

Minutes of a meeting of the Karapiro Domain (Mighty River Domain) Committee held in the Committee Room, Cambridge Service Centre, 23 Wilson Street, Cambridge on Monday 15 February 2010 commencing at 4.03pm.

1 PRESENT

Chairperson – Councillor EC Newlands (Cambridge Ward Councillor)

Grahame Webber (Maungatautari Ward Councillor); B (Frank) Healey (Environment Waikato Councillor); M Gillett (Ngati Haua); Mike Rodger (Non-Rowing Users); Simon Peterson (Rowing Users); Alison Storey (Community of Karapiro); Leroy Leach (Mighty River Power).

Public

There were no members of the public in attendance.

Others

Consultant, J Mills; Committee Secretary, S King.

2 APOLOGIES

RESOLVED

14/10/01

That the apologies for non attendance from His Worship the Mayor, AD Livingston and Committee Member M Schaumkell, be received.

Healey / Webber

3 LATE ITEMS

There were no late items.

4 CONFIRMATION OF ORDER OF MEETING

File Number: 01-85-25

RESOLVED

14/10/02

That the order of the meeting be confirmed with Item 10 to be taken after item 7.

Webber / Rodger

5 VISITORS

Mr. Tom Mayo & Mr. Chris Johnson of Karapiro 2010 Limited for item 7.

6 MINUTES OF PREVIOUS MEETING

File Number: 01-85-25

Minutes of the meeting of the Karapiro Domain Committee held on 16 November 2009 were included in the agenda.

RESOLVED

14/10/03

That the minutes of the meeting of the Karapiro Domain Committee held on 16 November 2009, as circulated, be confirmed as a true and accurate record.

Healey / Rodger

7 PUBLIC CLOSURE OF DOMAIN AND LAKE PRIOR TO WORLD ROWING CHAMPIONSHIPS

File Number: 01-85-25

Mr. Tom Mayo & Mr. Chris Johnson attended the meeting to provide an update of the staged closure of the Domain and Lake.

Mighty River Domain

Mr. Mayo said the construction of the grandstand would commence from 1 September at the southern end so as to limit the impact on lake users as much as possible. The deconstruction phase will commence at the northern end progressing south for the same reason. The construction time of two months is to allow for inclement weather.

From 15 September the boat park will be taken over and moved to a secure area with the Waddell Lodge area becoming secure from 1 October. From 15 October to approximately 7 November, the entire Domain will be secure.

Lake Karapiro

Mr. Johnson said zones 1 to 6 would be unavailable from 8.00am to 6.00pm from 4 to 17 October. From 18 to 26 October the time is to be extended from 6.00am to 17.30pm and includes zone 7. Full lockdown of the lake for zones 1 to 7 commences on 27 October and goes through to 7 November. A highly visible buoy line will mark the 'no go' areas.

Members commented on the public announcement aspect and Mr. Mayo advised of the procedure.

Mr. Mayo additionally commented on the event preparations and said service provider FX Networks were supplying the internet connection with graduated access peaking during crucial times during the competition.

RESOLVED

14/10/04

That the information be received.

Leach / Webber

Item 10 was taken at this time.

8 MIGHTY RIVER POWER – FLOW AND LEVEL REQUESTS

File Number: 85-33-01

Mr. Leach said Mighty River Power cannot guarantee lake levels during the World Rowing event as generation for security of supply takes priority however, of the 40 requests received in 2009, 39 were signed off. Two complications that might compromise the levels would be in the event of a flood or issues arising from the generating equipment. Mighty River Power has resolved to ensure any changes in lake levels would only occur should all other alternatives be exhausted.

RESOLVED

14/10/05

That the information be received.

Storey / Webber

9 DOMAIN DEVELOPMENTS

File Number: 01-85-25

Report of Consultant, J Mills dated 2 February 2010 was included in the agenda.

Mr. Mills said the opening of the Events Centre would probably be in the first week of June due to the availability of dignitaries such as Maori King, Tuheitia Paki and Governor-General, Hon Sir Anand Satyanand or Prime Minister, John Key. He said this would delay the availability of the centre to Karapiro 2010 Ltd by one week.

RESOLVED

14/10/06

That the report of John Mills, Consultant, dated 2 February, 2010 be received.

Healey / Gillett

10 FRONT ENTRANCE STRUCTURE

File Number: 01-85-25

Report of Consultant, J Mills dated 2 February 2010 was included in the agenda.

Mr. Mills introduced Mr. Geoff Wheeler from Jet Creative who with input from Brett Graham and Eugene Kara had created the three designs to be presented to the Committee. Mr. Wheeler commented on the design brief and consultation process before outlining the three designs which are to use natural, local materials. Mr. Mills commented on lighting features, the timeline available for completion and the sourcing of the materials to be used.

Mr. Mills said all three designs were consistent with the resource consent granted and Ngati Koroki Kahukura had been consulted, with Mr. Graham and Mr. Kara involved in the pou design.

Members debated the three options, ultimately rejecting option two with the larger and taller stones associated with the wave pattern made in steel but could not reach agreement on an overall preferred design choosing to recommend two options to Council for consideration.

RESOLVED

14/10/07

That the report of John Mills, Consultant, dated 2 February 2010 be received; and,

Councillor Webber / Councillor Healey

RESOLVED

14/10/08

That the Karapiro Domain (Mighty River Domain) Committee recommend to Council that it prefers concept designs one and three (pou) subject to:

- a) *the following amendments:*
 - i) *final confirmation of pou*

- b) *consent of:*
- i) *IWI – Ngatai Koroki Kahukura Trust, Ngatai Haua Trust*
 - ii) *Mighty River Power*
 - iii) *Affected Residents*
 - iv) *Council Manager Planning and Regulatory*

Councillor Healey / Councillor Webber

Item 8 was taken after Item 10.

11 FEES AND CHARGES FOR PERIOD 1 JULY 2010 TO 30 JUNE 2011

File Number: 01-85-25

Report of Consultant, J Mills dated 2 February 2010 was included in the agenda.

Mr. Mills said one additional charge would be added around the hireage of the kitchen/shop facility. He noted a required in hiring the facility to use one of the 'preferred' caterers and/or designated bar managers to ensure quality of food and service is of a high standard.

RESOLVED
14/10/09

That the report of John Mills, Consultant, dated 2 February, 2010 be received.

Healey / Storey

12 AMENDMENT TO RESERVE MANAGEMENT PLAN & LEASES ON MIGHTY RIVER DOMAIN AT LAKE KARAPIRO

File Number: P14149

Report of Property Advisor, J Blackmore dated 2 February 2010 was included in the agenda.

Mr. Mills said the current District Plan contemplated Council providing leases to sporting and recreational groups but didn't give that ability. He said the amendment would empower Council to give the leases intended but noted negotiations around major events for existing tenants would need to be completed.

RESOLVED

14/10/10

That

- a) *The report of the Property Advisor dated 2 February 2010 be received; and,*
- b) *The Karapiro Domain (Mighty River Domain) Committee recommends that Council resolves the following:*

i) That, as part of its obligations under Section 41(4) of the Reserves Act 1977 ('the Act') to keep an operative Reserves Management Plan under continuous review, Council, as administering body of the Mighty River Domain at Lake Karapiro, reviews and amends the Karapiro Domain Strategic Plan and Reserve Management Plan ('Karapiro RMP') to make provision for leases to be granted to community groups and sporting organisations in accordance with Council's Policy on the Leasing of Council Owned or Administered Land and as permitted by Section 54 and the First Schedule of the Act.

ii) That, pursuant to Section 41(9) of the Act, the Council does not consider that the proposed amendment constitutes a comprehensive review of the Karapiro RMP and pursuant to Section 41(5A) of the Act it is determined that written suggestions on the proposed amendment to the Karapiro RMP will not materially assist in its preparation and therefore no invitation for written suggestions on the proposed amendment to the Karapiro RMP will be extended.

iii) However, that pursuant to Section 41(6) of the Act, the proposed amendment will be made available for public inspection and for the making of written submissions in accordance with the Act.

iv) That the proposed amendment to the Karapiro RMP be inserted between clauses 7.1 and 7.2 of the Objectives and Policies sections of the Karapiro RMP and that it be worded as follows:

Objective:

To grant leases of land within the Karapiro Domain where such leases are in accordance with the promotion of the on-going use and development of the Karapiro Domain for a wide range of aquatic sporting events and outdoor pursuits.

Policies:

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

v) That a 'Major Events' clause be inserted into leases to groups based on the Domain to safeguard Council's rights in the circumstance in which a major event is to be held on the Domain or on the part of Lake Karapiro immediately adjacent to the Domain.

vi) That Council's lease to Karapiro Rowing Inc in respect of the area that their Flynn Cove buildings occupy on the Mighty River Domain at Lake Karapiro be varied to include the area that the Don Rowlands Finish Tower occupies in the centre of the Domain (being approximately 55m²), with all other terms and conditions of the lease remaining unchanged.

vii) That Council's lease to the Cambridge Yacht and Motor Boat Club Inc in respect of the area (being approximately 5,500 m²) that their clubroom and boat storage shed occupies on the Mighty River Domain at Lake Karapiro be renewed for a term of five years with two rights of renewal for a further five years each and otherwise in compliance with the standard terms and conditions of Council's Community Leasing Policy.

viii) That, once the Karapiro RMP has been updated in accordance with resolutions i) through iv) above, Council grant new leases under Section 54(1)(b) of the Reserves Act 1977 in respect of storage space within existing buildings on the Mighty River Domain at Lake Karapiro for terms of five years with two rights of renewal for a further five years each and otherwise in compliance with the standard terms and conditions of Council's Community Leasing Policy, to the following organisations:

- KRI (for use of approximately 216m² within the large North end shed and approximately 20m² basement storage in the Events and Community Centre),*
- Te Mana Visions Charitable Trust (for use of approximately 100m² within the large North end shed),*
- Waikato Cycling Sports Academy Inc (for use of the smaller North end shed, being approximately 100m² in size),*
- Nga Kaihoe o Aotearoa (for use of approximately 20m² basement storage in the Events and Community Centre), and*
- NZ Grand Prix Hydroplane Driver's Club Inc (for use of approximately 20m² basement storage in the Events and*

Community Centre).

ix) That Council enter into an 'Agreement to Lease' with the Waikato Rowing Association Inc in respect of its proposal to extend the large shed at the North end of the Mighty River Domain at Lake Karapiro by up to 140m² to accommodate the storage of its rowing- related equipment.

x) That, once the Waikato Rowing Association Inc has completed the extension to the large shed at the North end of the Mighty River Domain at Lake Karapiro outlined in resolution ix) above so that a Code of Compliance Certificate has been issued in respect of it and once the Karapiro RMP has been updated in accordance with resolutions i) through iv) above, Council grant a new lease under Section 54(1)(b) of the Reserves Act 1977 to the organisation in respect of this shed extension.

xi) That the lease to the Waikato Rowing Association Inc outlined in resolution ix) above be granted for a term of 15 years with one right of renewal of a further 15 years in acknowledgement of the significant investment required to extend the shed, and otherwise comply with the standard terms and conditions of Council's Community Leasing Policy.

xii) That the Chief Executive be delegated authority to execute and the common seal of the Waipa District Council be affixed to all documents relating to the leases outlined in the resolutions v) through xi) above.

Webber / Rodger

There being no further business the meeting closed at 5.34pm.

CONFIRMED AS A TRUE AND ACCURATE RECORD

CHAIRPERSON: _____

DATE: _____