting a potential toilet block concept was presented that was designed to easily meet the heritage requirements of the site by matching existing buildings but this did not reflect the location beside Taikaka. The instruction was to reconsider a design more sympathetic to the location and reflecting some of the earlier cultural heritage values of the site. Staff have been working on this and investigated a number of toilet designs nationally and derived a cladding for a relatively simple structure that fits in with the playground. The proposal is to install a single unit Exeloo that will provide for disabled access, baby changing facilities and a mounting point for CCTV facilities to cover this area of the gardens. The exterior will have a mix of vertical timber wooden cladding and a vinyl wrap with cultural artistic designs sourced locally. The roofline would include the integration of some pou that are also features in the playground construction. Appendix 2 shows an image of this concept and examples of similar cladding types used with these toilets. If the Committee support this design then we can begin the process to seek Heritage NZ approval for locating this unit within the overall Government Gardens heritage site.

Appendix 1. Layout Plan of car parking on 1148 Hinemaru St and Government Gardens



Appendix 2. Concept Plan for Government Gardens Toilets, Taikaka Playground area



ROTORUA LAKES COUNCIL

Mayor

Chairperson and Members

NGATI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

CONTINUING ACTIONS**Report prepared by:** Isabel Brell, Governance Support Advisor**Report approved by:** Rob Pitkethley, Manager, Sports, Environment and Recreation**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 Reserves Protocol Committee be received.

SCHEDULE OF CONTINUING ACTIONS

Date Action Requested	Action	Assignee	Due Date
29 November 2018	Provide the Committee with progress updates of the review of the engagement mechanism.	Ms Rangi	
29 November 2018	Advise the Committee of any future amendments to the Town's Reserve Management Plan	Mr Pitkethley	

