



## Minutes

**Rural Community Board meeting  
held Wednesday 19 November 2024, 1.00pm  
in Committee Room 1, Rotorua Lakes Council**

MEMBERS PRESENT:	Mr Colin Guyton, Chair Mr Ben Hollier, Deputy Chair Mr John Atkinson Ms Rachel Clark Cr Karen Barker
APOLOGIES:	Nil
ABSENT:	Nil
IN ATTENDANCE:	Cr O'Brien Malcolm Fluker, Facilitator – Rural Support Trust Cr Mich'eal Downard, Waikato Regional Council Sarah McEntee, Waikite Valley Community Collective Phill Hawken, Waikite Valley Community Collective Brendon Webby, Waikite Community Collective Ross McNaul, Waikite Valley Community Collective
PUBLIC PRESENT:	Tina Rose, Mamaku Residents Association Rachel Bidois, Mamaku Residents Association Chris Paterson, Kaharoa Community Association Keren Leslie, Reporoa Community Hall Custodian
STAFF PRESENT:	Debbie Cossar, Governance & Democracy Manager Rick Dunn, Senior Governance & Democracy Advisor Alex Barrett, Engagement & Relationships Specialist Darryl Robson, Manager – Transport Infrastructure Networks

Mr Guyton, Chair welcomed board members, community members and staff to the meeting

**1. KARAKIA WHAKAPUAKI - OPENING KARAKIA**

Cr Barker opened the meeting with a Karakia at 1.00pm.

**2. WHAKATAUKI - PROVERB**

Mr Guyton presented the proverb:

Ki to whakaaro kare he aha nga mea iti me ngana ki te noho po ki te waeroa.

If you think small things don't matter try spending a night with a mosquito?

**3. NGĀ WHAKAPAAHA - APOLOGIES**

That the apologies from Chris Paterson, Kaharoa Community Association be accepted.

Moved: Cr Barker

Seconder: Mr Atkinson

CARRIED

**4. WHAKAPUAKITANGA WHAIPĀNGA - DECLARATIONS OF INTEREST**

Nil

**5. NGĀ TĀPAETANGA – PRESENTATIONS****5.1 Rural Support Trust: Malcolm Fluker, Facilitator – Rural Support Trust.**

Mr Fluker commented on the following points:

- Based in Rotorua as a facilitator.
- Operates across boundaries i.e. Opotiki, Tauranga, and Te Puke & Rotorua.
- The trust was formed 20 years ago following the Edgecumbe earthquake.
- The trust offers independent “one on one” support to e.g. farmers, business owners, bee keepers & the horticulture industry.
- Issues could be around financial pressures, personal or health problems.
- One on once visits are made to discuss farming/business problems or issues around events e.g. floods, droughts.
- The Trust provides a conduit back to the Emergency Management Group.
- Funding is made up with the Ministry of Primary Industries providing 15% of the Trusts funding with the rest coming from donations, sponsors and an annual charity golf tournament.

Mr Guyton asked if the trust was getting busier.

Mr Fluker explained and commented that regions differ but overall it is steady. Other areas e.g. Gisborne & Hawkes Bay have been having a tough time.

Cr Barker asked for clarification funding the one on one support.

Mr Fluker explained and commented that some expenses can be claimed & it was a 50/50 split between funded work and voluntary work.

Mr Hollier asked if there was a way the board could spread the word around the services the Trust provides.

Mr Fluker explained and commented on the following points:

- The Trust has a website: [www.rural-support.org.nz](http://www.rural-support.org.nz)
- They are busy out in the field.
- They don't need to advertise.
- A lot of references are by word of mouth through the different businesses.

Mr Guyton thanked Mr Fluker and the Rural Support Trust for all the help they are providing in the rural sector.

## **5.2 Waikato Regional Council – Regional Public Transport Rate: Councillor Mich'ael Downard – Waikato Regional Council.**

Cr Downard commented on the following points:

- A first term councillor at the Waikato Regional Council (WRC) representing the Taupo & Rotorua communities
- Has a rural back ground.
- Chair of the Regional Transport Committee.
- The Public Transport Rate.
- A response to climate change is to move people on public transport.
- The NZTA budget has been cut by \$23m.
- Worked hard to get the best rating outcome.
- Funding of \$300k for community transport.
- Looking at the Greater wellington Region as a model.
- The need to address climate change.

Mr Guyton asked for clarification that \$10k was to come out of the rural areas.

Mr Downard explained and commented that the rate would likely go through.

Cr Barker asked for clarification around option 3A which refers to the \$10k rate.

Mr Downard explained and commented that people can submit to the WRC on the proposal. The submission period is open now and closes on 15 December 2024.

## **6. TE PAPA KŌRERO MŌ TE TUAWHENUA HAPORI - RURAL COMMUNITY FORUM**

### **6.1 Waikite Valley Community Collective (WVCC): Sarah McEntee, Phill Hawken, Brendon Webby & Ross McNaull.**

Mr Hawken tabled a letter to the Rotorua Rural Community Board (Attachment 1) and commented on the following points:

- The letter is submitted on behalf of the WVCC which is in opposition to the Tikanga Aroro Charitable Trust's resource consent application for a proposed reintegration housing facility on Puaiti Road, Waikite Valley.

- The WVCC urge the Rotorua Lakes Council to reject the application.

Cr Barker asked for clarification on what engagement had taken place with the applicant.

Ms McEntee explained there had been “drop-in” engagement with handpicked people. It is an uncomfortable situation in Puaiti Rd.

Mr Hawken explained how the property was purchased and commented on the following points:

- The property was purchased on behalf of Tikanga Aroro Charitable Trust.
- Members of the WVCC had been threatened with legal action.
- The Waikite Valley community had no idea what was going on.
- Representatives of the applicant had entered properties uninvited, with no regard to health & safety requirements.

Cr Barker explained that the application was being processed by Council.

Ms McEntee commented that she was aware of the process that was underway.

The Chair ruled that item 10.7 “Waikite Pūwhakamua Reintegration Service update” would be heard next.

## **6.2 Waikite Pūwhakamua Reintegration Service update.**

Mr Dunn spoke to information received from Lorelle Barry, Team Lead Planning, Rotorua Lakes Council.

Tikanga Aroro Charitable Trust (the Applicant) has lodged a resource consent application with Council to establish a reintegration housing activity (Pūwhakamua) at 671 Puaiti Road, Waikite Valley. The applicant has requested that this application be limited notified to a number of people. This decision is one that Council will make – i.e. extent of notification – limited or public.

Council has to process this application (this is required by statute under the Resource Management Act 1991 (RMA)). As part of Council’s process we will carry out the following:

- Receive the application – done
- Assign the application to a planner and distribution to relevant experts for assessment - done
- Assess the application for completeness – done and accepted under section 88 of the RMA
- Carry out a site visit – initial visit done
- Request further information, if required – currently under assessment
- Decision on notification – limited notification vs public
- The notification decision will then determine the process from here – i.e. submissions or not.
- Once notified (either limited or public), and if submissions are received, a hearing will be held by an independent RMA commissioner.
- If a hearing is held, both the applicant and submitters will have the opportunity to speak.
- The independent commissioner makes the decision on behalf of Council.
- Should the applicant or any submitter disagree with the decision, there are appeal rights.

## **6.3 Reporoa Memorial Hall: Keren Leslie, Community Hall Custodian**

Ms Leslie commented on the following points:

- The community had not received any communication or updates on the maintenance work required.
- They were unaware if any contractor/s had been booked in to undertake maintenance work.

- They want their Memorial Hall up to standard and opened by Anzac Day 2025 i.e. Friday 25 April 2025.
- The members of the community want to donate money towards the work required on the hall and have suggested opening a “Givealittle” page.
- The community don’t know how much to fund raise as there are no costings available.
- There are issues around the handling of cash e.g. donations.
- The Reporoa community fully support the project.

The Chair ruled that item 10.5 “Community Halls update” would be heard next.

#### **6.4 Community Halls update following workshop held 14 November 2024**

Stavros Micheal, Group Manager – Infrastructure & Environment gave a verbal update and commented on the following points:

##### **Mamaku Hall:**

- A preliminary report was presented to Council last week
- Elected members were given information that had been gathered around the community halls.
- Infrastructure and background.
- Replacement value of the halls is between \$10m to \$15m.
- There are a total of 10 community halls.
- Most were built by local communities between 1940 and 1980.
- They were vested to council to care for them.
- They are valued by the communities.
- They service around 9000 people.
- Structure assessments have identified areas of work that needs to be completed.
- How to manage the halls in the future?
- Community groups are currently managing the bookings.
- Utilisation of the halls is low.
- Two halls are shut i.e. Mamaku & Reporoa.
- Legacy Builders (Brad) a local Mamaku-based company, has been awarded the contract for the Mamaku Hall renovations, scheduled to commence on Monday, December 2.
- The hall would need to be re-assessed after 5 years.

##### **Reporoa Hall:**

- The hall has water damage.
- The hall needs to be safe & heated.
- Local roofers have been contracted to undertake water proofing work.
- Collecting local money to go towards the work is not encouraged.
- Council has limited funds. \$1m to \$1.5m to replace the hall.
- Do we want all 10 halls? No decision has been>
- Completion is being targeted for Anzac Day 2025. (Friday 25 April 2025)
- Rerewhakaaitu have two halls. Do they need two or should one hall be focussed on.

Mr Michael apologised for the length time it had taken to progress the Mamaku & Reporoa halls project.

Ms Rose commented that hall Mamaku hall was musty and asked if the windows could be opened. Mr Michael asked that they contact Brad the builder to open the windows.

Ms Rose asked what the process is to book the community halls.

Mr Guyton explained the community hall guidelines would be worked on early in the New Year.

#### **6.5 Mamaku Residents Association (MRA)**

Tina Rose commented on the following points:

- Safety issues at the Kiwi Hatchery driveway entrance.
- The speed hump trial is working well.
- Civil Defence planning is underway.
- Waiting feedback from Animal Control around dog issues.

#### **7. TAKU WHAKAMIHA – COMMUNITY SAFETY**

Nil

#### **8. TE WHAKAŪ I NGĀ MENETI - CONFIRMATION OF MINUTES**

RURAL COMMUNITY BOARD MEETING MINUTES 15 OCTOBER 2024

**Resolved**

**“That the minutes of the Rural Community Board meeting held 15 October 2024 be confirmed as a true and correct record”.**

Moved: Cr Barker

Seconded: Mr Hollier

**CARRIED**

The Chair ruled that “Item 10 - Verbal Reports” would be heard next.

#### **9. NGĀ PŪRONGO Ā-WAHA - VERBAL UPDATES**

##### **9.1 Devolved Funding Allocation Report to Council**

Mr Guyton will provide an update to Council on 11 December 2024

##### **9.2 Speed Limit Rules update.**

Rachel Doelman, Transport Facilities Lead provided a verbal update and commented that there would be variable speed limits introduced outside schools and didn't expect any reversals on the proposals.

Mr Hollier asked for clarification around signage for schools.

Ms Doelman explained that only static signage would be allowed, not electronic.

Mr Atkinson asked for confirmation of the 60kph speed limit sign on Waikite Valley Road.

Ms Doelman commented that she would check.

The Chair ruled that “Item 10.4 - Bus Stop/Shelters update” would be heard next.

### 9.3 Bus Stop/Shelters update.

Rachel Doelman, Transport Facilities Lead provided a verbal update and commented on the following points:

- A contractor is pricing the following bus stops 1) Gloucester Road, Okere Falls 2) Republican Rd, Rerewhakaaitu & 3) Mamaku Road.
- The \$17k allocated includes labour.

The Chair ruled that “Item 10.3 - Mamaku Toilet Fan Issues/Installation update” would be heard next.

### 9.4 Mamaku Toilet Block Fan Issues/Installation update.

Ron Pitkethley, Manager – Active & Engaged Communities provided a verbal update and commented on the following points:

- A replacement fan has been ordered from Australia.
- Aquavent have been contracted to complete the work.
- Work should be completed within 4 weeks & before Christmas.
- The fan is a cowl mounted commercial unit and would cost \$5k.

### 9.5 Pyrolysis Plant Trial update.

Mr Dunn spoke to information received from Trudy Richards, Compliance Team Leader – Air, Industry & Response, Bay of Plenty Regional Council (BOPRC)

BOPRC have received some of the raw data from the emissions testing of the Rainbow Mountain pyrolysis plant, however they are awaiting the submission of the full Emissions Report from the provider including interpretation of the data, detail around methodologies used and assumptions made during the testing. BOPRC will then need to have a technical review completed before an assessment of compliance can be made.

The resource consent for the pyrolysis trial has expired and no further applications have been made. The plant is not currently authorised to operate.

Community members can report any issues or concerns regarding the plant to our 24/7 Pollution Hotline on 0800 884 883.

### 9.6 Rotorua Lakes Council Committee Meetings update.

Cr Barker provided verbal feedback – Councillor Report – Rural Board Meetings November 2024. (Attachment 2)

## 10. PŪRONGO KAIMAHI – STAFF REPORTS

### 10.1 Devolved Funding Allocations 2024/25

Alex Barrett, Engagement & Relationships Advisor overviewed the process and commented on the following points:

- The 11 applications received.
- The board reviewed & evaluated all of the applications.

- Following the Rotorua Rural Community Board's devolved funding allocation workshop held on 12 November 2024 the following resolutions have been recommended.

The chair made the following recommendations:

- 1) That Rotorua Rural Community Board use the existing devolved funding allocation of up to \$1,900 to install handrails for the stage & emergency exit of the Rerewhakaaitu Community Hall.**

Moved: Cr Barker

Seconded: Mr Hollier

**CARRIED**

- 2) That Rotorua Rural Community Board allocate devolved funding of up to \$80,000 for the installation of a footpath and raised courtesy crossing outside the Mamaku School located on South Road, Mamaku.**

Moved: Ms Clark

Seconded: Mr Atkinson

**CARRIED**

Cr Barker commented that she had contacted the Principal of the Mamaku School who confirmed the schools full support for this project.

- 3) That Rotorua Rural Community Board allocate devolved funding of up to \$15,000 for the supply & installation of replacement kitchen bench tops in the Kaharoa Community Hall.**

Moved: Cr Barker

Seconded: Mr Hollier

**CARRIED**

- 4) That Rotorua Rural Community Board allocate devolved funding of up to \$500 for the purchase of a ladder for the Ngākuru Community Hall.**

Moved: Cr Barker

Seconded: Ms Clark

**CARRIED**

- 5) That Rotorua Rural Community Board allocate devolved funding of up to \$8,000 for the purchase of fencing materials for the Taylor Place Reserve, Playground Project.**

Moved: Cr Barker

Seconded: Mr Atkinson

**CARRIED**



**11. NGĀ MAHI E HAERE TONU ANA - CONTINUING ACTIONS****11.1 Schedule of Continuing Actions****a) Items raised at Rural Community Board meetings:**

	<b>Subject</b>	<b>For action by</b>	<b>Updates</b>	<b>Status</b>
1	Mamaku improvements	Colin Guyton Ben Hollier Cr Karen Barker Darryl Robson	The trialling of temporary speed humps at the school and dairy have been successful.	Ongoing.
2	Emergency Management Planning	Colin Guyton Ben Hollier Rick Dunn Tina Rose Chris Paterson Bruce Horne	Discuss Emergency Management Planning with a view for Mamaku community to introduce their plan.	Ongoing
4	Community Halls	Colin Guyton Ben Hollier Cr Barker Rick Dunn Sam Rowley	A preliminary report on maintenance assessments went to Council on 14 November 2024. Work on the Mamaku hall will commence on 2 December 2024.	Ongoing - see item 10.5
5	Request for Service (RFS) Dashboard	Colin Guyton Ben Hollier Board members Greg Kieck	Next RFS dashboard due February 2025.	Ongoing
6	Devolved Funding	Ben Hollier Board members Greg Kieck Rick Dunn	Devolved funding of \$103,500 allocated see item 9.1.	Ongoing
7	Kaharoa School Bus Stop Location	Colin Guyton Cr Barker Rachel Doelman Darryl Robson	Bus Stop was on road reserve. NZTA removed approval to use location due to safety concerns. Explore options e.g. paper road upgrade	Rachel Doelman provided a written update see item 9.2.

**12. TE KARAKIA WHAKAMUTUNGA - CLOSING KARAKIA**

Mr Hollier closed the meeting with a Karakia at 2.57pm.

## Attachment 1

19.11.2024

Rotorua Rural Community Board  
Rotorua Lakes Council  
1061 Haupapa Street  
Rotorua

Dear Members of the Rotorua Rural Community Board,

This letter formally expresses our concerns regarding Tikanga Aroro Charitable Trust's (the Trust's) resource consent application, for a proposed reintegration housing facility on Puaiti Road, Waikite Valley.

The purpose of the facility is to accommodate individuals who have been incarcerated or are deemed to be at a high risk of offending, including men serving life sentences and preventative detention.

The proposed site for the facility is one of the most isolated rural locations in the region, being situated almost in the middle of the area between Taupo, Tokoroa and Rotorua.

The proposed activity is non-complying within the rural zoning allocated in the district plan. While such facilities may be required in society, the placement of a facility in this isolated rural area presents significant and unacceptable risks to the safety, and wellbeing for existing rural residents and will have ongoing adverse social effects for the Waikite Valley community.

There are inherent challenges associated with living rurally, including limited or reduced access to support services, infrastructure (power and phone connection), and emergency services.

The nature of the proposed reintegration facility poses additional safety and security risks to Communities in general. The intention to place it in a remote rural zone such as the proposed location, significantly heightens the safety risk.

Waikite Valley has been built by the community, for the rural community. Its community built facilities reflect the commitment to supporting its residents. Services and facilities such as the hot pools, golf course, squash club, school, community hall, childcare centre, and playcentre all provide significant positive contributions to the wider community.

The nature of these facilities included in the rural zone is designed to ease the burden on the residents, and to enhance the quality of rural life. The Trust's proposal and application has already created undue stress for many, as it serves to undermine the balance and safety of rural life that our community works so hard to maintain.

Rural residents should not bear the burden of risks associated with activities that are not aligned with the country way of life.

We firmly believe that preserving the rural character and viability of our community depends on maintaining the integrity of our rural zoning. This will protect the livelihoods of those families engaged in primary industries that contribute significantly to New Zealand's economy.

The Trust's proposal highlights the need for broader strategic planning by the Rotorua Lakes Council.

We request the council incorporates guidelines and policies that identify the most suitable locations within our district to safely accommodate activities like those proposed by the Trust.

This proactive approach would ensure that future projects are located in areas of the Rotorua district that have better access to support services, infrastructure and emergency services, eliminating the undue and disproportionate strain on rural residents.

In summary, we strongly object to the Trust's proposal using isolated rural zoned land in Waikite Valley to house individuals who have been incarcerated or are deemed to be at a high risk of offending, including men serving life sentences and preventative detention. We are concerned about the real risks of safety and security for the existing community.

We urge Rotorua Lakes Council to reject the application.

Yours faithfully

For and on behalf of

The Waikite Valley Community Collective.

Attachment 2

**Councillor Report – Rural Board Meeting November 2024**

**Annual Plan 2025/25**

Work is under way to prepare for the Annual Plan. Elected members will be participating in various workshops to understand the current state of the proposed Year 2 of the Long Term plan, and what has changed in the last year. Factors that will impact the rates will be changes in interest rates, inflation and asset revaluations of Three Waters assets as well as the integration of InfraCore back into Council and the reorganisation of Council.

Timeline of the planning for the Annual Plan:



Council hope to have a first draft of the Annual Plan ready for 12<sup>th</sup> December.

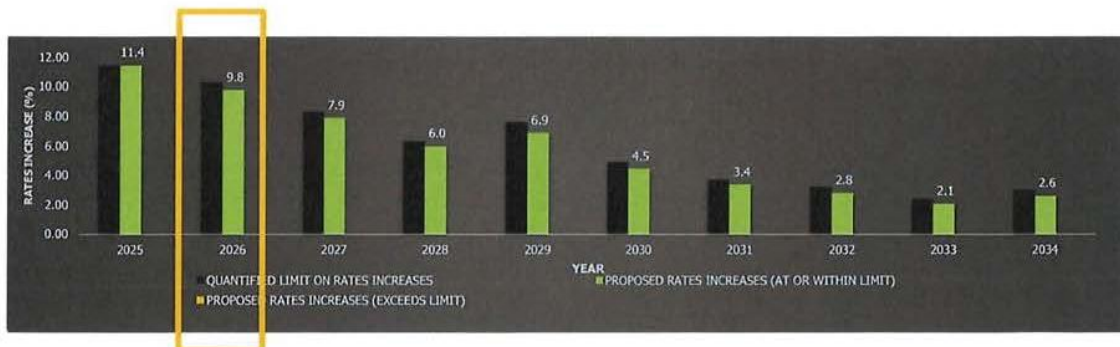
Annual Plan Workshop 1

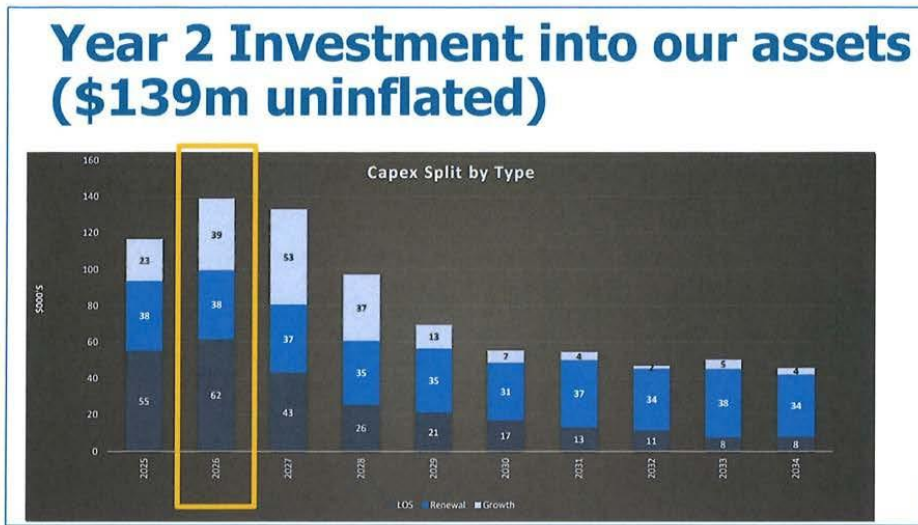
At this workshop councillors were provided with a recap of Year 2 as set out in the Long-Term Plan 2024-2034, and a timeline for the Annual Plan 2025/2026 process. Councillors questions included:

- Request for information on Inflation forecasts.
- Request for circulation of the BERL report.
- Potential for consideration of levels of service.
- What constitutes a long-term plan amendment.
- Whether efficiency targets would require consultation.
- Appropriate financial costs for councils to be servicing.
- Make up of 'other costs' as shown in a council expenditure breakdown provided by Council officers.
- How the policy used for funding depreciation is determined and implemented.
- Pros and cons of deferring depreciation.
- Difference between museum exhibition funding and museum building funding.
- Whether further workshops could include revenue lines alongside expenditure.
- How water asset depreciation rates are determined.
- Year 2 rates impact of Tarawera sewerage scheme.

Workshop plan: [ECM\\_20142876\\_v37\\_Workshops notification table for website 2024](#)

What did the LTP 2024-2034 have for rates in the 2025/26 year:





Find presentation here: [ECM\\_20967471\\_v1\\_Annual Plan Workshop Presentation 21 October 2024](#)

Projects supported by debt for 2025/26



### Challenges impacting year 2 Rates

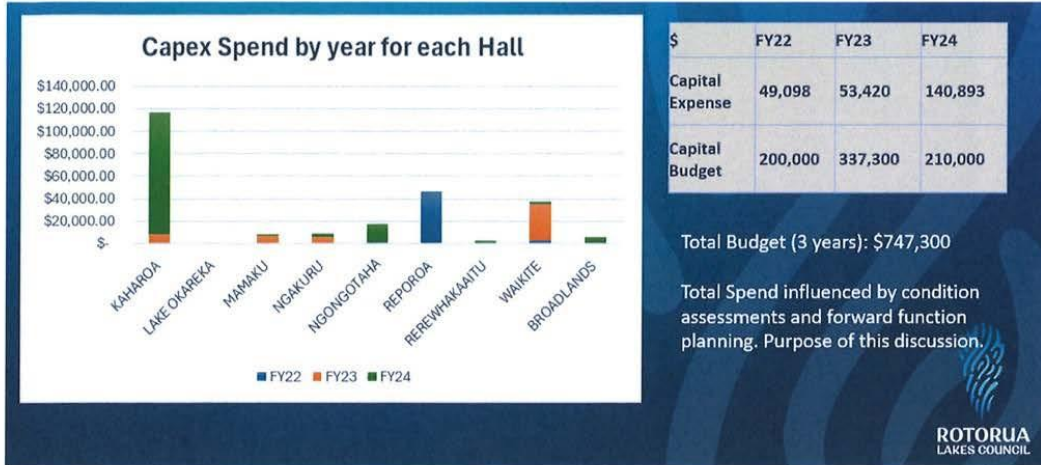
**9.8%**

**Infracore integration**  
Events and Venues revenue derisk for RotoruaNZ  
Increased depreciation due to 2024 asset revaluation  
Potential Community Halls investment  
Local water Done Well  
IT offsite Disaster recovery  
Museum Exhibition

Updated BERL inflation factors (overall trending down)  
Lower Interest Rates  
Deferral of FOGO  
Organisational Reset opportunities



There was a summary of the capex spending on the halls over the last three years:



The condition assessment of the halls was as in the table below

### Hall components condition assessments

Hall	KAHAROA	LAKE OKAREKA	MAMAKU	NGAKURU	NGONGOTAHA	REPOROA	REREWHAKAITU	WAIKITE	BROADLANDS
EXTERIORS	Cladding	Green	Green	Red	Green	Red	Green	Green	Green
	Window/door	Green	Green	Red	Green	Red	Green	Green	Green
	Structural	Green	Green	Red	Green	Red	Green	Green	Green
	Roof	Green	Green	Red	Green	Red	Green	Green	Green
	Drainage	Green	Green	Red	Green	Red	Green	Green	Green
INTERIORS	Internal Linings/walls/doors	Green	Green	Red	Green	Red	Green	Green	Green
	Electrical	Green	Green	Red	Green	Red	Green	Green	Green
	Flooring/ Sub structure	Green	Green	Red	Green	Red	Green	Green	Green
	Plumbing/ Fitting	Green	Green	Red	Green	Red	Green	Green	Green
	Ceiling	Green	Green	Red	Green	Red	Green	Green	Green

RED - CRITICAL – H&S Priority for action    
 AMBER NON-CRITICAL – remedial action needed within 12 months    
 GREEN - General maintenance planned

Key points from the presentation:

- Looking into forming a long term facilities strategy like the IS. Independent assessments were carried out last year which identified structural issues in the Mamaku and Reporoa halls. Interim interventions on these are now in progress.
- A facilities/property strategic assessment including the halls will review and inform the council's long term position and investment required to support the "Retain" or "Replace" options.
- There are 10 community halls. Should all be retained or replaced with other fit for purpose facilities or the total numbers be reduced?
- Non-negotiable is that the Halls need to be structurally safe for use. This could be for short or medium terms and then re-assessed for the longer-term future.

## Attachment 3

**ROTORUA RURAL COMMUNITY BOARD**

Doc. ID: 20891111

**Devolved Funding 2024/2025 = \$125,000pa**

No.	Capital Expenditure Project	Approved (\$)	Date approved	Completed	Balance (\$)
1.	Install handrails for stage & emergency exit at Rerewhakaaitu community hall, using existing devolved funding allocated in 2022/23.	\$1,900	2022/23		\$125,000
2.	Install footpath and raised courtesy crossing outside the Mamaku School.	\$80,000	19.11.24		\$45,000
3.	Supply & replace kitchen bench tops at Kaharoa Community Hall.	\$15,000	19.11.24		\$30,000
4.	Purchase ladder for the Ngākuru Community Hall.	\$500	19.11.24		\$29,500
5.	Purchase fencing materials for the Taylor Place Reserve Playground Project.	\$8,000	19.11.24		\$21,500