File No. 60-12-270\02

| NGATI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE MEETING | |
|---|---|
| *Date/time:* | 25 September 2019 10am |
| *Venue:* | Council Chamber |
| *Purpose:* | Protocol meeting between Pukeroa Oruawhata Trust and Rotorua Lakes Council |

ROTORUA LAKES COUNCIL

| | |
|---|---|
| *Chair:* | Mayor Chadwick |
| *Members:* | Cr Maxwell, Cr Sturt, Mr M Short, Mr D Tapsell, Ms T Ngatai, Mr T Kingi, Mr R Waru |
| *Quorum:* | 4 |

# Agenda



| | Items for Discussion | Page |
|---|---|---|
| | Welcome and karakia | |
| 1 | Apologies | |
| 2 | Minutes of previous meeting held 8 April 2019 | 2 |
| 3 | Recommendation 1: Potential Future use of Rotorua Cemetery Sala Street Reserve | 20 |
| 4 | Recommendation 2: Pathway widening for shared use | 22 |
| 5 | Recommendation 3: Removal of old Laundry Building | 28 |
| 6 | Recommendation 4: Reserve Operational updates | 33 |
| | General Business | |

60-12-270\02
RDC-906934

| Draft Minutes<br>**Ngati Whakaue Gifted Reserves Protocol Meeting** | |
|---|---|
| *Date:* | 1pm Monday 8 April 2019 |
| *Purpose:* | Protocol meeting between Pukeroa Oruawhata Trust and Rotorua Lakes Council |

| | |
|---|---|
| *Venue:* | Council Chamber |
| *Chairperson:* | Mayor Steve Chadwick |
| *Members* | Cr Trevor Maxwell, Cr Charles Sturt, Tina Ngatai, Peter Faulkner, Malcolm Short, Monty Morrison, |
| *In Attendance* | Te Taru White, Chair, Te Tatau O Te Arawa |
| *Apologies:* | Tanira Kingi, David Tapsell, Murray Patchell |
| *Staff present:* | Geoff Williams, JP Gaston, Henry Weston, Rob Pitkethley, Aneta Morgan, Ben Manley, Ian Stabler, Will Bamford, 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 Tanira Kingi, David Tapsell and Murray Patchell be accepted**

Ms Ngatai/Mr Morrison
CARRIED

**2. Confirmation of previous minutes**

**Resolved**

**That the minutes of the Ngati Whakaue Gifted Reserves Protocol meeting held on 28 November 2018 be accepted as true and correct with the amendment of including Tina Ngatai as being present.**

Mr Morrison/Ms Ngatai
CARRIED

DRAFT

**3. Rotorua Lakefront Redevelopment**

**Resolved**

**1. That the report 'Rotorua Lakefront Redevelopment' be received.**

Cr Sturt/ Ms Ngatai
CARRIED

Jean- Paul Gaston spoke to a power point presentation (Attachment 1 pages 7-9). The following points were discussed:

- Consideration to be given to the number of trees around view shafts.

**Resolved:**

**2. That the Committee endorses in principle the progress of the design process.**

Cr Sturt/ Ms Ngatai
CARRIED

**3. That the Committee nominates two members from the Gifted Reserves Protocol Committee to be included on the evaluation panel for the ITP process.**

**The Committee nominated Tina Ngatai and Malcolm Short.**

Cr Maxwell/ Mayor Chadwick
CARRIED

**4. Upgrade of Motutara Point Track to a Shared Use Track**

**Resolved:**

**1. The report 'Upgrade of Motutara Point Track to a Shared Use Track' be received.**

Cr Sturt/ Mr Morrison
CARRIED

Will Bamford and Rob Pitkethley spoke to a power point presentation (Attachment 2 pages 10 -16) The following points were discussed:

- Consideration be given to a building a bird watching tower.

**Resolved:**

**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, cycling and disabled access).**

**4. The Committee approves upgrade work of the Motutara Point Track.**

Mr Morrison/Ms Ngatai

DRAFT

CARRIED

**5. Kuirau Park Redevelopment Update**

**Resolved:**

**1. That the report Kuirau Park Redevelopment be received.**

Cr Maxwell/Mr Short
CARRIED

Ian Stabler and Rob Pitkethley spoke to a power point presentation (Attachment 3 pages 17- 19) The following points were discussed:

- The location of a Steam Kitchen to be incorporated in the concept design.
- Overflow for Saturday Market parking will be located further north of the new Skatepark.

**Resolved:**

**2. That the Committee supports the proposed location for the development of a new Skatepark.**

Ms Ngatai/Cr Maxwell
CARRIED

**6. Cremator Replacement and Chapel Upgrade**

**Resolved:**

**1. That the report Cremator Upgrade and Chapel Upgrade be received.**

Ms Ngatai/Cr Sturt
CARRIED

**Resolved:**

**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.**

Mr Short/Mr Morrison
CARRIED

**7. Sanatorium Reserve Update**

**Resolved:**

**1. That the power point presentation 'Sanatorium Reserve upgrade' be received.**

Cr Sturt/Ms Ngatai
CARRIED

DRAFT

**8. Reserve Operational Updates**

**Resolved:**

**1. That the report Reserves Operational Updates be received.**

Mr Morrison/Cr Sturt
CARRIED

Mr Pitkethley advised, with the Sanitorium Reserve plan there is an opportunity to look at including toilet facilities upgrade throughout the area.

**Resolved:**

**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.**

Cr Sturt/Mr Short
CARRIED

**7. Continuing Actions**

**Resolved:**

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

Cr Maxwell/Mr Morrison
CARRIED

***ACTION:*** *Advance the priority of updating existing agreements with Ngati Whakaue.*

**8. General Business**

**Returned Services Association AGM**

Mayor Chadwick said at the recent AGM, the RSA advised they were looking at working with the Government Gardens Bowling Club as to the potential of sharing the venue. Mayor Chadwick was asking the members to be aware of this matter as the RSA would need to discuss this first with the Committee.

**Te Tatau O Te Arawa**

Te Taru White clarified the role of Te Tatau O Te Arawa in terms of partnerships and Rotorua Lakes Council and provided the following comments:

DRAFT

- Te Tatau O Te Arawa is mindful of mana whenua rights and having direct accessibility to Council.
- Acknowledgement of the historical and present day generosity of Ngati Whakaue.
- The development of recreational, geothermal and experiential elements to attract visitors to Rotorua and bringing benefits to the community.
- The importance of advancing Reo Rua. Funding has been secured by the Board to make this project more resilient over the next 3 years.

Cr Maxwell closed the meeting with a Karakia.

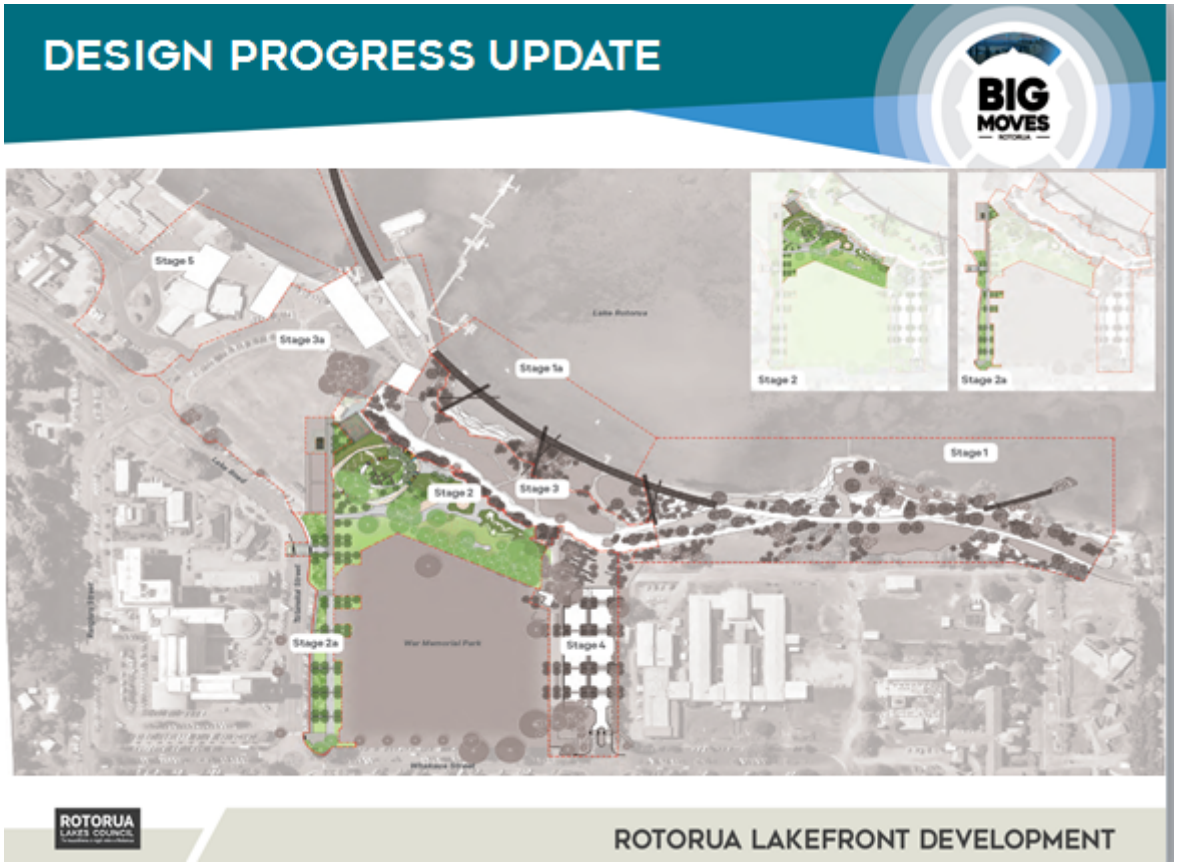
Meeting closed at 2.30pm

**SUMMARY OF ACTION POINTS**

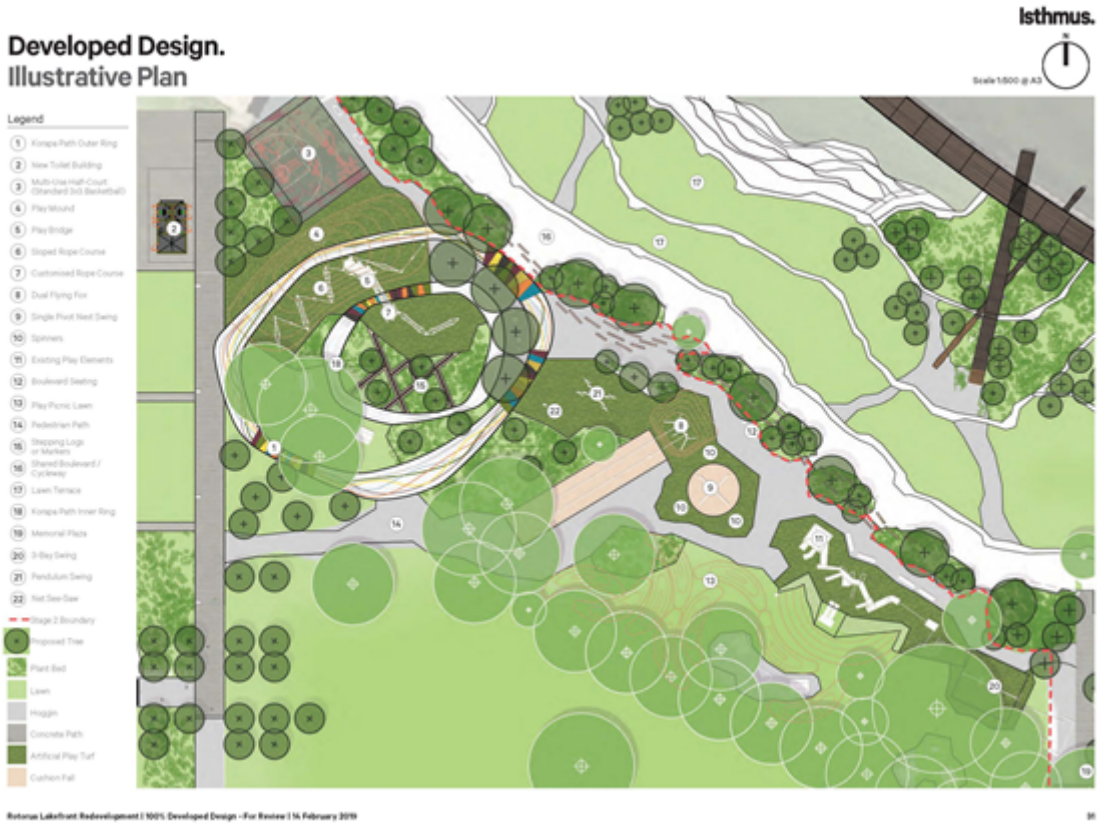
| Date of meeting | Action | Assignee | Date of next Meeting |
|---|---|---|---|
| 8 April 2019 | Advance the priority of updating the existing agreements between Ngati Whakaue and Rotorua Lakes Council. | Gina Rangi & Geoff Williams | 25 September 2019 |

DRAFT


BIG MOVES
ROTORUA
ROTORUA LAKEFRONT DEVELOPMENT
Ngati Whakaue Gifted Lands Protocol Committee
Update April 2019
ROTORUA LAKES COUNCIL


DESIGN PROGRESS UPDATE
BIG MOVES
Stage 5
Stage 3a
Stage 1a
Stage 2
Stage 2a
Stage 3
Stage 1
Stage 4
ROTORUA LAKES COUNCIL
ROTORUA LAKEFRONT DEVELOPMENT


Isthmus.

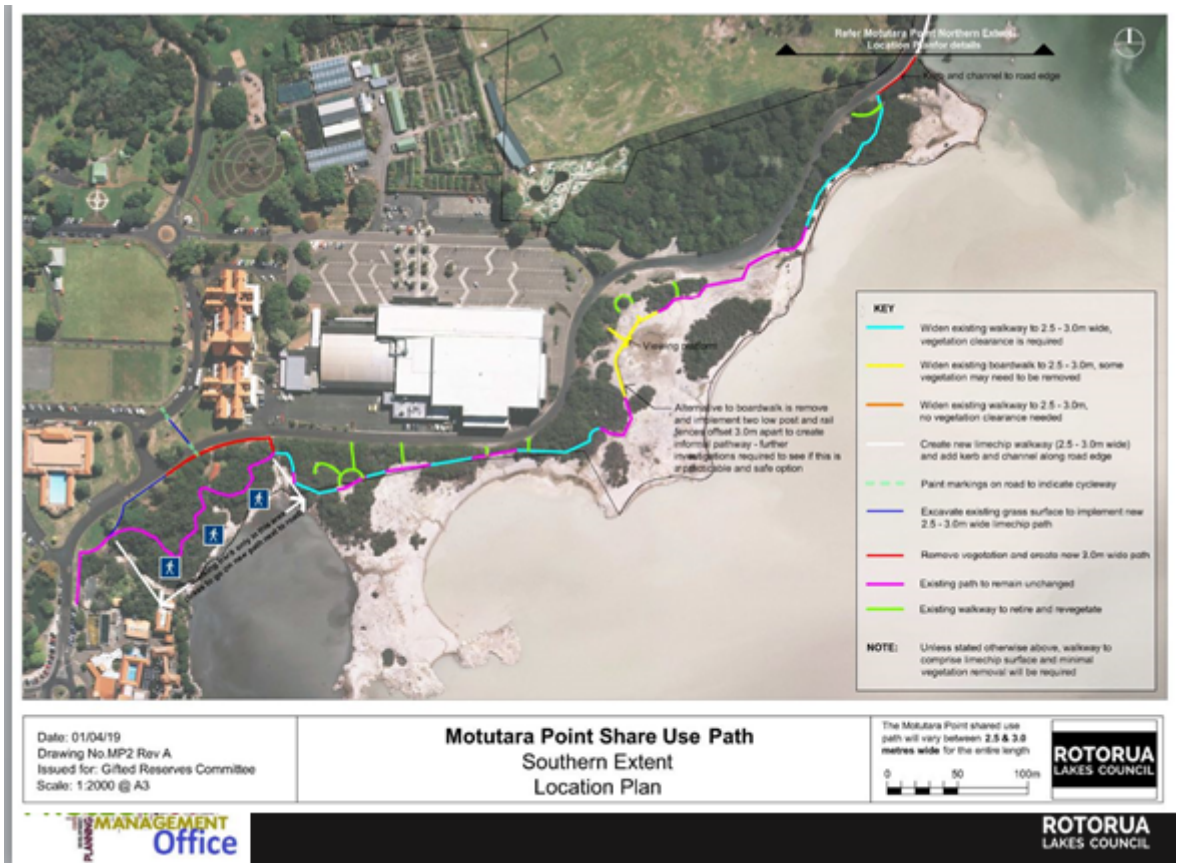

Developed Design.
Illustrative Plan
Isthmus.
Legend


Isthmus.


Upgrade of Motutara Point Track to a Shared Use Track
City Loop Construction
PROJECT MANAGEMENT Office
ROTORUA LAKES COUNCIL


CAUTION:
Please keep to the tracks at all times, due to the geothermal nature of this area.
Entry & exit points
Location maps
Walking track
Biking track
Parking
Toilets
Lookout
History
Geothermal
Wildlife viewing
Keep to trail
1 Pukeroa
2 Rotorua Lakefront
3 Motutara
4 Te Ankiroa
5 Puarenga
6 Rotorua Tree Trust
7 Utuhina
8 Kuirau Park
9 Mangakakahi
10 Otamatea
Bike track
Kuirau Park
Springfield Golf Course
Arikikapakapa Golf Course
Azaua Park Racecourse
Puarenga Park
Sulphur Bay
Sanatorium Reserve
Mallow Road
Pukeroa Road
Springfield Road
Old Taupo Road
Devon Street
Arawhata Street
Pukuatua Street
Sutherland Street
Kaiwaiu Street
Tarawera Road
Pererua Dr
Motutara


ROTORUA
Existing asphalt to remain
KEY
Widen existing walkway to 2.5 - 3.0m wide, vegetation clearance is required
Widen existing boardwalk to 2.5 - 3.0m, some vegetation may need to be removed
Widen existing walkway to 2.5 - 3.0m, no vegetation clearance needed
Create new limechip walkway (2.5 - 3m wide) and add kerb and channel along road edge
Paint markings on road to indicate cycleway
NOTE: Unless stated otherwise above, walkway to comprise limechip surface and minimal vegetation removal will be required
Refer Motutara Point Southern Extent Location Plan for details
Date: 01/04/19
Drawing No.MP1 Rev A
Issued for: Gifted Reserves Committee
Scale: 1:2000 @ A3
Motutara Point Shared Use Path
Northern 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
MANAGEMENT Office
ROTORUA LAKES COUNCIL


Refer Motutara Point Northern Extent Location Plan for details
Kerb and channel to road edge
Viewing platform
Alternative to boardwalk is remove and implement two low post and rail fences offset 3.0m apart to create informal pathway - further investigations required to see if this is a practicable and safe option
KEY
Widen existing walkway to 2.5 - 3.0m wide, vegetation clearance is required
Widen existing boardwalk to 2.5 - 3.0m, some vegetation may need to be removed
Widen existing walkway to 2.5 - 3.0m, no vegetation clearance needed
Create new limechip walkway (2.5 - 3.0m wide) and add kerb and channel along road edge
Paint markings on road to indicate cycleway
Excavate existing grass surface to implement new 2.5 - 3.0m wide limechip path
Remove vegetation and create new 2.0m wide path
Existing path to remain unchanged
Existing walkway to retire and revegetate
NOTE: Unless stated otherwise above, walkway to comprise limechip surface and minimal vegetation removal will be required
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
MANAGEMENT Office
ROTORUA LAKES COUNCIL



















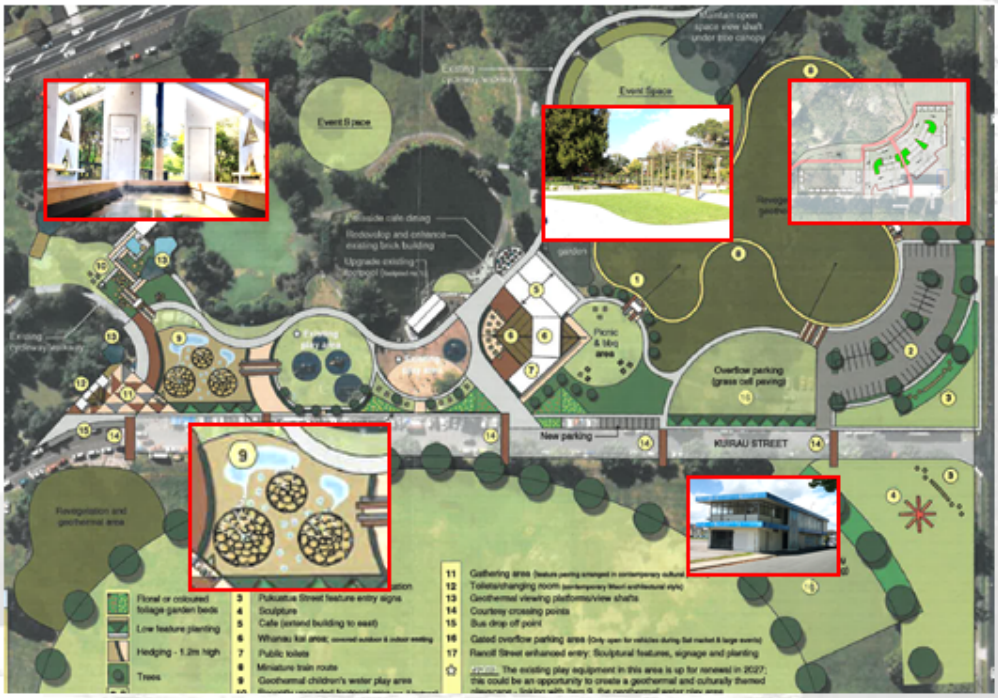
# Ngāti Whakaue Gifted Reserves Protocol Committee

Kuirau Park Redevelopment
Kuirau Park Skatepark
Aquatic Centre Redevelopment

PROJECT MANAGEMENT Office

ROTORUA LAKES COUNCIL

## Kuirau Park Redevelopment




PROJECT MANAGEMENT Office

ROTORUA LAKES COUNCIL

# Kuirau Park Rotary Marketplace



PROJECT MANAGEMENT Office

ROTORUA LAKES COUNCIL

# Kuirau Park Skatepark



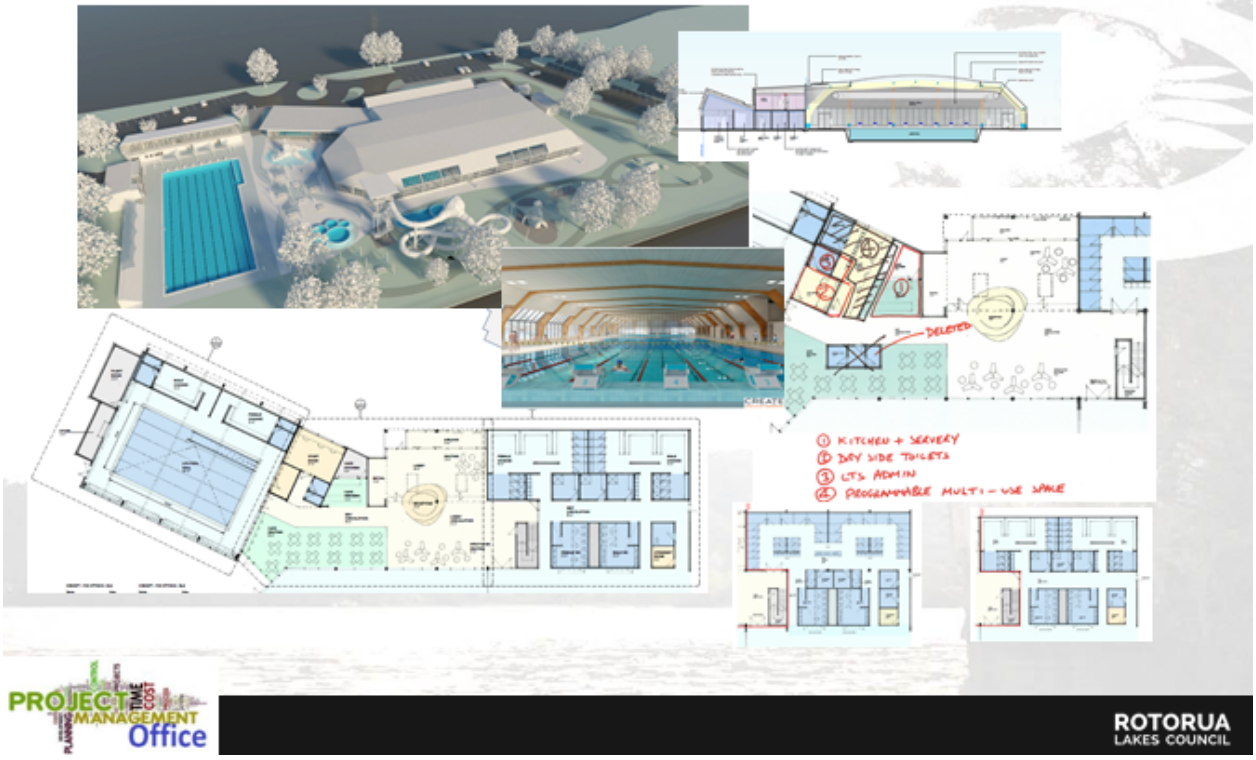




PROJECT MANAGEMENT Office

ROTORUA LAKES COUNCIL

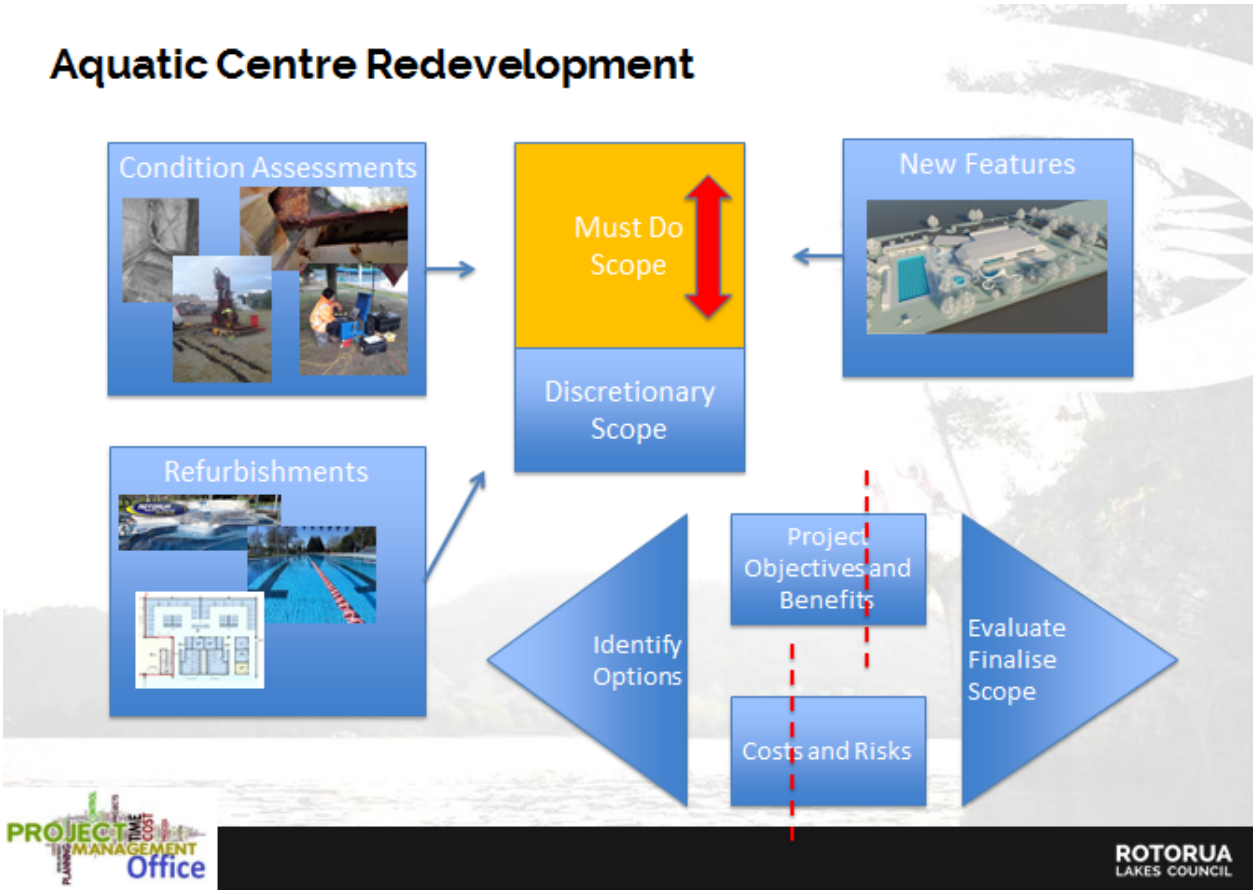
# Aquatic Centre Redevelopment




PROJECT MANAGEMENT Office

ROTORUA LAKES COUNCIL

# Aquatic Centre Redevelopment




PROJECT MANAGEMENT Office

ROTORUA LAKES COUNCIL

60-12-270\02
RDC-955646

ROTORUA LAKES COUNCIL

Mayor
Chairperson and Members
NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

**POTENTIAL FUTURE USE OF ROTORUA CEMETERY SALA STREET RESERVE SHORT PITCH GOLF SITE**

**Report prepared by:** Rob Pitkethley, Manger – Sport / Recreation and Environment
**Report approved by:** Henry Weston, Group Manager, Operations

---

## 1. TE PUTAKE
## PURPOSE

The purpose of this report is to seek Ngati Whakaue approval to proceed with investigations to further develop an agreement for an alternative use for the Rotorua Cemetery Sala Street Recreation Reserve currently occupied by the Short Chip Golf activity.

## 2. HE TŪTOHUNGA
## RECOMMENDATION

1. **That the report Potential Future use of the Rotorua Cemetery Sala Street Reserve Short Pitch Golf site be received.**

2. **That the Committee endorses the Council to continue investigations to look at returning this general area to cemetery or memorial purposes.**

3. **That the Committee approve in principle the future potential for part of this site to be leased for funeral home purposes.**

## 3. TE TĀHUHU
## BACKGROUND

The Rotorua Cemetery Sala Street Reserve is approximately 11.1Ha on the corner of Sala Street and Te Nage Road that is currently comprised of Local Purpose Reserve (Cemetery) to the south and Recreation Reserve to the north. The land was gifted to the Crown as part of the Fenton Agreement for Cemetery Purposes. The whole area was not considered suitable for cemetery purposes so in 1995 the Council formally changed the northern part of the Reserve from Local Purpose (Cemetery) Reserve to Recreation Reserve following a public notification, submission and hearing process. Once the Recreation Reserve was created a lease for the Short Pitch Golf activity was created and this has operated at this site under various owners since this time. The current lessee Flik Action Limited has had the business for sale for approximately 12 months and has a lease that terminates 30 August 2028.

This Committee considered a proposal at their November 2018 meeting from Flik Action Limited to change the lease activity on the Recreation Reserve from a short pitch golf activity to a golf driving range and short term overnight parking of motor homes. This change in activity was not supported by the Committee and it was noted that a more appropriate use of the site would be for what it was originally gifted for. If

standard burials were not possible then ash internments, memorial gardens and even possibly natural burials should all be explored.

Council staff have recently been approached by a local Funeral Directors company to discuss the possibility of leasing part of the site for locating a Funeral Home and creating memorial spaces and an open park-like remembrance area on the current short pitch golf site. This proposal strongly aligns with the Committee's direction sought for this site.

The Council is currently replacing the cremator at the Rotorua Cemetery and we need to consider the future of the adjoining Chapel. The Chapel is an early 1960's building and has problems with leaking and requires a high level of maintenance. It is timely then to investigate replacing this building with a more appropriate Chapel that better meets the needs of current funeral services. The establishment of a funeral home on the Rotorua Cemetery site then presents the opportunity for a partnership with Council in providing a venue for funeral services that warrants further investigation.

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

If the Committee support the intent to shift the activity on the Rotorua Cemetery Sala Street Recreation Reserve back to Cemetery purposes, the existing lease would need to be terminated or expire, and there might need to be a reserve classification change from Recreation Reserve back to Local Purpose Reserve (Cemetery). If this classification change was required then Section 24 of the Reserves Act requires the Council to publically notify this intention and request public submissions.

There are a number of potential ways that this process might occur and some further investigation is necessary to establish how this outcome could be achieved. One mechanism would be through the sale of the existing lease to the funeral home then if necessary initiate a change of reserve classification process. This mechanism would likely be the quickest way to change the Reserve back to Cemetery purposes but presents some risk to the purchaser of the lease. This risk would be related to the public consultation process required to change the classification if this was necessary, and the duration of the lease left to justify the investment into a funeral home facility. These risks to the purchaser could be mitigated by a clear signal from the Committee that it would support the change in classification if required and an agreement in principle from the Committee that a future lease for a longer duration would be supported.

An alternative mechanism would be to wait until the end of lease or investigate termination, then if required initiate any change of classification and consider a new lease arrangement. This alternative has a potentially much longer time frame in waiting for the existing lease to expire or some infraction that would cause it to be terminated. If it was expired or terminated, then any classification change could progress and an open process could be initiated to seek a potential lessee that would provide the necessary services to support the development and use of the site for cemetery purposes. This is a less risky option for a future tenant but may take longer to achieve the outcome.

We consider it is too early to require a decision from the Committee at this stage as there is still further work required on confirming the correct process needed under the Reserves Act. This paper will help guide any further discussion we have with the partners to bring a more developed process or proposed back to the Committee.

File No: 60-12-270\02
RDC-955026

ROTORUA LAKES COUNCIL

Mayor
Chairperson and Members
NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

**PATHWAY WIDENING FOR SHARED USE ONTO GIFTED RESERVES**

**Report prepared by:** Robert Atkinson, Assets Advisor – Sport, Recreation and Environment
**Report approved by:** Rob Pitkethley, Manger – Sport, Recreation and Environment

---

## 1. TE PUTAKE
## PURPOSE

The purpose of this report is to seek Ngati Whakaue endorsement for the NZ Transport Agency to construct Shared Use Paths that will impact on various Gifted Reserves.

## 2. HE TŪTOHUNGA
## RECOMMENDATION

1. **That the report Pathway Widening for Shared Use onto Gifted Reserves be received.**

2. **That the Committee endorses the use of the edges of the Gifted Reserves mentioned within this report for the purpose of providing an area for Shared Use Pathways.**

## 3. TE TĀHUHU
## BACKGROUND

As part of the overall Rotorua Central Corridor upgrade, the Council and the NZ Transport Agency (NZTA) have been working on plans to improve multimodal (non-vehicle based) linkages along this state highway corridor prior to being returned to Council control as a local road.

The reserves to be impacted through these transport improvements are the Medical Officers Reserve, Sheaf Park, Shambles Theatre Reserve and Sanatorium Reserve. I have reviewed the Rotorua Township Reserves Management Plan for Medical Officers, Sheaf Park and Sanatorium Reserves and there would appear to be no conflicts between what is being proposed and the objectives within the management plan.

Another consideration is the proposal to place specimen trees along the newly created Shared Use Paths. It is considered best practice for these to be placed on the road side of the pathway, this is so that people using the paths actually have a physical and visual barrier between themselves and the road (feel safer). This will have the effect of pushing the pathways slightly more into the reserve which may result in the loss of some existing trees along the reserve edge in the short term. Some of the new tree plantings may not be able to be completed until the roads are returned to Council and a lower speed limit imposed so there could be a period of time up to X years between these trees being removed and the new path built, then the replanting of trees outside the path.

The impact overall on the reserves mentioned are considered to be minor and will not interfere with the primary purpose of the reserve. In terms of the eventual tree planting, this will improve the feel and look of the outside interface of the reserve and the road.

The pathways could be placed wholly within the existing road corridor but this would have the effect of reducing the width of the pathways to less than the desired width for a Shared Use Path (3.0m wide which has been used throughout other Rotorua cycleways). The creation of narrow shared use paths reduces the desirability of the path for users and would lead to more cyclists continuing to use the road to avoid conflicts with other path users.

There are a couple of other reserve areas that are not part of the Gifted Reserves that will be impacted by what is proposed that are probably of interest to Ngati Whakaue:

Amohau Street Reserve outside of Rotorua Central. The Amohau Street Reserve is not included in a current management plan and so the application of standard Council polices would apply here, again there are no conflicts between what is proposed, and various Council polices.

The area of reserve at the intersection of Amohau Street and Pukuatua Streets. This has been earmarked for return to Ngati Whakaue and the placement of the dual use pathways will reduce the area that will be returned but will improve the pedestrian and cycling connections to Trade Central.

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

4.1 Status quo – No encroachment onto the gifted reserves.
This option has the effect of limiting the width of the pathways and so calls into question the validity of undertaking the work. This option would not support the extension and interlinking of various existing Shared Use Paths and Rotorua Cycleway connections that have currently been constructed or are planned to be constructed across the city.

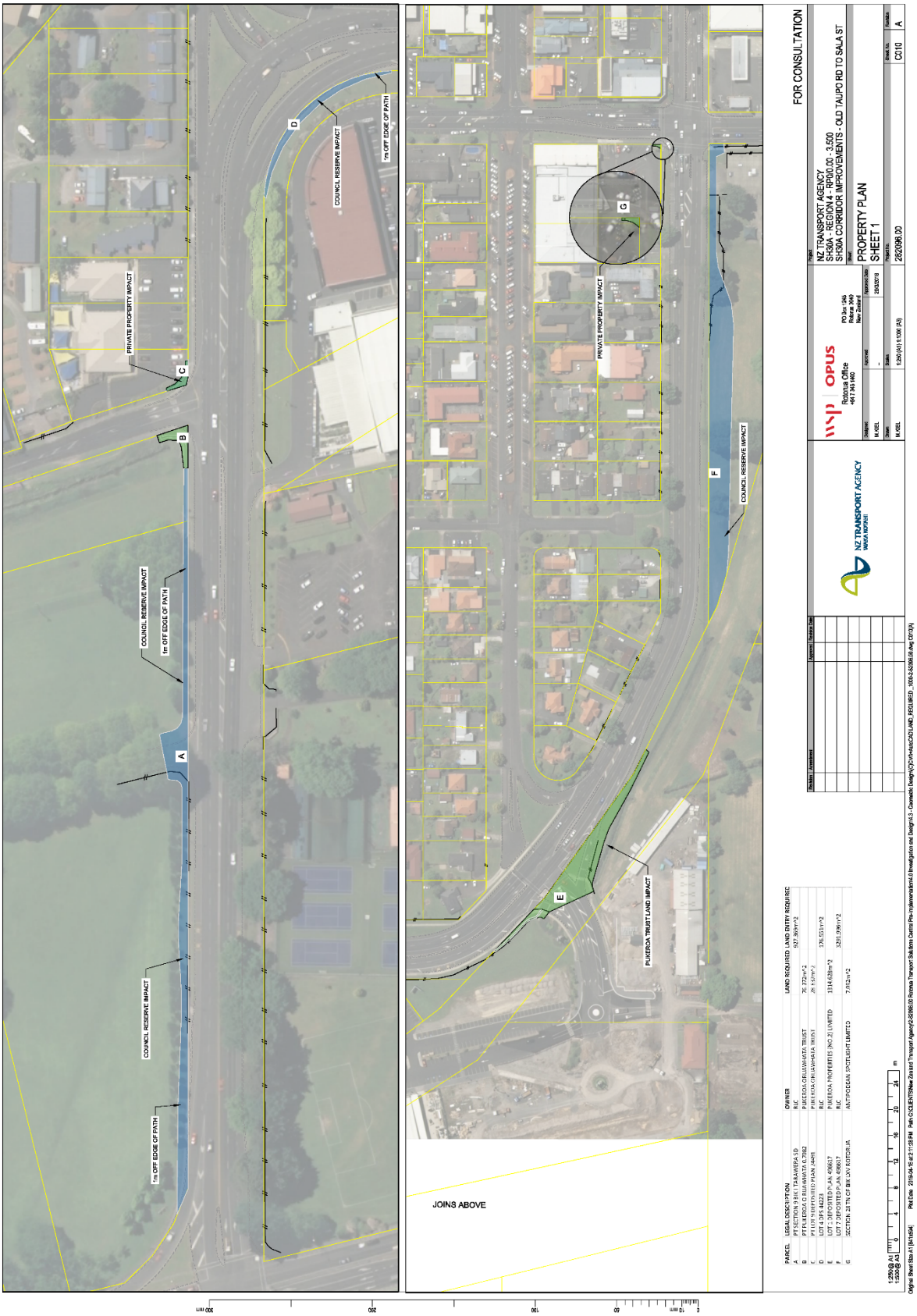
4.2 Placement of Shared Use Paths onto reserves.
This option supports the placement of the Shared Use Paths that will support the currently created and/or planned network across the city. It would improve the interface between the pathways and roads through the planting of specimen trees between the paths and the roads. This Option would also offer more pedestrian linkages into various reserves and provide improved options for non-vehicle travel. NZTA have also noted that this option also offers the opportunity of potentially adding cultural interpretation sites along the paths that add value to their use.

This is the preferred option.

## 5. NGĀ ĀPITIHANGA
## ATTACHMENTS

Attachment 1: Aerial of locations of impact of various reserves.
Attachment 2: Council comments regarding various reserves.

# Attachment 1: Aerial of locations of impact of various reserves






Document Set ID: 3500903
Version: 8, Version Date: 20/09/2019

Document Set ID: 3500903
Version: 8, Version Date: 20/09/2019

# Attachment 2: Council comments regarding various reserves

**Area "A"** – Crown land comprised in Gazette 1984 p. 420 as a Recreation Reserve which is under the control and management of Council. This is a Gifted Reserve (Medical Officers Reserve). At the eastern end of area "A" you included a small strip on land that isn't owned by Council. It is actually part of the old rail corridor and is managed by Kiwirail. There may be some removal of the trees along the boundary and relocation of existing fencing required.

**Area "D"** – Owned by Council (it was acquired as a segregation strip), but Council has made a commitment to return this parcel to Ngati Whakaue (who own Trade Central). This will need to be communicated to them (it is noted that you have also been talking to Pukeroa Oruawhata Trust with regard to Area "E"). (Not a Gifted Reserve but of interest to Ngati Whakaue)

**Area "F"** - Crown land comprised in Gazette 1928 page 11 as recreation reserve which is under the control and management of Council. This is a Gifted Reserve (Sheaf Park Reserve). Would be good to site the pathway back further from the road to allow for specimen tree planting, however a section of it will need to go on the park side of the existing drain and safety treatment undertaken to protect users from falling into the drain.

**Area "I"** – Owned by Council, subject to the Reserves Act 1977.It was acquired as green space between Amohua Street and the Mall and is a local purpose segregation strip reserve. Of concern here is the use of this parcel of land as there are a number of sponsored trees on this parcel that were part of the family trees 2000 project. Consultation will be required with Council's Open Spaces team and the families that sponsored these trees if there is going to be any effect on them. Removal of some of the larger trees and replacement planting will need to be considered as part of the project. (Not a Gifted Reserve but of interest to Ngati Whakaue)

**Areas "K","L","M","N","O","P","Q","R","S"** – Various parcels of land with different reserve classifications. They are all Gifted Reserves (Shambles Theatre Reserve and Sanatorium Reserve). Location of specimen tree planting on the road side of the pathway should be considered important to the overall look and feel for users.

**Area "U"** – Owned by Council. This parcel of land acts as a segregation strip between Te Ngae Road and the White Street light industrial area. It should be noted that there is also a Unison easement over this parcel. Removal of trees to enable the pathway to proceed will probably be required. This raises the prospect of graffiti becoming a big problem along the area and so consideration needs to be given to how this will be tackled. (Not a Gifted Reserve but of interest to Ngati Whakaue)

File No: 60-12-270\03
RDC-954541

ROTORUA LAKES COUNCIL

Mayor
Chairperson and Members
NGĀTI WHAKAUE GIFTED RESERVES PROTOCOL COMMITTEE

**REMOVAL OF OLD LAUNDRY BUILDING – GOVERNMENT GARDENS**

**Report prepared by:** Robert Atkinson, Assets Advisor – Sport, Recreation and Environment
**Report approved by:** Rob Pitkethley, Manger – Sport, Recreation and Environment

---

## 1. TE PUTAKE
## PURPOSE

The purpose of this report is to seek Ngati Whakaue endorsement for the removal of the old laundry building located behind the Gardener's Cottage within the Government Gardens.

## 2. HE TŪTOHUNGA
## RECOMMENDATION

**1. That the report Removal of Old Laundry Building – Government Gardens be received.**

**2. That the Committee endorses the removal of the Laundry as per Option two of this report.**

## 3. TE TĀHUHU
## BACKGROUND

Located behind the Gardener's Cottage in the Government Gardens is a small stand-alone building known as the Old Laundry. The laundry is tucked away and generally not visible to the general public. The building is in very poor condition and the construction would appear to be timber walls. It is unclear what the roof is made of but it is assumed it is iron.

The Rotorua Township Reserves Management Plan does not reference this building directly although does reference the Gardner's Cottage and many other buildings within the Gardens. The Management Plan generally places a lot of emphasis on maintaining the look and character of the gardens so some consideration of all existing buildings or structures is necessary.

A search of the Heritage New Zealand Register reveals the Gardener's Cottage is listed, but there is no mention of the laundry at the rear of the building. A look through the Registration Report for classifying the whole area a Heritage Location that was completed by Heritage NZ in 2011, again mentions the Gardener's Cottage (built 1899) but there is no mention of the Laundry.

We cannot locate any records to determine when the Laundry was constructed but it is not considered to be an original part of the Gardeners' Cottage. Historic aerial imagery does not help establish the age due to photograph resolution and the Laundry's location among the trees. The construction appears to be typical of something built in the 1950's or 60's.

The current condition of the laundry was raised as a concern by a member of the public. Upon closer investigation the structure of the building has been compromised through rot, bora and minor vandalism. Due to the nature of the building no one has entered it to ascertain the internal condition of the structure. It would appear that there is still water and power being supplied to the building.

The building has not served any useful purpose for the Art House that is currently there and it is necessary to make a decision on the future for this building. Any decision other than the status quo would then need to be worked through with Heritage New Zealand before physical works could occur.

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

4.1 Status quo – Leave the building as it is.
This is considered the least desirable outcome. This has the effect of leaving a building that is slowly collapsing and is an unsafe structure. The building would need to be permanently fenced off and could provide a site for the homeless to use that has significant safety concerns. Doing nothing would ultimately lead to the building collapsing before it needed to be removed.

4.2 Removal of the Laundry
This is a more proactive response given the current condition of the structure. Once removed the area would be put back into lawn to match the general character behind the Gardener's Cottage. Removal mitigates all of the risks raised above in the status quo section and is the lowest cost option in the long run.

This is the preferred option.

4.3 Rebuild the Laundry
Because of the advanced deterioration it is unlikely that anything could be saved from the structure so refurbishment or restoration is not considered possible. To keep the laundry as part of the Government Gardens would require a complete rebuild. To rebuild it as an historic building would require the use of material to match the original construction and would likely be expensive to produce a building that would then have no immediately identified use or need.

## 5. NGĀ ĀPITIHANGA
## ATTACHMENTS

Attachment 1: Photos of existing Laundry
Attachment 2: Aerial showing location of Laundry

# Attachment 1: Photos of existing Laundry

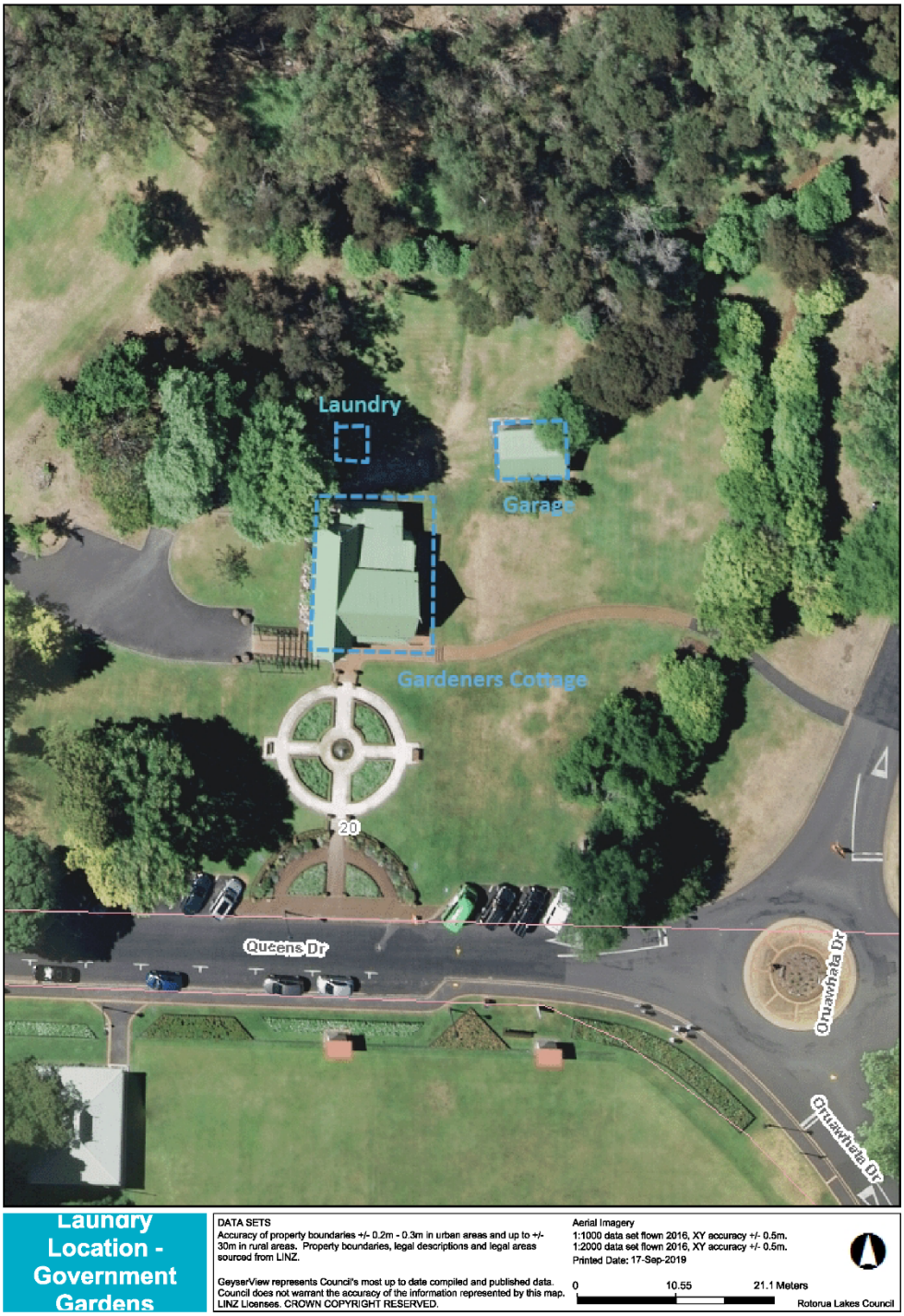





26/08/2019 9:19:13 AM


26/08/2019 9:19:26 AM

# Attachment 2: Aerial showing location of Laundry




Laundry Location - Government Gardens

DATA SETS
Accuracy of property boundaries +/- 0.2m - 0.3m in urban areas and up to +/- 30m in rural areas. Property boundaries, legal descriptions and legal areas sourced from LINZ.

GeyserView represents Council's most up to date compiled and published data. Council does not warrant the accuracy of the information represented by this map. LINZ Licenses. CROWN COPYRIGHT RESERVED.

Aerial Imagery
1:1000 data set flown 2016, XY accuracy +/- 0.5m.
1:2000 data set flown 2016, XY accuracy +/- 0.5m.
Printed Date: 17-Sep-2019

0 10.55 21.1 Meters

Rotorua Lakes Council

ROTORUA LAKES COUNCIL

Mayor
Chairperson and Members
NGATI WHAKAUE GIFTED RESERVE PROTOCOL COMMITTEE

**RESERVE OPERATIONAL UPDATES**

**Report prepared by:** Rob Pitkethley, Manager Sports, Recreation and Environment
**Report approved by:** Henry Weston, Group Manager, Operations

---

**1. 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.**

**3. TE TĀHUHU**
**BACKGROUND**

**Rotorua Lakefront Development**
The Stage 1 work at the Rotorua Lakefront focuses on the waterfront area from the scout den site to the concessionaires jetties and is due to begin in late October. The Council's Project managers have been negotiating with the successful tenderer on some of the detail with a contract now nearing completion. We are also nearing agreement with other contractors for the site enabling works for the playground and toilet block area (Stage 3) with a similar start date expected. As we are now quickly approaching the start of this project and the state of these agreements and the dates are dynamic, we will give the Committee a more up-to-date verbal report at the meeting.

**Thermal Holiday Park.**
An Agreement for the process for the return of the land from RLC to DoC then to POT has been seen by all parties and confirmed as appropriate so is now being prepared for signing. An accompanying lease terms and rent determination process for Toi Ohomai is being prepared to include with the Agreement and once this is finalised with POT, and DoC being happy with the terms of the lease, signing will be sought from all parties.

**Peririka Street Reserve Land Exchange.**
The exchange of land was approved by Heritage NZ and sent to DoC as requested. As we understand all the necessary information has now been provided to complete the exchange and the process is sitting with the Department of Conservation for final approval.

**Motutara Point Cycle Track.**
Council has been working with Wildlands on obtaining the necessary consents for widening the track through the Significant Natural Areas that the track passes through. We have also investigated engineering options to widen the boardwalk and create a more defined road-side track along Hatupatu Drive. This project will be worked on over the summer with it linking into the Sanatorium Reserve track improvements to eventually link to Long Mile Road and the Whakarewarewa Forest area.

**Government Gardens Toilet**
The Toilet design concept approved by the Committee at the last meeting (see Appendix 1) was forwarded to Heritage NZ to seek approval to place in the Government Gardens. Heritage NZ have approved the design and Council has now ordered the unit and a service plan for the site has been requested. We need to finalise the photo-film wrap for putting on the toilet and are seeking ideas from Ngati Whakaue on getting the help from an appropriate artist to assist us with this. The intention is to have all services and foundations ready for the toilet just before Christmas but the unit is unlikely to arrive until early January when it can be placed on the site and immediately installed. We would also seek to have an appropriate blessing for the site before installation.

**Sanatorium Reserve Ecological Restoration Project.**
The first year of restoration work in Sanatorium Reserve has been completed and this has focused on removal and respraying of bamboo and control of exotic tree species. The discovery of bats in some areas of the reserve has resulted in a modified tree removal programme and this will be worked on over the coming summer. A New Zealand Great Ride certified Master Trail Builder has been engaged to survey the Great Ride route through the reserve and make recommendations on track surface and any necessary vegetation management. Wildlands will be engaged to undertake any work on the vegetation required to widen the track and/or approve sight lines. More bamboo spraying will continue this year to prevent any regrowth and this will need to continue for several years. We have also closed off a number of tracks in the reserve with gates and boulders to reduce the amount of illegal dumping and are working with local user groups and hapu to define the required tracks that need to remain open.

**Kuirau Park Improvements.**
The Market Space construction at Kuirau Park has been problematic due to unexpected ground conditions being encountered during construction. The discovery of significant areas of buried tree stumps has meant more excavation and use of hard fill was required to provide a suitable sub base for the market space and parking area. This has added 6 weeks to the timeframe for construction and an increased cost variation. The Market Space will also have a closely associated basketball court area and the design for this has been completed and should provide an appreciated feature activity space to the park. More concept planning work has been happening on the possible aquatic play space to be located in the old market area and school engagement has occurred to identify features of this space that could be included. Discussions with Auckland Council have helped to identify an effective methodology for the procurement of a design and build contractor for a skate park. Auckland have had their most successful outcomes by engaging a construction company that can sub-contract a skate park design outfit. This approach has ensured that the constructor is an integral part of the design and can ensure that the finished product and construction costs are effectively managed. RLC will look to emulate this approach. Staff are working with Council's Te Amorangi unit to put together an advisory group to help develop a cultural overlay that will assist with the overall design framework for the many projects within the park. This overlay will come back to Committee as it is being developed.

**Aquatic Centre Improvements.**

The Aquatic Centre Improvement project has been focusing on understanding the condition of the existing building and outdoor facilities to then identify costs of various jobs and the scope of what can be delivered. Most of the recent investigations have been focused on the state of the pool hall roof and what is needed to extend the life of the existing structure. These investigations have found that the roof is structurally sound but there will need to be a proportion of purlins replaced and some of the fixing connections between the portal beams, purlins and the roof will need replacing. We are also investigating a variety of coating treatments to combat future corrosion. Once we have this information collated we can add to the necessary requirements for HVAC ventilation, fire system upgrades and lighting to understand the full pool hall refurbishment costs. We have confident costs for the 50m pool upgrade and are developing more options around foyer and changing room improvements to understand the full scope of what outcomes can be achieved with Council and potential external funder investment.

**Rotorua Cemetery Sala Street Crematorium Upgrade.**

The Crematorium Upgrade is progressing well with both the cremator manufacture progressing at the Major's Engineering factory in Melbourne and the Crematorium building construction being well underway (see image below). The building is immediately behind the existing Crematorium building and is hoped to be completed in early November. The Cremator should be finished by the end of the year and will be shipped out with the intention of commissioning to occur in the January to February period. We have been working with the BOPRC and Air Quality Scientists on obtaining the necessary Air Discharge Consent and confirming the draft conditions and this process is nearly signed off.




*Rotorua Crematorium building under construction*

**Iwi Engagement Mechanisms**

At the last Committee meeting there were questions on the review of Iwi engagement mechanisms and how these were being managed and reviewed. This is an ongoing process and below describes Iwi engagement in relation to Gifted Reserve areas and projects.

On the Lakefront Reserve, RLC has engaged broadly (both with Te Arawa and with the community). Key engagement mechanisms have included:

- **Ōhinemutu Working Group**: The residents of Ōhinemutu are developing an Ōhinemutu Vision. RLC is covering the cost of a planner to support this project, and the OWG has selected Isthmus. This will assist RLC to ensure detailed design of the western end of the reserve integrates well with the aspirations of the Ōhinemutu community.

- **Design advice:** Bryce Murray and Norma Sturley have provided significant support in terms of the appropriate Ngāti Whakaue history, kōrero and values to underpin the design.

- **Ngāti Whakaue whānui:** He Koha Kii Ltd (Bella and Wena Tait) were engaged to carry out a cultural impact assessment ("**CIA**") on the resource consents for the proposed jetties and boardwalk, and the restoration of the historic lake edge ("**Lakefront Consents**"). He Koha Kii ran a very inclusive process, including hui ā-iwi, and interviews with Ngāti Whakaue individuals, kōeke and groups (marae, churches, land trusts and incorporations, Mokoia Island trustees, Te Kōmiti Nui o Ngāti Whakaue and Te Taumata o Ngāti Whakaue Iho Ake). The CIA considered all of the potential environmental and cultural effects and made recommendations on the resource consent conditions.

- **Te Arawa Lakes Trust:** Te Arawa Lakes Trust has given written support for the Lakefront Consents. At the time of writing, TALT is also processing an application for license (for new structures on the lakebed). In addition, RLC has started to discuss with Te Arawa Lakes Trust possible changes on the lake edge along the Motutara Point cycleway area (particularly where changes would affect the lake and lakebed itself).

- **Te Kōmiti Nui o Ngāti Whakaue:** Te Kōmiti Nui o Ngāti Whakaue has given written support for the lakefront resource consents.

- **Other iwi:** The Lakefront falls within the Raukawa Area of Association and the Ngāti Rangiwewehi ancestral rohe. Raukawa and Ngāti Rangiwewehi both noted the extensive Ngāti Whakaue engagement and have given written support for the lakefront resource consents.

For Kuirau Park, RLC is developing a working group to provide advice on the design elements in the Kuirau development. RLC intends to invite Te Kuirau Marae and Taharangi Marae to nominate representatives to the working group. Norma Sturley and Bryce Murray will also be involved to support the working group. In respect to Sanatorium Reserve RLC staff engage with Ngati Te Hurunga o Te Rangi and Ngati Te Kahu and will continue to work with these hapu as the programme develops.

**Fibre upgrades in Government Gardens.**

The fibre telecommunications network in Government Gardens is very limited and with upgrades required due to the Museum improvements, EEC modifications and CCTV needs, some additional fibre connections and re-routing is required. The proposed new network is shown in Appendix 2 and as part of the installation process an archaeology authority expert will be present to ensure that any archaeological discoveries are handled appropriately. Heritage NZ have indicated that approval from Ngati Whakaue will also be required before they will support the necessary resource consent application. Consequently RLC

seeks approval from the Committee to initiate this process for the installation and rerouting of fibre in Government Gardens.

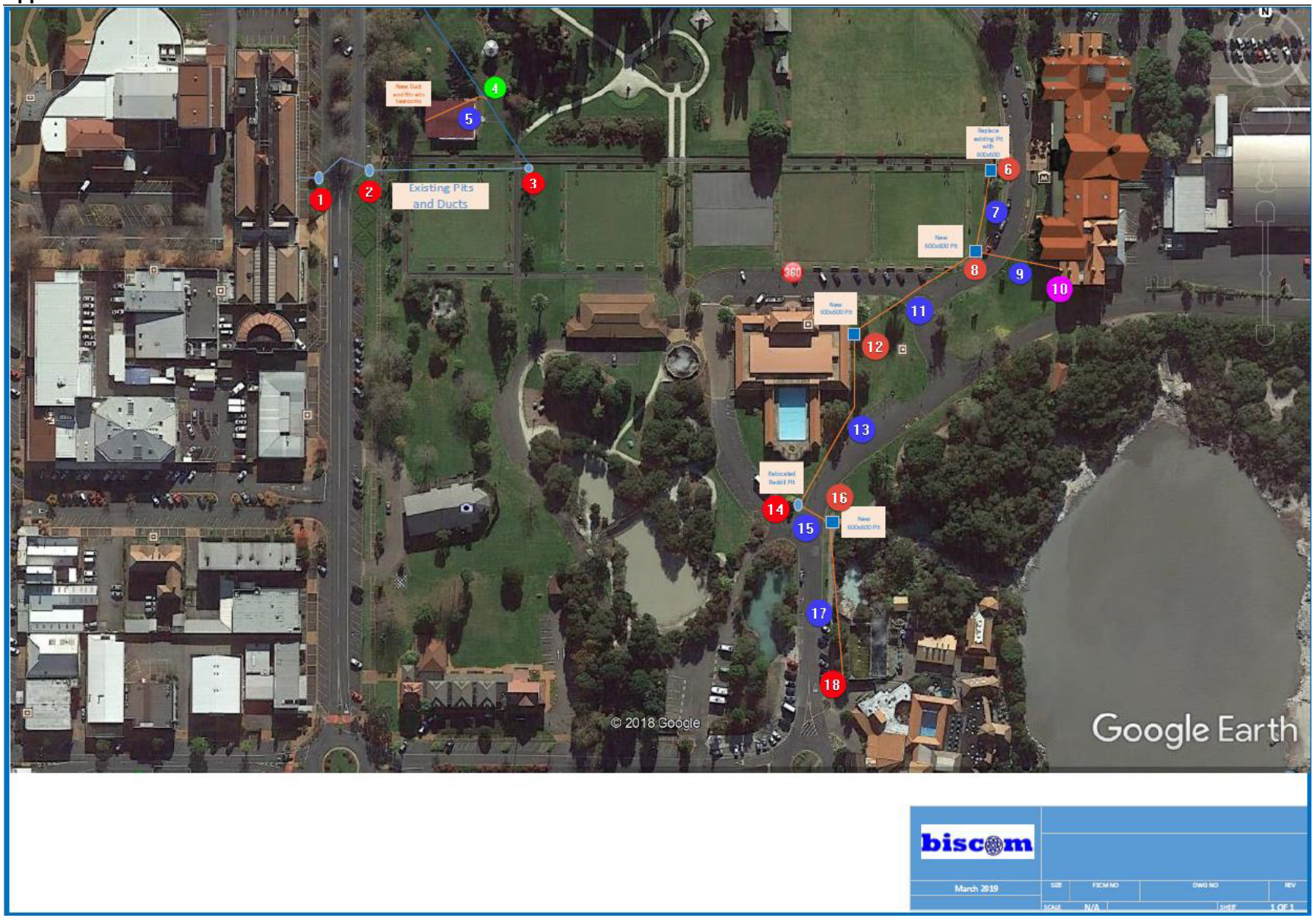
**Appendix 1.** Concept Plan for Government Gardens Toilets, Taikaka Playground area







**Appendix 2.** Fibre locations for Government Gardens



Document Set ID: 3500903
Version: 8, Version Date: 20/09/2019