



# Karāpiro Lake Domain (Mighty River Domain) Reserve Management Plan

SEPTEMBER 2011

# Table of Contents

---

|          |   |           |
|----------|---|-----------|
| <b>1</b> | <b>INTRODUCTION .....</b>                                     | <b>4</b>  |
| 1.1      | KARĀPIRO LAKE DOMAIN .....                                    | 4         |
| 1.2      | PURPOSE OF THIS DOCUMENT.....                                 | 4         |
| <b>2</b> | <b>DESCRIPTION OF THE KARĀPIRO (MIGHTY RIVER) DOMAIN.....</b> | <b>10</b> |
| 2.1      | HISTORICAL AND CULTURAL CONTEXT .....                         | 10        |
| 2.2      | TOPOGRAPHY AND PHYSICAL FEATURES .....                        | 12        |
| 2.3      | ACCESS AND INFRASTRUCTURE.....                                | 144       |
| 2.4      | LANDSCAPE VALUES .....  | 155       |
| 2.5      | ADJACENT LAND USES .....                                      | 15        |
| 2.6      | ACTIVITIES AND EVENTS .....                                   | 16        |
| 2.7      | HISTORIC AND CURRENT SITE ISSUES.....                         | 17        |
| <b>3</b> | <b>LINKAGES WITH SURROUNDING ENVIRONMENT .....</b>            | <b>18</b> |
| 3.1      | LAKE KARĀPIRO .....   | 18        |
| 3.2      | OTHER LAKESIDE RESERVES.....                                  | 19        |
| 3.3      | GECK FARM.....  | 20        |
| 3.4      | STATE HIGHWAY .....   | 20        |
| 3.5      | CAMBRIDGE .....   | 21        |
| 3.6      | KARĀPIRO VILLAGE .....  | 21        |
| 3.7      | RURAL RESIDENTIAL PROPERTIES.....                             | 21        |
| 3.8      | MAUNGATAUTARI ECOLOGICAL ISLAND.....                          | 22        |
| 3.9      | WĀHI TAPU SITES.....  | 22        |
| 3.10     | TE AWAMUTU EVENTS CENTRE.....                                 | 233       |
| 3.11     | BOATSHED CAFÉ AND KAYAKS .....                                | 23        |
| 3.12     | FINLAY PARK ADVENTURE CAMP .....                              | 23        |
| 3.13     | EPWORTH RETREAT & RECREATION CENTRE.....                      | 23        |
| 3.14     | OTHER SURROUNDING LAND USES.....                              | 24        |
| <b>4</b> | <b>LINKAGES WITH OTHER DOCUMENTATION.....</b>                 | <b>24</b> |
| 4.1      | WAIPA DISTRICT COUNCIL COMMUNITY LEISURE PLAN.....            | 24        |
| 4.2      | WAIPA DISTRICT PLAN .....                                     | 25        |
| 4.3      | PLAN CHANGES AND RESOURCE CONSENTS.....                       | 28        |
| 4.4      | WAIKATO REGIONAL POLICY STATEMENT .....                       | 29        |
| 4.5      | WAIKATO REGIONAL PLAN .....                                   | 29        |
| 4.6      | ENVIRONMENT WAIKATO NAVIGATION SAFETY BYLAW 2009.....         | 29        |
| 4.7      | CAMPING GROUND REGULATIONS 1985 .....                         | 30        |
| 4.8      | WAIPA DISTRICT COUNCIL DOG CONTROL BYLAW 2009 .....           | 30        |
| 4.9      | MEMO of UNDERSTANDING BETWEEN- COUNCIL & TANGATA WHENUA ..... | 30        |

|          |  |           |
|----------|--|-----------|
| <b>5</b> | <b>OBJECTIVES AND POLICIES .....</b>                         | <b>30</b> |
| 5.1      | STRATEGIC OBJECTIVES AND POLICIES.....                       | 31        |
| 5.2      | BUILDINGS AND STRUCTURES (EXCLUDING ACCOMMODATION) .....     | 32        |
| 5.3      | ACCOMMODATION .....  | 34        |
| 5.4      | CAMPING .....  | 34        |
| 5.5      | PUBLIC ACCESS TO MIGHTY RIVER DOMAIN AND LAKE KARĀPIRO ..... | 35        |
| 5.6      | ROADING AND PARKING.....                                     | 35        |
| 5.7      | INFRASTRUCTURE .....   | 36        |
| 5.8      | PROTECTION OF AMENITY VALUES .....                           | 37        |
| 5.9      | LANDSCAPE DEVELOPMENT AND VEGETATION MANAGEMENT.....         | 38        |
| 5.10     | SIGNAGE .....  | 39        |
| 5.11     | PROTECTION OF HISTORIC AND CULTURAL VALUES.....              | 40        |
| 5.12     | ANIMALS .....  | 41        |
| 5.13     | FIRES .....  | 41        |
| 5.14     | COMMERCIAL ACTIVITIES .....                                  | 41        |
| 5.15     | LEASES.....  | 42        |
| 5.16     | LIQUOR LICENCES .....  | 42        |
| 5.17     | FEES AND CHARGES .....                                       | 43        |
| 5.18     | INFORMATION .....  | 44        |
| <b>6</b> | <b>POSSIBLE FUTURE DEVELOPMENTS AND ACTIONS.....</b>         | <b>44</b> |
| 6.1      | INDICATIVE LIST OF FUTURE DEVELOPMENTS .....                 | 44        |
| 6.2      | MANAGEMENT OF THE KARĀPIRO (MIGHTY RIVER) DOMAIN .....       | 45        |

## **APPENDICES**

|   |  |    |
|---|--|----|
| A | TITLES and CLASSIFICATION NOTICES .....                                    | 46 |
| B | CADASTRAL PLANS of the KARĀPIRO (MIGHTY RIVER) DOMAIN.....                 | 57 |
| C | LAKE ACTIVITY ZONES.....   | 60 |
| D | FLOOD LEVEL MAP.....   | 65 |
| E | SCHEDULE of COUNCIL OWNED BUILDINGS on KARĀPIRO (MIGHTY RIVER) DOMAIN..... | 67 |
| F | SCHEDULE of LEASES on KARĀPIRO (MIGHTY RIVER) DOMAIN.....                  | 69 |

# **1 INTRODUCTION**

## **1.1 KARĀPIRO LAKE DOMAIN**

The Karāpiro Lake Domain is located between Maungatautari Road and the western shore of Lake Karāpiro approximately 10 km southeast of Cambridge. The location of the Karāpiro Lake Domain is illustrated on Figure 1.1 below. For the purposes of this document, the Domain is referred to as the Karāpiro (Mighty River) Domain.

The Karāpiro (Mighty River) Domain is a regional, national, and international focal point for a wide range of water-based sports undertaken on the adjacent Lake Karāpiro including rowing, yachting, power boating, water skiing, waka ama and dragon boat racing. In addition to being a significant recreational facility for residents of the Waipa District and beyond, the Domain is also a local recreation area for neighbouring residents. The Domain and surrounding area is also of historic and cultural significance to tāngata whenua.

The Waipa District Council is responsible for the management of the Karāpiro (Mighty River) Domain under the provisions of the Reserves Act 1977.

## **1.2 PURPOSE OF THIS DOCUMENT**

This document has been prepared to fulfil Council's statutory functions under the Reserves Act 1977, and to provide a Reserve Management Plan for Karāpiro (Mighty River) Domain.

The following outlines some of the key sections of the Reserves Act 1977 which are relevant.

### **1.2.1 Legal Description and Reserve Classification**

The Karāpiro (Mighty River) Domain comprises:

Sections 2, 5, 6, 7 and 16, Block XIV Cambridge Survey District of 18.2646 hectares in certificate of title [Computer Freehold Register] 433904

and

Lot 1, DP S75489 and Section 1, SO 58323 of 7,372 square metres in certificate of title [Computer Freehold Register] SA58A/822.

The total area is 19.0018 hectares.

Both titles are held by Waipa District Council in fee simple as recreation reserve subject to the Reserves Act 1977. The reserves were classified for recreation by *New Zealand Gazette* 1982 p.382 and 2008 p.3422 – registered as Instruments H391602 and 7922533.1 respectively.

Titles and classification notices are attached as Appendix A. A cadastral map of Karapiro (Mighty River) Domain is attached as Appendix B.

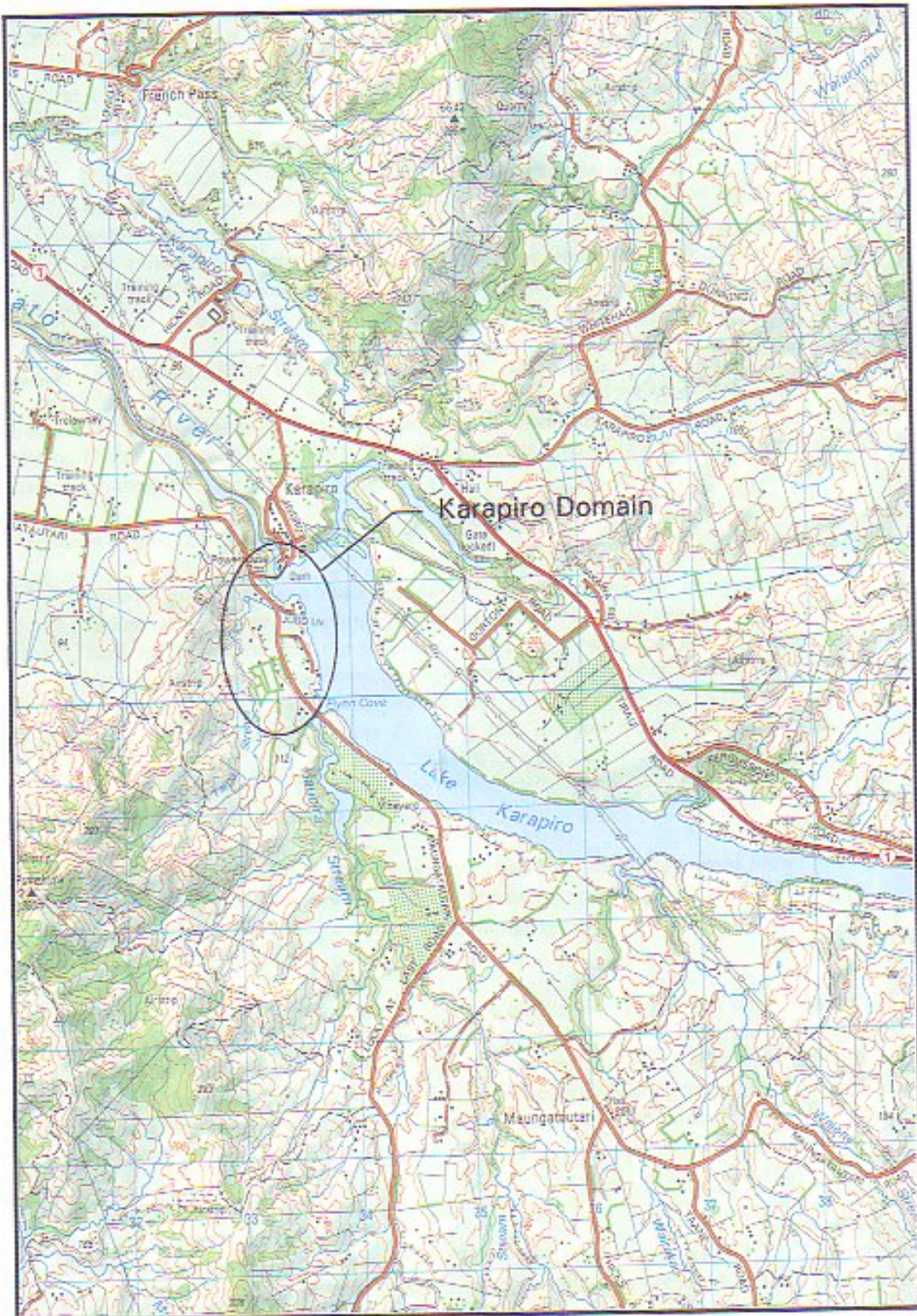


Figure 1.1: Location Map of the Karapiro Domain

Figure 1.1: Location Map of the Karāpiro (Mighty River) Domain



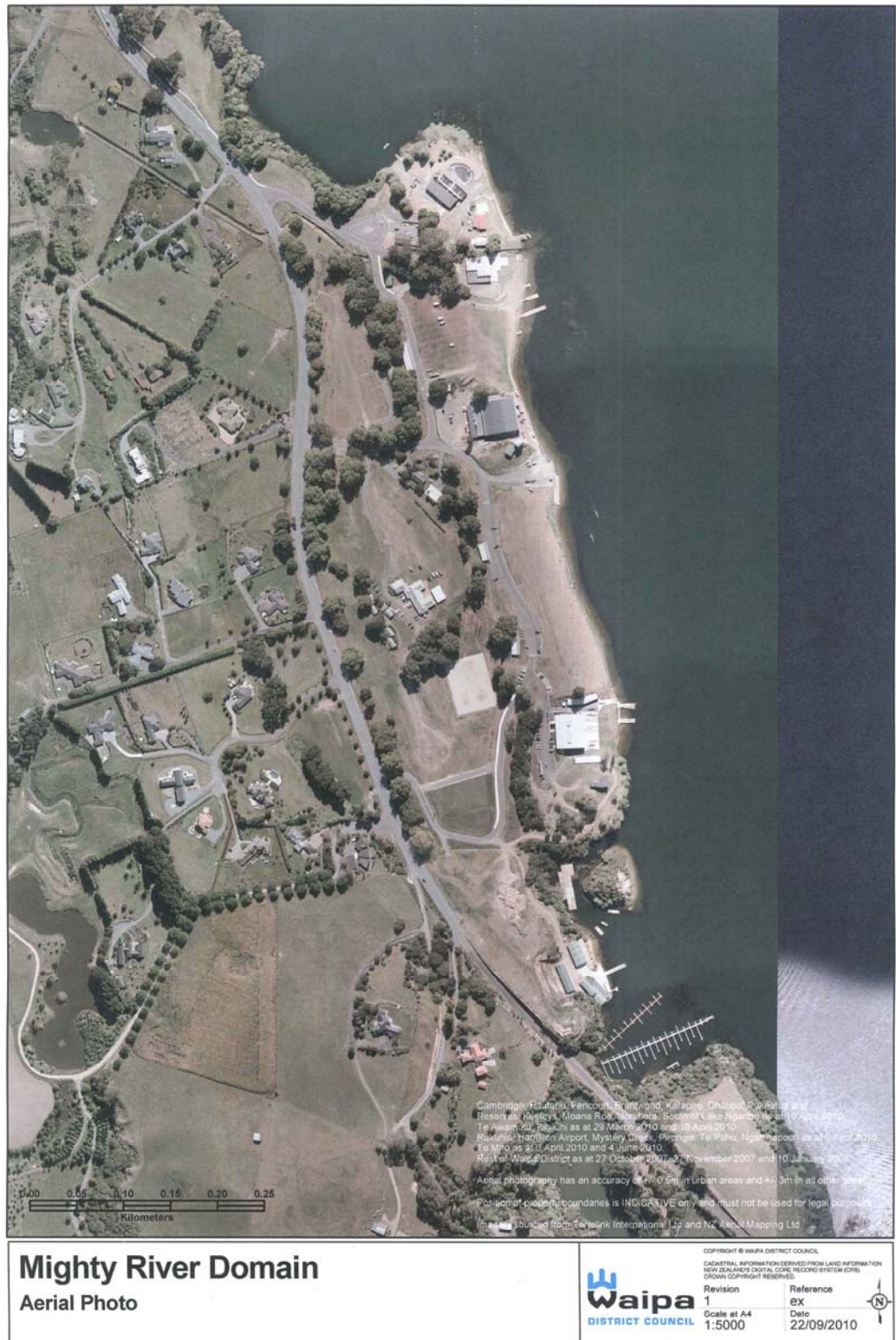


Figure 1.2: Aerial Photograph of Karāpiro (Mighty River) Domain

### **1.2.2 Purpose of a Recreation Reserve**

Section 17 of the Reserves Act 1977 states that the purpose of a Recreation Reserve is to provide:

*“... areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and outdoor recreational activities, including recreational tracks in the countryside.”*

Although not specified within the Reserves Act, for the purposes of this Management Plan, the term ‘recreation’ is defined as

*“A leisure or sporting activity”.*

### **1.2.3 Purpose of the Reserve Management Plan**

Section 41 of the Reserves Act 1977 requires the “administering body” (in this case the Waipa District Council) to prepare a Reserve Management Plan for any reserve under its control, management or administration.

Section 41(3) of the Reserves Act 1977 states:

*“the management plan shall provide for and ensure the use, enjoyment, maintenance, protection and preservation, as the case may require, and, to the extent that the administering body’s resources permit, the development, as appropriate, of the reserve for the purpose for which it is classified, and shall incorporate and ensure compliance with the principles set out in Section 17 ... of this Act for a reserve of that classification.”*

Section 41(4) of the Reserves Act 1977 states:

*“the administering body of any reserve shall keep its management plan under continuous review, so that, subject to subsection (3) of this section, the plan is adapted to changing circumstances or in accordance with increased knowledge ...”.*

A Reserve Management Plan was prepared in the early 1990s (approved on 11 March 1991 by resolution of Council No. 1/91/78) which guided the development and management of activities on the Karāpiro (Mighty River) Domain until adoption of the current Karāpiro Domain Strategic Plan and Reserve Management Plan in 2005. The existing Reserve Management Plan will be replaced by this new Reserve Management Plan which will guide the on-going management of the Domain into the future.



#### 1.2.4 The Statutory Process

In addition to the matters discussed above, Section 41 of the Reserves Act 1977 prescribes the process by which a reserve management plan shall be prepared. This process is summarised in the following Figure 1.3 Reserve Management Plan Preparation Procedure.



**Figure 1.3: Reserve Management Plan Preparation Procedure**

#### 1.2.5 Methodology

This document represents an update of the 'Karāpiro Domain – Strategic Plan and Reserve Management Plan' which was prepared by Environmental Management Services Ltd on behalf of Waipa District Council in 2005. The methodology undertaken to prepare this document is therefore of a 'review nature' and comprises the following:

- Review of the Karāpiro Domain Strategic Plan and Reserve Management Plan 2005;
- Liaison with representatives of Waipa District Council on the findings of the review process;

- Site visits;
- Analysis of existing statutory documentation prepared under the Local Government Act 1974, and the Resource Management Act 1991 relating to the management of the Mighty River Domain and the surrounding environment.
- Consultation with stakeholders and potentially affected parties, including but not limited to the Mighty River Domain & Karāpiro Reserves Committee, regulatory agencies, tangata whenua, Mighty River Power Ltd and clubs dependent upon Domain facilities; and
- Preparation of this Draft Reserve Management Plan document.

## **2 DESCRIPTION OF THE KARĀPIRO (MIGHTY RIVER) DOMAIN**

The following sections of this document provide a description of various aspects of the Karāpiro (Mighty River) Domain.

### **2.1 HISTORICAL AND CULTURAL CONTEXT**

Ngāti Hauā and Ngāti Koroki Kahukura are the tāngata whenua of the Karāpiro area. Archaeological, cultural and heritage sites in the vicinity of the Karāpiro (Mighty River) Domain, including urupā, burial caves, and several pā sites, indicate the extensive history associated with the general area. The Waikato River (which forms the basis of the lake) is an awa tupuna (an ancestral river) of spiritual, cultural and economic significance to tāngata whenua. The Waikato River has been a source of sustenance, healing, and solace with its own mauri and spiritual integrity. Tāngata Whenua liken the river to the blood that streams through their bodies, inherently linked to their own health and wellbeing. The area was, at one time, renowned for tuna (eel) and other food sources.

In the early 1800s the area was subject to several years of tribal unrest and fighting over ancestral lands. In 1830 Te Waharoa, Paramount Chief of Ngāti Hauā, assisted by Ngāti Koroki and Ngāi Te Rangi defeated the Ngāti Maru at the nearby site of Taumatawiwi. Hundreds were killed, including many rangatira (chiefs). The bodies of the warriors killed in battle were burned on a rock outcrop, while others were placed in the river to avoid them falling into enemy hands. The odour from the cremated bodies led to the name of Karāpiro ('Karā' meaning 'rock' and 'piro' meaning odiferous). Taumatawiwi was submerged with the completion of Karāpiro Dam and subsequent flooding of the area. Though the dams irrevocably changed the landscape and lifestyle for tāngata whenua in the area, many tāngata whenua were employed, out of necessity, to construct and operate the dam.

Tāngata Whenua retain an active presence at Karāpiro today with the pou (carved posts) at the main entrance to the Domain, Te Manawa o Matariki (the tāngata whenua facility that is part of the Don Rowland's Centre) and its accompanying contemporary and

traditional art features offering a welcome to the Domain and the heartland of Ngāti Koroki Kahukura.

The Karāpiro Dam was completed in 1947 and resulted in the creation of Lake Karāpiro. What is now the Karāpiro (Mighty River) Domain began as a camping ground and picnic area which was established adjacent to the newly created hydro lake. The Domain was formally placed under the control of a Domain Board, comprising representatives of local authorities, in 1949 under the Public Reserves, Domains, and National Parks Act 1928.

In 1982 five of the seven reserve parcels currently making up the Domain were classified for recreation purposes under the Reserves Act 1977. The Domain was vested in Matamata County Council in 1987 and passed to Waipa District Council in 1989 when local authorities amalgamated. In 2008 Waipa District Council called for title to the five parcels as Certificate of Title 433904 and classified the remaining two parcels as recreation reserve securing existing Certificate of Title 58A/822 as part of the Domain. The first management plan was approved by Waipa District Council in 1991. This reviewed plan replaces one which was adopted in 2005.

Improvements to the Domain were undertaken in 1949 including the development of an embankment grandstand for the Empire Games rowing held on Lake Karāpiro in 1950. In 1978, the World Rowing Championships were held on Lake Karāpiro and involved the construction of the Water Sports Complex on the Domain grounds.

Initially the land adjoining the Domain was farmland and much of the Domain was grazed. As people's mobility increased and leisure became more important to them, the demand for passive recreational opportunities grew and the numbers of members of the public using the Domain also grew. In addition, as a result of changing lifestyles and amenity requirements, a Rural-Residential zone was introduced to the West of the Domain. The lifestyle blocks created have resulted in the Domain being seen and used as a local reserve for these inhabitants and it has become an important local open space to meet their passive recreational needs.

In recent years, the Karāpiro (Mighty River) Domain has become popular as a training and water sports venue. The Mighty River Domain provides a base for a number of sporting clubs including several rowing clubs, a yacht club, and a power boat club.

In August 1997, a resource consent was granted under the Resource Management Act 1991 which allowed the staged development, for uses ancillary to recreation activities, of an accommodation lodge, chalets, amenity buildings, and other developments such as sewerage reticulation, internal roading improvements, the relocation of the boat ramp, and landscaping.

The Mighty River Domain & Karāpiro Reserves Committee was formed in September 2009. Its purpose is currently stated as:

- To facilitate effective and meaningful communication between key stakeholders who are Council, tangata whenua, the Waikato Regional Council, Mighty River Power, users and the community;
- To advise Council on all reserve management issues as they relate to the Domain and the Reserves;
- To advise Council on the implementation of the Karāpiro Lake Domain Reserve Management Plan;
- To oversee the preparation of updated reserve management plans;
- To advise Council on the management of the Mighty River Domain, Lake Karāpiro;
- To advise Council on its promotion and future development; and
- To advise Council on management, environmental, cultural or other issues as they relate to Lakes Karāpiro and Arapuni

In October and November 2010 the Domain hosted the World Rowing Championships for the second time in thirty-three years. The Karāpiro Domain was renamed in 2010 as 'Mighty River Domain'. The long term association between Lake Karāpiro and hydro electricity is evident in the Mighty River Power Dam and Powerhouse infrastructure built at the time Lake Karāpiro was created. For the purposes of this document, 'Karāpiro (Mighty River) Domain', 'Karāpiro Lake Domain' and 'the Domain' are one and the same reserve.

## **2.2 TOPOGRAPHY AND PHYSICAL FEATURES**

The Karāpiro (Mighty River) Domain comprises a series of large open grassed spaces sited on two large river terraces, surrounded by mature trees, with the lowest level sloping down to Lake Karāpiro where there is an international rowing course.

The soils consist of recent pumiceous material and flood plain alluvium. The majority of the Domain is covered in grass which is mowed on a regular basis.

The river terraces act as a large grassed spectator viewing area and an informal car park. The various other grassed open spaces are used for the accommodation facilities (the Rob Waddell Lodge and the various chalets), camping, a boat park, a high and low level ropes course, and for informal recreation use.

Other, more recent developments within the Domain include a High Performance Centre and a Community Events Centre both of which were approved by way of resource consent in 2008. The High Performance Centre is a two-storey structure located towards the southern end of the Domain. It currently serves as the administrative and training headquarters for Rowing New Zealand. Adjacent to and immediately south of the Community Events Centre is a free-standing 'finish tower' which is strategically located at the end of the rowing course.

The Community Events Centre (known as the 'Don Rowlands Centre') is located mid-way along the site, overlooking the finish of the rowing course. The Don Rowlands Centre replaced the former Water Sports Complex which accommodated, amongst other things, facilities associated with Rowing New Zealand and Karāpiro Rowing Incorporated. The Don Rowlands Centre includes a function area, Te Manawa o Matariki - a tāngata whenua facility, and facilities for retailing food and beverage.

Club storage facilities are located variously throughout the site, but generally in the northern part of the Domain, in close proximity to the launching pontoons. A caretakers house, toilet blocks and accommodation facilities associated with the Rob Waddell Lodge are located further back within the Domain, away from the lake edge.

The remainder of the Domain is open-grassed parkland which, combining with the lake edge locations, gives the Domain its special landscape quality.

There are a large number of mature trees on the Domain, the most numerous of which are the London planes. In addition, there are also poplar, cherry, beech and walnut trees in various places around the site. Due to the nature of the site and its vegetation, fauna is limited to that which would be typical of a rural property used for farming purposes.

Figure 2.1 provides an indication of existing site layout and associated physical features. Schedules of Council-owned buildings and of clubs and organisations holding tenancies on the Domain (both correct at the time of plan review, 2011) are included as Appendices E and F respectively.



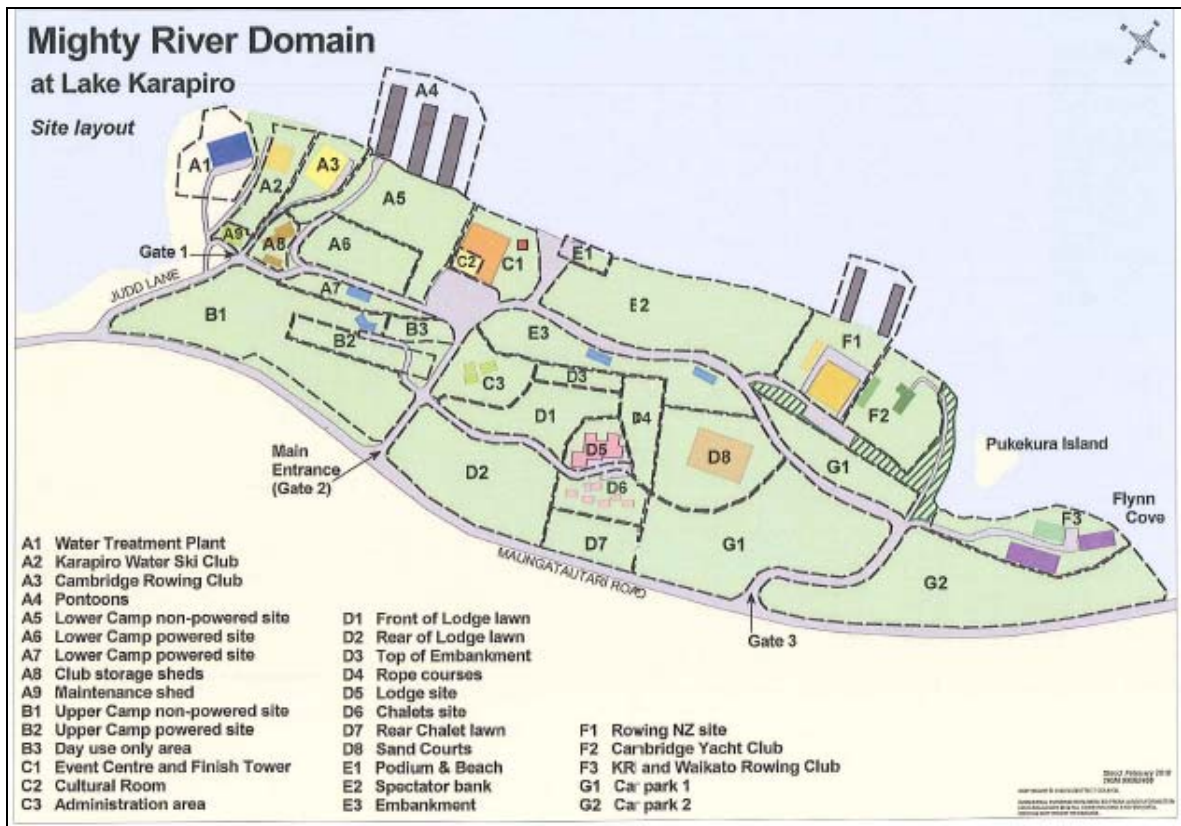


Figure 2.1: Site Layout and Associated Features

## 2.3 ACCESS AND INFRASTRUCTURE

Vehicular access to the Karāpiro (Mighty River) Domain is restricted to one of three options:

- Judd Lane which adjoins the northern boundary of the Domain and provides access to the Waipa District Council Water Intake Treatment Plant and alternative access to club facilities located on the northern part of the Domain. This access is not generally available to the public on a day-to-day basis.
- The main entrance to the site on Maungatautari Road which provides connectivity with an internal roading network. The internal road network provides access to most parts of the Karāpiro (Mighty River) Domain; and
- A secondary entrance off Maungatautari Road located to the south of the main entrance. This is the main access for Rowing New Zealand’s High Performance Centre, for the Cambridge Yacht and Motor Boat Club and for overflow (unsealed) car park which is used for major events.

As part of the works associated with the development of accommodation facilities (i.e. the Rob Waddell Lodge and the various chalets), a major upgrade of the infrastructure and services on the Karāpiro (Mighty River) Domain was undertaken in the late 1990s.

This included the installation of an improved reticulated sewerage system (which now connects to the Cambridge Wastewater Treatment Plant), the extension of underground electricity and water supplies to various parts of the site, an upgrade of the stormwater system, and an extension to the internal roading network.

## **2.4 LANDSCAPE VALUES**

The Karāpiro (Mighty River) Domain is located within an area that is regarded as having an “outstanding landscape” which is highly valued. In developing planning provisions for the Waipa Proposed District Plan in the early 1990s, the Waipa District Council investigated the landscape values of the Karāpiro area and part of a district wide analysis.

The *Waipa District – Preliminary Landscape Assessment* dated April 1991, identified 7 landscape types, with Lake Karāpiro being part of the “River Valley Landscape Type”. This landscape type covered the main river corridor which incorporated Waikato River, Lake Karāpiro and Lake Arapuni. The landscape quality of this landscape type was identified as “high”. Parts of Lake Karāpiro were identified as being sensitive to development because of a lack of screening elements and vegetation cover.

The preliminary landscape study identified a number of landscape features as being regionally or nationally important. These included the main volcanic cones, Lake Karāpiro, the Waikato River Corridor, Lake Arapuni, the peat lakes, the domed swamp and the limestone bluffs. It stated that the landscape management of Lake Karāpiro was a regionally significant issue, if not a national one, because of the high quality of the landscape and its importance in tourist terms.

The Operative Waipa District Plan identifies the Lake Karāpiro area as being a Special Landscape Character Area and includes rules and performance standards intended to protect the highly valued characteristics of the landscape.

## **2.5 ADJACENT LAND USES**

Lake Karāpiro adjoins the Karāpiro (Mighty River) Domain to the east beyond which is a rural area which has been subdivided into mainly lifestyle blocks resulting in a fairly high density of houses along the eastern side of Lake Karāpiro opposite the Domain.

The land on the western side of the Domain has been zoned for rural residential purposes and has been subdivided accordingly. The rural residential lifestyle blocks have almost all been built upon and many of the occupants use the Domain as their local passive recreation reserve.

Immediately to the north of the Domain is an area of Council owned land on which a Water Intake Treatment Plant is located along with the Karāpiro Water Ski Club. A short distance further north is the Karāpiro Dam, Karāpiro Village and another rural residential area to the north east of the Karāpiro Village.

## 2.6 ACTIVITIES AND EVENTS

Activities conducted on and from the Karāpiro (Mighty River) Domain are many and varied.

Residents of the Waipa District and beyond use the Domain extensively on a casual basis as a recreational and community facility. Walkers, cyclists and local residents in particular are regular users of the Domain.

Bookings of the Lake Waters and Spectator Embankment, especially during the November – March period, are extensive and require negotiation to ensure that all potential users have the opportunity to hold regular events.

Rowing is the predominant regular event typically amounting to at least 50% of the booked events. Other events and activities include:

- power boat racing;
- waka ama;
- water ski racing;
- triathlons;
- yachting;
- international beach volleyball; and
- other water based activities (including school camps and casual users).

Rowing, power boating, and waka ama hold national and/or international events on Lake Karāpiro, with the events themselves typically domiciled at the Domain.

Accommodation is provided on the Karāpiro (Mighty River) Domain in the form of the Rob Waddell Lodge (41 beds) and five associated chalets (40 beds), provided a total of 81 beds. Amenities such as toilet and kitchen facilities are provided in conjunction with the accommodation.

In association with contracted sports bodies, the Domain provides a range of educational programmes for school groups. These programmes include high and low challenge rope courses, raft building, and team building activities. Other activities provided for at the Domain include:

- kayaking;
- sailing;
- waka ama;
- information on bush walking and tramping;
- equipment hire and instructors for orienteering, rock climbing, and mountain biking;
- boating activities;
- rowing, and
- abseiling.

## 2.7 HISTORIC AND CURRENT SITE ISSUES

When the Karāpiro Domain Strategic Plan and Reserve Management Plan was adopted in 2005, some of the key issues associated with the Domain at that time were as follows:

- The configuration of Maungatautari Road outside of the Domain struggled to cope with heavy volumes of traffic associated with major events;
- The main entrance to the Domain did not portray the Domain as a world class aquatic sport facility;
- The Water Sports Complex was considered ‘tired’ and inadequately suited to modern needs;
- The location of the boat ramp (immediately adjacent to the finishing line) occupied a prime position which might be better suited for covered spectator stands;
- Existing toilet facilities were inadequate to support major events;
- There was no physical connectivity between the Domain and the start of the rowing course (other than via Maungatautari Road); and
- The zoning of the Domain in the Operative Waipa District Plan meant that almost every scale of development required resource consent approval, regardless of compatibility with the Reserve Management Plan or the intent of the Reserves Act 1977.

In the interim since 2005, and in the lead-up to the 2010 World Rowing Championships, a number of the above issues have been systematically addressed. Specifically:

- The sealed formation of Maungatautari Road has been widened in the vicinity of the Domain, thereby enabling safer and more efficient management of vehicles turning onto or off Maungatautari Road;
- The main entrance to the Domain has been redesigned to enhance the status and visibility of this world class facility;
- The internal road network has been re-configured and upgraded to promote more efficient on-site connectivity;
- The Water Sports Complex has been replaced with a high quality Community Events Centre (the Don Rowlands Centre);
- Rowing New Zealand’s High Performance Centre has been erected on the southern part of the site;
- New toilet and ablution blocks have been built to replace previously inadequate facilities and to supplement existing accommodation and camping facilities; and
- The Domain has been re-zoned in the Operative District Plan as the Lakeside Reserve Zone. The zoning now enables most, but not all, foreseeable Domain activities to be undertaken by right.

Notwithstanding progress since 2005, connectivity between the Domain and the start of the rowing course is still desirable. This is recognised as a long-term goal, the success of which will be determined by the availability of land as and when that becomes available.

The Don Rowlands Centre is one of the few multi-purpose buildings within Karāpiro (Mighty River) Domain but is typically under-utilised outside of peak recreational periods or major sporting events. This is despite the fact that facilities such as the Don Rowlands Centre are in increasing demand for use by the general public. In the interests of sustainability and improved efficiency, Council considers that facilities such as the Don Rowlands Centre should be available on a more commercial ‘user-pays’ basis. Flexibility to accommodate infill functions is recognised as a means of recouping operational costs and subsidising investment elsewhere on the Domain.

Commercial use of the Don Rowlands Centre needs to be carefully managed and is subject to the following provisos:

- a) That any such activity remains secondary to the underlying purpose of the reserve;
- b) That the activity does not affect public access to the boat ramp and / or the balance of the reserve; and
- c) That any funds generated from the activity are used to off-set operational costs or are re-invested for reserve development purposes;

The Operative District Plan does not provide for commercial use of the Community Centre as a Permitted Activity. Therefore, until such times as the Operative District Plan is updated or replaced, any such activity will require the benefit of a resource consent approval.

Consequential issues associated with commercial hire are ‘facility wear and tear’ and ‘containment of environmental effects’. It is recognised that ancillary commercial activities need to be of a scale and character that are secondary to the primary purpose of the reserve, and should not give rise to adverse effects for neighbouring landowners. These are ‘site management considerations’ which are provided for within this Reserve Management Plan. Environmental effects can also be managed through District Plan or resource consent conditions.

### **3 LINKAGES WITH SURROUNDING ENVIRONMENT**

The Karāpiro (Mighty River) Domain has a number existing and potential strategic linkages with other locations within the surrounding environment. These are shown (or their direction noted) on Figure 3.1 and discussed as follows.

#### **3.1 LAKE KARĀPIRO**

Lake Karāpiro is the dominant feature of local environment and is the primary reason for the existence of the Mighty River Domain. Lake Karāpiro is internationally recognised as an outstanding water sports venue. The wide range of sporting and recreational opportunities afforded by Lake Karāpiro is the main influence giving rise to the need to provide an appropriate level of facilities on the Karāpiro (Mighty River) Domain .



Providing public access to Lake Karāpiro and along its margins is an important part of having lakeside reserves such as the Karāpiro (Mighty River) Domain.

### **3.2 OTHER LAKESIDE RESERVES**

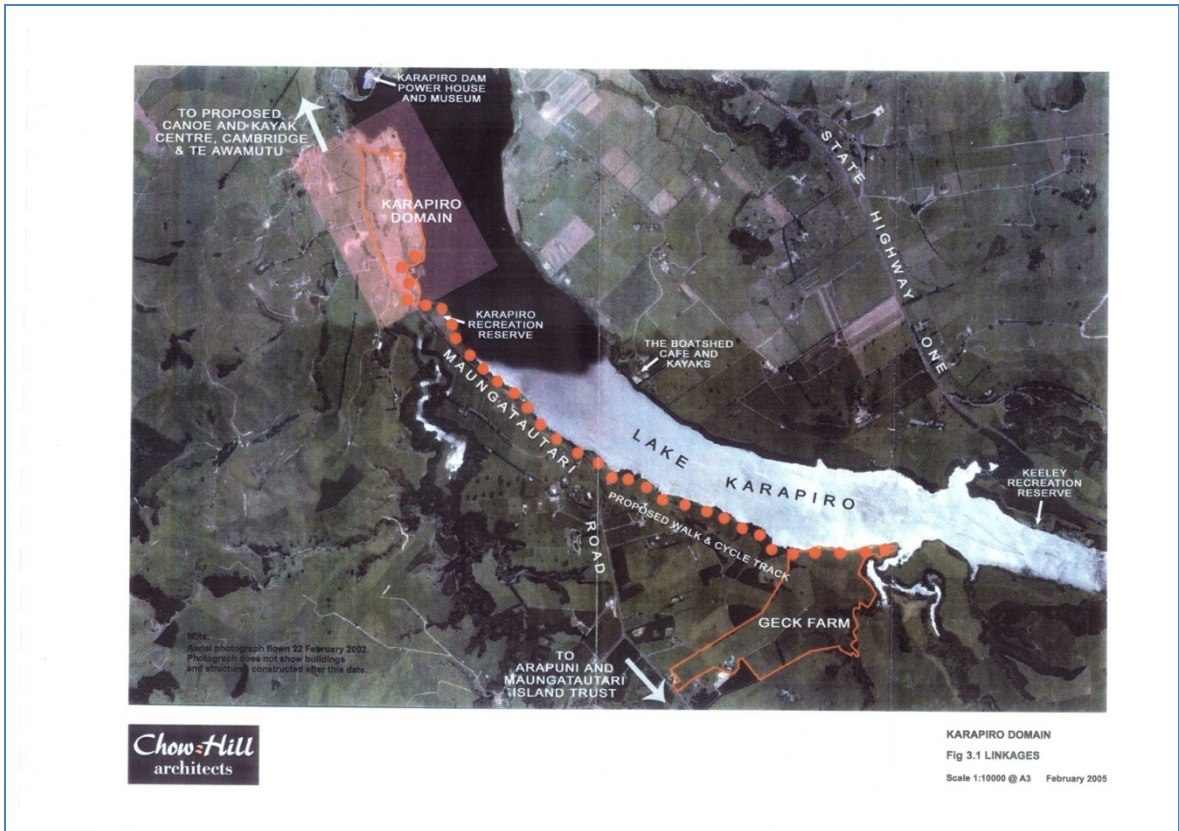
There are a number of other reserves administered by the Waipa District Council adjacent to Lake Karāpiro. These reserves (from north to south) are:

- Keeley Recreation Reserve
- Moana Roa Recreation Reserve
- Bobs Landing Recreation Reserve
- Horahora Recreation Reserve

Waipa District Council seeks to ensure that a co-ordinated approach is taken to the management of all the various lakeside reserves to ensure that they complement each other in terms of their function and ability to meet the recreational needs of the community.

In addition to the above reserves administered by the Waipa District Council, the Karāpiro Recreation Reserve (owned and administered by the Department of Conservation) is located immediately to the south of the Karāpiro (Mighty River) Domain. Also known as the Taumatawiwi Reserve, this reserve comprises a long and narrow strip located between Maungatautari Road and Lake Karāpiro on part of which is the Brooklyn Ski Club. The Waipa District Council is currently working with the Department of Conservation with a view to Council formally becoming the 'administering body' for the Karāpiro Recreation Reserve.

Adjoining the Karāpiro Recreation Reserve to the south is an area of land informally known as the "Wallace Reserve" (being an area of land vested in Council as a result of a reserve contribution following the subdivision of the Wallace family farm). Access to the start of the rowing course is available through the Wallace property.



**Figure 3.1 – Linkages**

### **3.3 GECK FARM**

In March 2001, the Waipa District Council purchased a 100 acre (40.58 hectare) property known as the “Geck Farm” with a view to developing the lake end of the property as a new lakeside Recreation Reserve. The Geck Farm is located between Maungatautari Road and the shore of Lake Karāpiro approximately 3 km south of the Mighty River Domain.

Although there is no physical linkage between Karāpiro (Mighty River) Domain and the Geck Farm, there is potential for the Geck property to accommodate activities or facilities that are no longer suited to the Domain. In this respect, the Geck property is potentially complimentary to Karāpiro (Mighty River) Domain, albeit that the form and scale of development is undecided at this stage.

### **3.4 STATE HIGHWAY**

State Highway 1 is located approximately 2 km to the east of the Karāpiro (Mighty River) Domain and runs in a roughly north south direction parallel to the northern reach of Lake Karāpiro.

Access between State Highway 1 and the Karāpiro (Mighty River) Domain is via Hydro Road, the single lane road way crossing the Karāpiro Dam (controlled by traffic lights), and Maungatautari Road. While this provides a direct link between the Mighty River Domain

and a major transportation route, it has some limitations. In particular, the single lane road along the top of the Karāpiro Dam is narrow and has an alignment that does not make it suitable for towing trailers (e.g. boat trailers). The ability to use the dam crossing is at the discretion of Mighty River Power Ltd (MRP), which owns the Karāpiro Dam. Due to safety concerns MRP does not encourage pedestrian use of Hydro Road over the dam though use by cyclists is encouraged.

Alternative links between State Highway 1 and the Karāpiro (Mighty River) Domain are provided:

- to the north via the Ferguson Bridge near the southern entrance to Cambridge linking to Shakespeare Street and then Browning Street in Leamington, and on to Maungatautari Road; and
- to the south via the Horahora Bridge at the main bend in Lake Karāpiro linking with Maungatautari Road.

### **3.5 CAMBRIDGE**

The town of Cambridge is located approximately 10km to the northwest of the Karāpiro (Mighty River) Domain. It is the largest urban area within a 20km radius of the Domain and provides a service area for activities on the Karāpiro (Mighty River) Domain. Cambridge and the surrounding rural areas are a source of local demand for utilising the recreational opportunities afforded by the Karāpiro (Mighty River) Domain. With the exception of Lake Te Ko Utu, the Karāpiro (Mighty River) Domain is the closest lakeside reserve to Cambridge. It is also the largest lakeside reserve on Lake Karāpiro and has the best facilities for recreational activities and outdoor pursuits.

### **3.6 KARĀPIRO VILLAGE**

The Karāpiro Village is a small urban settlement and rural residential area located on the eastern side of the Waikato River overlooking Lake Karāpiro to the south. A single shop/café is located in the Karāpiro Village.

As stated previously, Mighty River Power Ltd does not encourage pedestrian access across the Karāpiro Dam due to concerns about safety. Therefore connectivity between Karāpiro Village and Karāpiro (Mighty River) Domain is predominantly limited to light vehicular traffic.

### **3.7 RURAL RESIDENTIAL PROPERTIES**

Land to the west of Maungatautari Road and opposite Karāpiro (Mighty River) Domain is zoned for rural residential purposes and has been subdivided accordingly. At the time of preparing this Reserve Management Plan, most of the rural residential sections had been developed. The Karāpiro (Mighty River) Domain serves as a local recreational areas (active and passive) for many of these residents.

### 3.8 MAUNGATAUTARI ECOLOGICAL ISLAND

The Maungatautari Ecological Island is a 3400 hectare ecological sanctuary located approximately 8km south of Karāpiro (Mighty River) Domain. A 47km pest-proof fence encompassing Maungatautari Mountain makes it the largest inland ecological island in New Zealand and one of the largest in Australasia. Perimeter fencing for the ecological island was completed between August 2006 and November 2003. The guiding vision for the Maungatautari Ecological Island Trust is:

*“To remove, forever, introduced mammalian pests and predators from Maungatautari, and restore to the forest a health diversity of indigenous plants and animals not seen in our lifetime.”*

Maungatautari Mountain (and therefore the Maungatautari Ecological Island) forms the predominant backdrop for Karāpiro (Mighty River) Domain and Lake Karāpiro in general. The northern enclosure of the Ecological Island is accessed off Hicks Road, which is a short distance from Karāpiro (Mighty River) Domain. Both Maungatautari Mountain and Lake Karāpiro are of spiritual and cultural significance to tāngata whenua.

### 3.9 WĀHI TAPU SITES

There are a number of wāhi tapu (sacred sites) and other cultural sites of significance within and nearby Karāpiro. These include:

- Maungatautari Mountain: Ngāti Koroki Kahukura considers the maunga tupuna, the ancestral mountain, Maungatautari indivisible from the Waikato River and the health and wellbeing of the river and maunga are indivisibly linked to the health and wellbeing of the tribe. Maungatautari is now an ecological island and the subject of intense pest control and species introductions.
- Maungatautari Marae and Pōhara Marae: the contemporary marae of Ngāti Koroki Kahukura, with Maungatautari Marae at the northern base of Maungatautari and Pōhara Marae, on the south eastern flank of the maunga. These marae are indivisible from the identity as Ngāti Koroki Kahukura as captured in the whakataukī given by a kaumātua, Te Kaapo Tūwhakaea Clark in 1996, “We are one people with two marae”.
- Urupā and burial caves: these are now submerged beneath the lake waters but Ngāti Koroki Kahukura people, such as Taupua Winikerei, retrieved some of the bones by diving into the rising waters.
- Te Tiki o te Ihingārangi: one of a number of pā and settlements along the Pukekura Ranges with water towers now located near the site.

- Te Taurapa o te lhingārangi: site at Karāpiro village commemorated with a monument in the shape of a taurapa or the stern of a waka (canoe).

There are numerous other papakāinga (settlements), pā sites and urupā dotted throughout the area from the river to the maunga and its environs. These sites remain significant despite most not being occupied by tāngata whenua today, and form part of the history that tāngata whenua pass on to future generations.

### **3.10 TE AWAMUTU EVENTS CENTRE**

The Te Awamutu Events Centre is located in Te Awamutu approximately 30 km drive from the Karāpiro (Mighty River) Domain. The Te Awamutu Events Centre, particularly the heated indoor swimming pools, provide an alternative day time activity for groups staying on the Karāpiro (Mighty River) Domain (e.g. school groups), particularly if the weather does not allow for outdoor activities.

### **3.11 BOATSHED CAFÉ AND KAYAKS**

The Boatshed Café and Kayaks is a private business operation located on the northern side of Lake Karāpiro approximately 1km upstream of the Karāpiro (Mighty River) Domain. It provides a café, conference facilities, and corporate team building activities, in addition to selling kayaks. In addition to road access via State Highway 1, Gorton Road, and then Amber Lane, access to the Boatshed Café and Kayaks can be obtained via Lake Karāpiro. Commercial operations such as the Boatshed add to the vibrancy of the lake environ, if managed carefully. There are potential synergies between the business activities of the Boatshed Café and Kayaks and activities undertaken on the Karāpiro (Mighty River) Domain.

### **3.12 FINLAY PARK ADVENTURE CAMP**

Finlay Park is an adventure Camp owned and administered on behalf of the Waikato Baptist Churches. The camp is located approximately 12 kilometres south-east of Karāpiro (Mighty River) Domain on the western bank of Lake Karāpiro, upstream of the Horahora Bridge. In addition to an outdoor pool, gymnasium and events centre, Finlay Park provides lakeside accommodation for in excess of 100 persons. The accommodation provided by Finlay Park is potentially complimentary to that of Karāpiro (Mighty River) Domain.

### **3.13 EPWORTH RETREAT & RECREATION CENTRE**

Epworth Retreat and Recreation Centre ('Epworth') is an alternative lakeside retreat which offers indoor accommodation for over 150 people in addition to camping facilities. Epworth is located immediately south of Finlay Park, and like its neighbor, is situated on the western bank of Lake Karāpiro. As with Finlay Park, the accommodation provided by Epworth is potentially complimentary to some of the major events and activities held at Karāpiro (Mighty River) Domain.



### **3.14 OTHER SURROUNDING LAND USES**

Farming is the predominant land use activity in the vicinity of Lake Karapiro. Other activities include rural retreats, bed and breakfast facilities and boutique accommodation, many of which capitalise on their proximity to the lake and to Karapiro (Mighty River) Domain.

## **4 LINKAGES WITH OTHER DOCUMENTATION**

### **4.1 WAIPA DISTRICT COUNCIL COMMUNITY LEISURE PLAN**

A key document that provides guidance as to the development and provision of recreational facilities in the Waipa District is the Waipa District Council's *Community Leisure Plan* (May 2002).

The Community Leisure Plan articulates the following Vision:

*“Waipa is a District with vibrant and diverse leisure opportunities based on its natural environment, quality infrastructure, strong traditions and partnerships, and timely innovation.*

*The Waipa District Council will provide healthy and balanced lifestyle opportunities by:*

- *supporting the community's physical well-being by making physical activity opportunities accessible, attractive, and affordable,*
- *supporting the community's mental, social and cultural well-being by providing and promoting programmes, services and facilities that foster creativity, achievement, excitement and involvement, giving residents a strong sense of belonging and pride in their local community and District,*
- *working closely with partner agencies to achieve the common goals of an active and positive community,*
- *promote and support an affordable and balanced infrastructure that meets current and future leisure needs,*
- *providing leadership in identifying the future leisure needs of District residents and visitors and being visionary in supporting developments to meet these needs.”*

The Community Leisure Plan identifies a number of *Key Result Areas* throughout the document. Of particular relevance to the Mighty River Domain is the following Key Result Area:

*“Council continuing the development of facilities at Lake Karāpiro for use as a national training and competition facility for water sports, an outdoor recreation centre and as a casual recreation area.”*

This Key Result Area is discussed in the Community Leisure Plan as being one of a number of desired developments of major facilities. The documents lists the desired outcome as being:

*“Lake Karāpiro requiring further facility development to fully capitalise on its icon status and popularity as a water sport training and competitions venue and its potential as an outdoor recreation centre for community, school and corporate use. An indoor sport and recreation facility large enough to accommodate an indoor netball/basketball court, exercise gym, weights room and climbing wall is proposed. Additional public amenities to cater for increases in casual recreation use by residents and visitors is proposed.”*

#### **4.2 WAIPA DISTRICT PLAN**

The Waipa District Plan regulates activities within the jurisdiction of the Waipa District Council under the Resource Management Act 1991.

The Karāpiro (Mighty River) Domain is identified in the Waipa District Plan as a Recreation Reserve and falls within the Lakeside Reserve Zone of the Waipa District Plan.

The Waipa District Plan includes the following objectives under the headings of ‘*Recreational Activity and the Provision of Reserves*’ and ‘*Lakeside Reserve Zone*’:

*Objective RC1 – To accommodate the wide ranging recreational activity needs of the community in all areas within the District.*

*Objective RC2 – To accommodate the provisions of Council’s overall Recreation and Reserve Strategy Plan<sup>1</sup>.*

*Objective RC3 – To provide opportunities for further recreational activity and facilities in urban and rural settlements where appropriate without there being adverse effects on other activities or any detraction from the local amenity values.*

*Objective RC4 – To provide for the continued development of the Karāpiro Lake Domain as a world class events centre providing a training and competition venue and associated facilities for aquatic sports and outdoor pursuits that meet international standards, whilst protecting the historical and cultural values, and environmental characteristics of Lake Karāpiro and the surrounding area.*

---

<sup>1</sup> Council’s ‘recreation and reserve strategy’ forms part of the Community Leisure Plan (May 2002).

*Objective RC5 – To ensure that lakeside reserves on the margins of Lake Karāpiro are managed effectively to enable the ongoing development and use of recreational facilities on these reserves whilst avoiding adverse effects on the surrounding rural environment or the historical and cultural sites, and ecological, natural and landscape values of the Waikato River valley environment, and also recognising the fluctuating water levels of Lake Karāpiro arising from Mighty River Power’s hydro-related resource consents and operating easements.*

These objectives are supported by the following policies:

*Policy RC1 – To ensure that recreational activities do not adversely affect the rural environment or the sustainable management of any significant natural or physical resource.*

The explanation to this policy states:

*“Recreational activities, including tourist, community and cultural facilities are allowed in the Rural Zone along with most other ‘non-farming’ activities but subject to siting restrictions and other performance standards.”*

*Policy RC10 – To promote the ongoing development of Karāpiro Lake Domain as a venue for regional, national and international events and outdoor pursuits, whilst providing for the general public to use and enjoy the facilities when large-scale sporting, cultural or recreational events are not being held.*

The explanation to this policy states:

*“The focus of the Karāpiro Lake Domain is as an events venue for regional, national and international aquatic events, and as a centre for outdoor pursuits and general recreational activity”.*

*Policy RC11 – To ensure the ongoing development of facilities at the Karāpiro Lake Domain and its use as an events venue, in a manner that does not detrimentally affect the character and amenity of the surrounding Lake Karāpiro Rural Residential Area, or the historical and cultural sites, and ecological, natural and landscape values of Lake Karāpiro. To further ensure that ongoing development of the recreational and public facilities at the Domain and its use as an events venue is carried out in a manner that is in accord with the range of provisions in the Lakeside Zone that have regard to avoiding remedying or mitigating any adverse effects upon neighbouring residents and that on-site management be provided at all times during events, in addition to management otherwise required in accordance with the Lake Karāpiro Event Management Guide.*

The explanation for this policy states:

“The Karāpiro Lake Domain is located within a Special Landscape Character Area, and is adjacent to the Lake Karāpiro Rural Residential Area. Therefore, the Lakeside Reserve Zone seeks to provide an appropriate level of development and range of activities within Karāpiro Lake Domain, whilst also providing protection to the values associated with the surrounding environment.”

The following activities are Permitted Activities within the Karāpiro (Mighty River) Domain, subject to compliance with the relevant District Plan performance standards:

- Recreational activities;
- Facilities and buildings ancillary to the recreational usage, including boat ramps, toilet and shower facilities, landscaping, signage, parking areas and internal roading;
- Land-based and water based sporting, recreational, and cultural events;
- Retail activities;
- Administration offices associated with on-site activities;
- Traveller’s accommodation;
- Places of assembly;
- Camping grounds (excluding permanent fixed roof accommodation); and
- Up to one dwelling house

Conditions for Permitted Activities are governed by a combination of ‘Rural Zone’ rules and ‘Lakeside Reserve Zone’ rules. Activities which are not provided for as a Permitted Activity require resource consent as a Discretionary Activity. Performance standards for Karāpiro (Mighty River) Domain include but are not limited to the following:

*“Rule 13.4.3 – Temporary Event Noise*

*Noise from temporary events held within the Karāpiro Lake Domain may exceed the noise levels of Rule 2.4.23, but shall not exceed the following limits as measured within the boundaries of any site zoned Residential, or within the notional boundary of any dwelling within the Rural Zone:*

*Day Time 7.00am – 8.00pm 55 dBA Leq*

*Night Time 8.00pm – 7.00am 40 dBA Leq and 65 dBA L<sub>max</sub>*

*For the purpose of this rule noise levels shall be assessed in accordance with NZS 6802:1999 Assessment of Environmental Noise. All noise levels shall be measured in accordance with the requirements of NZS 6801:1999 Measurement of Sound.*

*Rule 13.4.10 – Event Duration and Number of Events – Karāpiro Lake Domain*

*No single event held within Karāpiro Lake Domain shall have a duration of in excess of eight days. Furthermore, there shall be no more than five events held within Karāpiro Lake Domain in any calendar year, that exceed three days in duration.”*

As part of the District Plan review in 2011, a report was commissioned to support the designation of Areas of Cultural Significance. 'Cultural Areas' are described as places that contribute to an understanding and appreciation of New Zealand's history and cultures. They may have national, regional or local significance. The report identified three distinct areas of cultural significance in the vicinity of the Karāpiro (Mighty River) Domain, namely 'Maungatautari', 'Pukekura' and 'Pohara'.

### **4.3 PLAN CHANGES AND RESOURCE CONSENTS**

Plan Change 61 to the Waipa District Plan was promulgated by Waipa District Council in 2009 and resulted in the introduction of the Lakeside Reserve Zone. Until that became operative in March 2010, development within Karāpiro (Mighty River) Domain was controlled by the performance standards for the Rural Zone. The provisions for the Rural Zone limited non-farming activities to a maximum of 100m<sup>2</sup> aggregate floor area. As a result of that stringent Permitted Activity threshold, most development, and some events within Karāpiro (Mighty River) Domain, traditionally required resource consent as a Discretionary Activity.

An example of the above is the resource consent granted in August 1997 to allow the staged development of an accommodation lodge, chalets, amenity buildings, and other developments including sewerage reticulation, internal roading improvements, the relocation of the boat ramp, and landscaping.

Another milestone resource consent for Karāpiro (Mighty River) Domain is the consent granted in May 2008 to enable the hosting of the 2010 World Rowing Championships. Concurrently with that consent was approval for development of a new Community Events Centre (now known as the Don Rowlands Centre).

Under the current provisions of the Waipa District Plan, any new developments or departures from consented activities require an application for either a variation to the conditions of the existing resource consent(s) or, potentially, a new resource consent altogether.



#### **4.4 WAIKATO REGIONAL POLICY STATEMENT**

The Waikato Regional Policy Statement (RPS) contains a large number of objectives and policies directed at promoting the sustainable management of the natural and physical resources of the Waikato Region. Any relevant objectives and policies in the RPS will need to be considered as part of the assessment of any resource consent application required for activities on the Karāpiro (Mighty River) Domain. The existing Waikato Regional Policy Statement became operative in October 2000 but is currently under review. A Proposed Waikato Regional Policy Statement was notified in November 2010 though at the time of preparing this document, submissions on the Proposed RPS had not yet been heard. The Proposed RPS will eventually superseded the Operative RPS.

#### **4.5 WAIKATO REGIONAL PLAN**

The Waikato Regional Plan (WRP) became operative in September 2007. The WRP contains objectives, policies and methods (mainly rules) to manage the natural and physical resources within the Waikato region. The WRP is the implementation arm of the Waikato Regional Policy Statement. It is of relevance to the Karāpiro (Mighty River) Domain because activities such as the construction of boat ramps and / or jetties typically require resource consent from the Regional Council (Environment Waikato). Resource consent requirements with respect to the WRP are in addition to resource consent requirements under the Waipa District Plan.

#### **4.6 ENVIRONMENT WAIKATO NAVIGATION SAFETY BYLAW 2009**

Environment Waikato's Navigation Safety Bylaw came into effect on 1 July 2009 when it superseded the 2002 Navigation Bylaw. The bylaw covers all navigable waterways in the Waikato region (with the exception of Lake Taupo) and is aimed at ensuring the safety of users on waterways. It sets out safe practices for people using the lakes, rivers and harbours for water skiing, swimming, boating, kayaking or other water activities safely, by seeking to reduce the conflicts between different activities. Specific to Lake Karāpiro, the Navigation Safety Bylaw covers the following:

- The booking of events on the lake;
- Speed of vessels;
- Reserved areas;
- Access lanes (including lanes for towing);
- Slalom and jump courses;
- Prohibited activity zones;
- Rowing course; and
- Operating requirements with respect to skiing and towing.

The bylaw should be read in conjunction with (amongst other things), The Local Government Act 1974, The Maritime Transport Act 1994 and The Resource Management Act 1991.

#### **4.7 CAMPING GROUND REGULATIONS 1985**

The Camping Ground Regulations 1985 specify a range of requirements that need to be adhered to in relation to the management of the camping activities on the Karāpiro (Mighty River) Domain.

#### **4.8 WAIPA DISTRICT COUNCIL DOG CONTROL BYLAW 2009**

The Waipa District Council Dog Control Bylaw identifies the Karāpiro (Mighty River) Domain as a dog prohibited area.

#### **4.9 MEMORANDUM of UNDERSTANDING between COUNCIL & TĀNGATA WHENUA**

A Memorandum of Understanding (MoU) was signed between Waipa District Council and tāngata whenua in August 2009 with respect to the recognition of the Domain's historic and cultural values. The purpose of the MoU is:

1. To acknowledge and achieve the objectives and policies in Council's Karapiro Domain - Strategic Plan and Reserve Management Plan (February 2005) and any revisions of it; in particular, those objectives and policies regarding the protection of historic and cultural values;
2. To acknowledge that Tāngata Whenua have mana whenua and kaitiaki for the land that comprises the Karāpiro Lake Domain and has the greatest understanding of the historic and cultural values and of what is appropriate to protect them;
3. To acknowledge the relevance of mana whakahaere with respect to historic and cultural values, the history and the significance of this site;
4. To provide guidance for the use of Te Manawa o Matariki - the tāngata whenua facility in the Events and Community Centre in protecting historic and cultural values, promoting the Domain and providing for needs of events and activities on the Domain.

### **5 OBJECTIVES AND POLICIES**

The following objectives and policies have been developed to assist with decision making in relation to the on-going management and development of the Karāpiro (Mighty River) Domain. An attempt has been made to write the objectives and policies in a manner which clearly specifies the desired outcomes, and the way in which those outcomes are proposed to be achieved.

Implementation methods have not been specified for each of the objectives and policies. This due to the objectives and policies being written in a manner that is intended to

clearly outline what is to be achieved and allow the Reserve Manager(s) a degree of flexibility as to exactly how the desired outcomes are to be achieved.

## **5.1 STRATEGIC OBJECTIVES AND POLICIES**

### **5.1.1 Strategic Objectives**

Karāpiro (Mighty River) Domain is recognized as a world class events centre providing a training and competition venue for aquatic sports and outdoor pursuits that meets international standards.

Karāpiro (Mighty River) Domain is sustainably managed by maximising community use of the Domain and income-generating facilities when these are not otherwise required for sporting or recreational purposes.

### **5.1.2 Policies**

To promote and facilitate the on-going use and development of the Karāpiro (Mighty River) Domain for a wide range of sporting events and outdoor pursuits, ranging from local and regional events to national and international events.

To facilitate the use of the Karāpiro (Mighty River) Domain and Lake Karāpiro as a training venue for sporting events and outdoor pursuits.

To develop strategic relationships with providers of physical education and training opportunities, including but not limited to, Sport Waikato, schools and the corporate sector.

To allow the continued use and enjoyment of the Karāpiro (Mighty River) Domain by the general public except when and where organised sporting or recreational events are being held.

To maintain an Events and Accommodation Management Manual to provide information to event organisers as to the standard of event management expected and required to be achieved. This manual should include (but not be limited to):

- Procedures for managing traffic safety, parking, and gate sales;
- Rules in relation to hours of operation (of both sporting events and any evening activities on the Karāpiro (Mighty River) Domain);
- Requirements to ensure the health and safety of people using the Karāpiro (Mighty River) Domain;
- Information in relation to the relevant noise limits that must not be exceeded;
- A procedure for notifying all neighbouring property owners within 500 metres of the Karāpiro (Mighty River) Domain at least one week prior to any event likely to attract in excess of 2000 people on the Karāpiro (Mighty River) Domain (including participants and spectators); and
- Promotion of the use of Waipa suppliers during organised events.

To coordinate the management of land and water activities with the Waikato Regional Council, making use of Lake Karāpiro User Group meetings to collect and distribute information about lake bookings.

To promote the availability of under-utilised income-generating facilities on a commercial, user-pays basis.

To promote the unique aspects of Karāpiro (Mighty River) Domain in terms of its significance to tāngata whenua, the community, the region and its unique cultural and historical context.

## **5.2 BUILDINGS AND STRUCTURES (EXCLUDING ACCOMMODATION)**

### **5.2.1 Objectives**

To limit the extent of buildings and structures to only those which are reasonably necessary for the intended uses of the Karāpiro (Mighty River) Domain.

To limit the unnecessary cluster and duplication of structures by promoting adaptable, multi-functional shared facilities.

To recognise the building limitations imposed by fluctuating lake levels and areas prone to flooding.

### **5.2.2 Policies**

To allow the continued existence and use of existing club-houses and associated buildings and structures on the Karāpiro (Mighty River) Domain for the purposes associated with the lake waters and/or use of the Karāpiro (Mighty River) Domain as detailed in this Reserve Management Plan.

To allow the construction of an open-sided storage facility for ceremonial waka.

To require the occupiers of buildings on the Karāpiro (Mighty River) Domain to ensure that adequate maintenance is undertaken to maintain and/or enhance the quality and visual appearance of those buildings.

To encourage the co-siting of similar types of activities (including within existing buildings) so as to minimise the need for additional buildings and structures on the Karāpiro (Mighty River) Domain.

To visually integrate existing and any proposed buildings into their surroundings through a combination of design and / or mitigatory landscaping.

To require an application to be made under the Reserves Act 1977 for any new club-house or building or structure not otherwise provided for in this Reserve Management Plan. Any such application will be assessed in relation to the following criteria:

- The extent to which the proposed building or structure is necessary and desirable to enable the intended uses of the Karāpiro (Mighty River) Domain (as documented in this Reserve Management Plan).
- The extent to which the proposed building or structure will compromise the use of the Karāpiro (Mighty River) Domain for other intended purposes, including public access to and along the margin of Lake Karāpiro.
- The effect of the proposed building or structure on the landscape, visual, and/or amenity values of the Karāpiro (Mighty River) Domain.
- The degree to which the proposed building is consistent with the objectives and policies of this Reserve Management Plan.

To provide public toilet facilities and amenities that are adequate for the level of demand (including requiring event organisers to provide port-a-loos if required to supplement on-site capacity).

To enable the erection of a temporary grandstand near the rowing finish line in the vicinity of the existing boat ramp during international events.

To require that all buildings be painted (or repainted as the opportunity arises) in a colour scheme that blends in with the natural environment of the Karāpiro (Mighty River) Domain. In this regard, it is proposed that all buildings on the Karāpiro (Mighty River) Domain have a colour scheme which is consistent with the requirements of the Waipa District Plan for the Special Landscape Character Area.

To adopt a unified approach to the design of the ‘furniture’ (such as seats, picnic tables, rubbish bins, signage, etc), while ensuring that it is complementary to the values and qualities of the Karāpiro (Mighty River) Domain (i.e. ‘rural’ rather than ‘urban’ in character and of a standard befitting an international event centre).

To recognise that fluctuating lake levels and flows may result from Mighty River Power’s operation the Waikato River Hydro System (including the creation of potential flood areas), and to take this into account in the location, design and ongoing management of structures or buildings located on Karāpiro (Mighty River) Domain.

### **5.3 ACCOMMODATION**

#### **5.3.1 Objective**

An adequate amount and type of accommodation provided to complement the uses of the Karāpiro (Mighty River) Domain.

#### **5.3.2 Policies**

To provide additional accommodation on the Karāpiro (Mighty River) Domain to the extent that is reasonably necessary to support recreational and sporting activities.

To allow additional building development through the construction of additional chalets and/or a second lodge (possibly including a communal dining hall, conference/meeting facilities and/or associated amenities) in the general vicinity of the existing lodge and chalets.

Where there are benefits to the wider community, consider strategic relationships with schools and / or the corporate sector as a means of funding additional reserve accommodation.

To provide some accommodation in the camping area in the form of cabins located on the mid-lower part of the embankment between the two camping areas.

### **5.4 CAMPING**

#### **5.4.1 Objective**

Camping is provided for on the Karāpiro (Mighty River) Domain.

#### **5.4.2 Policies**

To retain the existing camping areas at the northern end of the Karāpiro (Mighty River) Domain (including a mix of powered and non-powered sites).

To provide some larger camping sites (including some with power) to accommodate the requirements of larger tents and campervans.

To operate the camping area and facilities in accordance with the relevant provisions of the Camp Ground Regulations 1985.

## **5.5 PUBLIC ACCESS TO MIGHTY RIVER DOMAIN AND LAKE KARĀPIRO**

### **5.5.1 Objective**

The continued freedom of public access to, and enjoyment of, the Karāpiro (Mighty River) Domain and Lake Karāpiro except during events of Regional, National or International status when temporary closure is permitted under Section 53 of the Reserves Act 1977, or in relation to areas where leases have been granted.

### **5.5.2 Policies**

To ensure that public access to the Karāpiro (Mighty River) Domain is only limited to the extent necessary for the successful, safe and efficient organisation of events and / or functions and/or where leases have been granted for the exclusive use of particular buildings and/or areas.

To develop, as a matter of priority, a walking track (including cycling where possible) extending from the southern end of the Karāpiro (Mighty River) Domain along the margin of Lake Karāpiro (as far as reasonably practicable) and in stages as access to the land is obtained by Council, ultimately providing a complete link with the Geck Farm.

To allow the erection or placement of pontoons on the water, anchored to the land in the vicinity of the Cambridge Rowing Club, in front of Rowing NZ's High Performance Centre and in front of the Waikato Rowing Club and the Karāpiro Rowing Inc workshop at Flynn Cove.

To ensure that structures associated with providing access to Lake Karāpiro are designed and constructed to operate, as required, at the full range of lake levels permitted by Mighty River Power Ltd's resource consent conditions associated with the operation of the Karāpiro Dam.

To ensure that any activities on the Karāpiro (Mighty River) Domain, including the construction and operation of structures providing access to and along the margin of Lake Karāpiro, do not cause adverse effects (e.g. due to erosion) on the water quality of Lake Karāpiro.

To provide appropriate access arrangements for those with disabilities.

## **5.6 ROADING AND PARKING**

### **5.6.1 Objective**

Vehicular access, internal roading, and on-site parking is provided to a standard that is consistent with the primary objectives for the Karāpiro (Mighty River) Domain and that provides for the safety of those using the Karāpiro (Mighty River) Domain and the general public.



## **5.6.2 Policies**

To progressively improve the standard of the internal access roading network as part of the on-going maintenance of the Karāpiro (Mighty River) Domain.

To construct a dust free roading and path network avoiding, as far as practical, 'urban' elements such as kerb and channel which are not in keeping with the character of the Karāpiro (Mighty River) Domain.

To allow the use of all available and practical space on the Karāpiro (Mighty River) Domain for parking associated with events (subject to any limits stipulated by the Site Manager).

To provide defined parking areas to the west of the internal access road at the top of the spectator embankment including provision for bus parking.

To establish appropriate parking areas to service any new buildings on the Karāpiro (Mighty River) Domain.

To ensure that the scale of commercial or private functions within the Don Rowlands Centre is compatible with the availability of on-site parking, and does not compromise the availability of parking for other Domain users or result in the overspill of parking beyond the reserve boundaries.

To minimise traffic effects on Maungatautari Road by promoting the use of shared public transport for large scale events and / or for commercial or private functions wherever possible.

## **5.7 INFRASTRUCTURE**

### **5.7.1 Objective**

Adequate on-site infrastructure is provided to a standard that meets the demands for such services.

### **5.7.2 Policies**

To ensure that all new buildings are connected to underground services (as required) including water, power, sewerage, and stormwater.

To consider the feasibility of facilities for the disposal of sewage from recreational vehicles and campervans.

To provide power connections along the eastern edge of the internal access road at the top of the spectator embankment for vendors associated with events.

To underground the 11kv over-head power line currently passing through the upper part of the Karāpiro (Mighty River) Domain, subject to approval from Powerco Limited.

To provide access to network utility operators to inspect, maintain or operate existing utility works subject to the provisions of the relevant empowering acts and the permission of the Waipa District Council.

To allow for the operation, maintenance and minor upgrading of existing network utilities within the Karāpiro (Mighty River) Domain, subject to compliance with the relevant District Plan requirements.

To ensure that all trees and vegetation planted near electricity lines are selected and / or managed to comply (including when maturity is reached) with the Electrical (Hazards from Trees) Regulations 2003.

To provide for network utility operators to remove or trim vegetation, subject to compliance with the Electricity (Hazards from Trees) Regulations 2003 and subject to prior consultation with Waipa District Council (except in cases of emergency).

To ensure that national standards regulating safe separating distances from network utilities for activities and developments are complied with.

To allow replacement and new network utilities to be constructed underground on the Karāpiro (Mighty River) Domain when these utilities are required for the proper functioning of the reserve and do not unduly detract from the amenity value or purposes of the reserve.

## **5.8 PROTECTION OF AMENITY VALUES**

### **5.8.1 Objective**

A high standard of amenity maintained for users of the Karāpiro (Mighty River) Domain and for adjacent landowners and/or neighbours.

### **5.8.2 Policies**

To maintain the existing facilities on the Karāpiro (Mighty River) Domain to a high standard.

To provide suitably designed rubbish bins on the Karāpiro (Mighty River) Domain at appropriate locations.

To ensure that all rubbish is disposed of to an approved off-site refuse disposal area (e.g. the Cambridge Refuse Transfer Station).

To maintain adequate hygiene of facilities at all times including during peak demand periods.

To ensure that all activities undertaken on the Karāpiro (Mighty River) Domain, comply with the relevant noise limits in the Waipa District Plan, unless otherwise authorised by an approved resource consent.

To require that any open air evening events on the Karāpiro (Mighty River) Domain cease by mid-night on Friday and Saturday nights and by 10.30pm on all other nights of the week.

To provide adequate down lighting to ensure the safety and security of people moving about the Karāpiro (Mighty River) Domain during the hours of darkness, particularly along internal traffic and pedestrian routes.

To ensure that any down lighting does not create a nuisance to neighbouring residents as a result of excessive glare (as defined by the Waipa District Plan).

## **5.9 LANDSCAPE DEVELOPMENT AND VEGETATION MANAGEMENT**

### **5.9.1 Objectives**

The protection and enhancement of the existing landscape character of the Karāpiro (Mighty River) Domain including the open grassed areas and mature deciduous specimen trees, and particularly the lake edge.

The protection of significant public views into the Karāpiro (Mighty River) Domain (and through the Domain to Lake Karāpiro) and views out of the Karāpiro (Mighty River) Domain to the surrounding landscape.

### **5.9.2 Policies**

To maintain visibility in and around the Karāpiro (Mighty River) Domain so as to maintain views and to facilitate on-site surveillance and safety. This will include pruning the lower limbs of specimen trees (crown lift), minimising areas of 'shrub' planting, and maintaining clear views of entrances/exits, particularly public toilets.

To avoid the use of fixed internal fences within the Karāpiro (Mighty River) Domain unless required for public safety reasons.

To protect and enhance the existing open grassed areas and large mature deciduous specimen tree character of the Karāpiro (Mighty River) Domain.

To develop and implement a Tree Management Plan which will ensure the replacement of the large deciduous trees with the same or similar species well in advance of the existing trees reaching the end of their sustainable life.

To delegate Council staff the ability to remove trees where this is in accordance with the aforementioned Tree Management Plan.

To continue the annual tree inspection programme and maintenance (remedial) pruning.

To ensure that all grassed areas are mown on a regular basis to the requirements of the Manager Parks and Heritage.

To minimise the construction of impermeable surfaces, such as roads and pathways.

To coordinate and integrate all planting undertaken within the reserve including building on the existing planting strategy for all future development, such as:

- structure planting of large growing deciduous specimen trees to define access routes and distinctive activity zones; and
- native shrub and groundcover planting around existing and proposed buildings.
- native planting in the area between the back of the Rowing NZ High Performance Centre, Cambridge Yacht and Motor Boat Club buildings and the internal access loop road off gate 3.

To maintain a weed free environment throughout all areas of the Karāpiro (Mighty River) Domain.

To improve the natural character of the lake edge, where practical, while facilitating public access and enjoyment.

## **5.10 SIGNAGE**

### **5.10.1 Objective**

To maintain a high standard of signage on the Karāpiro (Mighty River) Domain that adequately conveys information to the intended audience.

### **5.10.2 Policies**

To maintain a consistent style of signage for the Karāpiro (Mighty River) Domain (which may include a site specific logo developed for the Karāpiro (Mighty River) Domain).

To provide adequate directional signage so that visitors know how to get to the Karāpiro (Mighty River) Domain and which entrance to use.

To liaise with Transit New Zealand regarding the placement of signage on, and in the vicinity of, the intersection of State Highway 1 and Hydro Road.

To ensure that safety and regulatory signage is placed in appropriate locations (including navigation safety information relating to the use of Lake Karāpiro and information relating to the risks of invasive aquatic weeds).

To allow for the temporary erection of corporate sponsorship signage during events and organised activities, providing that any such signage within 50m of the Maungatautari Road boundary is inward-facing towards Lake Karapiro.

To consider and, if appropriate implement, advance-notice signage on Maungatautari Rd on the outskirts of Leamington in order to forewarn the public of major events at Mighty River Domain and associated reserve closures.

## **5.11 PROTECTION OF HISTORIC AND CULTURAL VALUES**

### **5.11.1 Objective**

Historic and cultural values are recognised and provided for as part of the management and development of the Karāpiro (Mighty River) Domain.

### **5.11.2 Policies**

To ensure the protection of the rocks of historic and cultural importance on the Karāpiro (Mighty River) Domain and in Lake Karāpiro near the Cambridge Rowing Club building.

To retain the historic rocks as a key feature and focal point near the entrance to the Don Rowlands Centre.

To ensure that all necessary cultural protocols are followed in relation to any significant development on the Karāpiro (Mighty River) Domain and/or any relocation of historic fabric.

To retain Te Manawa o Matariki - the tāngata whenua facility within the Don Rowlands Centre for the purpose of recognising and protecting the historic and cultural values of the site.

To recognise and provide for cultural activities at the Karāpiro (Mighty River) Domain consistent with the overall Domain usage.

To develop opportunities to provide and promote the community and tāngata whenua history of the Domain and adjacent areas.

## **5.12 ANIMALS**

### **5.12.1 Objective**

Areas used by the public are free of animal defecation.

### **5.12.2 Policies**

To prohibit dogs and any other pets on the Karāpiro (Mighty River) Domain.

## **5.13 FIRES**

### **5.13.1 Objective**

Public safety and the investment in buildings is protected from the risk of harm due to fires.

### **5.13.2 Policies**

To prohibit the lighting of fires on the Karāpiro (Mighty River) Domain other than in purpose built fireplaces or braziers, or for the purposes of site management by Council's reserves staff and other agents.

## **5.14 COMMERCIAL ACTIVITIES**

### **5.14.1 Objectives**

Commercial activities are accommodated to the extent reasonably necessary to supplement organised sporting or recreational events.

Commercial activities are provided for as a means of sustainably managing under-utilised facilities.

### **5.14.2 Policies**

To allow vendors and commercial operators associated with events to operate on the Karāpiro (Mighty River) Domain during events without the need for a concession.

To ensure that vendors and commercial operators are licensed by the Waipa District Council including Mobile Food Premises Licences as applicable.

To consider concessions for commercial activities and / or private functions<sup>1</sup> on Karāpiro (Mighty River) Domain providing:

- Activities remain ancillary to the primary purpose of the reserve;
- Associated environmental effects can be managed to Council's satisfaction;

- The activities do not affect public access to other parts of the Karāpiro (Mighty River) Domain, including lake frontage;
- The use of the Domain facility is in accordance with Council's prescribed management standards; and
- Funds generated from the activity are used to off-set operational costs or are re-invested for reserve development purposes.

To permit the commercial use and enjoyment of the Don Rowlands Centre by the public as a means of more effectively utilising that resource and generating funds to offset ongoing operational costs.

To promote the use of Waipa-based suppliers in association with events and functions<sup>1</sup> held in the Don Rowlands Centre.

To allow paid sporting coaches and trainers to undertake coaching and/or training activities without the need for a concession.

To allow the development of a shop/cafe on the Karāpiro (Mighty River) Domain if, and to the extent, demanded.

<sup>1</sup> For the purposes of this document, a 'function' is defined as any ceremonious public or social gathering or occasion. It includes but is not limited to 'weddings' and 'conferences'.

## **5.15 LEASES**

### **5.15.1 Objective**

To grant leases of land where such leases are in accordance with the promotion of the ongoing use and development of the Domain for a wide range of sporting activities and outdoor pursuits.

### **5.15.2 Policies**

To grant leases to community groups and sporting organizations in accordance with Council's Policy on the lease of Council Owned or Administered Land and as permitted by Section 54 of the First Schedule of the Reserves Act 1977.

## **5.16 LIQUOR LICENCES**

### **5.16.1 Objective**

The sale and consumption of liquor is undertaken in a responsible and controlled manner.

### **5.16.2 Policies**

To allow, within the Don Rowlands Centre or any authorised cafe within the Karāpiro (Mighty River) Domain, the sale of liquor associated with events, functions or organised activities, subject to appropriate liquor licensing controls.

To restrict the sale and / or supply of alcohol for organised events, functions or activities unless authorized through the Karāpiro (Mighty River) Domain Site Manager.

To restrict the possession and / or consumption of alcohol during (or in conjunction with) organised events, functions or activities to within specified areas as determined by the Karāpiro (Mighty River) Domain Site Manager, and detailed in Conditions of Hire.

### **5.17 FEES AND CHARGES**

#### **5.17.1 Objectives**

Development and operational costs associated with events and organised activities on the Karāpiro (Mighty River) Domain are recovered wherever possible.

Accommodation and function facilities are managed on a commercial basis to provide funding for additional developments and activities on the Karāpiro (Mighty River) Domain.

#### **5.17.2 Policies**

To charge a rent and administration fees to clubs and other organisations leasing buildings and/or land areas on the Karāpiro (Mighty River) Domain, in accordance with Council's 'Community Leasing Policy'.

To charge fees to event and function organisers and user groups for the use of the Karāpiro (Mighty River) Domain and its facilities.

To charge for the use of the accommodation facilities and equipment.

To charge for the hireage of the Don Rowlands Centre.

To allow at Council's discretion, event organisers to charge entry fees to events held on the Karāpiro (Mighty River) Domain.

To allow, if considered necessary, the introduction of boat ramp fees for the use of the boat ramp on the Karāpiro (Mighty River) Domain (and all other boat ramps provided by the Waipa District Council)\*\*

*\*\* The implementation of this policy may require a bylaw and / or other regulatory measures agreed to by Council.*



## **5.18 INFORMATION**

### **5.18.1 Objective**

All existing and potential users of the Karāpiro (Mighty River) Domain have access to information regarding the nature of the Karāpiro (Mighty River) Domain and its available facilities.

### **5.18.2 Policies**

To produce and make available brochures regarding the facilities and activities on the Karāpiro (Mighty River) Domain (including any restrictions).

To use the Waipa District Council website and the Lake Karāpiro website as a means of conveying up-to-date information regarding the facilities and activities on the Karāpiro (Mighty River) Domain, including any restrictions.

To maintain the use of newsletters, as appropriate, to inform stakeholders and neighbours of issues and events associated with the Karāpiro (Mighty River) Domain.

To host Lake Karāpiro User Group meetings twice yearly in order to discuss organised event bookings and other issues related to the management of the Karāpiro (Mighty River) Domain.

## **6 POSSIBLE FUTURE DEVELOPMENTS AND ACTIONS**

### **6.1 INDICATIVE LIST OF FUTURE DEVELOPMENTS**

The majority of the developments listed in the 2005 Karāpiro Domain Strategic Plan and Reserve Management Plan were actioned in the period between 2005 and 2010. This included but was not limited to, localised road widening to improve Domain access, reduction of the Maungatautari Road speed environment, rationalisation of the internal road network and upgrading of the former Water Sports Complex.

This section of the 2011 Reserve Management Plan lists possible future developments and actions associated with Karāpiro (Mighty River) Domain over the upcoming 5 to 10 years. Although primarily focussed on Karāpiro (Mighty River) Domain, some of the actions are strategic in nature, insofar as they extend beyond the boundaries of the reserve towards other lakeside properties.

Possible developments and actions include the following:

- Construction of a walking and cycling track between Karāpiro (Mighty River) Domain and the start of the rowing course (the 'Wallace Reserve').
- Insofar as demand requires, and to the extent permitted by the District Plan and / or resource consent approvals, the construction of additional buildings and chalets where this is consistent with the purpose of the recreation reserve.
- Development of a children's playground.
- Development of BBQ and picnic areas.
- Extend and seal internal roading into the upper camp ground from the Gate 2 entrance.
- Upgrade and / or develop foreshore retaining walls, particularly in the vicinity of the High Performance Centre and the Cambridge Yacht Club, to stabilise areas affected by erosion.
- Provide bike storage racks throughout the Domain.
- Provide interpretive and informational signage and other structures as appropriate on the history and features of Lake Karāpiro.
- Close in the open drain that runs alongside the internal loop road off the Gate 3 entrance.

Any or all of the above-listed developments will be subject to securing the required level of funding from a variety of sources. Timeframes have not been allocated to possible future developments. Flexibility is sought to prioritize (or re-prioritize) projects according to economic climate, user demand and funding availability.

## **6.2 MANAGEMENT OF THE KARĀPIRO (MIGHTY RIVER) DOMAIN**

Stakeholder feedback indicates a high level of satisfaction with the current management regime (in terms of personnel and functions) in relation to the Karāpiro (Mighty River) Domain. The management structure and individuals concerned has resulted in a good working relationship with tenants, user groups, event organisers, neighbours, and the general public. Council staff will continue to build upon those relationships by promoting close communication between management and Domain stakeholders over development and operational issues.

At this stage, no specific changes are proposed in relation to the management of the Karāpiro (Mighty River) Domain. However, this is a matter which the Waipa District Council will need to review on a periodic basis as the Karāpiro (Mighty River) Domain further develops and progressively achieves the outcomes embodied in this Reserve Management Plan.

---

**APPENDIX A**

**TITLES and CLASSIFICATION NOTICES**

---



**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**

Search Copy



**Identifier** 433904  
**Land Registration District** South Auckland  
**Date Issued** 15 July 2008

**Prior References**

12756                      H259203                      H391602

---

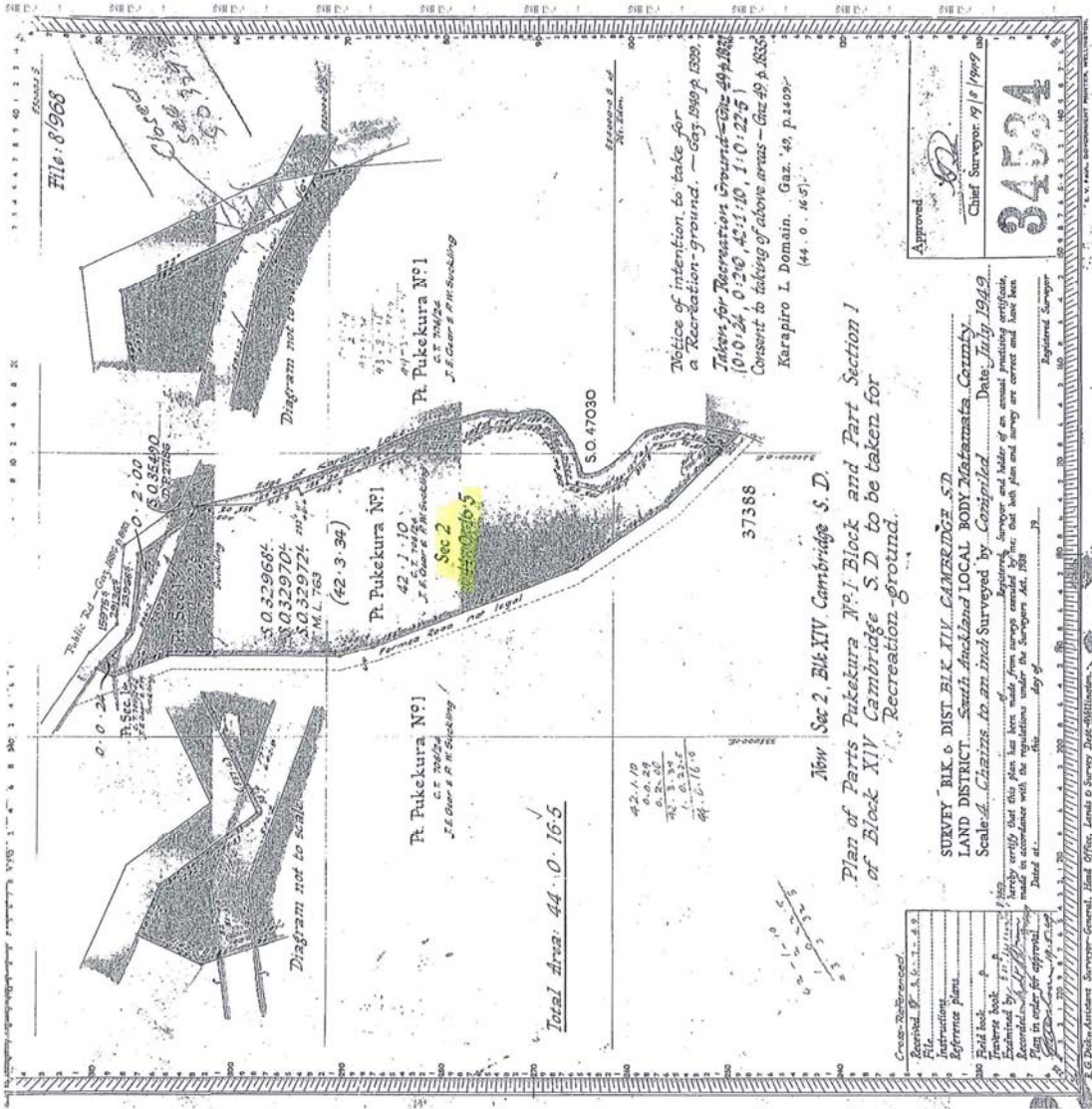
**Estate** Fee Simple  
**Area** 18.2646 hectares more or less  
**Legal Description** Section 2, 5-7, 16 Block XIV Cambridge  
Survey District  
**Purpose** Recreation Reserve

**Proprietors**  
Waipa District Council

---

**Interests**

Subject to the Reserves Act 1977



File: 8/968

Diagram not to scale

Diagram not to scale

P. Pukekura No. 1  
C.F. 10/10  
S.E. corner of P. Pukekura No. 1

P. Pukekura No. 1  
42.1.10  
C.F. 10/10  
S.E. corner of P. Pukekura No. 1

P. Pukekura No. 1  
C.F. 10/10  
S.E. corner of P. Pukekura No. 1

Total Area: 44.0.16.5

42.1.10  
0.0.24  
0.0.24  
1.0.22.5  
44.0.16.5

Notice of intention, to take for a Recreation-ground. — Gaz. 1949 p. 1329.  
Takers for Recreation Ground — One 49/1/1949  
10.0.24, 0.2.0, 42.1.10, 1.0.22.5  
Consent to taking of above areas — Gaz. 49 p. 1335.  
Karapiro I. Domain. Gaz. 49, p. 1309-  
(44.0.16.5)

Now Sec 2, Blk XIV Cambridge S.D.  
Plan of Parts Pukekura No. 1 Block and Part Section 1  
of Block XIV Cambridge S.D. to be taken for  
Recreation-ground.

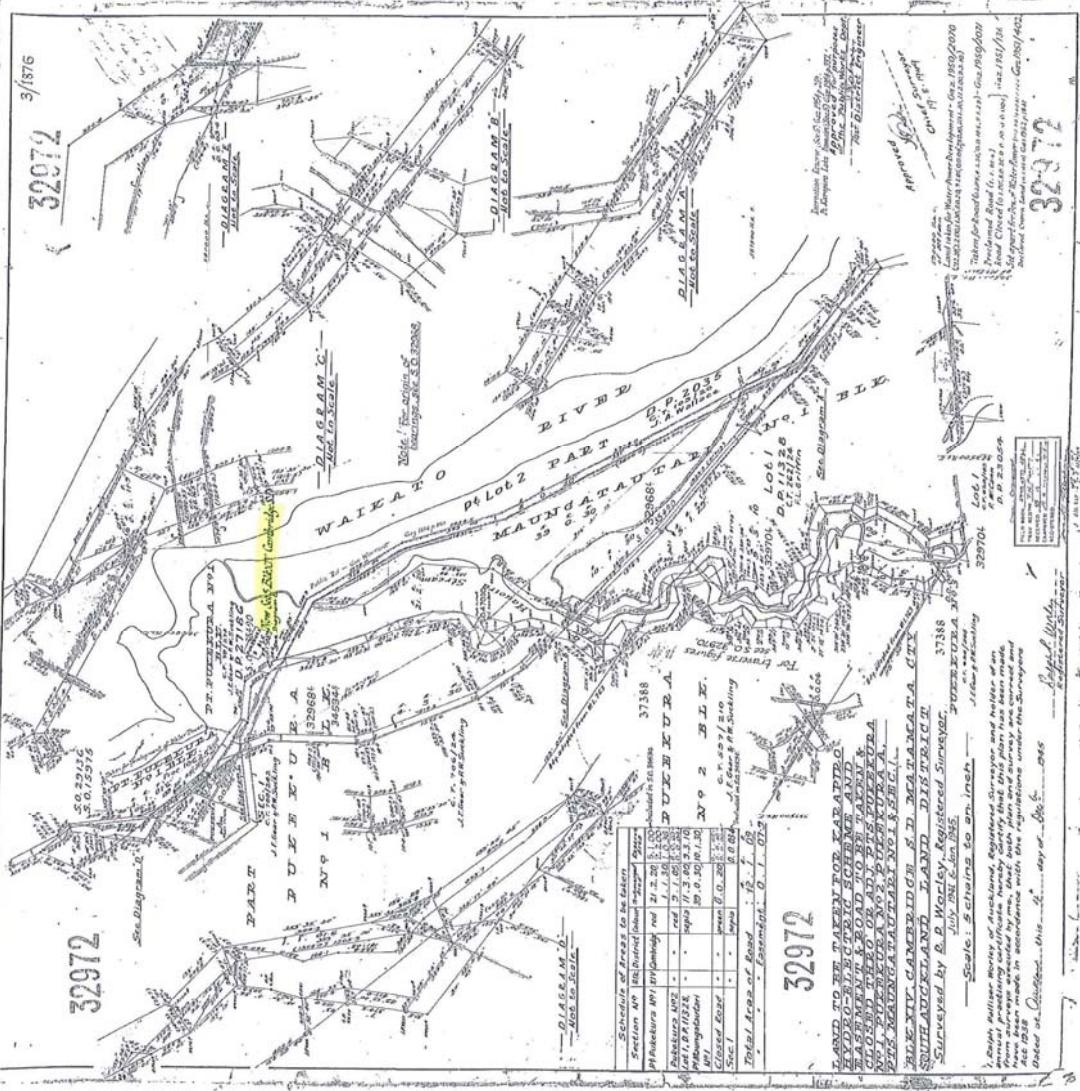
Cross-Referenced  
1. Plan of Block XIV Cambridge S.D.  
2. Plan of Block XIV Cambridge S.D.  
3. Plan of Block XIV Cambridge S.D.  
4. Plan of Block XIV Cambridge S.D.  
5. Plan of Block XIV Cambridge S.D.  
6. Plan of Block XIV Cambridge S.D.  
7. Plan of Block XIV Cambridge S.D.  
8. Plan of Block XIV Cambridge S.D.  
9. Plan of Block XIV Cambridge S.D.  
10. Plan of Block XIV Cambridge S.D.

SURVEY BLK. 6 DIST. BLK. XII. CAMBRIDGE S.D.  
LAND DISTRICT South Auckland LOCAL BODY Manakawa County.  
Scale 1:10,000. Taken in accordance with the regulations under the Surveyors Act, 1908.  
Date of Survey: 1949

Approved: [Signature]  
Chief Surveyor: 19/10/1949  
34534

3/1876

32972



32972

Schedule of Areas to be taken

| Schedule No | Section No | Area (Acres) | Area (Hectares) |
|-------------|------------|--------------|-----------------|
| 1           | 37388      | 21.220       | 8.600           |
| 2           | 37389      | 1.100        | 0.445           |
| 3           | 37390      | 1.100        | 0.445           |
| 4           | 37391      | 1.100        | 0.445           |
| 5           | 37392      | 1.100        | 0.445           |
| 6           | 37393      | 1.100        | 0.445           |
| 7           | 37394      | 1.100        | 0.445           |
| 8           | 37395      | 1.100        | 0.445           |
| 9           | 37396      | 1.100        | 0.445           |
| 10          | 37397      | 1.100        | 0.445           |
| 11          | 37398      | 1.100        | 0.445           |
| 12          | 37399      | 1.100        | 0.445           |
| 13          | 37400      | 1.100        | 0.445           |
| 14          | 37401      | 1.100        | 0.445           |
| 15          | 37402      | 1.100        | 0.445           |
| 16          | 37403      | 1.100        | 0.445           |
| 17          | 37404      | 1.100        | 0.445           |
| 18          | 37405      | 1.100        | 0.445           |
| 19          | 37406      | 1.100        | 0.445           |
| 20          | 37407      | 1.100        | 0.445           |
| 21          | 37408      | 1.100        | 0.445           |
| 22          | 37409      | 1.100        | 0.445           |
| 23          | 37410      | 1.100        | 0.445           |
| 24          | 37411      | 1.100        | 0.445           |
| 25          | 37412      | 1.100        | 0.445           |
| 26          | 37413      | 1.100        | 0.445           |
| 27          | 37414      | 1.100        | 0.445           |
| 28          | 37415      | 1.100        | 0.445           |
| 29          | 37416      | 1.100        | 0.445           |
| 30          | 37417      | 1.100        | 0.445           |
| 31          | 37418      | 1.100        | 0.445           |
| 32          | 37419      | 1.100        | 0.445           |
| 33          | 37420      | 1.100        | 0.445           |
| 34          | 37421      | 1.100        | 0.445           |
| 35          | 37422      | 1.100        | 0.445           |
| 36          | 37423      | 1.100        | 0.445           |
| 37          | 37424      | 1.100        | 0.445           |
| 38          | 37425      | 1.100        | 0.445           |
| 39          | 37426      | 1.100        | 0.445           |
| 40          | 37427      | 1.100        | 0.445           |
| 41          | 37428      | 1.100        | 0.445           |
| 42          | 37429      | 1.100        | 0.445           |
| 43          | 37430      | 1.100        | 0.445           |
| 44          | 37431      | 1.100        | 0.445           |
| 45          | 37432      | 1.100        | 0.445           |
| 46          | 37433      | 1.100        | 0.445           |
| 47          | 37434      | 1.100        | 0.445           |
| 48          | 37435      | 1.100        | 0.445           |
| 49          | 37436      | 1.100        | 0.445           |
| 50          | 37437      | 1.100        | 0.445           |
| 51          | 37438      | 1.100        | 0.445           |
| 52          | 37439      | 1.100        | 0.445           |
| 53          | 37440      | 1.100        | 0.445           |
| 54          | 37441      | 1.100        | 0.445           |
| 55          | 37442      | 1.100        | 0.445           |
| 56          | 37443      | 1.100        | 0.445           |
| 57          | 37444      | 1.100        | 0.445           |
| 58          | 37445      | 1.100        | 0.445           |
| 59          | 37446      | 1.100        | 0.445           |
| 60          | 37447      | 1.100        | 0.445           |
| 61          | 37448      | 1.100        | 0.445           |
| 62          | 37449      | 1.100        | 0.445           |
| 63          | 37450      | 1.100        | 0.445           |
| 64          | 37451      | 1.100        | 0.445           |
| 65          | 37452      | 1.100        | 0.445           |
| 66          | 37453      | 1.100        | 0.445           |
| 67          | 37454      | 1.100        | 0.445           |
| 68          | 37455      | 1.100        | 0.445           |
| 69          | 37456      | 1.100        | 0.445           |
| 70          | 37457      | 1.100        | 0.445           |
| 71          | 37458      | 1.100        | 0.445           |
| 72          | 37459      | 1.100        | 0.445           |
| 73          | 37460      | 1.100        | 0.445           |
| 74          | 37461      | 1.100        | 0.445           |
| 75          | 37462      | 1.100        | 0.445           |
| 76          | 37463      | 1.100        | 0.445           |
| 77          | 37464      | 1.100        | 0.445           |
| 78          | 37465      | 1.100        | 0.445           |
| 79          | 37466      | 1.100        | 0.445           |
| 80          | 37467      | 1.100        | 0.445           |
| 81          | 37468      | 1.100        | 0.445           |
| 82          | 37469      | 1.100        | 0.445           |
| 83          | 37470      | 1.100        | 0.445           |
| 84          | 37471      | 1.100        | 0.445           |
| 85          | 37472      | 1.100        | 0.445           |
| 86          | 37473      | 1.100        | 0.445           |
| 87          | 37474      | 1.100        | 0.445           |
| 88          | 37475      | 1.100        | 0.445           |
| 89          | 37476      | 1.100        | 0.445           |
| 90          | 37477      | 1.100        | 0.445           |
| 91          | 37478      | 1.100        | 0.445           |
| 92          | 37479      | 1.100        | 0.445           |
| 93          | 37480      | 1.100        | 0.445           |
| 94          | 37481      | 1.100        | 0.445           |
| 95          | 37482      | 1.100        | 0.445           |
| 96          | 37483      | 1.100        | 0.445           |
| 97          | 37484      | 1.100        | 0.445           |
| 98          | 37485      | 1.100        | 0.445           |
| 99          | 37486      | 1.100        | 0.445           |
| 100         | 37487      | 1.100        | 0.445           |

32972

APPROVED TO THE PLAN FOR PARTS OF  
 HODGKINS ROAD, SCHEMATA  
 BASEMENT ROAD TO BE TAKEN  
 CLOSED TO TRAFFIC FOR THE  
 MAUNGATAUTAU VOL. 1000  
 SUELV. CAMERIDGE S. D. MATAMATA CT.  
 SOUTHLAND LAND DISTRICT  
 Surveyed by B. P. Morley, Registered Surveyor,  
 July 21st & 22nd 1945.

Scale: 5 chains to an inch.

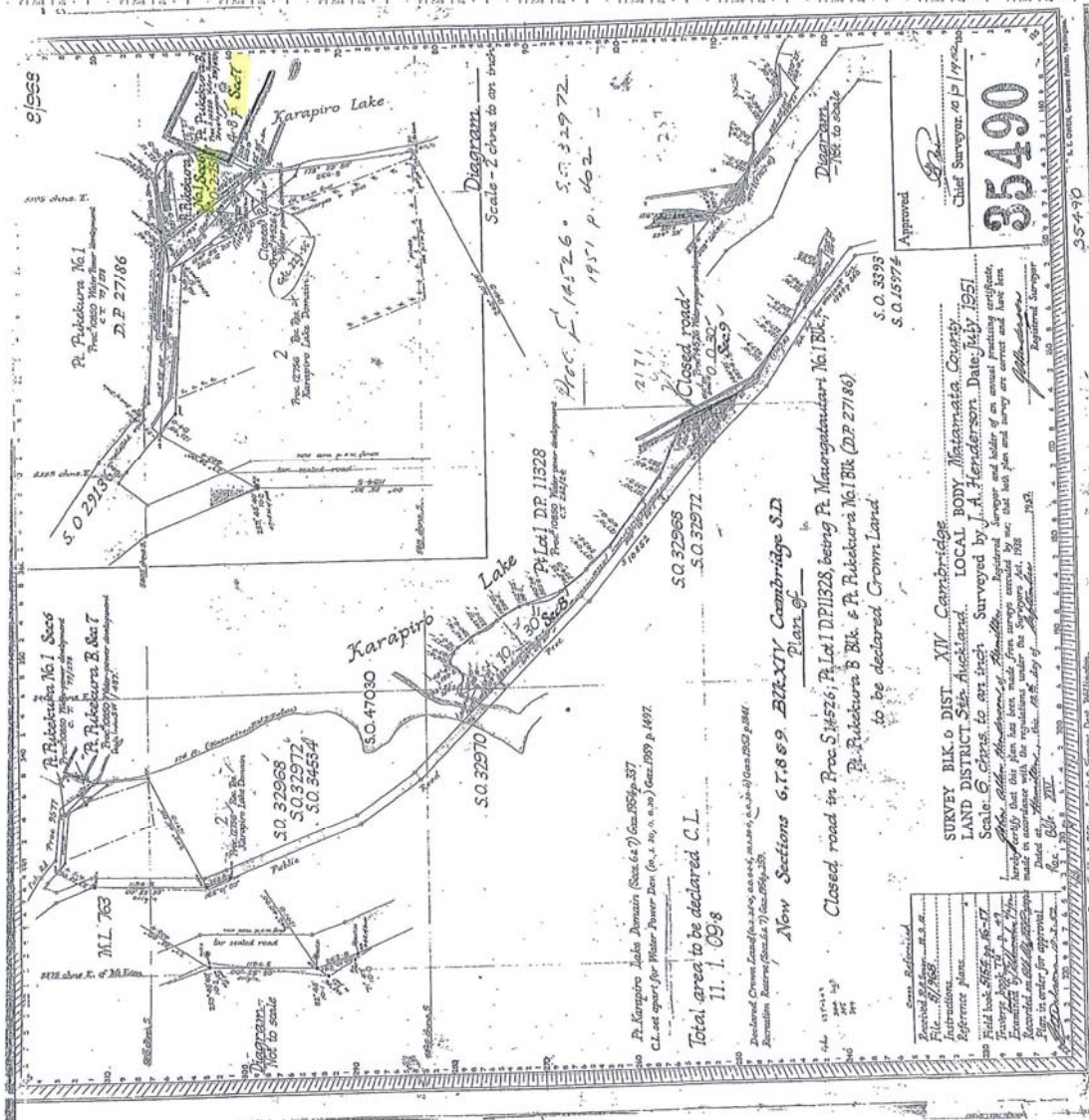
Each pillar stone of Auckland, Registered Surveyor and holder of the  
 several preceding certificates hereby certify that this plan has been made  
 and is a true and correct copy of the original plan and that the same  
 have been made in accordance with the regulations under the Surveyors  
 Act of 1908.

Dated at Auckland this 21st day of July 1945.

*Approved*  
 Chief of Party

32972





S/568

P. Puketara No. 1  
Proc. 17/27  
D.P. 27186

P. Puketara No. 1 Sec 6  
Proc. 17/27  
D.P. 27186

ML 763

Karapiro Lake

Diagram  
Scale - Z chrs to or: trch

P. Lake DP 11328  
Proc. 17/27  
D.P. 27186

Proc. 14526  
1951 p. 602

P. Karapiro Lake Domain (Sec. 64) (G.S. 1954) p. 37  
C.L. set apart for Water Power Dev. (G.S. 1959) p. 1497.

Total area to be declared C.L.  
11.1.098

Declared Crown Land (G.S. 1954) p. 37  
Recreation Reserve (G.S. 1959) p. 1497.

New Sections 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Closed road in Proc. S. 14526, P. Lake DP 11328, being P. Mangamutu No. 1 Bk. & P. Puketara No. 1 Bk. (D.P. 27186) to be declared Crown Land.

| Section | Area |
|---------|------|
| 1       | ...  |
| 2       | ...  |
| 3       | ...  |
| 4       | ...  |
| 5       | ...  |
| 6       | ...  |
| 7       | ...  |
| 8       | ...  |
| 9       | ...  |
| 10      | ...  |
| 11      | ...  |
| 12      | ...  |
| 13      | ...  |
| 14      | ...  |
| 15      | ...  |
| 16      | ...  |
| 17      | ...  |
| 18      | ...  |
| 19      | ...  |
| 20      | ...  |
| 21      | ...  |
| 22      | ...  |
| 23      | ...  |
| 24      | ...  |
| 25      | ...  |
| 26      | ...  |
| 27      | ...  |
| 28      | ...  |
| 29      | ...  |
| 30      | ...  |
| 31      | ...  |
| 32      | ...  |
| 33      | ...  |
| 34      | ...  |
| 35      | ...  |
| 36      | ...  |
| 37      | ...  |
| 38      | ...  |
| 39      | ...  |
| 40      | ...  |
| 41      | ...  |
| 42      | ...  |
| 43      | ...  |
| 44      | ...  |
| 45      | ...  |
| 46      | ...  |
| 47      | ...  |
| 48      | ...  |
| 49      | ...  |
| 50      | ...  |
| 51      | ...  |
| 52      | ...  |
| 53      | ...  |
| 54      | ...  |
| 55      | ...  |
| 56      | ...  |
| 57      | ...  |
| 58      | ...  |
| 59      | ...  |
| 60      | ...  |
| 61      | ...  |
| 62      | ...  |
| 63      | ...  |
| 64      | ...  |
| 65      | ...  |
| 66      | ...  |
| 67      | ...  |
| 68      | ...  |
| 69      | ...  |
| 70      | ...  |
| 71      | ...  |
| 72      | ...  |
| 73      | ...  |
| 74      | ...  |
| 75      | ...  |
| 76      | ...  |
| 77      | ...  |
| 78      | ...  |
| 79      | ...  |
| 80      | ...  |
| 81      | ...  |
| 82      | ...  |
| 83      | ...  |
| 84      | ...  |
| 85      | ...  |
| 86      | ...  |
| 87      | ...  |
| 88      | ...  |
| 89      | ...  |
| 90      | ...  |
| 91      | ...  |
| 92      | ...  |
| 93      | ...  |
| 94      | ...  |
| 95      | ...  |
| 96      | ...  |
| 97      | ...  |
| 98      | ...  |
| 99      | ...  |
| 100     | ...  |

Approved  
Chief Surveyor 10/1/1954  
35490

SURVEY B.K.O. DIST. XIV Cambridge  
LAND DISTRICT 288 Auckland LOCAL BODY MATAMATA COUNTY  
Scale: 6 Chrs. to or: trch Surveyed by J. A. Henderson Date: July 1951  
This plan and title of an annual planning certificate  
has been prepared by the Registrar of Land and is hereby  
declared as a public document under the Survey Act, 1952  
Dated at Wellington this 10th day of August 1954  
R. G. B. Registrar

S. O. 32968  
S. O. 32977  
S. O. 54654  
S. O. 47030  
S. O. 32970  
S. O. 32968  
S. O. 32977  
S. O. 33293  
S. O. 15974







**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir  
Registrar-General  
of Land

**Identifier** SA58A/822  
**Land Registration District** South Auckland  
**Date Issued** 19 December 1995

**Prior References**  
GN B315661 SA57B/798

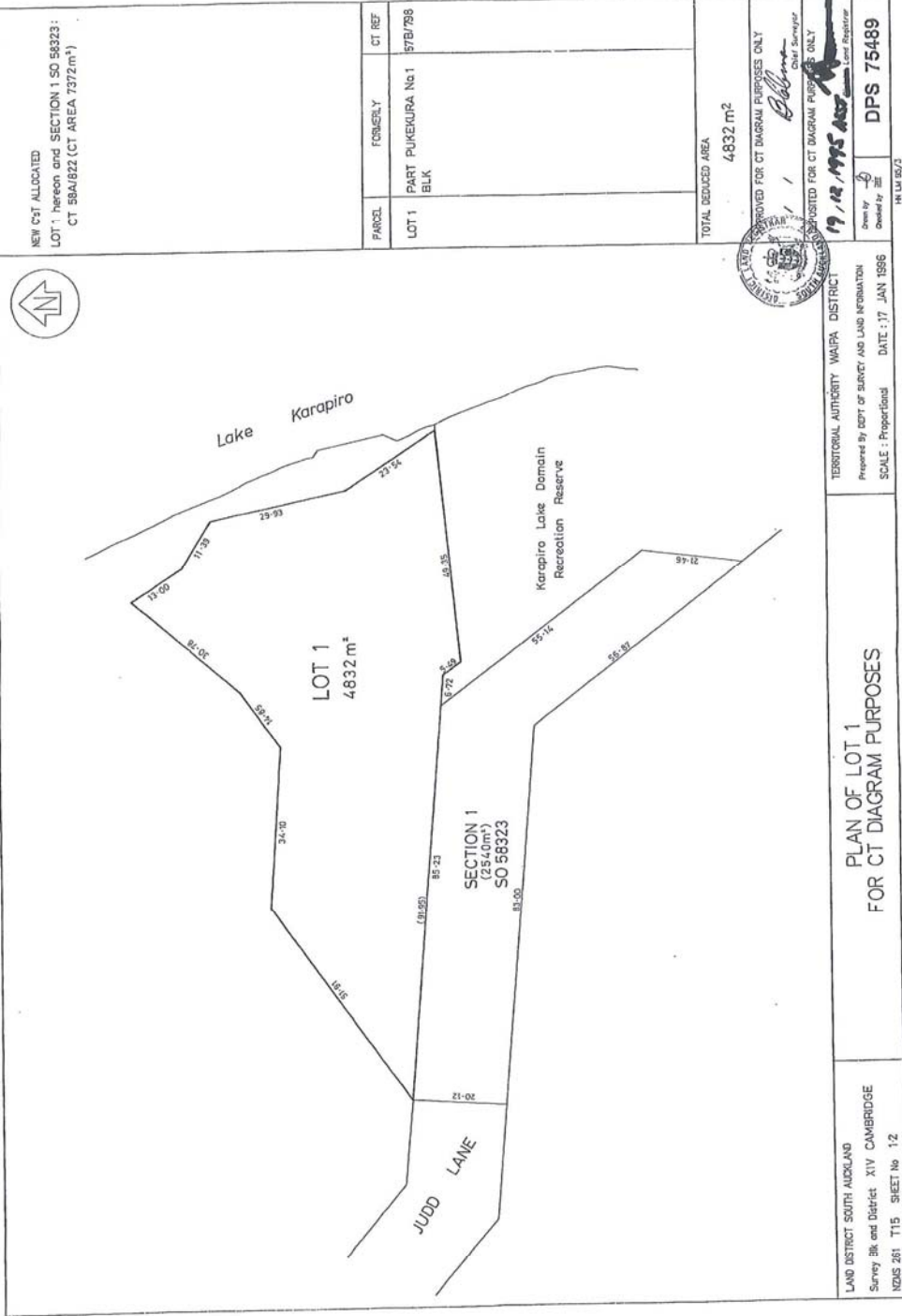
---

**Estate** Fee Simple  
**Area** 7372 square metres more or less  
**Legal Description** Lot 1 Deposited Plan South Auckland  
75489 and Section 1 Survey Office Plan  
58323  
**Purpose** Recreation Reserve

**Proprietors**  
Waipa District Council

---

**Interests**  
SUBJECT TO THE RESERVES ACT 1977







**Classification of Reserve—Part Karapiro Lake Domain, Waipa District**

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Waipa District Council hereby classifies the reserve described in the Schedule hereto as recreation reserve, subject to the provisions of the said Act.

***South Auckland Land District—Waipa District***

**Schedule**

| Area<br>m <sup>2</sup> | Description   |
|------------------------|---|
| 7372                   | Lot 1 DP S75489 and Section 1 SO 58323<br>(all Computer Freehold Register SA58A/822). |

Dated at Te Awamutu this 12th day of August 2008.

JOHN CHARLES INGLIS, Chief Executive, Waipa District Council.

(WDC 90-02-44)

ln6012

---

**NOTICE NO: 6012**

*Classification of Reserve*

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for recreation purposes, subject to the provisions of the said Act.

SCHEDULE

SOUTH AUCKLAND LAND DISTRICT—MATAMATA COUNTY—  
KARAPIRO LAKE DOMAIN

18.2644 hectares, more or less, being Sections 2, 5, 6, 7 and 16, Block XIV, Cambridge Survey District. All *New Zealand Gazettes* 1949, page 2409, 1954, page 337, and 1981, page 2042. S.O. Plans 34534, 32972, 35490, and 50083.

Dated at Hamilton this 27th day of January 1982.

G. L. VENDT, Assistant Commissioner of Crown Lands.  
(L. and S. H.O. Res 3/2/39; D.O. 8/968, 8/968/3)

P. D. Hasselberg, Government Printer, Wellington, New Zealand—1982



*W. L. R. M.*

FEB 23 1 50 PM '82

District Land Registrar  
Hamilton No. 2

H

3 9 1 6 0 2  
G.N. 1000000  
M. 359203

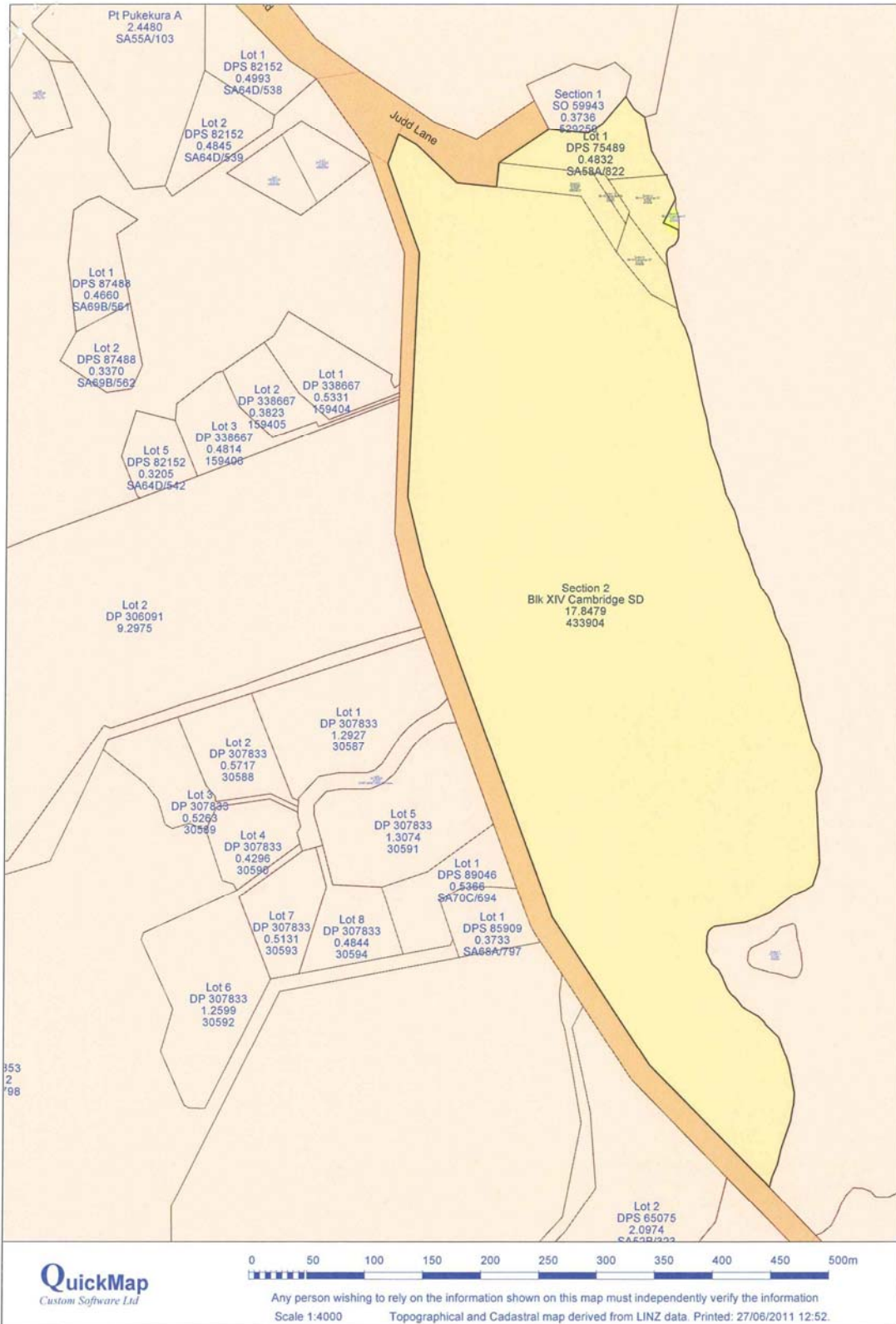
GAZETTE  
NOTICE

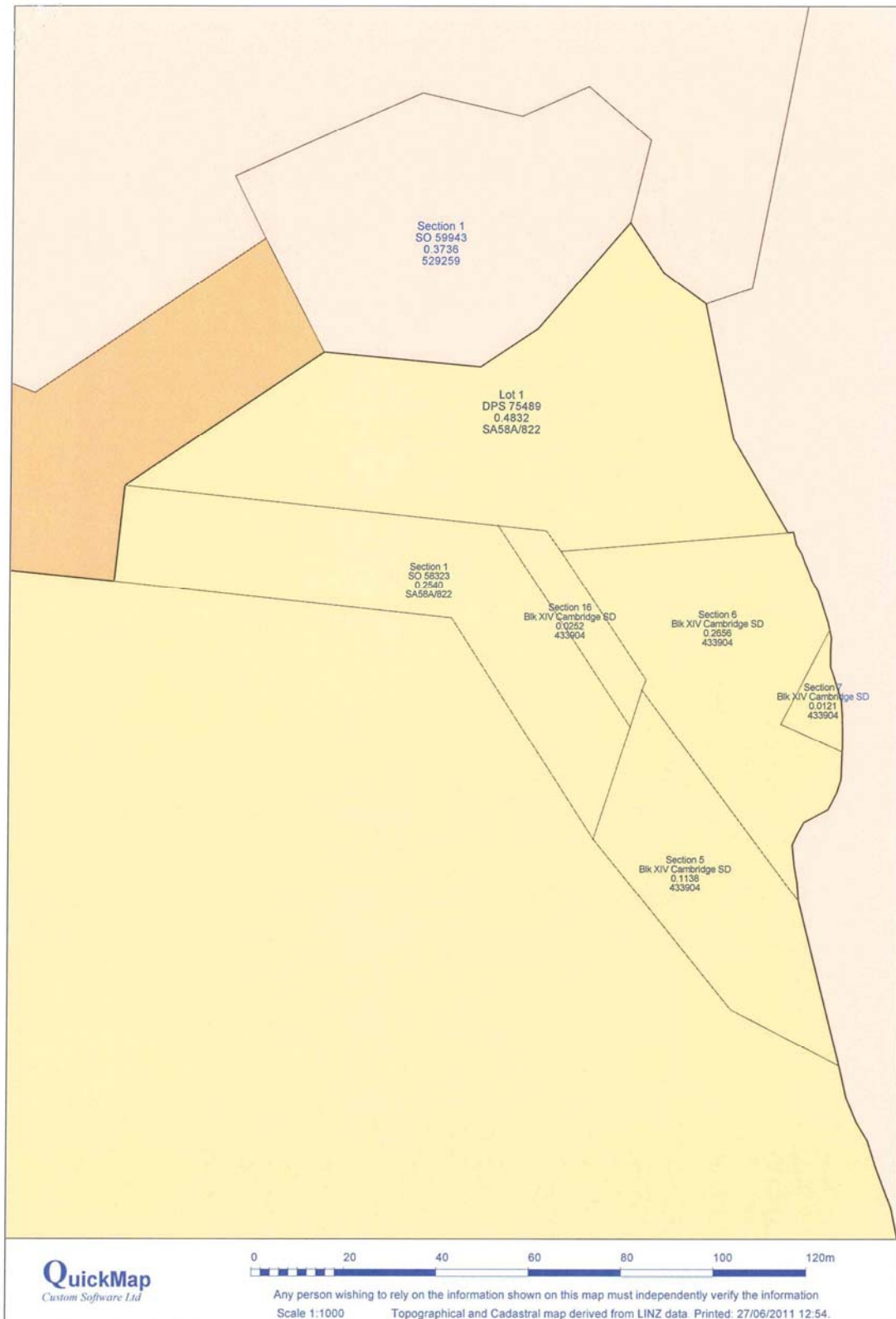
---

**APPENDIX B**

**CADASTRAL PLANS of the KARĀPIRO (MIGHTY RIVER) DOMAIN**

---





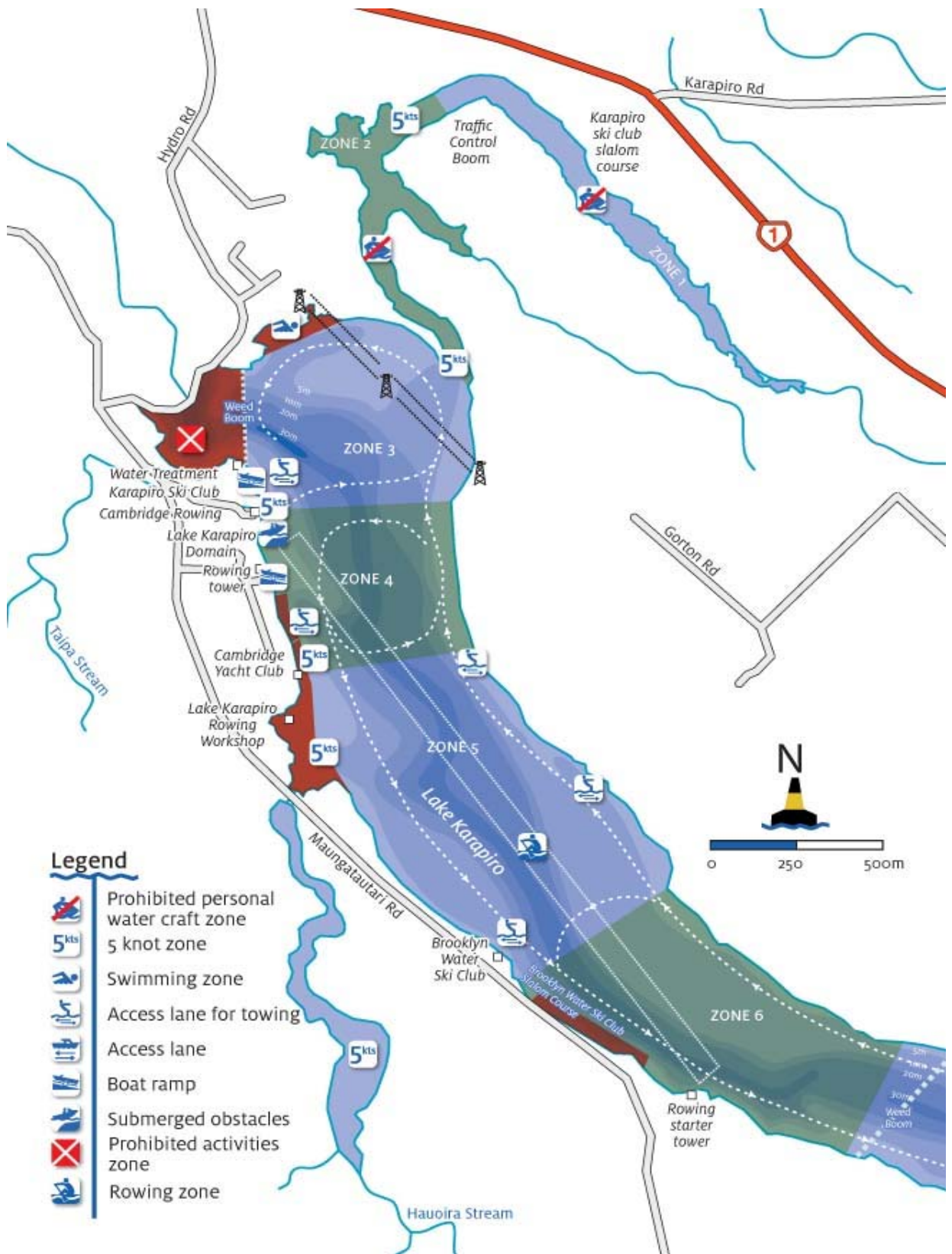


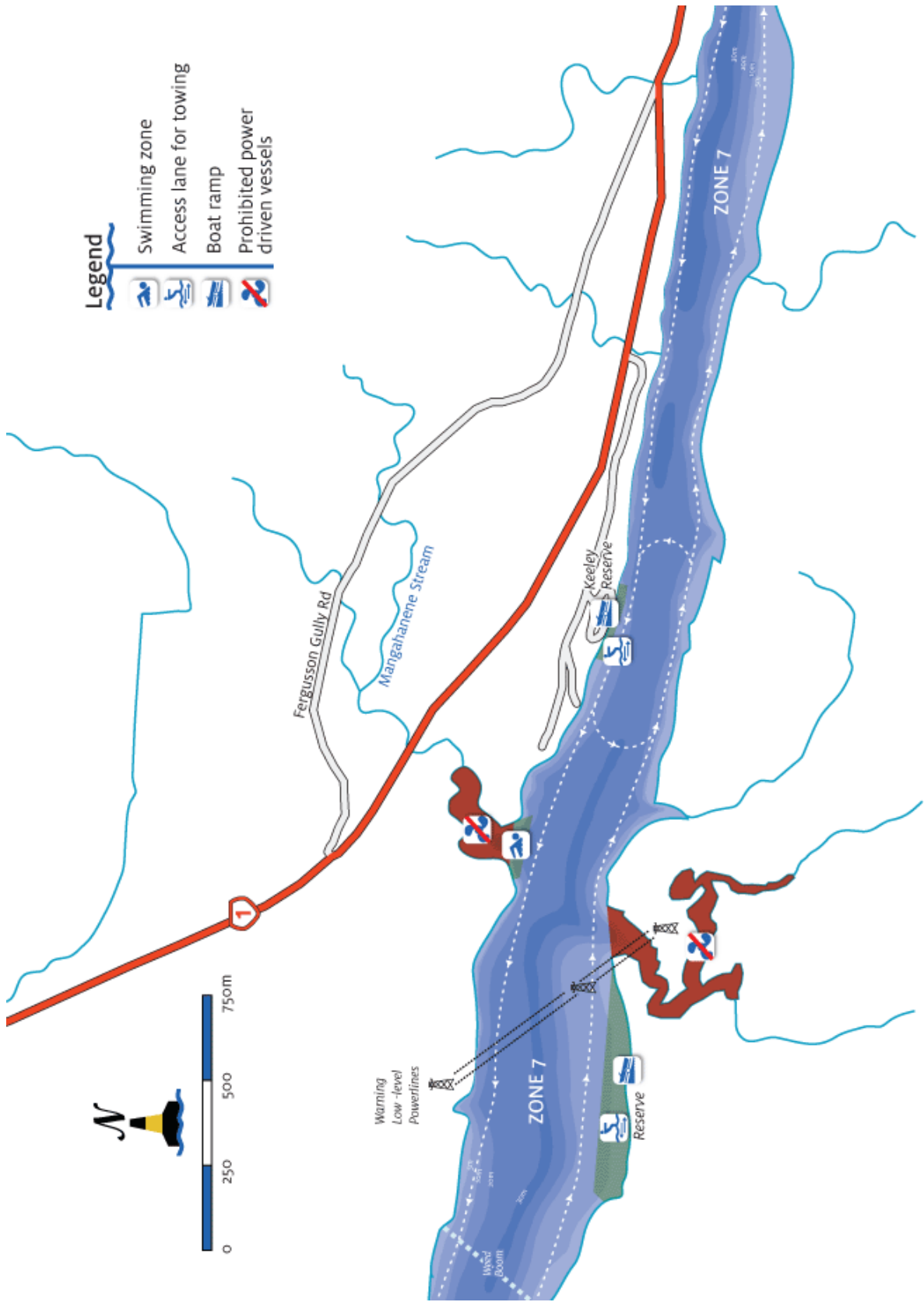
---

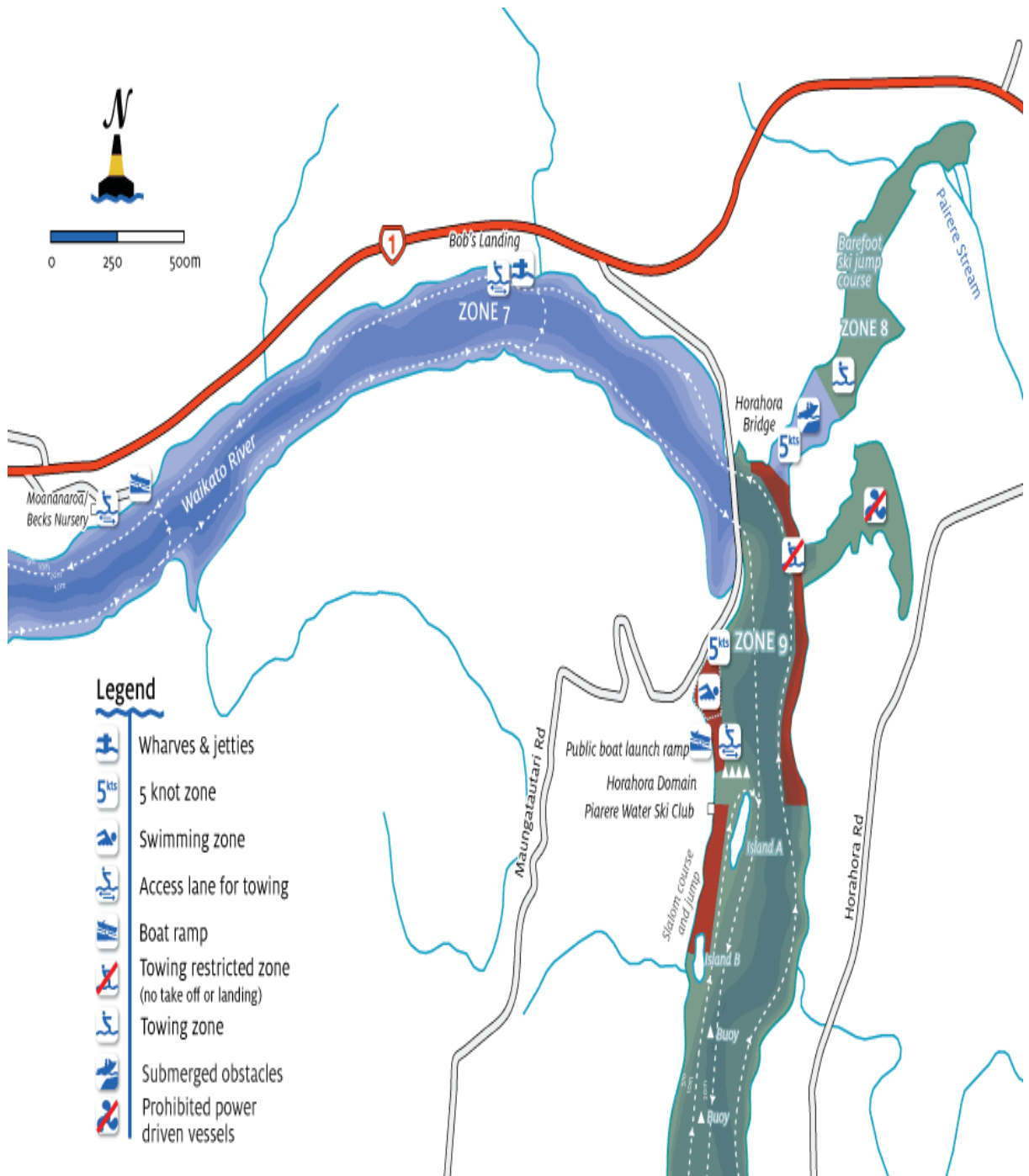
**APPENDIX C**

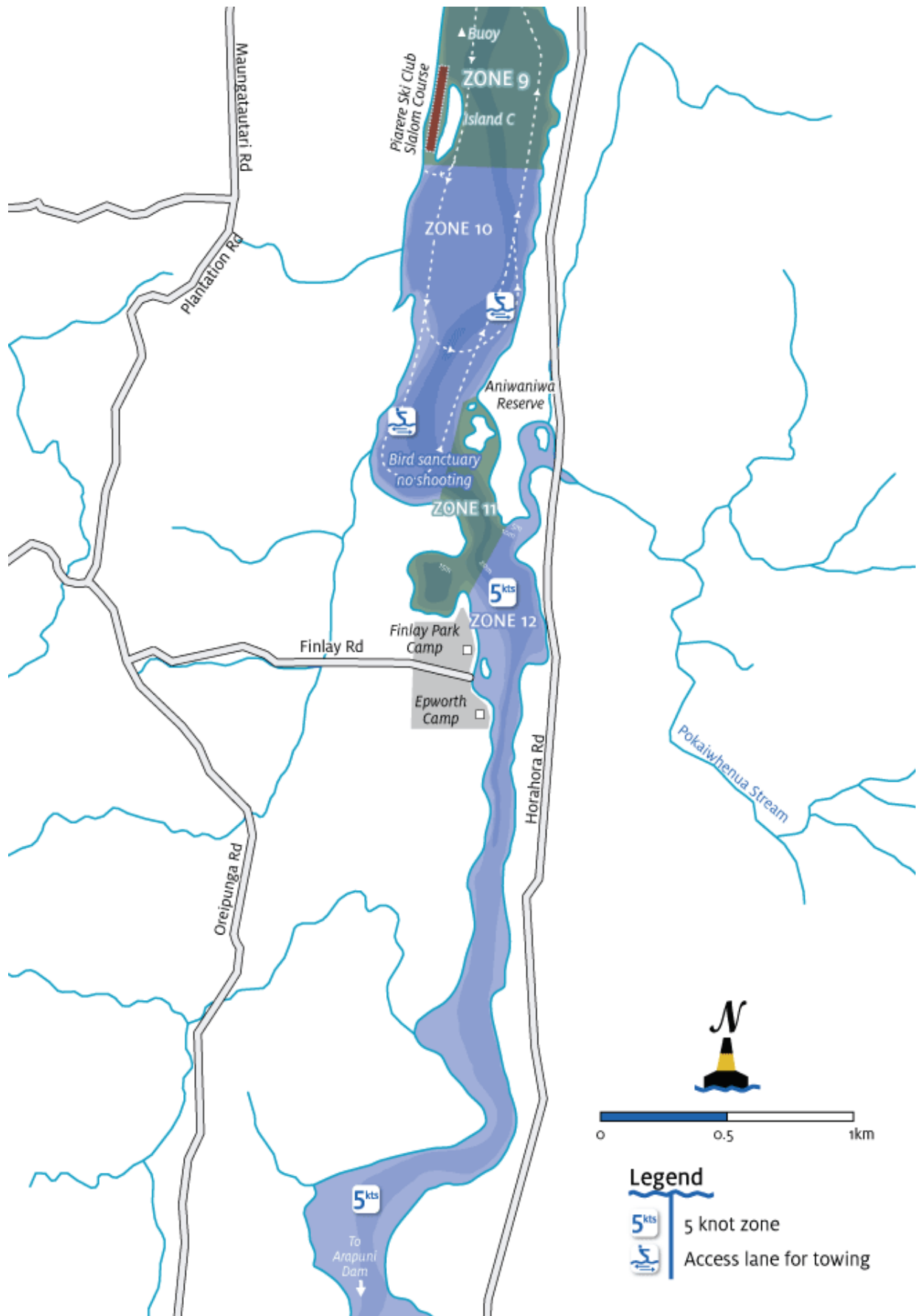
**LAKE ACTIVITY ZONES**

---









---

**APPENDIX D**

**FLOOD LEVEL MAP**

---





**NOTES**

1. BEARING AND BEARING IN TERMS OF THE NEW ZEALAND GRID COORDINATE BASED ON THE EDGET CROFT DATUM IS 490 000 mN. 490 000 mE. THE LOCAL GRID COORDINATE BASED ON THE EDGET CROFT DATUM IS 490 000 mN. 490 000 mE.
2. THE ORIGIN OF COORDINATES FOR THE PROJECT IS DT U (50 500 000) (1142 CODE EBM) 883304 104 484.
3. LEVEL ELEVATIONS ARE IN TERMS OF THE LOCAL GRID COORDINATE DATUM (EDGET CROFT DATUM) UNLESS OTHERWISE SPECIFIED.
4. CONCRETE FLOOR LEVELS ARE SHOWN AT TOP OF PILLAR RL + 65.800M.
5. OFFSET SHALL BE 800 MM FROM FOUNDATION PAD AT GROUND LEVEL. RL = 65.110M.

|                      |                                    |             |
|----------------------|------------------------------------|-------------|
| <b>SCALE</b>         | 1:1000 (A1)                        | 1:2000 (A3) |
| <b>STANDARD PLAN</b> | P 10 (REPLACES STANDARD PLAN P 10) |             |
| <b>STANDARD PLAN</b> | P 10 (REPLACES STANDARD PLAN P 10) |             |
| <b>STANDARD PLAN</b> | P 10 (REPLACES STANDARD PLAN P 10) |             |
| <b>STANDARD PLAN</b> | P 10 (REPLACES STANDARD PLAN P 10) |             |
| <b>STANDARD PLAN</b> | P 10 (REPLACES STANDARD PLAN P 10) |             |

**TITLE**  
**UPDATED FLOOD LEVEL SURVEY CONTOUR PLANS**

**PROJECT**  
**MIGHTY RIVER (KARAPIRO) DOMAIN REDEVELOPMENT (2006 TO 2010) LAKE KARAPIRO**

**CLIENT**  
**WAIPA DISTRICT COUNCIL**

**Walker**  
**ENGINEERS ARCHITECTS**  
 www.walker.co.nz  
 440 Great South Road, Dunedin  
 PO Box 11152, Government Central  
 Dunedin Office  
 Ph: +64 9 823 1111 Fax: +64 9 823 1156

**NOTES**

BEARING AND COORDINATE DATA IS GEODETIC TFF DATUM IS 490 000 mN. 490 000 mE. LOCAL GRID COORDINATE DATA IS 490 000 mN. 490 000 mE. LEVELS ARE IN TERMS OF LOCAL GRID DATUM (EDGET CROFT DATUM) UNLESS OTHERWISE SPECIFIED.

| NO. | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 10/11/10 | ISSUED FOR TENDER |
| 2   | 10/11/10 | ISSUED FOR TENDER |
| 3   | 10/11/10 | ISSUED FOR TENDER |
| 4   | 10/11/10 | ISSUED FOR TENDER |
| 5   | 10/11/10 | ISSUED FOR TENDER |
| 6   | 10/11/10 | ISSUED FOR TENDER |
| 7   | 10/11/10 | ISSUED FOR TENDER |
| 8   | 10/11/10 | ISSUED FOR TENDER |
| 9   | 10/11/10 | ISSUED FOR TENDER |
| 10  | 10/11/10 | ISSUED FOR TENDER |

---

**APPENDIX E**

**SCHEDULE of COUNCIL OWNED BUILDINGS**

---



## Karāpiro (Mighty River) Domain - Council Owned Buildings (August 2011)

| Building Description / Name                         | Building Location   | Building User/s   | Approx Building Footprint (m <sup>2</sup> ) |
|---|---|---|---|
| Maintenance Shed                                    | Judd Lane (behind Karāpiro Water Ski Club site)                     | Site staff  | 180   |
| Storage Shed (small)                                | Inside Gate 3, off Judd Lane  | Waikato Cycling Sports Academy Inc  | 100   |
| Storage Shed (large)                                | Inside Gate 3, off track to pontoons                                | Karāpiro Rowing Inc and Te Mana Visions Charitable Trust  | 315   |
| Main Campground Ablution Block                      | Off Gate 3 internal road, between upper and lower camp ground areas | Domain users (especially campers)   | 220   |
| Upper Campground Ablution Block                     | Top of bank, upper campground                                       | Campers   | 70  |
| Upper Campground Kitchen/Laundry                    | Top of bank, upper campground                                       | Campers   | 70  |
| Community and Events Centre ('Don Rowlands Centre') | Off Gate 2, on lake edge  | Centre users, Tangata Whenua, and under-building storage used by Karāpiro Rowing Inc, Nga Kaihoe o Aotearoa Inc and NZ Grand Prix Hydroplane Drivers Club Inc | 1,800                                       |
| Spectator Embankment Ablution Block 1               | Top of spectator embankment, on internal road                       | Domain users  | 115   |
| Spectator Embankment Ablution Block 2               | Top of spectator embankment, on internal road                       | Domain users  | 115   |
| Site Office   | Off gate 2, overlooking 'Don Rowlands Centre'                       | Site staff and Domain users   | 40  |
| Staffroom   | Beside site office  | Site staff  | 45  |
| Site Manager's House                                | Behind site office  | Site staff  | 120   |
| Garage  | Beside site manager's house   | Site staff  | 50  |
| Rob Waddell Lodge and Annex                         | Off gate 2, behind spectator embankment                             | Accommodation hirers  | 760   |
| Chalets x 5   | On Maungatautari Rd side of Lodge                                   | Accommodation hirers  | 55 each                                     |
| Chalet Kitchen                                      | On Maungatautari Rd side of Lodge                                   | Accommodation hirers  | 55  |
| Chalet Kitchen / Laundry                            | On Maungatautari Rd side of Lodge                                   | Accommodation hirers  | 65  |

---

**APPENDIX F**

**SCHEDULE of LEASES on DOMAIN**

---

## Karapiro Lake (Mighty River) Domain - Lessee Information (August 2011)

| Lessee Name   | Purpose of Lease  | Lease Area (approx m <sup>2</sup> ) | Lease Area Description  | Building/s   | Building/s Owner         | Lease Term (yrs) | Lease Expiry Date | Right of Renewal   | Annual Rent (+ GST) | Rent Review                  | Reserves Act Authority |
|---|---|-------------------------------------|-------------------------|--|--------------------------|------------------|-------------------|--------------------|---------------------|------------------------------|------------------------|
| Ngāti Koroki Kahukura & Ngāti Hauā                        | protect & promote cultural / historic value of the Domain             | 240                                 | portion of building     | 'Te Manawa o Matariki' in Don Rowlands Centr   | Council / tangata whenua |                  |                   |                    |                     |                              |                        |
| Karapiro Water Ski Club                                   | clubrooms & ancillary facilities                                      | 4,832                               | land and buildings      | clubrooms & boat storage shed  | Lessee                   | 33               | 30.06.2030        | no                 | \$5.00              | 5 yearly                     | s54(1)(b)              |
| Cambridge Rowing Club Inc & St Peter's School Trust Board | clubrooms, boat storage, changing facilities, car park & utility area | 2,500                               | land and buildings      | clubrooms (incl boat storage)  | Lessee                   | 20               | 30.06.2018        | no                 | \$10.00             | 5 yearly when lease renewed  | s54(1)(b)              |
| Karapiro Rowing Inc                                       | storage of watercraft, skiff & oar racks & other equipment            | 216                                 | building only           | storage shed space   | Council                  | 5                | 30.04.2014        | yes - two 5yr ror  | \$35.00             | renewed when lease renewed   | s54(1)(b)              |
| Te Mana Visions Charitable Trust                          | storage of watercraft & related equipment                             | 100                                 | building only           | storage shed space   | Council                  | 5                | 22.10.2014        | yes - two 5yr ror  | \$16.00             | renewed when lease renewed   | s54(1)(b)              |
| Waikato Cycling Sports Academy Inc                        | storage of sport event related equipment                              | 98                                  | building only           | storage shed   | Council                  | 5                | 10.12.2024        | yes - two 5yr ror  | \$11.00             | renewed                      | s54(1)(b)              |
| Karapiro Rowing Inc                                       | control of events on lake & storage of equipment                      | 55                                  | building footprint only | Finish Tower   | Lessee                   | 15               | 11.01.2024        | yes - one 15yr ror | \$5.00              | 5 yearly                     | s54(1)(b)              |
| Nga Kaihoe o Aotearoa Inc                                 | storage of equipment associated with running waka ama events          | 27                                  | building only           | storage area in Don Rowlands Centre  | Council                  | 5                | 27.08.2015        | yes - two 5yr ror  | \$24.00             | 5 yearly                     | s54(1)(b)              |
| Karapiro Rowing Inc                                       | storage of equipment associated with running rowing regattas          | 27                                  | building only           | storage area in Don Rowlands Centre  | Council                  | 5                | 26.08.2015        | yes - two 5yr ror  | \$24.00             | 5 yearly                     | s54(1)(b)              |
| NZ Grand Prix Hydroplane Drivers Club Inc                 | storage of equipment associated with running hydroplane events        | 14                                  | building only           | storage area in Don Rowlands Centre  | Council                  | 5                | 04.11.2015        | yes - two 5yr ror  | \$12.50             | 5 yearly                     | s54(1)(b)              |
| Waikato Recreation Charitable Trust                       | sand courts   | 2,750                               | courts only             | none   | n/a                      | 5                | 30.11.2011        | yes - two 5yr ror  | \$50.00             | when lease renewed           | s54(1)(c.)             |
| NZ Rowing Association Inc                                 | athlete training, boat storage & sports administration                | 6,000                               | land and buildings      | High Performance Centre (incl offices, gym, toilets & showers, boat storage) & boat storage shed | Lessee                   | 33               | 01.07.2041        | no                 | \$60.00             | 11 yearly when lease renewed | s54(1)(b)              |
| Cambridge Yacht and Motor Boat Club Inc                   | storage & use of yachts, motor boats & other watercraft               | 5,500                               | land and buildings      | clubrooms & boat storage shed  | Lessee                   | 5                | 30.09.2014        | yes - two 5yr ror  | \$49.00             | renewed                      | s54(1)(b)              |

|                     |   |       |  |  |        |    |            |                    |         |          |           |
|---------------------|---|-------|--|--|--------|----|------------|--------------------|---------|----------|-----------|
| Karapiro Rowing Inc | clubrooms & boat / equipment storage & repair | 1,500 | building footprint, skirting land & shared driveway access | Stevenson's Lodge and Don Swales Boat Shed | Lessee | 15 | 11.01.2024 | yes - one 15yr ror | \$26.00 | 5 yearly | s54(1)(b) |
| Waikato Rowing Club | rowing related activity                       | 1,100 | building footprint, skirting land & shared driveway access | boat storage (incl toilets)                | Lessee | 20 | 31.12.2023 | no                 | \$5.00  | 5 yearly | s54(1)(b) |