



**LAKES ARAPUNI AND
KARAPIRO
RESERVES MANAGEMENT
PLAN**

(LAKESIDE PLAN)

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1. INTRODUCTION & BACKGROUND

1.1 Background

1.1.1 Council policies have long recognised the Waikato River valley and its associated lakes as both a regional and national asset. Critical components of this asset are the lakeside reserves that provide access to the hydro-lakes. Whilst the long-term strategic protection of this asset relies largely upon the policies and objectives of the District Plan, their short-term, day-to-day management is the responsibility of ‘reserve management plans’.

1.1.2 This document represents a departure from Council’s traditional reserve management documentation. Until now, each of the District’s lakeside reserves has operated according to their individual management plans. Good practice dictates that reserve management plans be reviewed at least every 10 years, or as changing circumstances dictate. Because Council’s existing management plans are now due for renewal, opportunity is being taken to combine a number of plans within one ‘generic’ document. This Lakeside Reserve Management Plan encompasses the following:

- Arapuni Landing
- Bulmers Landing (including Bulmer’s Island)
- Moana Roa Recreational Reserve
- Keeley Recreational Reserve
- Bob’s Landing
- Horahora Domain

1.1.3 The rationale for adoption of a generic plan is that most lakeside reserves share similar characteristics, goals and objectives. In the interests of consistency and easier cross-reference, it is logical to rationalise those management plans in one user-friendly document. The Reserves Act 1977 makes provision for generic and all-encompassing management plans.

1.1.4 The land encompassed by this plan is predominantly classified for recreation purposes. In some instances, however, reserves incorporate land that is either ‘unclassified’, or not within Council ownership.

1.1.5 This plan acknowledges that, whilst these parcels do not have legal status as 'reserves', there is an historic expectation that they be managed as such. Council considers it appropriate to manage these non-classified areas in a manner consistent with lakeside reserves. It is accepted that these parcels may have specific limitations that prevent them from formally being the subject of a Reserves Act Management Plan. However, the management plan process is still considered an appropriate mechanism for providing public input into the management of these areas.

1.1.6 Land status and classification is identified in Section 6 of the Management Plan.

1.2 Purpose of Reserve Management Plans

1.2.1 Reserve Management Plans are required under section 41 of the Reserves Act 1977. Specifically, the Act 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 purposes for which it is classified, and shall incorporate and ensure compliance with the principles set out in section 17, section 18, section 19, section 20, section 21, section 22, or section 23, as the case may be, of this Act for a reserve of that classification.”

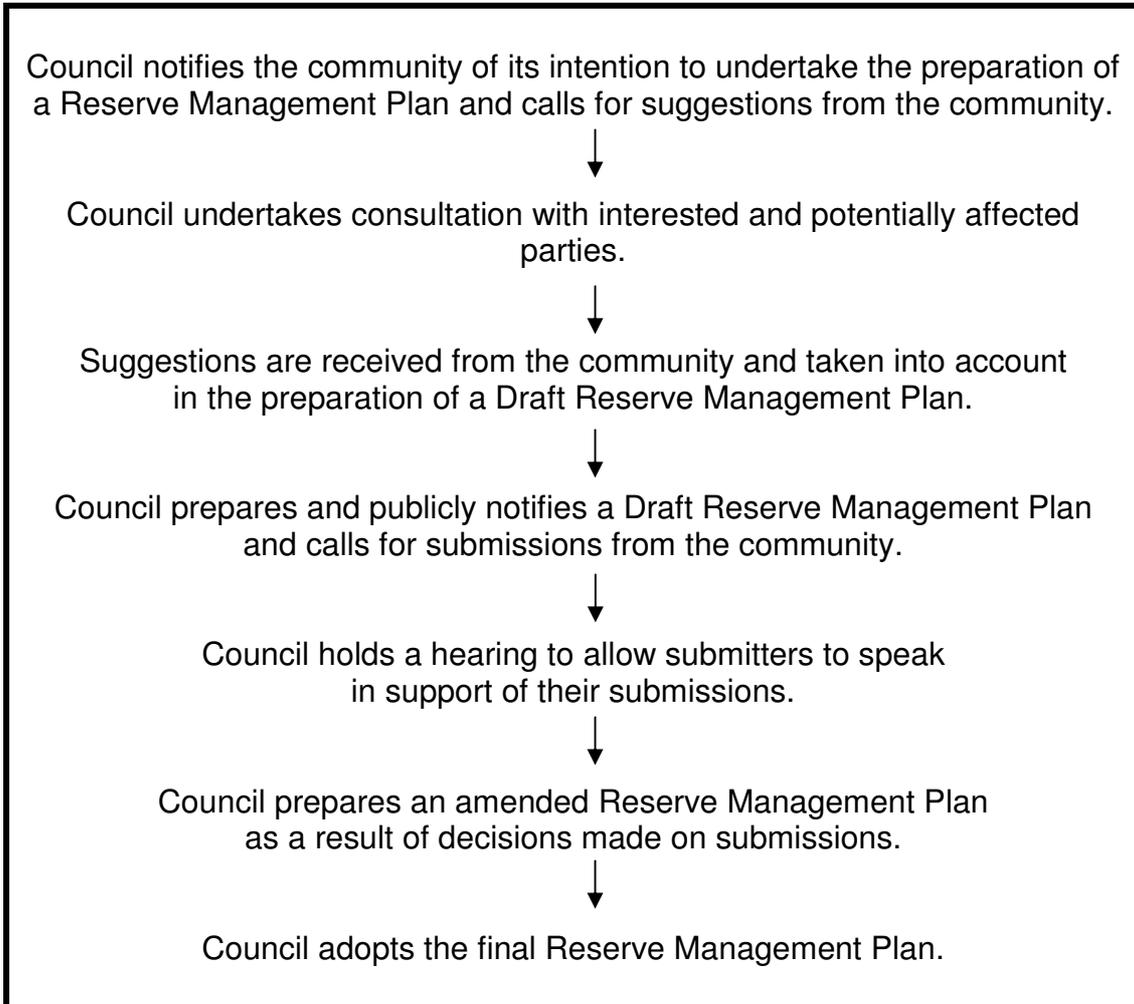
1.2.2 The Management Plan's key purpose is to ensure that the use and management of the reserve is consistent with the purpose for which the reserve has been classified. In this case, the purpose of each reserve is essentially 'recreation'.

1.2.3 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 ...”.

1.3 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 1.2 (Reserve Management Plan Preparation Procedure).



2. STATUTORY CONTROLS

2.1 Reserves Act 1977

2.1.1 The Reserves Act 1977 is the primary statute underpinning this Reserve Management Plan. The statute replaces the Reserves and Domains Act 1953 and introduces the reserve classification system currently in use today. The statute also requires all administering authorities to prepare Reserve Management Plans under their control (see S 41 above).

2.1.2 With the exception of non-reserve land in private ownership, the management of these lakeside reserves has been vested in Council under the Reserves Act. Those responsibilities include (but are not restricted to), powers to lease and obligations to control, maintain and manage activities on site.

2.2 Resource Management Act 1991

2.2.1 The Resource Management Act 1991 introduced a management regime covering the use and development of New Zealand's natural and physical resources. It established the framework for the development and implementation of District and Regional Plans, each of which can impact on reserve development.

2.2.2 The District and Regional Plans contain objectives, policies and rules governing the control of environmental effects resulting from the use and development of resources. The legislation requires resource consent for activities whose effects are likely to be significant. Linkage with the District Plan is addressed in Section 3.0 of this Management Plan.

2.3 Local Government Acts 1974/2002

2.3.1 The Local Government Act 1974 has been replaced in part, by the Local Government Act 2002 (LGA). The Act imposes a requirement for Council's to prepare Annual Plans, the purpose of which is to signal expenditure. Capital expenditure resulting from management plan policies would require to be signalled within the Annual Plan.

2.3.2 The Local Government Act 2002 also introduced a requirement for Councils to produce a Long Term Council Community Plan (LTCCP). The LTCCP replaces the former Long Term Financial Strategy and requires that proposed expenditure is signalled over a 10 year period. This has implications for reserve development and management plan policies.

2.4 Other Legislation

- 2.4.1 The management of non-classified (or non-Council owned) land may be affected by legislation other than the Reserves Act, the RMA or the LGA. Other legislation has the potential to impose limitations or requirements that impact on Council's management of non-classified land. Details are not known at this stage.

3. LINKAGES WITH OTHER DOCUMENTATION

3.1 Community Leisure Plan

3.1.1 Waipa's Community Leisure Plan was adopted in May 2002. It is the guiding strategic document for the provision and development of the District's recreational facilities.

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.

3.1.2 The Community Plan continues to state that 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,
- 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."

3.2 Waipa District Plan

3.2.1 The Waipa District Plan was adopted in December 1997. The Plan is a requirement of the Resource Management Act 1991 and outlines the controls necessary to regulate development and its environmental effects. The Plan identifies the policies and rules necessary to achieve a range of environmental objectives.

3.2.2 The Waipa District Plan includes the following objectives under the heading of Recreational Activity and the Provision of Reserves:

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 Plan¹.

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 detracting from the local amenity values.

3.2.3 Policy RC 1 of the District Plan refers to the provision of recreational activity in rural areas. It seeks to ensure that recreational activities do not adversely affect the rural environment or the sustainable management of any significant natural or physical resource.

3.2.4 The Waipa District Plan identifies the Lake Karapiro area as one of the District’s Special Landscape Character Areas (SLCAs). The Plan contains rules related to the appearance, scale and location of development in SLCAs to help ensure that natural qualities of the area are maintained, and that existing view corridors (such as the view corridor from State Highway 1) are not lost. Any development proposals on the reserves will need to be assessed against the provisions of the District Plan to determine if resource consent approval is required.

3.3 Waikato Proposed Regional Plan

3.3.1 The Waikato Proposed Regional Plan contains objectives, policies and rules in relation to the management of natural and physical resources. Of particular relevance to ‘lakeside reserves’ is the necessity for resource consent (from Environment Waikato) for development in and around the foreshore. For example, proposals to construct a boat ramp or jetty would necessitate resource consent from Environment Waikato.

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

3.4 Long Term Council Community Plan

- 3.4.1 The Local Government Act 2002 introduced a requirement for all Local Authorities to adopt a Long Term Council Community Plan (LTCCP) by 1st July 2004. The LTCCP is a 10-year Plan driven by the expectations ('outcomes') of the community.
- 3.4.2 Waipa District Council undertook the 'outcomes' phase of the LTCCP in November 2002. Of the priority issues identified by the community, the most topical concerned 'reserves'.
- 3.4.3 The community recognised the value of reserves, not only within a recreational context, but in terms of their contribution towards community health. Reserves were also recognised as playing an important role in the District's long-term environmental management.

3.5 Environment Waikato Navigational Safety Bylaw 2002

- 3.5.1 The Environment Waikato Navigational Safety Bylaw 2002 is of relevance to all activities undertaken on Lakes Karapiro and Arapuni. The Bylaw identifies 'activity water zones' and the rules associated with water activities. These Water Zones provide for access lanes, ski lanes, restricted water areas, 50 metre restricted water areas, conditional unrestricted speed areas, a slalom or jump course area, and bathing areas.

3.6 Waipa District Dog Control Bylaw

- 3.6.1 Dogs controlled on a leash may have access to any park, reserve or public place within the District other than the dog-prohibited areas identified in the Dog Control Bylaw (the Bylaw). Prohibited areas affected by this Management Plan include the southern areas of Bulmer's Landing and Arapuni Landing, as signposted.
- 3.6.2 The restricted areas identified in Schedule 1 of the Bylaw are not applicable to the following:
- Guide dogs certified by the Royal New Zealand Foundation for the Blind.
 - Hearing ear dogs certified by the Hearing Association.
 - Companion dogs certified by the Top Dog Companion Trust.

- 3.6.3 The Bylaw's policy on 'fouling' is applicable to all public places, reserves included. Section 20(5) of the Dog Control Act 1996 provides that every person who commits a breach of the Bylaw commits an offence. The offence is liable for penalties described by Section 242(4) of the Local Government Act 2002. At the date of making this Management Plan, the fine does not exceed \$20,000.

4. PRIMARY AIMS AND OBJECTIVES

4.1 Goal Statement

- 4.1.1 The lakeside reserves affected by this document are largely classified for 'recreation' purposes. The goal for recreational reserves is defined by the Reserves Act. It states as follows:

“... in relation to reserves classified as recreational reserves, for the purpose of providing 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.” (S.17 Reserves Act 1977).

4.2 Aims

- 4.2.1 To ensure unrestricted public access to the lake waters in pursuit of water-based recreational activities.
- 4.2.2 The development and maintenance of lakeside reserves (and facilities) to a standard which reflects their value, character and use, and to enable maximum public use, enjoyment and safety consistent with the preservation of natural values.
- 4.2.3 The management of reserve land to ensure that the present and future uses and needs are not in conflict and that management decisions enhance future recreational opportunities.

4.3 Objectives

- 4.3.1 Appropriately developed and well-maintained lakeside recreation reserves for public enjoyment of the lakes and their margins.
- 4.3.2 Provision of adequate reserves and facilities for aqua sports, passive and active recreation.
- 4.3.3 Maintained and enhanced access to and along lakeshores where practicable.
- 4.3.4 Preservation of the natural character of lakes and their margins.
- 4.3.5 Safe and well-maintained means of launching and retrieving boats, together with adequate space for trailer parking and manoeuvring.

4.4 Non-reserve land.

- 4.4.1 Council's management of non-reserve land will be guided by the Aims and Objectives identified in Sections 4.2 and 4.3 of the Management Plan. This will be subject always to the specific limitations imposed on Council in respect of those lands.

5. GENERAL POLICY STATEMENTS

5.1 Access and Parking

- 5.1.1 To provide and maintain year round access with ample parking including manoeuvring areas for car/boat trailer combinations.
- 5.1.2 Drainage should take advantage of natural contour utilising surface water channels. (water tables).
- 5.1.3 Hard-stand parking shall be limited to those areas of high volume traffic e.g. boat ramp aprons.
- 5.1.4 Volume parking shall be of low visual and mechanical impact (e.g. grass or metal).
- 5.1.5 Parking areas shall be readily identifiable and/or signposted in order to minimise damage to grassed picnic areas.
- 5.1.6 Pedestrian access onto and through reserves shall not be restricted by the erection of fences or other means, except in the case of reserves that are grazed, in which case stiles will be erected.

Justification

- (1) Motorised vehicles can cause serious damage to turf by either repeated wear or bogging in wet weather. Damage can also be done to plantings, and people and wildlife put at risk. However, it is accepted that users of reserves require parking and access roads and the provision of these will help to minimise damage to other areas of the reserve.
- (2) Formal delineation between parking and recreational space is understated in order to minimise visual impact. Sealed areas with kerb and channel are essential urban features which are out of context within a rural environment.
- (3) The freedom of entry and access to reserves is protected by Section 17(2)a of the Reserves Act. This is, however, subject to any lease or seasonal use agreement over the reserve and any action necessary for the protection of the reserve and its users.

5.2 Buildings

- 5.2.1 To ensure that only those buildings and structures essential for the public health and enjoyment of the facility are established.
- 5.2.2 Any building, structure or installation shall relate predominantly to outdoor recreation and necessarily occur on or be served from the reserve.
- 5.2.3 Any proposal to establish a building structure or installation shall be subject to Council approval.
- 5.2.4 The design of a proposed building or structure shall be subject to Council approval. In every instance, the design should be sympathetic to the quality of the surrounding landscape.

Justification

- (1) Reserves are created principally for the provision and preservation of open space. However, some buildings such as changing rooms, toilets and clubrooms might be considered necessary for the enjoyment and full utilization of the reserve.
- (2) Without exception, Waipa's lakeside reserves are located within Special Landscape Character Areas. As such, potential development (no matter how small) needs careful design to ensure compatibility with the surrounding landscape.

5.3 Commercial Activity

- 5.3.1 To limit activity to services which cater for recreational activities and their enjoyment. Commercial activity is subject, in all instances, to the provisions of the District Plan. Where permitted, the activity must be of a recreational nature, or enhance the recreational use of the reserve, and be considered to benefit the community.
- 5.3.2 To allow, subject to Council approval, a casual level of mobile shop facilities to serve the public from the reserve.
- 5.3.3 Any application to establish a permanent commercial activity using the reserve area must be in accordance with the procedure and provisions of the Reserves Act 1977. Council will consider granting concessions only where it is able to impose appropriate conditions for control.

- 5.3.4 Council will consult with Transit New Zealand in instances where proposed commercial activities will be located adjacent to State Highways. Council will consider Transit New Zealand comments as part of its consideration for or against the granting of commercial concessions.
- 5.3.5 Where the erection of any structure is required, Council will need to be satisfied of the venture's long-term viability.

Justification

Some recreational experiences can only be provided by commercial entrepreneurs. Providing the activity is carefully controlled, the use of reserves in this way is not contrary to the principles of the Reserves Act.

5.4 Landscape

- 5.4.1 Landscaping should enhance the reserve when viewed from land or water.
- 5.4.2 Tree and shrub species shall be a combination of indigenous and exotic, with a preference for evergreen. It should not be dominated by one species or variety.
- 5.4.3 Formal gardens comprising essentially exotic species will be considered inappropriate.
- 5.4.4 Landscape planting shall be used to mitigate the effects of hard surface and structures.
- 5.4.5 No trees or shrubs shall be removed other than for the purposes of effective management or public safety.
- 5.4.6 Spreading canopy trees shall be established to provide u.v. protection.

Justification

Landscape planting has a crucial role to play in maintaining the character of the lakeside Special Landscape Character Areas. A landscaping policy provides opportunity to restore areas of native vegetation which were otherwise lost when the valley was originally flooded.

5.5 Boat ramps and Jetties

- 5.5.1 Council will endeavour to ensure continued boat launching access to its lakes, regardless of lake levels.
- 5.5.2 Council will endeavour to provide sufficient parking at each boat ramp to cater for users.
- 5.5.3 All boat ramps shall be kept clear of lakeweed, sand or silt accumulations that directly affect their operational capabilities.
- 5.5.4 All ramps shall be kept in a safe condition.

Justification

Council promotes use of its hydro lakes as a significant tourist attraction. Without an efficient and safe means of boat launching, use of the lakes would diminish. So too would the attractiveness of Waipa District as a place to live or to visit.

5.6 Visitor Safety

- 5.6.1 Council will install and maintain at all times signs describing lake zones, District rules, bylaws and water safety related information.
- 5.6.2 Where there are hazards to public safety on reserves such as unsafe structures, open drains, dangerous trees etc, they will be made safe in the interests of public safety.

Justification

Council is liable for the safety of the public on Council owned property. Every effort should be made to minimize the potential for risk.

5.7 Advertising

- 5.7.1 No reserve should be used as a platform for the advertisement of products or services. No advertising signage or promotional material of any description shall be permanently installed on reserve land.
- 5.7.2 Temporary signage associated with a sponsored event shall be subject to Council approval.

- 5.7.3 The New Zealand Standard for Outdoor Recreation Symbols 8603:1992 will be used as a source of graphic symbols in relation to outdoor recreation for signs erected on reserves.

Justification

Advertising is essentially an urban phenomenon. Uncontrolled within a rural environment, it has the ability to compromise the unspoiled character of the lakeside reserves. Advertising signage has the ability to compromise the public's enjoyment of the natural environment.

5.8 Signage and Information

- 5.8.1 Signage shall be maintained to a high standard. It shall be designed and located to ensure consistency of format and the preservation of landscape and scenic qualities.
- 5.8.2 Signage shall be for the purpose of reserve information, visitor safety and regulatory purposes only. It shall be subject in all cases to the approval of the Asset Manager – Parks and Recreation. Signage shall be reviewed on an annual basis to ensure that redundant and duplicated signage is removed where appropriate.
- 5.8.3 Signage associated with the advertisement of products and services shall not be permitted. However, Council will consider the installation of information signs and printed material associated with recreational interests (e.g. 'Fish and Game' etc), providing in all instances, it is subject to the approval of the Asset Manager – Parks and Recreation.
- 5.8.4 Council will erect and maintain a sign at the entrance to the reserve, which includes the reserve name, the managing authority and the essential regulations to visitors.
- 5.8.5 Where signage potentially affects a State Highway, Transit New Zealand will be consulted and its comments taken into account.

Justification

Uncontrolled or redundant signage creates visual clutter and confusion for lakeside reserve users. In the interests of preserving the amenity value of the Special Landscape Character Areas, it is important that signage is sensitively controlled. Controls extend to design, location and content, all of which are subject to Council approval.

Signage visible from State Highways can adversely effect road safety. Council will consult with Transit New Zealand to ensure that signage has little or no impact on traffic safety.

5.9 Mowing Maintenance Standards

- 5.9.1 Reserves will be mown to the standards set out in Appendix 1.

Justification

The application of maintenance standards is necessary to ensure uniform and consistent levels of service. In addition, maintenance standards will also assisting supervisory staff in identifying priority areas.

5.10 Toilet Facilities

- 5.10.1 Council will endeavour to maintain all reserve toilets in a clean and hygienic state in keeping with the expectations of reserve users.
- 5.10.2 Cleaning frequency is the key to maintaining clean and hygienic facilities, and this in turn is determined by the seasonal usage of the reserve.
- 5.10.3 In periods of high usage (December to February inclusive), facilities are to be checked daily and serviced if required.
- 5.10.4 In periods of low usage (March to November inclusive), facilities are to be checked twice weekly (Monday and Friday) and serviced if required.

Justification

The maintenance and development of reserve facilities is necessary to enable maximum public use and enjoyment of the reserve(s). This is consistent with the primary aims and objectives of the Management Plan.

5.11 Grazing of Reserves

- 5.11.1 Where reserves are not immediately required on a regular basis for recreation, they may be fenced and grazed, as a method of maintenance, subject to Section 74 of the Reserves Act 1977. Stock shall not have access to areas which have been landscape planted for amenity, shelter or other Council-approved reasons.

- 5.11.2 The fencing of these reserves shall not preclude public pedestrian access. Where gates are locked to prevent the escape of stock, a stile must be provided. The responsibility for the containment of stock shall remain at all times with the lessee of any grazing lease.
- 5.11.3 Grazing of stock species which are considered (by Council) as a potential risk to the general public (e.g. bull farming / stag farming) will be considered inappropriate.
- 5.11.4 The grazier shall be responsible for all maintenance to the reserve including fences, weed control, drains, troughs, water supply, fertiliser, gates etc. Tree maintenance, however, shall remain the responsibility of Council.

5.12 Camping / Independent Overnight Stays

- 5.12.1 Up to a maximum of 2 consecutive nights, short-term independent overnight parking will be permitted for self-contained motor homes and camper vans certified in accordance with NZS 5465:2001 (New Zealand Standard for Self Containment of Motor Caravans)
- 5.12.2 With the exception of Karapiro Domain, there is a presumption against conventional overnight camping on any lakeside reserve. One-off requests for 'community event camping' will be considered on a case-by-case basis, and subject in all cases to the prior written approval of Council's Asset Manager – Parks and Recreation.

Justification

With the exception of Karapiro Domain, existing lakeside reserves have minimal service amenities. Toilet facilities are small in number and there is no provision for showers. Typically, therefore, infrastructure is insufficient to meet the requirements of the Camping Ground Regulations 1985.

Previous management regimes permitted incidental overnight camping. This was found to be problematic when campers stayed for prolonged periods of time and put an unreasonable burden on existing facilities. Prolonged camping was also found to be problematic because it restricted recreational space (or lakeside frontage) available for incidental community use. Typically, the adverse effects caused by camping coincided with peak seasonal usage when demand for recreational space was at its highest.

This management plan recognises the ability of motor homes and camper vans to be self-contained. Self-containment is the ability to meet the ablutionary and sanitary needs of the occupants of a motor caravan, for a minimum of three days, without needing external services and the need to discharge waste. It is acknowledged that self-contained camping creates fewer burdens on infrastructure and service facilities. Limited to a maximum of 2 consecutive nights, self-contained camping (i.e. independent overnight parking) will have limited impact on the availability of recreational space.

For all other forms of camping, people are encouraged to use the existing camping facilities at the Karapiro Domain. The availability of Karapiro's facilities is signalled on signage at all lakeside reserves.

5.13 Vandalism

- 5.13.1 Where possible, facilities will be located and constructed to reduce the risk of vandalism. Facilities will not be situated in secluded locations.
- 5.13.2 Vandalism on reserves (including graffiti) will be repaired as soon as practically possible following its reporting to Council officers.
- 5.13.3 If vandals are apprehended and brought to the notice of the police, it is Council policy to seek restitution.

Justification

In order to maximise use of Lakeside reserves, recreational facilities need to be maintained to an acceptable standard. Vandalised facilities that are left un-repaired ultimately increase the cost of maintenance.

5.14 Litter Control

- 5.14.1 Litter bins shall be provided on reserves at strategic locations where people congregate or traverse, and where a potential for litter exists.
- 5.14.2 Bins will be provided in sufficient numbers to satisfy demand. This will mean extra facilities during lake events and at periods of peak usage.
- 5.14.3 The design, construction and placement of bins will take into account security against vandalism and animal pests, and also the temporary or permanent nature of the bin.
- 5.14.4 Bins will be cleared promptly and with sufficient frequency to prevent overflow, spillage and animal pest problems. Servicing contracts will be tailored accordingly.

- 5.14.5 The dumping of domestic refuse (including but not restricted to garden wastes) on reserves will not be permitted. Enforcement of this policy will be pursued under the terms of the Resource Management Act, the Litter Act and Council Bylaws.

Justification

Unsupervised litter control and dumping has the ability to compromise the public use, enjoyment and safety of lakeside reserves. Maximum public use will only be achieved if facilities and surroundings are maintained to a standard that reflects their value, character and use within the community.

5.15 Leases & licenses

- 5.15.1 Although few are applicable to this particular management plan, three types of lease potentially affect council reserves. These include 'community leases', 'grazing leases' and 'commercial activity leases'.
- 5.15.2 At the discretion of Council, leases are typically for a period of 10 years. In accordance with the specifics of the lease documentation, they may be altered or terminated with due notice by either party.
- 5.15.3 Lease applications will be assessed in accordance with the compatibility of the proposed activity with the primary aims and objectives of the reserve.
- 5.15.4 Unless otherwise agreed with Council, lessees will be responsible for mowing, car-parks and the maintenance of their respective buildings and environs. Lessees are also responsible for ensuring compliance with the District Plan, and / or obtaining the necessary resource consents where appropriate.

Justification

It is recognised that, in the right circumstances, 'leasing' can be beneficial to both Council and community groups. The 'lease' functions as a contractual agreement to ensure that Council property is appropriately managed and maintained to an agreed standard. At the same time, it is recognised that lease agreements are necessary to enable continuity and forward planning for lessees.

5.16 Non-reserve land

- 5.16.1 Council's management of non-reserve land will be guided by the General Policy Statements identified in Sections 5.1 to 5.14 of the Management Plan. This will be subject always to the specific limitations imposed on Council in respect of those lands.

6. INDIVIDUAL RESERVE MANAGEMENT POLICIES

6.1 Bulmer's Landing

- 6.1.1 Bulmer's Landing is a recreational reserve on Lake Arapuni, located approximately 6km south east of Pukeatua. For management purposes, this Plan relates to Bulmer's Island also. The reserve lies on the left bank of the Waikato River that leads directly to the hydro dam and penstock downstream. Access to the reserve is via Bulmer's Road.
- 6.1.2 The reserve comprises 2 parcels of Council owned land, both of which are separated from the water's edge.
- Lot 1 DPS 49156 of 1.3143 hectares in Computer Freehold Register SA42D/207. This parcel has yet to be classified by Council and is subject to a Land Improvement Agreement in H.518801.
 - Lot 1 DPS 16521 of 6662m2 in Computer Freehold Register 22C/290. The area is classified recreation reserve by NZ Gazette 1982 p.1451 (Document H.408366)
- 6.1.3 Lot 1 DPS 49156 was purchased as recreation reserve by Waipa County Council in 1989 from CW and NM Berney for \$42,000 (now Waipa District Council by NZ Gazette 1989 p.2460). Lot 1 DPS 16521 was purchased as recreation reserve by Waipa County Council in 1972 \$1 (now Waipa District Council by NZ Gazette 1989 p.2460)
- 6.1.4 A connecting strip between Bulmers Landing and Arapuni Landing is Crown owned and part acquired for water power development purposes. The balance of the strip was Council owned road which was stopped and vested in the Crown. For a number of years, the Matamata County Council held an appointment from the Ministry of Works to control and manage the strip.
- 6.1.5 The connecting strip is to be included in an easement to be granted by the Crown in favour of Mighty River Power. The easement protects Mighty River Power's operating requirements over the Arapuni lake bed, and Crown owned land along the lake edge. Once the operating easement is registered, the strip will be set apart by the Crown and vested in Council. This does not prevent the renewal of the Reserve Management Plan in the meantime.

- 6.1.6 Facilities at Bulmers Landing include a 3 bay boat ramp and a toilet block. Due to ongoing problems with vandalism, play equipment is no longer maintained at this reserve.
- 6.1.7 Individual policies:
 - 6.1.7.1 Introduced trees shall be New Zealand natives only.
 - 6.1.7.2 The boundary between adjoining farmland and the reserve shall remain densely vegetated.
 - 6.1.7.3 Internal roading should be sealed to prevent nuisance or injury from dust and stones.

6.2 Keeley Recreational Reserve

- 6.2.1 The Keeley Recreation Reserve is located approximately 10km east of Cambridge on the right bank of Lake Karapiro. Access to the reserve is via a metalled track off State Highway 1.
- 6.2.2 The reserve land was originally taken under the Public Works Act as part of the Whitehall deviation of State Highway 1. In 1980 it was no longer required for public works and in 1981 it was vested in the Matamata County Council. It was classified recreation reserve by NZ Gazette 1981 p.2437 (Document H.365056) and was transferred to the Waipa District in 1989.
- 6.2.3 The reserve is situated over three terraces of the Waikato River with a sharp drop between each level. It comprises an area of 15.4392ha and is legally described as Section 1, SO 49238 in Computer Freehold Register 111963.
- 6.2.4 Individual Policies: None

6.3 Bob's Landing

- 6.3.1 Bob's Landing is a strip of Crown owned land on the shores of Lake Karapiro at the intersection of Maungatautari Road and State Highway 1. It is located approximately 10km west of Tirau and has access from Maungatautari Road. Bobs Landing is not signposted.
- 6.3.2 Bob's Landing comprises a series of parcels legally described as Pt Sec 129, Matamata Settlement (CT 1299/18), Pt Lot XI DP 3300 and Pt closed road. Collectively it comprises an area of 2.4534ha.

- 6.3.3 Pt Sec 129, Pt Lot XI DP 3300 and Pt closed road are primarily designated for 'water-power purposes' by proclamation 56247. It was subsequently gazetted for secondary use as recreation reserve in New Zealand Gazette 1968, p254. The reserve passed to Waipa District Council as a result of local government reorganization in 1989.
- 6.3.4 The strip is to be included in an easement to be granted by the Crown in favour of Mighty River Power. The easement protects Mighty River Power's operating requirements over the Karapiro lakebed and Crown owned land along the lake edge. Once the operating easement is registered, the strip will be set apart as reserve by the Crown and vested in Council. The land will require classification by Council following reservation and vesting.
- 6.3.5 The reserve consists primarily of regenerating scrub with a number of mature trees located towards the eastern boundary. The access road is sealed as far as the boat ramp and the ramp itself is metalled. The reserve itself does not have legal access from State Highway 1.
- 6.3.6 Individual policies:
- 6.3.6.1 Club buildings and pavilions will not be permitted on the reserve on either a temporary or a permanent basis.
- 6.3.6.2 The scale of Bobs Landing relative to other nearby lake reserves is small. It is seldom used with little or no recreational facilities. Whilst the use of Bobs Landing is not discouraged per se, its infrequent use does not merit directional signage off State Highway or Maungatautari Road.

6.4 Moana Roa

- 6.4.1 The Moana Roa reserve is located approximately 15km east of Cambridge on the right bank of Lake Karapiro. The Council owned reserve comprises Section 149 Block XVI Cambridge SD of 2.4653ha in Computer Freehold Register SA24B/936. It is classified recreation reserve by NZ Gazette 1983 p.494 (Document H.455745).

- 6.4.2 The land was originally part of Becks Nurseries, purchased in 1975 by the Matamata County Council as reserve. It was subsequently transferred to the Crown in 1977 for the realignment of State Highway 1. The balance was vested in Matamata County Council in 1978 and was gazetted 'recreational reserve' in NZ Gazette 1978 p.2371 – now Waipa District Council by NZ Gazette 1989 p.2460.
- 6.4.3 The reserve is situated over 2 terraces of the Waikato River with a drop between each level. An area of flat land adjoins the State Highway and from there, terrace faces have been cut in order to provide access to the reserve and the lake. A sealed loop-road provides access to toilet facilities and a concrete boat ramp.
- 6.4.4 Facilities at Moana Roa include a concrete boat ramp and a toilet block on the upper terrace. Access is restricted from State Highway 1 (see NZ Gazette 1976 p.651) and adjoining landowners have a right of way over part of the reserve (Document H.227818).
- 6.4.5 Individual policies:
- 6.4.5.1 To permit the top terrace (adjacent to the State Highway) for the purpose of a market place at which hawkers may congregate to sell their products.
- 6.4.5.2 To prohibit advertising signage on the reserve facing the State Highway.

6.5 Horahora Domain

- 6.5.1 Horahora is situated on left bank (western shore) of Lake Karapiro on Maungatautari Road. Accessed from State Highway 1, the reserve is situated less than 1km from Horahora Bridge. The reserve is located approximately 10km west of Tirau and 18km east of Cambridge.
- 6.5.2 This Council owned reserve comprises Section 147, Block XVI Cambridge SD of 2.7190 hectares in Computer Freehold Register 109976. It is classified recreation reserve by NZ Gazette 1980 p.2050 (Document H.296763).

- 6.5.3 The reserve was originally reserved as the ‘Maungatautari Domain’ by notice in the New Zealand Gazette 1960 (p.919). The Matamata County Council was appointed as Domain Board by New Zealand Gazette 1960 (p.917). As a result of representation by Federated Farmers, the name was changed to Horahora Domain in 1963 (NZ Gazette 1963 p.561).
- 6.5.4 In 1961 a lease of a building site was granted to the Piarere Ski Club for the purpose of erecting clubrooms. The clubrooms remain to this day. A small area to the south of the clubrooms is grazed by an adjoining landowner.
- 6.5.5 Facilities at the Horahora Domain include a toilet block and two concrete boat ramps. One of the ramps is used principally by the Piarere Ski Club and has been closed to public access since 1975.
- 6.5.6 Individual policies:
- 6.5.6.1 To allow, by prior arrangement with Council, the reserve to be closed for sporting functions between March and November.
- 6.5.6.2 To continue to formally lease part of the site to the Piarere Ski Club.

6.6 Arapuni Landing

- 6.6.1 Arapuni Landing is located approximately 50 kms from Hamilton and 17 kms from Putaruru. It is accessed via the no-exit Arapuni Landing Road from Te Ana and from the Kihikihi – Arapuni Roads respectively. The reserve itself is situated on the left bank (western shore) of the lake, downstream of the lake’s main body.
- 6.6.2 The reserve comprises two parcels of Council owned land, which like Bulmer’s Landing are set back from the water’s edge by a Crown owned strip of land. The parcels are legally described as:
- Part Lot 2 DPS 49156 of 5.0665 hectares in Computer Freehold register 50C/464 (This parcel has yet to be classified by Council). This parcel is subject to access and water rights created by transfers H.915514.5 and S.262288.

- Part Lot 1 DPS 62481 of 1.6192 hectares. There is no title to this land which is held by Council as a classified local purpose (road) reserve by NZ Gazette 1992 p.1129 (Document B.080992). This parcel is subject to access rights created by transfer H.915514.5

6.6.3 Both parcels were purchased by Council as reserve in 1989 and both parcels are subject to a Land Improvement Agreement in H.518801. In addition to a toilet block on the north-east boundary, the reserve includes a 3-bay concrete boat ramp and a metalled access track to a picnic area on the southern point.

6.6.4 Individual Policies:

6.6.4.1 The metalled access track to the picnic area on the southern point is maintained annually.

6.7 Individual Policies for Non-reserve lands

6.7.1 Council's management of non-reserve land will be guided by the matters set out in Sections 6.1 to 6.6 of the Management Plan, as they relate to the respective adjoining reserves. This will be subject always to the limitations imposed on Council in respect of those lands.