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Members of Council

### **Submission on the Rotorua CBD Built Heritage Study**

The basis of this submission is underpinned by the results of a survey of members conducted in November 2006, concerns expressed by individual Chamber members and consideration of the study by the RMA and Planning Committee of the Rotorua Chamber of Commerce.

The Chamber applauds the Rotorua District Council in its efforts to identify the Built Heritage resources of our city. However, it is concerned about the large number of buildings that have been included in this study. The 90 buildings identified in the study are too many to effectively review and gain meaningful feedback from CBD stakeholders and the community at large.

The Chamber suggests that association of heritage status with any building, whether it be regulatory or non-regulatory, may result in challenges and barriers to future development and progress of the CBD. The current focus on revitalization of the CBD recognizes the need to encourage growth and development.

The membership of the Chamber is also concerned about the impact of heritage status may have on the rights of property owners to management their property investment. The report identified that options for the management of properties may be the inclusion in either regulatory controls by inclusion in the District Plan or in non-regulatory overlays. The lack of information on the implications for property owners by the association with either of these management regimes is unsatisfactory.

The review and feedback the Chamber has received suggests that not all of the buildings have a level of heritage that is of value and necessary to protect as an asset for future generations. The inclusion of some aspects of rationale for heritage value identified for a number of buildings in the study is considered inappropriate for formal heritage recognition.

The Chamber is aware that it is the intent of Rotorua District Council through this study to have some additional reference to Built Heritage for inclusion in the proposed District Plan review which is to be undertaken commencing 2007.

We suggest that the timing of the inclusion in this District Plan review is inappropriate. The number of buildings, the lack of information on proposed regulatory / non-regulatory controls and their implications on building owners, clarification of the impact on future development opportunities for the CBD, and the lack of any explicit vision for heritage in the CBD, all support a longer timeframe being taken for this consideration.

The Chamber's feedback suggests that there are a number of buildings in the study that have considerable heritage value. Some of these are already identified in the District Plan. Others within this list could be considered for inclusion.

Government Gardens as a Precinct  
Dr Wohlman's House in Government Gardens  
Dr Lewis's House Government Gardens  
Former Nurses Home – Government Gardens  
Former Post Office – Cnr Arawa and Fenton  
Government Tourist Office – Cnr Haupapa and Fenton  
Former Police Station - Pig and Whistle  
Monument to Land deal, cnr Fenton and Arawa  
Municipal Building, Regent Theatre and Convention Centre  
Rotorua Primary School Infant Block  
Rotorua Primary School Main Block  
Westpac Bank, Tutanekai Street

The Government Gardens is identified in the District Plan as a heritage precinct with all buildings within that precinct coming under regulatory control.

The Chamber suggests that this precinct be further defined to exclude that area behind the Museum of Art and History that currently contains the new Energy Events Centre and the Sportsdrome. It is our opinion that the identified heritage value of the current Sportsdrome is insufficient to warrant inclusion in the District Plan and regulatory or non-regulatory control on that building may impact future development of the combined Energy Events Centre / Sportsdrome.

Similarly, the Chamber has received feed back that a number of buildings included in the report have insufficient heritage value to warrant either regulatory or non-regulatory control. We suggest that these buildings should be removed from any consideration of heritage value. Only photographic and research record as included in the study on these buildings is warranted.

Former AMP building Fenton Street  
Former Department Building Haupapa Street  
Former Government Life Insurance Building  
Former NZI Building, Fenton Street  
Former South British Insurance Building, Fenton Street  
Former St James Theatre (Destiny Church) Tutanekai Street  
Former State Insurance Building, Hinemoa Street  
House 1202 Pukaki

House formerly used by Timber Union  
House 1188 Whakaue  
Former Lee Brothers (Capers)  
Masonic Lodge, Fenton Street  
Pakes Building, Tutanekai Street  
Parkes Building, Hinemoa Street  
Plunket Building Pukuatua Street  
Current Post Office, Tutanekai Street  
Current Police Station, Fenton Street  
Regent Motel, Pukaki Street  
Relish, Tutanekai Street  
Robinson's Building, Fenton Street  
Rock n'Lobster, Fenton Street  
Rotorua Buildings, Tutanejkai Street  
Rotorua Providers, Diane Dairy and Deli  
SCher's Building, Downtown Backpackers, Fenton Street  
Spa Lodge, Amohau Street  
Spences Building, Fenton Street  
Sportsdrome, Government Gardens  
State Advances Building Amohau Street  
T&G Building, Fenton Street  
Maori Apprentices Hostel Ranolf Street.

The recommendations in this submission suggest 11 buildings for consideration, and 30 buildings to be removed from consideration.

The Chamber suggests that no further action be taken over Built Heritage until the following has been undertaken.

- The development of an explicit vision for the Rotorua CBD in relation to the built environment.
- The consideration of the Built Heritage Vision as a component of the proposal for the CBD Revitalization.
- The identification of the criteria of the proposed regulatory and non-regulatory controls and the implications that would be imposed on each building to enable due consideration by building owners.
- An impact report of heritage management options on future CBD redevelopment.
- Management of a consultation process that allows for effective community and stakeholder involvement.

The large number of buildings included in the report was a barrier for many who responded that they would have welcomed providing input, but considered that they would need to physically view the properties before committing any opinion. The Chamber further suggests that the remaining buildings identified should be placed in sub-groups of five or six buildings and that consultation and consideration be

encouraged in smaller manageable groups or batches of buildings spread over a longer time period.

The Chamber on behalf of its members would welcome a response from Council on these recommendations.