Council Public Agenda - 30 September 2026

Council Chambers
101 Bank Street
Te Awamutu

Chairperson
Mayor MJ Pettit

Members
LV Bennett, AA Camson, JM Davies-Colley, RDB Gordon, ML Gower, PA Kempthorne, MG Montgomerie, DM Morgan, CS St Pierre, DH Taylor, SL Walsh

30 September 2026 09:15 AM

Agenda Topic			Presenter	Time	Page
Karakia Timatanga					3
1.	Opening Comments from the Mayor		Chairperson	09:15 AM-09:19 AM	4
2.	Apologies		Chairperson	09:19 AM-09:20 AM	5
3.	Disclosure of Members' Interests		Chairperson	09:20 AM-09:21 AM	6
4.	Late Items		Chairperson	09:21 AM-09:22 AM	7
5.	Confirmation of Order of Meeting		Chairperson	09:22 AM-09:23 AM	8
6.	Confirmation of Minutes			09:23 AM-09:25 AM	9
	6.1	Council Minutes - 26 August 2026			10
7.	Petition to lower the Speed Limit on Lamb Street, Cambridge, from 80kph to 60kph		Shane Downey	09:25 AM-09:40 AM	18
	7.1	Appendix 1: Petition - Request to lower the Speed Limit on Lamb Street, Leamington, Cambridge, from 80kph to 60kph			20
8.	Final version of the Karāpiro Lake Domain RMP and Master Plan for adoption		David Varcoe	09:40 AM-10:10 AM	28
	8.1	Appendix 1: Final Karāpiro Lake Domain Reserve Management Plan – Marked up version			35

	8.2	Appendix 2: Final Karāpiro Lake Domain Masterplan – Marked up version		116
	8.3	Appendix 3: Final Karāpiro Lake Domain Reserve Management Plan – Clean		171
	8.4	Appendix 4: Final Karāpiro Lake Domain Masterplan – Clean		252
	8.5	Appendix 5: Karāpiro Lake Domain and Masterplan Deliberations minutes		307
Morning Tea Break			10:10 AM-10:35 AM	
9.	Future Us – Plan on a Page and Year One Implementation Outline	Georgina Knapp and Kevan Scott	10:35 AM-11:20 AM	312
	9.1	Appendix 1: Draft Future Us Roadmap Programme Outline		318
10.	Waipā District Plan – Making Plan Changes 14 and 33 Operative	Peter Skilton and Alice Morris	11:20 AM-11:50 AM	331
	10.1	Appendix 1: Decision On Plan Change 14		336
	10.2	Appendix 2: Order of the Environment Court (Consent Order) on Plan Change 14		379
	10.3	Appendix 3: Decision on Private Plan Change 33		400
11.	Resolution to Exclude the Public	Chairperson	11:50 AM-11:51 AM	425

HE KARAKIA TIMATANGA

Tākina te mārama ki a tātou.	*Let the light be called forth to shine upon us.*
Tākina te aroha ki a tātou.	*Let love be called forth to rest among us.*
Tākina te rangimārie ki a tātou.	*May peace be called forth to dwell between us.*
Ko Pirongia me Te Kawa,	*Our mountains Pirongia and Te Kawa,*
Ko Maungatautari,	*Maungatautari, and Kakepuku.*
Ko Kakepuku ngā maunga.	*Our rivers Waikato and Waipā.*
Ko Waikato, ko Waipā ngā awa.	
Tihei **mauri ora**!	*Behold, the breath of life!*

COUNCIL AGENDA

Waipā DISTRICT COUNCIL

OPENING COMMENTS FROM THE MAYOR

The Mayor will provide opening comments.

COUNCIL AGENDA

Waipā DISTRICT COUNCIL

APOLOGIES

A member who does not have leave of absence may tender an apology should they be absent from all or part of a meeting. The Chairperson (or acting chair) must invite apologies at the beginning of each meeting, including apologies for lateness and early departure. The meeting may accept or decline any apologies. Members may be recorded as absent on council business where their absence is a result of a commitment made on behalf of the council.

The acceptance of a member's apology constitutes a grant of 'leave of absence' for that specific meeting.

COUNCIL AGENDA

Waipā DISTRICT COUNCIL

DISCLOSURE OF MEMBERS' INTERESTS

Members are reminded to declare and stand aside from decision making when a conflict arises between their role as an elected member and any private or other external interest they may have.

COUNCIL AGENDA

Waipā DISTRICT COUNCIL

LATE ITEMS

Items not on the agenda for the meeting require a resolution under section 46A of the Local Government Official Information and Meetings Act 1987 stating the reasons why the item was not on the agenda and why it cannot be dealt with at a subsequent meeting on the basis of a full agenda item. It is important to note that late items can only be dealt with when special circumstances exist and not as a means of avoiding or frustrating the requirements in the Act relating to notice, agendas, agenda format and content.

COUNCIL AGENDA

Waipā DISTRICT COUNCIL

CONFIRMATION OF ORDER OF MEETING

Recommendation

That Council confirms the order of the meeting.

COUNCIL AGENDA

Waipā DISTRICT COUNCIL

To:	The Mayor and Councillors
From:	Governance
Subject:	**CONFIRMATION OF MINUTES**
Meeting Date:	30 September 2026

1 EXECUTIVE SUMMARY – WHAKARĀPOPOTOTANGA MATUA

The local authority, its committees, subcommittees and any local and community boards must keep minutes of their proceedings. These minutes must be kept in hard or electronic copy, authorised by a Chairperson's manual or electronic signature once confirmed by resolution at a subsequent meeting. Once authorised the minutes are the prima facie evidence of the proceedings they relate to.

The only topic that may be discussed at a subsequent meeting, with respect to the minutes, is their correctness

2 RECOMMENDATION – TŪTOHU Ā-KAIMAHI

That the open minutes of the Waipā District Council meeting held on 26 August 2026 having been circulated, be taken as read and confirmed as a true and correct record of that meeting.

3 ATTACHMENT - ĀPITITANGA

Council Open Minutes – 26 August 2026

COUNCIL MINUTES

Waipā DISTRICT COUNCIL

Time: 10.30am

Date: 26 August 2026

Venue: Council Chambers, Waipā District Council
101 Bank Street, Te Awamutu

PRESENT

Chairperson
Mayor MJ Pettit

Members
LV Bennett, AA Camson, JM Davies-Colley, RDB Gordon, ML Gower, PA Kempthorne, MG Montgomerie (via Zoom), DM Morgan, CS St Pierre, DH Taylor, SL Walsh

Councillors and staff started the meeting with a karakia timatanga.

1 OPENING COMMENTS FROM THE MAYOR

Mayor Mike Pettit opened the meeting by acknowledging the passing of Country Music legend, Dolly Parton.
He thanked all involved for the mahi completed to get the Headstart Proposal submitted to Central Government, and congratulated Councillor Morgan and Councillor Kempthorne on the completion of their 'Making good decisions' Environmental Commissioner training, and all Elected Members working on their professional development.

2 APOLOGIES

None.

3 DISCLOSURE OF MEMBERS' INTERESTS

None.

4 LATE ITEMS

A Public excluded report titled Future Us Roadmap Programme Outline is to be considered as a late item at this meeting.

Under clause 9.12 of Council Standing Orders and section 46A(7) of the Local Government Official Information and Meetings Act 1987, the Council may deal with an item that is not on the agenda if this is approved by resolution; and the reasons explained for why the item is not on the agenda and why the matter cannot be delayed until the next meeting.

In accordance with section 46A(7)(b)(i) the reason why the item was not on the agenda within the usual timeframe was due to new information becoming available that required consideration before the report could be finalised.

In accordance with section 46A(7)(b)(ii) the reason why discussion of this item cannot be delayed until a subsequent meeting is because endorsement from Council is required before the next scheduled meeting to avoid delaying the further development of the programme within the required timeframe.

RESOLVED

1/26/59

That Council approves the public excluded report titled Future Us Roadmap Programme Outline [ECM 11733840] and supporting document to be received and considered at the Council meeting of 26 August 2026.

Councillor Gower/Councillor Kempthorne

Councillor Gordon requested his vote against be recorded.

5 CONFIRMATION OF ORDER OF MEETING

RESOLVED

1/26/60

That the order of the meeting be confirmed.

Councillor Morgan/Councillor Camson

6 CONFIRMATION OF MINUTES

RESOLVED

1/26/61

That Council:

a) Confirms the open minutes of the meeting held on 5 August, having been circulated, be taken as read and confirmed as a true and correct record of that meeting, and

b) Confirms that the open minutes of the meeting held 24 June, having been circulated, be taken as read and confirmed as a true and correct record of that meeting, subject to the following changes to address administrative errors in the circulated draft minutes:

1. In item 9b), delete the words "Council Public Agenda - 24 June 2026 - Development Contributions Policy - Waters Amendment Adoption Report 118 Report to Council – 24 June 2026 Development Contributions Policy waters amendment adoption report Page 2 of 5 1166036";

2. In item 12a), delete the words "Council Public Agenda - 24 June 2026 - Growth Principles 329 Report to Council – 24 June 2026 Growth Principles Page 2 of 6 (ECM 11693134)"

Councillor St Pierre/Councillor Morgan

7 CAMBRIDGE PUBLIC ART TRUST GOVERNANCE AND MEMORANDUM OF UNDERSTANDING

The purpose of this report was to seek Council approval to:

a) Enter into a Memorandum of Understanding (MoU) with the Cambridge Public Art Trust;

b) Delegate authority to the Deputy Mayor to select, in conjunction with the Trust, the curators for the Curator Panel to approve artworks, as provided for in the MoU.

c) Delegate authority to the Chief Executive to exercise Council's functions and powers under the MoU.

RESOLVED

1/26/62

That Council:

a) Receives the report of Barbara Dempsey, Acting Director Community Delivery, titled Cambridge Public Art Trust Governance and Memorandum of Understanding (ECM 11712511);

b) Notes that entering into the Memorandum of Understanding (MoU) (attached as Appendix 1 to this report) with the Cambridge Public Art Trust is not provided for in Council's current Public Art Policy, but agrees that proceeding with an exception to that Policy by entering into the MoU is justified for the reasons set out in the report;

c) Agrees for Council to enter into the MoU;

d) Authorises the Chief Executive to make non-material changes to the MoU and authorises the Chief Executive and Mayor to execute the MoU;

e) Delegates authority to the Deputy Mayor to approve, in conjunction with the Cambridge Public Art Trust, expressions of interest for curators to form the Curator Panel, as provided for in the MoU;

f) Delegates authority to the Chief Executive to exercise Council's rights and responsibilities under the MoU.

Councillor Davies-Colley/Councillor Gordon

8 WATER SERVICES BYLAWS REVIEW AND TRADE WASTE DISCHARGE PLAN

The purpose of this report was to commence the review of Council's water services bylaws and delegate powers to Waikato Waters Limited in relation to the development of a trade waste discharge plan, as required or permitted by the Local Government (Water Services) Act 2025 (Act).

RESOLVED

1/26/63

That Council

a) Receives the report of Diana Aquilina and Melissa Russo titled 'Water Services Bylaws Review and Trade Waste Discharge Plan' [ECM# 11748022];

b) Agrees that Council has the following water services bylaws (Bylaws) that must be reviewed pursuant to section 263 of the Local Government (Water Services) Act (Act):

i) Water Supply Bylaw 2022;

ii) Wastewater and Trade Waste Bylaw 2021; and

iii) Stormwater Bylaw 2019.

c) Agrees that the Bylaws are not consistent with the requirements of the Act for the reasons set out in the report;

d) Agrees to invite Waikato Waters Limited to propose new bylaws, or an amendment to the existing Water Supply Bylaw 2022 and Wastewater and Trade Waste Bylaw 2021, pursuant to section 263(4)(a) of the Act;

e) Notes that following a proposal from Waikato Water Limited, staff will seek further decisions from Council in relation to all water services bylaws as part the review process in accordance with the Act;

f) Pursuant to section 185(2) of the Act, delegates to Waikato Waters Limited authority to prepare, consult on, and issue a trade waste discharge plan.

Councillor St Pierre/Councillor Camson

COUNCIL MINUTES

Waipā DISTRICT COUNCIL

9 RAC MEETING -15 JUNE 2026

Council's Risk and Assurance Committee met on 15 June 2026. The report provided a summary of the key matters discussed and the outcomes of the meeting. It also provided the strategic context that could impact Council's risk profile.

Risk and Assurance Committee Chairperson, Carol Bellette, presented the report and highlighted the progress made on clearing the outstanding audit items and growth assumptions.

RESOLVED
1/26/64
That Council receives the report of Genny Wilson, Business Resilience and Risk Advisor, titled 'RAC Meeting 15 June 2026', (ECM 11713001).

Councillor Bennett/Councillor Camson

10 UPDATE TO COUNCIL COMMITTEES

The purpose of this report was to present the Mayor's update to Council's committee structure and confirm existing delegations to Council's committees.

RESOLVED
1/26/65
That Council

a) ***Receives*** *the report of Diana Aquilina, Legal Counsel, titled Update to Council Committees [document number 11750872];*

b) ***Receives*** *the Mayor's memorandum attached as Appendix 1 of this report [document number* 11750897] *updating three Council committees' names and/or purpose pursuant to section 41A of the Local Government Act 2002; and*

c) ***Confirms*** *existing delegations to Council committees continue, notwithstanding the update to the existing Council committee names and purpose as outlined in recommendation b).*

Councillor Gower/Councillor St Pierre

11 ANNUAL REPORT ON DOG CONTROL POLICY AND PRACTICES 2025-26

[The meeting adjourned at 11.24am and reconvened at 11.32am]

The purpose of this report was to present the Annual Report on Dog Control Policy and Practices 2025/26 for Council's approval for publication, in accordance with section 10A of the Dog Control Act 1996.

RESOLVED
1/26/66
That Council:

a) Receives the report of Helen McLean, Animal Control Team Leader, titled Annual Report on Dog Control Policy and Practices 2025-26 (ECM 11752594).

b) Approves the Annual Report on Dog Control Policy and Practices 2025/26 for publication on Council's website in accordance with section 10A(3) of the Dog Control Act 1996.

Councillor St Pierre/Councillor Davies-Colley

12 ANNUAL ALCOHOL LICENSING SUMMARY

[Councillor Taylor left the meeting at 11.36am and rejoined the meeting at 11.43am]

The purpose of this report was to seek approval to file Waipā District Council's annual report with the Alcohol Regulatory and Licensing Authority ("ARLA"). The opportunity is also being taken to update Elected Members on matters at a local level that are outside of the scope of the report to ARLA.

RESOLVED
1/26/67
That Council:

*a) **Receives** the report of Karl Tutty, Manager Compliance titled "Annual Alcohol Licensing Summary" [ECM number 11745821].*

*b) **Approves** the filing of the report of Karl Tutty, Manager Compliance titled "Annual Report to the Alcohol Regulatory and Licensing Authority 25/26" [Appendix 1 - ECM number 11745822] to the Authority.*

Councillor Walsh/Councillor Camson

13 RESOLUTION TO EXCLUDE THE PUBLIC

A local authority may, by resolution, exclude the public from the whole or any part of the proceedings of any meeting under section 48(1) of the Local Government Official Information and Meetings Act 1987.

An amendment was made to the recommendation to include item 19 - Late Item Report: Future Us Programme Outline.

RESOLVED

1/26/68

THAT the public be excluded from the following parts of the proceedings of this meeting.

The general subject of the matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	***Reason for passing this resolution in relation to each matter***	***Ground(s) under section 48(1) for the passing of this resolution***
14. Confirmation of Public Excluded Minutes – 24 June 2026 *15.Contract signed under Delegated Authority* *16. Urban and CBD Street Cleaning Services – Contract Award* *17.Cemetery Land Acquisition Opportunity* *18.Acquisition of Land for Road Completion* *19. Future us Programme Outline*	*Good reason to withhold exists under section 7 Local Government Official Information and Meetings Act 1987*	*Section 48(1)(a)*

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act, or Sections 6, 7 or 9 of the Official Information Act 1982, as the case may be, which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, are as follows:

Item No.	***Section***	***Interest***
14,16,17,18, 19	*7(2)(i)*	*To carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)*
14	*7(2)(c)*	*To protect confidential information of a third party, and this is not outweighed by the public interest in holding this matter in public.*

COUNCIL MINUTES

Waipā DISTRICT COUNCIL

14, 19	*7(2)(a)*	*To protect the privacy of natural persons, including that of deceased natural persons.*
14,15	*7(2)(b)(ii)*	*To protect the commercial information of a third party and this is not outweighed by the public interest in holding this matter in public.*

Councillor Davies-Colley/ Councillor St Pierre

The meeting went into Public Excluded Session at 11.46am
There being no further business the meeting closed 2.42pm

CONFIRMED AS A TRUE AND CORRECT RECORD

CHAIRPERSON: .....

DATE: .....

COUNCIL REPORT

Waipā DISTRICT COUNCIL

To:	The Mayor and Councillors
From:	Governance Advisor
Subject:	**Petition to lower the Speed Limit on Lamb Street, Cambridge, from 80kph to 60kph.**
Meeting Date:	30 September 2026

1 EXECUTIVE SUMMARY – WHAKARĀPOPOTOTANGA MATUA

A petition has been provided for presentation to Council. The petition relates to a request to Council to lower the speed limit on Lamb Street, Cambridge, from 80kph to 60 kph.

The petition is attached as Appendix 1 and contains 51 physical signatures and 39 electronic signatures.

2 RECOMMENDATION – TŪTOHU Ā-KAIMAHI

That Council

a) Receives the report of Debs Holmes, Governance Advisor, titled 'Petition to lower the Speed Limit on Lamb Street, Cambridge, from 80kph to 60kph.' (ECM 11760216); and

b) Receives the Petition with the request to lower the Speed Limit on Lamb Street, Leamington, Cambridge, from 80kph to 60kph, attached to the report as Appendix 1 (ECM 11773025).

c) Forwards the petition to the Community Delivery Committee to consider in conjunction with a staff report on this matter when it is brought before the committee.

3 BACKGROUND – KŌRERO WHAIMĀRAMA

On 28 July 2026, a petition was provided to Council for presentation at the Council meeting on 30 September 2026. This is relating to safety concerns of Lamb Street in Leamington, Cambridge, and the request to lower the speed limit.

Signatures on the petition were received physically and electronically, and the full petition is provided as Appendix 1 to this report. It contains 51 physical signatures and

39 digital signatures. These signatures are from residents of Pukekura Park and members of the Cambridge MenzShed.

The petition specifically states as follows:

> *"Residents of Pukekura Park, Leamington Cambridge, requesting the Speed Limit for Lamb Street, Cambridge, be lowered from 80kph to 60kph."*

Under clause 17.1 of Council Standing Orders, petitions may be presented to the local authority or any of its committees, as long as the subject matter falls within the terms of the intended meeting. Petitions must contain at least 20 signatures and consist of fewer than 150 words (not including signatories) and must be received at least five (5) working days before the meeting at which they will be presented. The petition meets the requirements of the Standing Orders.

4 APPENDIX - ĀPITITANGA

No:	Appendix Title
1	Petition - Request to lower the Speed Limit on Lamb Street, Leamington, Cambridge, from 80kph to 60kph.

D Holmes

Debs Holmes
GOVERNANCE ADVISOR

Kirsty Downey
CUSTOMER AND BUSINESS SERVICES DIRECTOR

APPENDIX 1

Petition - Request to lower the Speed Limit on Lamb Street, Leamington, Cambridge, from 80kph to 60kph (ECM 11773025)

Pukekura Residents requesting Lamb Street speed limit to be lowered from 80kph down to 60kph

Names	Address Cambridge	Signatures
Lynne Kerr	[redacted]	
John Kerr		
Susan Clarkson		
Denise Weatherby		
Fleur Wing		
Sally Poole		
Murray Poole		
STEVE MOAD		
Amanda Riddle		
Gillyan Golding		
Robert Golding		
Jacqueline Todd		
GRAEME RAWLINGS		
KATHRYN RAWLINGS		
Ramesh Adeka		
David Duffy		
Peter J Moore		
Jenny van Rijen		

Organised by
Shayne Downey
[redacted]

S Downey

[redacted]

Pukekura Residents requesting Lamb Street speed limit to be lowered from 80kph down to 60kph

Names	Address	Signatures
Sandra Balcombe	[redacted]	
Grant + Jenna		
Paul + Jenni		
Catherine Wakelin		
Michael Hugh Wakelin		
Michael Panther		
Linda Panther		
[redacted]		
GARRY ATKINSON		
MARK Strongman		
Phill Catalds		
David Wade		
Nicole Downey		
Olivia Fraser		
Janice Christiansen		
BARRY CHRISTIANSEN		
[illegible]		
KEVIN [illegible]		
Sandra Clark		
Tom + Doreen Coles		
STEVE + SUE PILKISON		
Alison Powell		

Pukekura Residents requesting Lamb Street speed limit to be lowered from 80kph down to 60kph

menzshed members.

Names	Address	Signatures
GARRY BRYANT	[redacted]	
MYLES PRENTICE		
Rob SAWELL		
B.J. LYNAGH		
GN FRIEDRICH.		
DAVE LINTHWAITE		
DENNIS CROSS		
BRUCE McCamb		
Mike Grant		
NEALE GRUBB		
BRIAN COOPER		
Barry Harding		

Residents of Pukekura Park Leamington Cambridge requesting the speed limit for lamb street be lowered from 80kph to 60kph.

Name	City	State	Postal Code	Country	Signed On
Shayne-Shag Downey	Cambridge		3432	New Zealand.	27/06/2026
Jacqui Downey	Cambridge		3432	New Zealand	27/06/2026
Chris Raynes	Cambridge		3432	New Zealand	27/06/2026
Eilish Russell	Cambridge		3432	New Zealand	27/06/2026
Kevin Russell	Cambridge		3432	New Zealand	27/06/2026
Carmen Paterson.	Cambridge		3432	New Zealand	27/06/2026
[redacted]					
Warrick Dicken	Cambridge		3432	New Zealand	27/06/2026
Lomas Sue	Cambridge		3432	New Zealand	27/06/2026
Tracey Clarke	Cambridge		3433	New Zealand	27/06/2026
Simon Dickson	Cambridge		3432	New Zealand	27/06/2026
Sian Mansill	Cambridge		3432	New Zealand	27/06/2026
Andrea Bell	Cambridge		3432	New Zealand	27/06/2026
Joshua Mansill	Cambridge		3432	New Zealand	27/06/2026
Jacqui Carson	Cambridge		3432	New Zealand	27/06/2026
L Dickson	Cambridge		3432	New Zealand	27/06/2026
Katrina Weller	Cambridge		3432	New Zealand	27/06/2026
Janet Bassham	Cambridge		3432	New Zealand	27/06/2026
Carol-ann Torrie	Cambridge		3432	New Zealand	27/06/2026
John Chaloner	Cambridge		3432	New Zealand	27/06/2026
Johnathan Bayley	Cambridge		3432	New Zealand	27/06/2026
Toni Moore	Cambridge		3432	New Zealand	27/06/2026
Mike Francis	Cambridge		3432	New Zealand	27/06/2026
Robyne Sircombe-Townley	Cambridge		3432	New Zealand	27/06/2026

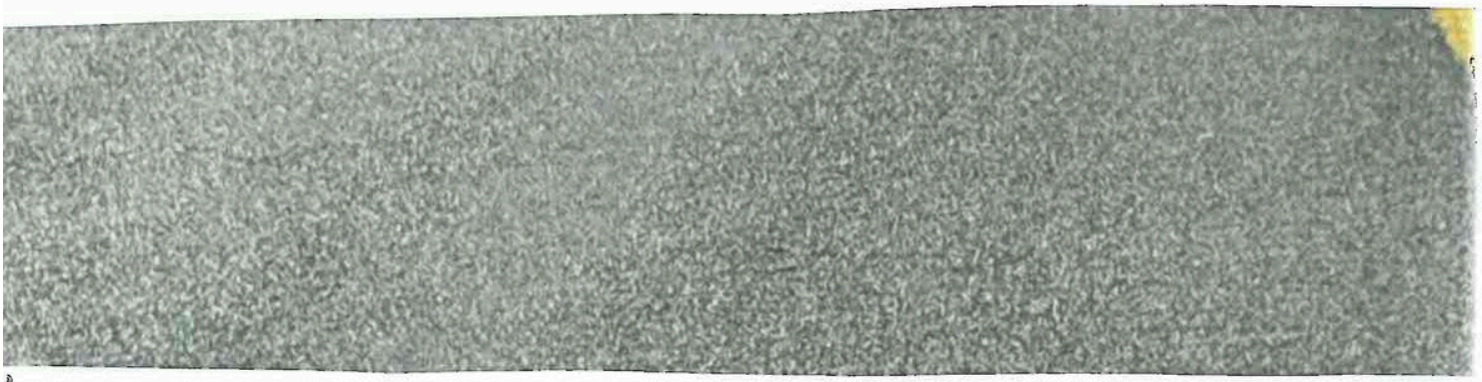
Dorothy Gaunt	Cambridge		3432	New Zealand	27/06/2026
Fiona Sutcliffe	Cambridge		3432	New Zealand	27/06/2026
Ruth Hickey	Cambridge		3432	New Zealand	27/06/2026
Sarah lowe	Cambridge		3432	New Zealand	28/06/2026
Sean mcgoverne	Cambridge		3432	New Zealand	28/06/2026
Toni Bailey	Cambridge		3433	New Zealand	28/06/2026
Helen Malanchak	Cambridge		3432	New Zealand	29/06/2026
David Latham	Cambridge		3432	New Zealand	29/06/2026
Penelope Peirce	Cambridge		3432	New Zealand	29/06/2026
Stacey Murray	Cambridge		3432	New Zealand	30/06/2026
Lauren Shearman	Cambridge		3432	New Zealand	30/06/2026
Merynn Connors	Cambridge		3432	New Zealand	30/06/2026
Emily Jane Bayley	Cambridge		3432	New Zealand	07/07/2026
Edward bayley	Cambridge		3432	New Zealand	07/07/2026
Sonia Bryant	Cambridge		3432	New Zealand	07/07/2026
Corrine Bayley	Cambridge		3432	New Zealand	07/07/2026


SCANIA

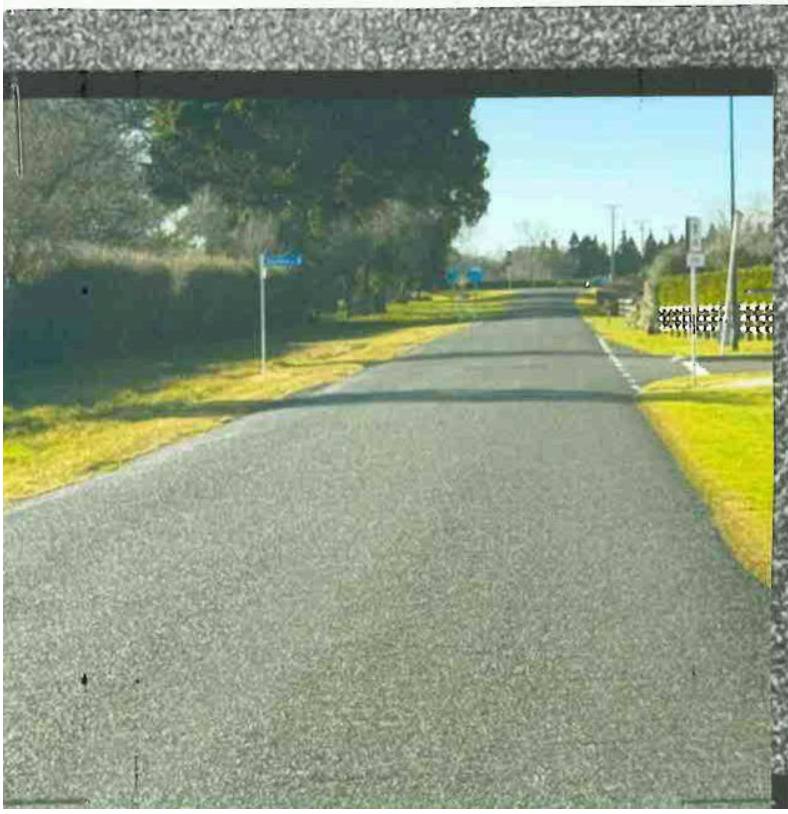




Car sits here to turn right into Sunline drive. No turning bay so vehicle sits in the middle of the road. 80kph vehicles come flying up the road and there is no passing bay for them.



There has been multiple counts and I've also experienced of vehicles overtaking you at this turning point into Sunline drive as they are speeding along this road.





COUNCIL REPORT

Waipā DISTRICT COUNCIL

To:	The Mayor and Councillors
From:	Manager Property Services
Subject:	**Final version of the Karāpiro Lake Domain RMP and Master Plan for adoption**
Meeting Date:	30 September 2026

1 PURPOSE - TAKE

The purpose of this report is to enable Council to approve the final version of the draft Karāpiro Lake Domain Reserve Management Plan (RMP) in accordance with the Reserves Act 1977 and to approve the final version of the Karāpiro Lake Domain Master Plan.

2 EXECUTIVE SUMMARY – WHAKARĀPOPOTOTANGA MATUA

Council initiated a review of the existing Karāpiro Lake Domain RMP and development of a Masterplan and notified the public of their intention to review the 2011 RMP and develop a Masterplan for the reserve. Both draft documents were notified on 7 November 2025. The Committee then heard submissions at its meeting on 4 June 2026 and deliberated on written and verbal submissions and the Project Team's recommended amendments in response to the submissions on 26 June 2026. The Strategy Planning and Policy Committee recommended a range of amendments to both documents outlined in attachment 3 (Resolution number 2/26/39) and delegated staff. Staff have amended both documents; see Appendix 1 and Appendix 2 for marked-up versions of each document with text changes marked in red and Appendix. 3 and Appendix 4 for final clean versions of each plan.

Post-deliberation, Karapiro Rowing Incorporated sought two amendments for issues not clarified during deliberations, including explicit naming of volunteer accommodation as a permitted lease activity, and a guaranteed 33+33 year lease term. Staff support clarifying the accommodation wording and utilisation of terms within the Reserves Act 1977 but recommend against stating a specific lease term, proposing alternative wording that gives funders tenure assurance without setting a precedent or pre-empting the compliance assessment process.

Council has delegated authority as the administering body, to approve the final RMP in accordance with the Reserves Act requirements.

3 RECOMMENDATION – TŪTOHU Ā-KAIMAHI

That Council

a) ***Receives*** *the report of Manager Community Services titled 'Final version of the Karāpiro Lake Domain Reserve Management Plan and Master Plan for adoption' [ECM: 11765964].*

b) ***Approves*** *the Karāpiro Lake Domain Reserve Management Plan attached as Appendix 3 [ECM: 11780863] pursuant to section 41 of the Reserves Act 1977.*

c) ***Approves*** *the Karāpiro Lake Domain Reserve Masterplan attached as Appendix 4 [ECM: 11780838].*

d) ***Approves*** *additional wording amendments proposed by staff to Appendix 6 of the Karāpiro Lake Domain Reserve Management Plan (pg 75) relating to Karāpiro Rowing Incorporated leasing terms.*

e) ***Delegates*** *to the Finance and Commercial Director, the authority to make typographical, formatting and other minor amendments to the RMP prior to publication.*

4 BACKGROUND – KŌRERO WHAIMĀRAMA

Waipā District Council (Council) is the administering body for the Karāpiro Lake Domain, which is classified as recreation reserve and local purpose (esplanade) reserve under the Reserves Act 1977. Section 41(4) of the Act requires the administering body of any reserve to keep its reserve management plan under continuous review.

The Masterplan is a non-statutory plan developed in parallel with the RMP that translates the RMP's strategic direction into a spatial and infrastructure plan for the Domain's physical development. The two documents work together, the RMP provides the policy framework and the Masterplan guides how that framework is expressed on the ground.

Council notified its intent to review the RMP on 7 November 2024 as required by s41(4) of the Reserves Act 1977 (Reserves Act), and to develop a new Masterplan for the Domain. The public was invited to provide feedback to inform the development of the RMP and Masterplan, and the Council worked closely with mana whenua and key stakeholders to explore the issues, challenges and opportunities for the new RMP and Masterplan.

On 6 August 2025, the Strategic Policy and Planning Committee (Committee) approved the RMP and Masterplan for public consultation. The consultation period ran from 6 November 2025 to 20 January 2026, two weeks more than the two-month statutory notification period required by the Reserves Act to take account of the Christmas holiday period falling within the consultation timeframe.

The submission process allowed the community to submit on either or both the RMP and Masterplan. Feedback could be submitted via an online survey platform, paper

forms, email, or written submission. 799 Submissions were received on the RMP and 800 relating to the Masterplan including from Ngaati Korokii Kahukura and Ngāti Hauā Iwi Trust, 134 individuals and 17 organisations (16 relating to the RMP and 17 relating to the Masterplan). A total of 648 pro forma responses were also received (267 in support of Karāpiro Rowing (KRI) and Rowing New Zealand submissions; and 381 from motorised user groups).

The Committee heard verbal submissions from twenty-five submitters at a hearing held on 4 May and reconvened on 6 May. Following the hearing, the Committee deliberated and resolved (resolution number 2/26/39) a range of amendments to both the draft RMP and the Masterplan, as outlined in Appendix 5. The amended marked up RMP and Master Plan are attached in Appendices 2 and 3.

5 SIGNIFICANCE & ENGAGEMENT – KAUPAPA WHAI MANA ME NGĀ MATAPAKINGA

Staff have considered the key considerations under the Significance and Engagement Policy, in particular sections 7 and 8 and have assessed that the matter(s) in this report have a high level of significance.

As set out in this report, comprehensive consultation has been undertaken in relation to the RMP and Masterplan. All legal requirements of public consultation of the draft RMP have been met, and submissions have been carefully considered by the Committee.

6 OTHER CONSIDERATIONS – HEI WHAIWHAKAARO

Council's Vision and Strategic Priorities

The Waipā District Council 2025-34 Long Term Plan identifies four community outcomes – prefaced on social, economic, environmental, and cultural wellbeing, that guide Council's decision-making and investment. The RMP and Masterplan support all four community outcomes as set out below.

Topic	Community Outcome
Social well-being	The Domain is one of the most significant public open space and recreation assets in the Waipā District. The RMP recognises this importance through objectives and policies designed to provide for the diverse needs and interests of all who use it. The RMP and Masterplan seek to strengthen its social function by enhancing facilities and visitor infrastructure, ensuring the Domain remains open, accessible, and welcoming to all users regardless of ability, age, or activity preference. Investment in upgraded amenities, improved pathways, and appropriate event infrastructure will directly support the health, recreation, and social connection outcomes sought under the 2025-34 Long Term Plan.
Environmental Champions	Submissions showed strong support for the RMP's environmental provisions, reflecting broad community recognition that the Domain's long-term value as a recreational and cultural asset depends on the health of the awa. The RMP's environmental policies apply only to

Topic	Community Outcome
	activities occurring within the Domain itself, however those activities are directly connected to the health of the awa, and the health of the awa in turn has a direct impact on the enjoyment of the Domain by its users. The Masterplan's infrastructure proposals have been assessed for their potential environmental effects, they are based on the premise that physical development should avoid environmental, be environmentally sustainable and actively improve the environment where possible.
Cultural Champions	The RMP gives meaningful effect to the cultural wellbeing of both mana whenua and the wider community. Ngaati Korokī Kahukura and Ngāti Hāua have been active participants throughout the review process, including through representation on the Project Team, direct engagement with staff, and formal submissions on the RMP and masterplan. Direction and guidance provided by mana whenua has been encorporated into the RMP and Masterplan to ensure the cultural importance of their connections with Karāpiro are recognised and provided for, and that mātauranga Māori and tikanga are embedded in the management of the Domain. The RMP's objective framework explicitly provides for mana whenua partnerships, and staff have recommended amendments that strengthen the expression of this throughout the document.
Economically Progressive	Lake Karāpiro is a nationally and internationally significant venue for rowing and other aquatic sports, contributing significantly to the local and regional visitor economy. The Masterplan provides a long-term strategic framework to guide infrastructure investment that supports and grows this economic role, while ensuring that investment decisions are prioritised, staged, and appropriately funded. Development of the Masterplan has been mindful of ratepayer affordability of delivery that does not place an unreasonable burden on the district's rating base. The RMP's framework for managing commercial, event, and lease activity also enables operators, sporting organisations and mana whenua to generate economic activity at the Domain.

Legal and Policy Considerations – Whaiwhakaaro ā-Ture

Staff confirm that the recommendations presented in this report comply with Council's legal and policy requirements.

Reserves Act 1977

Section 41(3) of the Reserves Act 1977 requires a reserve management plan must provide for 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. It must also incorporate and ensure compliance with the principles set out in sections 17 and 19 of the Act. The draft RMP was developed in line with these requirements.

Section 41(6) of the Reserves Act 1977 sets out multiple requirements for public notice, access to the draft RMP and the opportunity to be heard in support of a submission. Council provided public notice in the Te Awamutu News and online and provided physical copies of the draft RMP at Te Awamutu Library and the Council office. A

hearing was held for submitters that wished to speak to their submissions on 4 June 2026 2025.

In accordance with section 41(13) of the Act, Council isn't required to submit the management plan to the Minister for approval (or to provide the Minister's approval under delegation).

Local Government Act 2002

Development and consultation on the Masterplan have mirrored the process followed for developing the RMP as outlined in the Reserves Act and align with the requirements of the Local Government Act 2002 (LGA) consultation requirements by ensuring that communities are given a genuine opportunity to influence decisions about matters that affect them.

Additional amendments to RMP

Following deliberations, Karāpiro Rowing Incorporated (KRI) raised two leasing matters relating to Appendix 6 (Schedule of Leases and Management Agreements, Karāpiro Lake Domain) that they considered unresolved in the submission summaries:

1. That temporary volunteer accommodation be explicitly named as a permitted activity within the ground lease covering the Finish Tower, Stevenson's Lodge, and Don Swales Boat Shed, to support planned infrastructure upgrades and Cambridge's housing shortfall.
2. That the RMP commit to a 33-year lease term with a further 33-year right of renewal, ahead of expiry of KRI's current lease (the maximum tenure available for recreation reserves under s54 of the Reserves Act 1977) to ensure the RMP signals the intent to renew and extend KRI's current lease for as thirtd party funding for long-term planned infrastructure upgrades are dependent on Council providing long-term tenure via the RMP.

On temporary accommodation: staff consider the current lease-purpose wording already provides for this, but agree that naming it explicitly adds clarity and support the amendment.

On specificly including lease term: staff do not support naming a fixed term in the RMP, for two reasons. First, it would set a precedent other lessees could reasonably expect Council to match. Second, Appendix 6 requires Council to work with lessees to assess aspirations and compliance before granting a new lease - pre-committing to a specific term ahead of that assessment would make the assessment redundant.

Staff have instead proposed amended wording (Appendix 2) that signals Council's support for long-term tenure -sufficient to satisfy funders and grant agencies - without fixing a specific term ahead of the compliance assessment or setting a precedent for other lessees.

Financial Considerations – Whaiwhakaaro ā-Pūtea

Implementation of any actions arising from adopting the draft RMP will be subject to funding. Any further implementation of the new RMP will be considered through the 2027 – 2037 Long Term Plan and subsequent budget processes.

Risks - Tūraru

There are no known significant risks associated with the decisions required for this matter. Given the opposing opinions expressed in the submissions, and the alternative ideas suggested by submitters, some level of dissatisfaction with Council's decisions is inevitable. Staff will endeavour to allay any concerns through its communications processes and ongoing management of the reserve.

Iwi and Mana Whenua Considerations - Whaiwhakaaro ki ngā Iwi me ngā Mana Whenua

Council has worked directly with representatives of Ngaati Koroki Kahukura and Ngāti Hauā as Mana Whenua at Karāpiro Lake Domain through the RMP review process. Council has also maintained engagement with Waikato-Tainui and Raukawa, where appropriate, in recognition of their respective Treaty settlement interests and Council's wider partnership obligations.

Mana Whenua have a long-standing connection to Karāpiro, evidenced through whakapapa, historic land occupation, and numerous cultural and archaeological sites including pā, urupā (burial grounds), and burial caves. The area experienced tribal conflict in the early 1800s, culminating in the pakanga (battle) at Taumatawiiwii, which established Ngaati Korokii Kahukura and Ngāti Hauā as mana whenua of the Domain.

In 2009, Waipā District Council entered into a Memorandum of Understanding with Ngaati Korokii Kahukura and Ngāti Hauā to recognise their mana whenua status and guide protection of historic and cultural values within the Domain. Subsequent Treaty settlements in 2014 further confirmed Ngaati Korokii Kahukura's dominant mana whenua, mana whakahaere and kaitiaki status over the Waikato River sub-catchment encompassing Lake Karāpiro Domain. The Ngāti Hauā Treaty settlement also provides statutory acknowledgement of the area for Ngāti Hauā. Lake Karāpiro is also a statutory acknowledgement and deed of recognition area for Raukawa and Waikato-Tainui have recognised interests and role in relation to the Waikato River.

Ngāti Hauā Iwi Trust and Ngaati Korokii Kahukura Trust submitted on both the RMP and Masterplan.

7 NEXT ACTIONS

Once approved, the RMP will be made publicly available and staff will progress implementation actions.

8 APPENDICES - ĀPITITANGA

No:	Appendix Title
1	Final Karāpiro lake Domain Reserve Management Plan – Marked up version *[ECM: 11780867]*
2	Final Karāpiro lake Domain Masterplan – Marked up version *[ECM: 11780854]*
3	Final Karāpiro lake Domain Reserve Management Plan – Clean *[ECM: 11780863]*
4	Final Karāpiro lake Domain Masterplan – Clean *[ECM: 11780838]*
5	Karāpiro Lake Domain and Masterplan Deliberations minutes *[ECM: 11718483]*

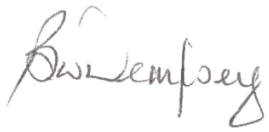
Prepared by:

Dafydd Pettigrew
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Liz Oldfield
Senior Landscape Architect
Xyst Ltd



Reviewed by David Varcoe
MANAGER PROPERTY MANAGER



Endorsed by: Barbara Dempsey
INTERIM COMMUNITY DELIVERY DIRECTOR



Approved by Matt Walker
FINANCE AND COMMERCIAL DIRECTOR

APPENDIX 1

Final Karāpiro Lake Domain Reserve Management Plan – Marked up version [ECM: 11780867]

KARĀPIRO LAKE DOMAIN RESERVE MANAGEMENT PLAN

SEPTEMBER 2026

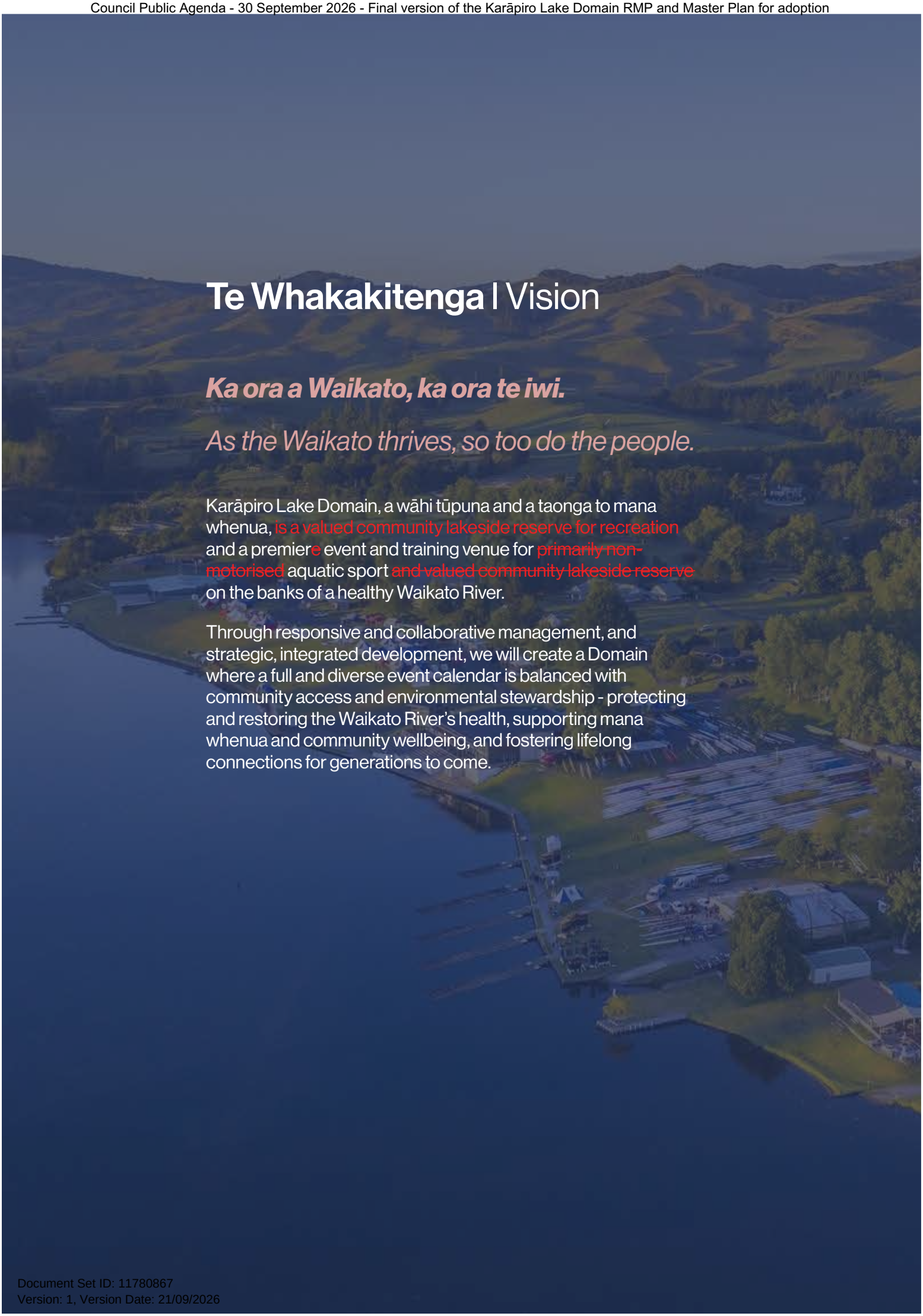


Waipā DISTRICT COUNCIL

Ngaati Koroki Kahukura

Ngāti Hauā Iwi Trust

Document Set ID: 11780867
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Te Whakakitenga I Vision

Ka ora a Waikato, ka ora te iwi.

As the Waikato thrives, so too do the people.

Karāpiro Lake Domain, a wāhi tūpuna and a taonga to mana whenua, is a valued community lakeside reserve for recreation and a premiere event and training venue for ~~primarily non-motorised~~ aquatic sport ~~and valued community lakeside reserve~~ on the banks of a healthy Waikato River.

Through responsive and collaborative management, and strategic, integrated development, we will create a Domain where a full and diverse event calendar is balanced with community access and environmental stewardship - protecting and restoring the Waikato River's health, supporting mana whenua and community wellbeing, and fostering lifelong connections for generations to come.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Ngā Hua Pae Tawhiti | Desired Future-State Outcomes

In addition to achieving this Vision, implementation of this Plan will more specifically achieve the following outcomes:

- **Strengthened Mana Whenua Partnerships**

  Mana whenua are enabled to undertake their role as kaitiaki through collaborative planning and delivery with Waipā District Council on developments and activities on the Domain.

- **Increased Mana Whenua Connections**

  Partnerships, facilities and design elements reinforce the Domain's unique cultural heritage, integrating storytelling, place-making, and tourism initiatives that celebrate mana whenua identity and the significance of the Waikato River.

- **Enhanced Environmental Stewardship**

  The health of Lake Karāpiro and the Waikato River and surrounding ecosystems is actively protected and restored through sustainable development, water-sensitive design, biodiversity enhancement and activity management.

- **A Premiere, Adaptable Event and Tourism Destination**

  Karāpiro Lake Domain continues to develop as a world-class event and training venue for ~~primarily non-motorised~~ aquatic sport, supporting local, national and international events and contributing to the wider Lake Karāpiro tourism destination aspirations.

- **A Safe, Welcoming, and Inclusive Community Space**

  The Domain is a safe, accessible, and inviting environment where mana whenua and visitors -athletes, event attendees and locals alike - feel a sense of belonging and connection to Lake Karāpiro (and the Waikato River) and each other. Health and safety risks are actively reduced through design, maintenance, and management.

- **Improved Accessibility and Connectivity**

  Walking, cycling, and vehicle movement within and around the Domain are significantly improved to provide universal, safe and direct access to key destinations and recreational shared path circuits.

- **Sustainable and Resilient Infrastructure**

  Developments follow best-practice asset management and environmental standards, ensuring facilities are safe, cost-effective, adaptable to future needs, and designed for long-term operational efficiency and sustainability.

- **Balanced Economic Viability and Community Benefit**

  Revenue-generating activities, including the café, events, accommodation, and tourism-related ventures, support the public use and enjoyment of the Domain and continued investment into high quality facilities and reserve enhancements.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026



Image: Te Kohao o te Ngira, by Fred Graham, Ngaati Koroki Kahukura

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

He Mihi ~~I Foreword~~

~~Mihi~~ Foreword

~~To be added after public consultation completed.~~

Tuia te rangi e tuu

Tuia te papa e takoto

Tuia te wai e rere

Tuia te tangata e hiwa

Nau mai ki te pae o Karaapiro te huinga o ngaa pou tiriao, te pihinga o te ora.

Ka whakarau te tapu o te Waahi Ngaro

Ka whakauu te korowai o te Kuini

Kia tangi te hunga kua riro ki tua o pae

Kia tau te hunga e oopeti mai ana

Teenaa taatou katoa.

Rahui Papa, Ngaati Koroki Kahukura

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Version: 1, Version Date: 21/09/2026

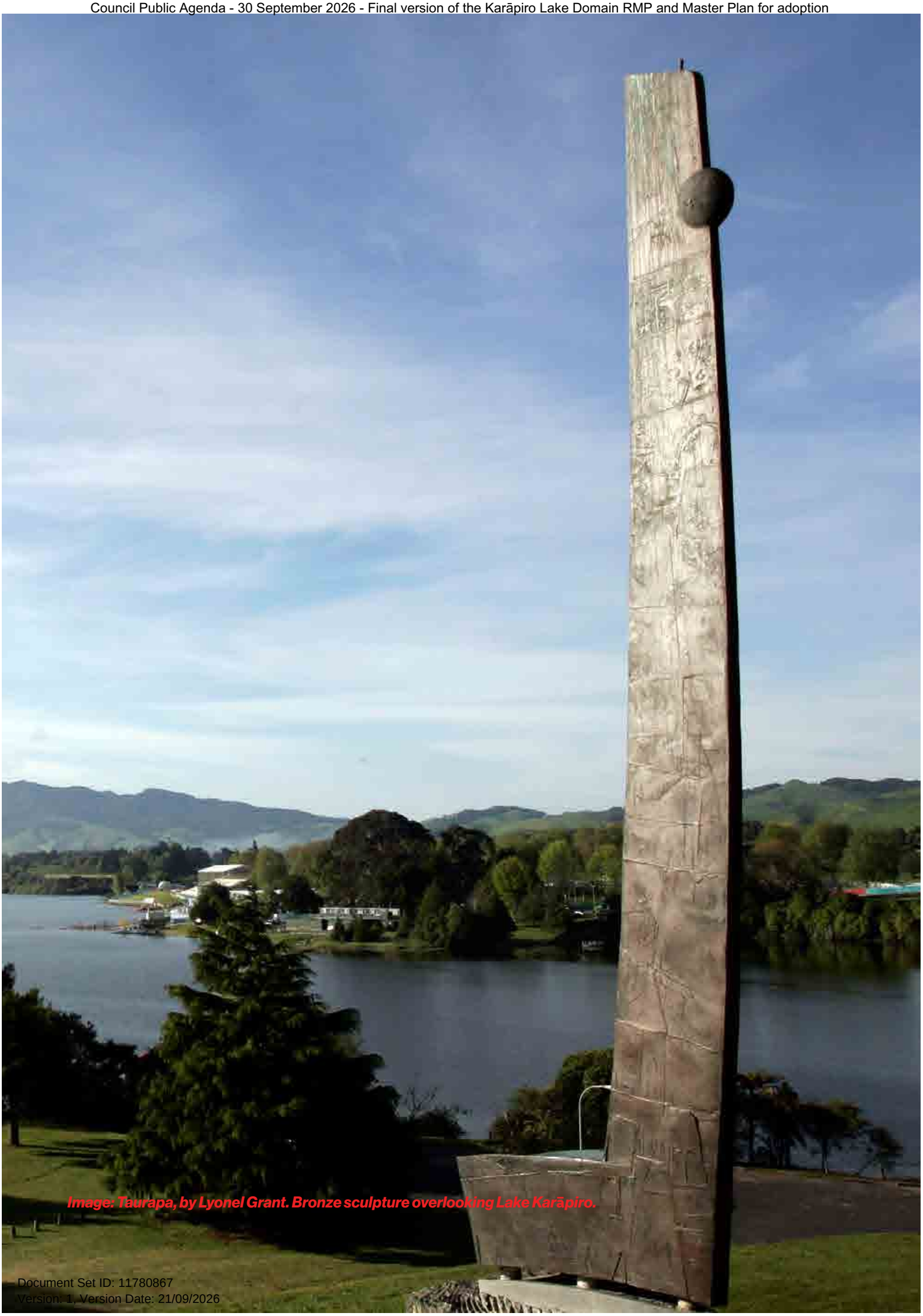


Image: Taurapa, by Lyonel Grant. Bronze sculpture overlooking Lake Karāpiro.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Foreword

~~To be jointly written by mana whenua representatives and WDC Mayor~~

Karāpiro Lake Domain holds a special place in the heart of our district. It is a wāhi tūpuna, recognised by mana whenua as a place of deep ancestral and cultural significance. It is also our most visited reserve, a world-class venue for aquatic sport, and the place where thousands of people come to walk, swim, picnic and simply be by the water.

This Reserve Management Plan sets the direction for how we care for and develop the Domain over the coming years. It has been shaped by an incredible level of community engagement - almost 800 submissions, and 25 people who came to speak with us directly at the hearing. That response moved me. It reflects just how much this place means to people, and I am deeply grateful for every voice that contributed.

We have worked in close partnership with Ngaati Koroki Kahukura and Ngāti Hauā, who through settlement are recognised as mana whenua, throughout the development of this plan. Their guidance has been invaluable. Their mana, values and aspirations for the Domain are woven throughout this document. We also acknowledge the historical interests of Ngāti Raukawa, Waikato-Tainui, and the broader Treaty framework that shapes how we all work together in this place.

What struck me most through this process was the goodwill people brought to it. There were genuine differences of opinion, and some deeply contested issues. But people were willing to listen, to really hear each other, and to look for common ground. I think that says everything about this community.

This plan is not a list of funded projects or a construction timeline. It sets a direction - one that will be realised over time, through careful decision-making, good process, and ongoing partnership with our community and mana whenua.

Karāpiro belongs to all of us. This plan is our commitment to look after it well.

Mayor Mike Pettit

Waipā District Council

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Ngā Kaupapa : Contents

Te Whakakitenga I Vision 2

Ngā Hua Pae Tawhiti I Desired Future-State Outcomes 3

He Mihi ~~I Foreword~~ ~~5~~

Foreword **7**

Wāhanga Tuatahi I Section One

Kupu Whakataki I Reserve Management Plan Overview 10

Rationale for review of the Karāpiro Lake Domain RMP 2011 **10**
Purpose of this Plan **11**
Process followed in developing this Plan **11**
Scope of this Plan **14**
Planning context – what this Plan is and isn't **15**
Structure of this Plan **17**

Wāhanga Tuarua I Section Two

He Tirohanga Whānui O Karāpiro Lake Domain I An Overview of Karāpiro Lake Domain 18

He Hokinga Mahara I Looking Back 18

Mana Whenua Occupation and Connection 18
Formation of Lake Karāpiro and Karāpiro Lake Domain 21
Domain Development to Date 21

Ko Karāpiro Lake Domain He Taonga Tuku Iho I Karāpiro Lake Domain is a Living Treasure **22**

Mana Whenua and Iwi Values 22
Recreation Values 22
Freshwater Values 25
Indigenous Biodiversity and Amenity Values 25

Ngā Wero Matua I Key Challenges **27**
Ngā Āheinga Matua I Key Opportunities 27
Ngā Tūranga o Ngā Rōpū Matua I Roles of Key Parties 29

Wāhanga Tuatōru I Section Three

Te Ara Whakamua I Moving Forward 31

Ngā Mātāpono I Management principles 32
Ngā Whāinga me Ngā Kaupapa Here I Objectives and Policies 33

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Whāinga Tuatahi I Objective One 33
Whāinga Tuarua I Objective Two 34
Whāinga Tuatoru I Objective Three 36
Whāinga Tuawhā I Objective Four 40
Whāinga Tuarima I Objective Five 43

Wāhanga Tuawhā I Section Four

Ngā Kupu Māori I Glossary of Te Reo Māori Used Throughout this Plan 45

Ngā Āpitihanga I Appendices

Appendix 1 I Process Followed to Review RMP 46
Appendix 2 I Summary of Key Documents that Guide Decisions to Protect and Restore Karāpiro Lake Domain 47
Appendix 3 I Ownership, Administration and Classification of Land Covered by this Plan 51
Appendix 4 I Titles 52
Appendix 5 I Memorandum of Understanding Between Waipa District Council and Ngaati Koroki Kahukura and Ngaati Hauaa; 18 August 2009 68
Appendix 6 I Schedule of Leases and Management Agreements on Karāpiro Lake Domain 75
Appendix 7 I Flood Level Map 77
Appendix 8 I Current Lake Activity Zones - Waikato Regional Council 2013 Navigation Safety Bylaw 78

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

1 Wāhanga Tuatahi | Section One
Kupu Whakataki | Reserve Management Plan Overview

Rationale for review of the Karāpiro Lake Domain RMP 2011

Section 41(4) of the Act requires the administering body of any reserve keep its reserve management plan (RMP) under continuous review, so the plan is adapted to changing circumstances or in accordance with increased knowledge. This is the fourth RMP plan for Karāpiro Lake Domain (the Domain); prior RMPs were adopted in 1991, 2005 and 2011.

Since the adoption of the last RMP in 2011, significant developments have occurred, necessitating a review to ensure the plan remains relevant and responsive to current needs and future aspirations.

Key drivers for this review include:

- **~~Mana whenua~~ Treaty settlements:**
~~Mana whenua~~ Various iwi have completed their Treaty settlements and have had the opportunity to better express their cultural values related to the area, the Waikato River and their aspirations for the Domain. Additionally, the Ngaati Koroki Kahukura Claims Settlement Act 2014 vested recreation reserve land south of Karāpiro Lake Domain, known as Taumatawīwī, back to Ngaati Koroki Kahukura.

- **Te Ture Whaimana o Te Awa o Waikato:**
The Waikato River Authority has established the Vision and Strategy for the Waikato and Waipā Rivers.

- **Increased usage and event growth:**
Domain usage has significantly increased in terms of the number and scale of events, and activities have diversified.

- **Leases and land acquisitions:**
New leases have been granted, some have expired, and future lease requests are anticipated. Waipā District Council (Council) has also acquired new parkland (Waipuke Park and 859 Maungatautari Road) and recreational usage of these, other lakeside reserves and the lake itself has increased.

- **Infrastructure and development:**
New club facilities have been built and the majority of projects outlined in the previous RMP have been completed, including the Te Awa Cycleway section between Cambridge and the Domain. Some significant assets such as the retaining wall have come to the end of their life and require renewal.

- **Regulatory and strategic changes:**
The *Waikato Regional Council Navigation Safety Bylaw* has been reviewed, and new legislation such as the *Health and Safety at Work Act 2015* has impacted reserve management. Additionally, Council's *Ahu Ake Waipā Community Spatial Plan* provides a refreshed strategic framework that prioritises developing Karāpiro as a destination.

- **Environmental and biosecurity concerns:**
Deteriorating water quality and ecological conditions, including invasive species like gold clams (*Corbicula fluminea*) and hornwort (*Ceratophyllum demersum*), pose new management challenges.

- **New management agreement:**
Council has entered a new 2023–2038 management agreement with GL Events Ltd for Karāpiro Lake Domain.

- **Accommodation needs:**
Reports by Horwarth HTL have identified a shortfall in accommodation to support the growing number and diversity of events at the Domain.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Purpose of this Plan

This Plan sets the long-term vision for Karāpiro Lake Domain and a framework to guide Council's decisions and actions to achieve the vision. It is the overarching tool to achieve integrated management of the Domain, providing direction on partnerships, activities, developments (including landscaping) and day-to-day management.

To provide context for the management framework outlined in this Plan and to support greater understanding of what's needed going forward, this Plan also explains the history, development and use of the Domain, the Domain's role in the wider network of Council-administered lakeside reserves and the roles and responsibilities of organisations involved in the development and management of the Domain.

Process followed in developing this Plan

~~Council has worked with mana whenua representatives from Ngaati Koroki Kahukura Ngāti Hauā1, Waikato Tainui and Raukawa to understand connections, values, desired outcomes and how these can be incorporated into this Plan.~~
Council has worked directly with representatives of Ngaati Koroki Kahukura and Ngāti Hauā as mana whenua at Karāpiro Lake Domain through the RMP review process. Council has also maintained engagement with Waikato-Tainui and Raukawa, where appropriate, in recognition of their respective Treaty settlement interests and Council's wider partnership obligations.

Key partner organisations, including lessees, the Waikato Regional Harbourmaster, Sport Waikato, Mercury, Toitū Te Whenua Land Information New Zealand (LINZ) have contributed input into the RMP review; with many of these organisations represented on the RMP Review Focus Group. This Focus Group, which also had representation from mana whenua, Council's elected members and the Cambridge Community Board, met several times through the review process. The purpose of the Focus Group was to seek input and feedback from mana whenua partners and key stakeholders on the project approach and potential policy directions and masterplan moves.

The process followed to develop this Plan also enabled our communities to provide input and feedback in accordance with section 41 of the Reserves Act 1977. Key actions and timeframes are set out in Appendix 1.

A wide range of legislation and policy documents and reports (see Figure 1 and documents included in Appendix 2) have informed this Plan.

Concurrent to reviewing the RMP, Council commissioned the following work to also inform this Plan:

- a review of the Horwarth HTL *Potential Re New Commercial Accommodation at Mighty River Domain Report* prepared in 2020 to inform decisions on accommodation in this Plan, and
- the preparation of a masterplan for Karāpiro Lake Domain.

1 Ngaati Koroki Kahukura and Ngāti Hauā have differing preferences for the use of macrons throughout this document. Ngaati Koroki Kahukura does not use macrons, writing double vowels instead (e.g. 'Ngaati'), while Ngāti Hauā does (e.g. 'Ngāti').

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Figure 1. Key statutory and planning documents that inform and are informed by the RMP



- Te Tiriti o Waitangi I Treaty of Waitangi
- Reserves Act 1977
- Resource Management Act 2002
- National Policy Statement Freshwater Management
- Local Government Act 2002
- Heritage New Zealand Pouhere Taonga Act 2014
- Health and Safety at Work Act 2015
- Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010
- Ngaati Koroki Kahukura Claims Settlement Act 2014
- Ngāti Hauā Claims Settlement Act 2014
- Raukawa Claims Settlement Act 2014



- Waikato Regional Policy Statement
- Waikato Regional Plan
- Waikato Regional Pest Management Plan 2022-2032
- Waikato Mahere Whānui Long Term Plan 2024 - 2034
- Iwi Environmental Management Plans
- Te Ture Whaimana o Te Awa o Waikato, The Vision and Strategy for the Waikato River
- Waikato Regional Council Navigation and Safety Bylaw 2013
- Waikato Regional Active Spaces Plan 2024 (4th Edition)



- Ahu Ake – Waipā Community Spatial Plan
- Waipā District Plan (Part E – District Wide Provisions and Part F – District Wide Natural and Cultural Heritage)
- Waipā Long Term Plan
- Waipā Environmental Strategy
- Waipā Bylaws
  - Public Places Bylaw 2023
  - Dog Control Bylaw 2023
- Karāpiro Destination Management Plan (planned for development in 2027)
- Waipā District Council Asset Management Plan - Property

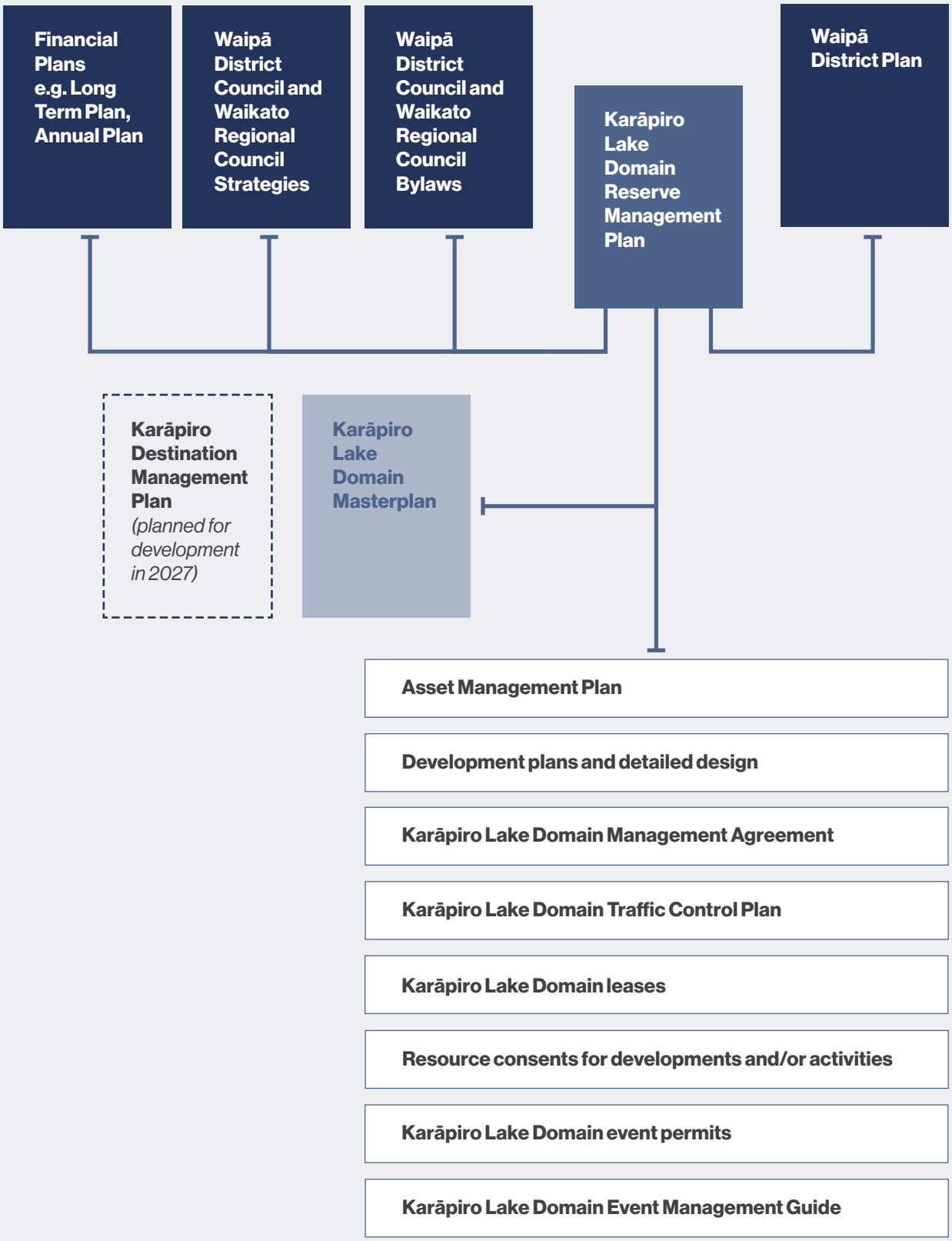


- **Karāpiro Lake Domain Reserve Management Plan (this Plan)**
- Waipā District Plan (Part D – Zone Provisions - Section 8 – Lake Karāpiro Events Zone)
- Karāpiro Lake Domain Masterplan (in development)
- Karāpiro Lake Domain Management Agreement; 18 December 2023
- Event Management Guide (updated annually)

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

As shown in Figure 2, this Plan will inform a range of operational documents and agreements and future reviews of Council's strategies, plans, policies and bylaws.

Figure 2. Documents and agreements informed by this Plan



Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Scope of this Plan

Land covered by this Plan

This Plan covers the seven parcels of land classified as recreation reserve covered by the previous RMP, Pukekura Island that is classified as recreation reserve and one parcel of land at the 2000m race start area classified as Local Purpose (Esplanade) Reserve administered under the Reserves Act 1977. These nine parcels total an area of 19.508 hectares (see Figure 3 and Appendices 3 and 4). The land is owned and administered by Council.

In agreement with Toitū Te Whenua – Land Information New Zealand (LINZ), the RMP also covers Crown land between Council administered land and the lake at the northern end of the Domain, the public boat ramp and the start zone.

Figure 3. Map showing extent of land covered by this Plan



Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Planning context – what this Plan is and isn't

This Plan has been developed under the Reserves Act 1977, which sets out the functions and powers of Council in managing the reserve and a range of policies in relation to the administration of reserves generally and more specifically for individual reserve classifications. In relation to management plans, 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 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 sections 17, 18, 19, 20, 21, 22 and 23, as the case may be, of this Act for a reserve of that classification (section 41(3))*

This Plan directs Council actions on the land it administers in accordance with the Reserves Act by setting a long-term vision, and a policy framework to guide development and management decisions.

This Plan doesn't duplicate rules and information that are provided in other statutory documents such as the **Waipā District Plan and Council bylaws**, but rather refers to where the relevant information can be found. For example, when referring to bylaws in this Plan, we reference the relevant current bylaw at the time of writing this Plan. It should be noted that bylaws are required to be reviewed on a regular basis and may be updated during the lifetime of this Plan. Please always check the Council website for the most current version of the relevant bylaw.

Council has developed a separate **Masterplan** contemporaneously to developing this Plan to provide more specific guidance on the location and design of proposed reserve developments in a document that can be more easily amended in the future.

Funding for actions contained within, and enabled by, this Plan will be considered and confirmed through Council and WRC's **Long Term Plan and Annual Plan**. Alternative public and private funding sources will also be required to implement actions within desired timeframes.

Figure 4 provides a quick reference guide on which documents provide direction on key activities.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Figure 4: Where to find key information guiding decisions on and adjoining Karāpiro Lake Domain

ACTIVITY	WAIPĀ DISTRICT PLAN	RMP	MASTERPLAN	OTHER
Accommodation	✓	✓	✓	Camping - Ground Regulations 1985 Reserves Act 1977 ~~Waipā District Plan~~
Alcohol		✓		Alcohol Control Bylaw 2024 Alcohol Fees Bylaw 2024
Asset management				Waipā District Council Asset Management Plan - Property
Commercial activities	✓	✓		Reserves Act 1977 ~~Waipā District Plan~~
Dogs				Dog Control Bylaw 2023
Events	✓	✓		Reserves Act 1977 Event Management Guide
Fires		✓		Fire Control Bylaw 2015
Funding (capital projects and operational expenditure in next 10 years) and revenue				Waipā Long Term Plan
Future Domain developments	✓	✓	✓	Waikato Regional Plan Reserves Act 1977
Lease portfolio		✓		Property Law Act 2007 Reserves Act 1977
Land based ~~S~~sport and recreational activities (Domain)		✓	✓	Public Places Bylaw 2023
Water based ~~S~~sport and recreational activities (Lake Karāpiro)				Waikato Regional Council Navigation Safety Bylaw 2013
Weed and pest management		✓		Waikato Regional Pest Management Plan 2022-2032

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

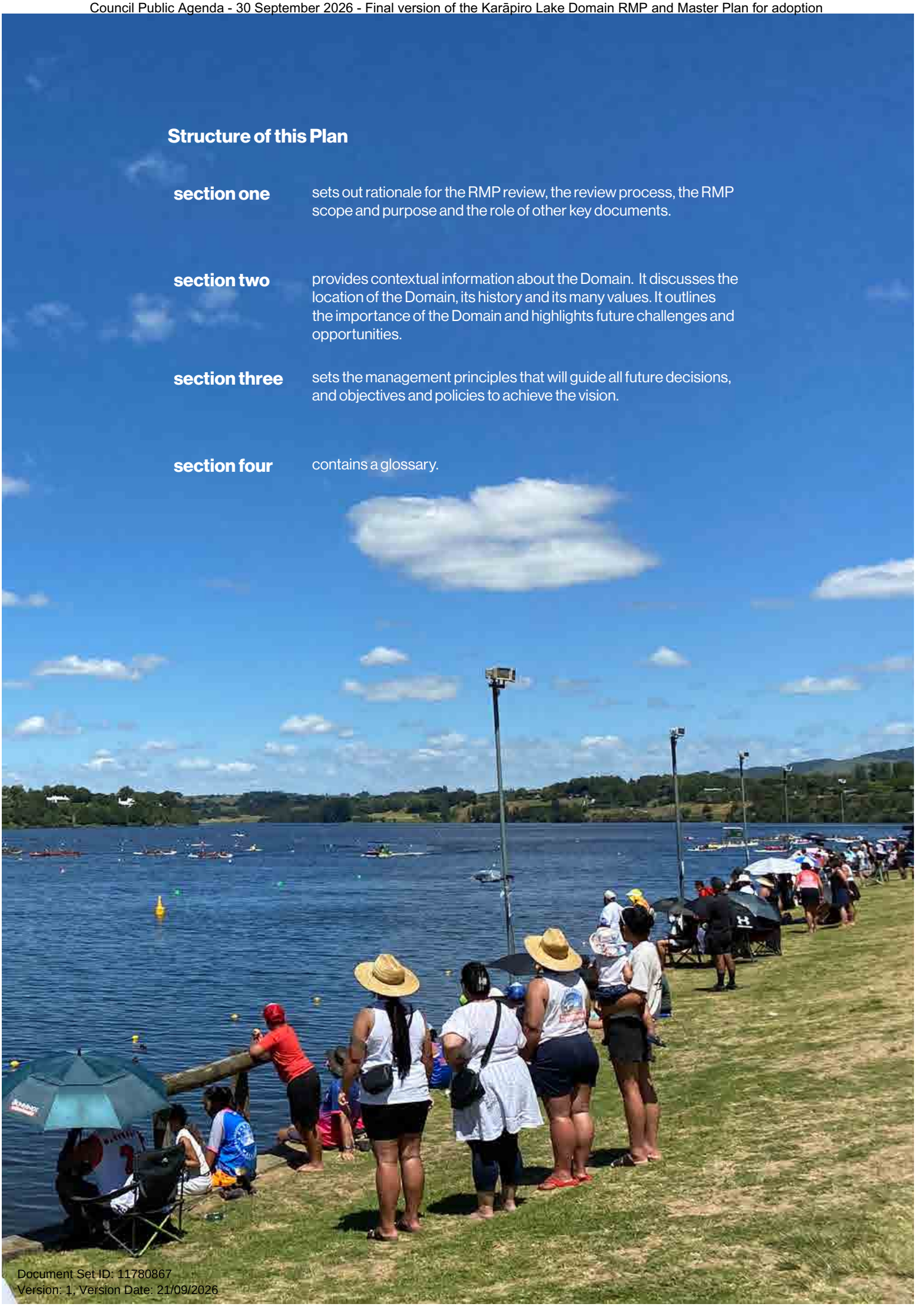
Structure of this Plan

section one sets out rationale for the RMP review, the review process, the RMP scope and purpose and the role of other key documents.

section two provides contextual information about the Domain. It discusses the location of the Domain, its history and its many values. It outlines the importance of the Domain and highlights future challenges and opportunities.

section three sets the management principles that will guide all future decisions, and objectives and policies to achieve the vision.

section four contains a glossary.



Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

2 Wāhanga Tuarua I Section Two
He Tirohanga Whānui O Karāpiro Lake Domain I An Overview of Karāpiro Lake Domain

He Hokinga Mahara I Looking Back

Mana Whenua Occupation and Connection

Through whakapapa and a series of settlements and ongoing land occupations, mana whenua are connected to Karāpiro. This connection is evidenced by archaeological, cultural, and heritage sites in the vicinity of the Domain, including urupā (burial grounds), burial caves, and pā.

The relationship and roles of iwi to Karāpiro are recognised through various activities undertaken by the iwi. 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 Ngaati Koroki and Ngāi Te Rangi defeated Ngāti Maru at the nearby site of Taumatawīwī. Hundreds were killed, including many rangatira. The bodies of the warriors killed in battle were burned on a pyre built at the foot of a column of rocks where Hauoira Stream met the Waikato River, 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').

The pakanga (battle) at Taumataw~~iii~~w~~iii~~ determined that Ngaati Koroki Kahukura and Ngāti Hauā are mana whenua at Karāpiro Lake Domain. After the pakanga, Ngāti Hauā rangatira Te Waharoa, directed Ngaati Koroki to remain in occupancy at Karāpiro. Ngaati Koroki Kahukura continues to occupy the land, reflecting their status as ~~A~~ahi K~~aaā~~.

In 2009, the Council entered into a Memorandum of Understanding (MoU) with Ngaati Koroki Kahukura and Ngāti Hauā ("Tangata Whenua"). The MoU has an indefinite term concerning the recognition of the Domain's historic and cultural values (see Appendix 5). The purpose of the MoU is:

- To acknowledge and achieve the objectives and policies in Council's Karāpiro Domain Strategic Plan, and RMP and any revisions of it; in particular, those objectives and policies regarding the protection of historic and cultural values,
- To acknowledge that Tangata Whenua has 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;
- To acknowledge the relevance of mana whakahaere with respect to historic and cultural values, the history and the significance of this site, and
- To provide guidance for the use of the cultural room 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.

In 2014, treaty settlements were passed into legislation[1]. The settlements confirmed that:

- Ngaati Koroki Kahukura ~~- hold~~ dominant ~~M~~mana ~~W~~whenua, ahi k~~aa~~ā roa, mana whakahaere and kaitiaki status over the Waikato River within the Karāpiro to Lake Arapuni sub-catchment[2]~~;~~.
- ~~Karāpiro is an Area of Interest of~~ Ng~~aa~~āti Hauā~~, who has a statutory acknowledgement over the Karāpiro area~~ - Karāpiro is within the Ngāti Hauā Area of Interest and subject to their statutory acknowledgement~~, and~~.
- Waikato-Tainui - recognised interests and role in relation to the Waikato River.
- Raukawa - Lake Karāpiro is subject to a statutory acknowledgement and a deed of recognition ~~for Raukawa~~.

The Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act was passed in 2010 and formalised Waikato-Tainui's role in the restoration and management of the river, recognising their deep cultural and spiritual

1 Ngāti Koroki Kahukura Claims Settlement Act 2014, Ngāti Hauā Claims Settlement Act 2014, and Raukawa Claims Settlement Act 2014.
2 Section 70 Ngāti Koroki Kahukura Claims Settlement Act 2014

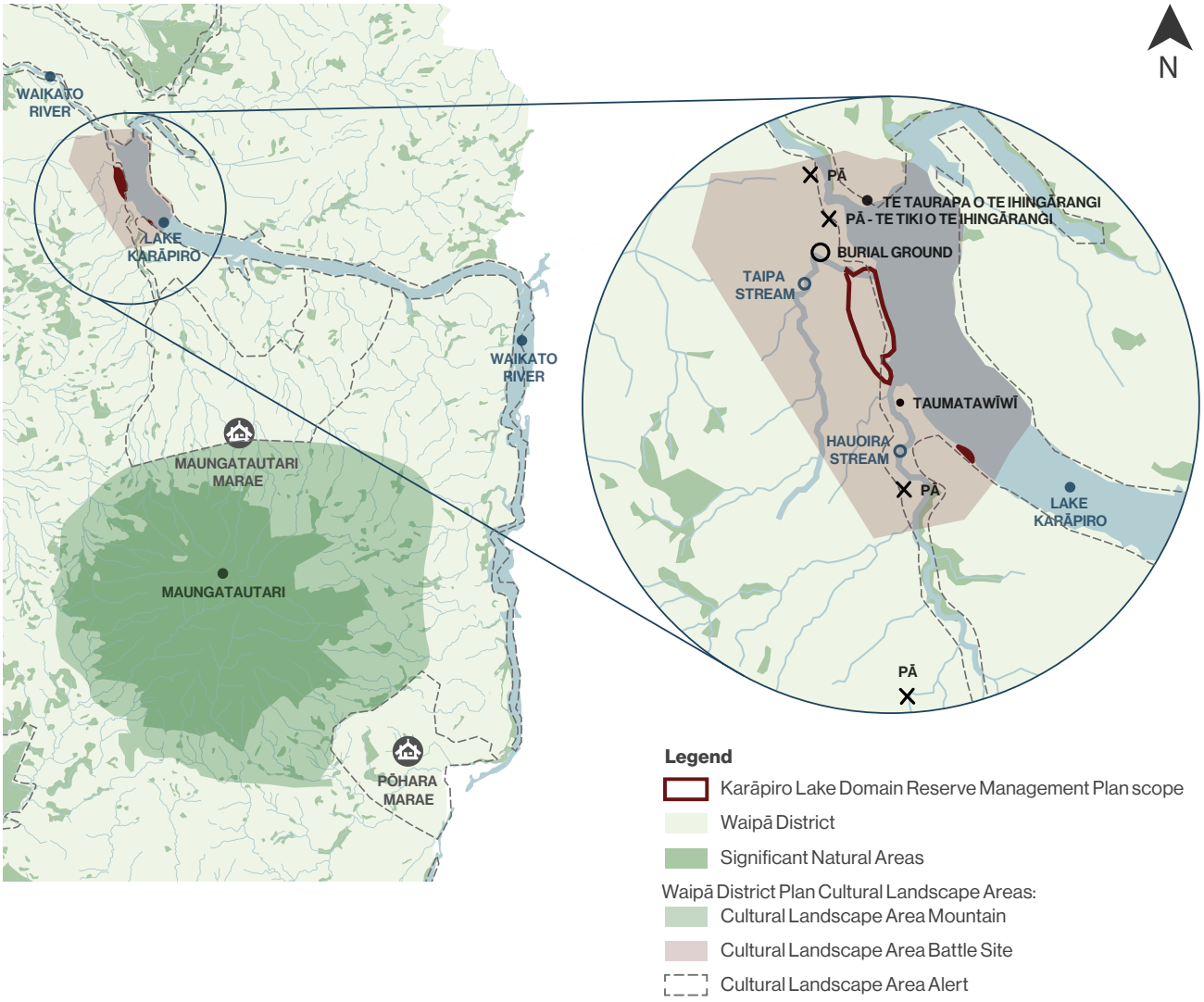
Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

connection to its waters. Its overarching purpose is "to restore and protect the health and wellbeing of the Waikato River for future generations." It enables Te Ture Whaimana o Te Awa o Waikato-the Vision and Strategy for the Waikato River, jointly developed by the Guardians of the River[3], to be deemed as part of the Regional Policy Statement of Waikato Regional Council.

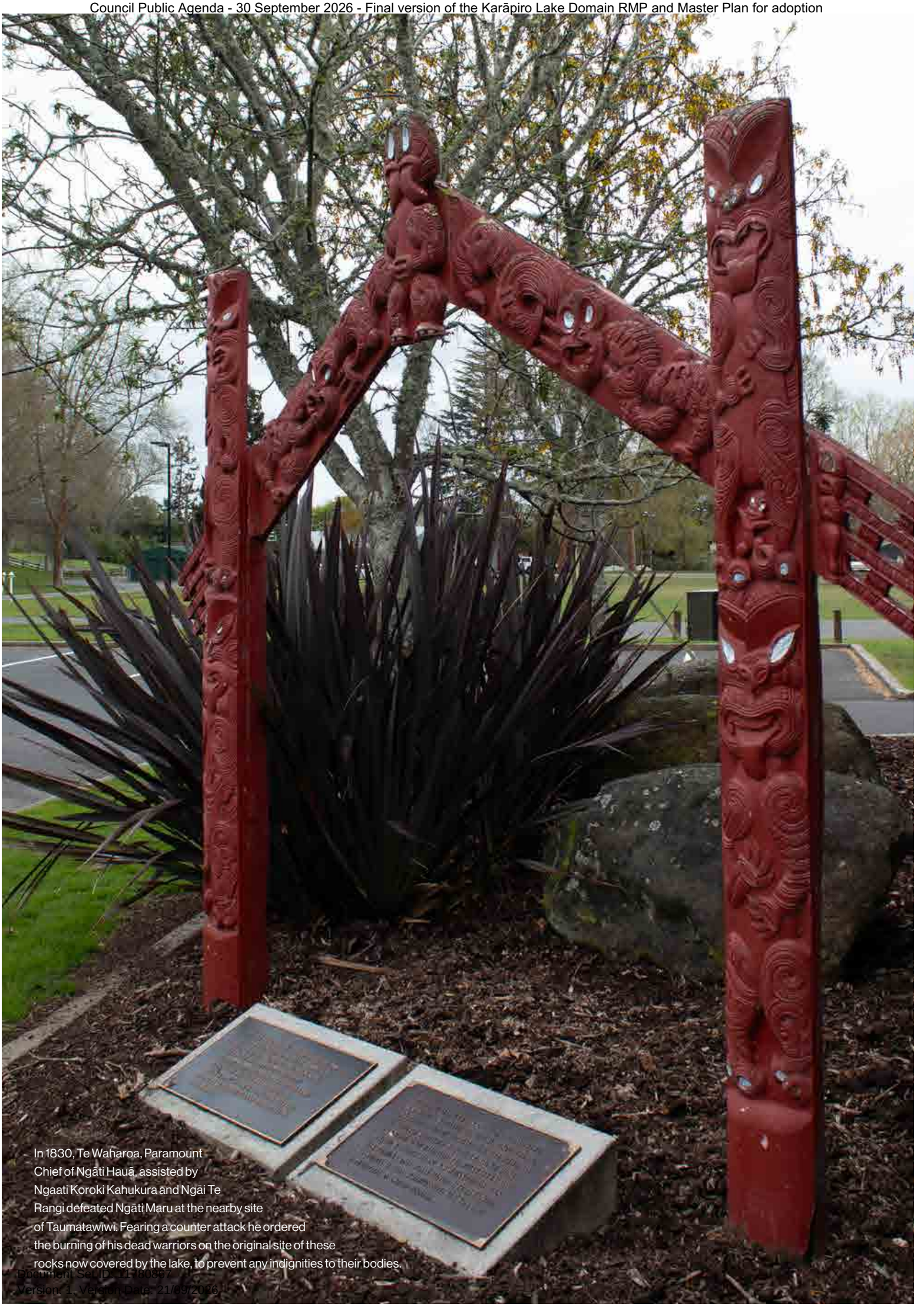
The Waikato River is an awa ~~tuupuna~~ tupuna of spiritual, cultural and economic significance to mana whenua and iwi with recognised Treaty settlement interests. The Waikato River has been, and is today, a source of sustenance, healing, and solace with its own mauri and spiritual integrity. Mana Whenua and iwi liken the river to the blood that streams through their bodies, inherently linked to their health and well-being. The river is not separate from the people but is part of the people.

3 The members of the Guardians of the River included the five iwi along the length of the river and relevant territorial authorities. Each territorial authority is required to enter into a Joint Management Agreement with Waikato-Tainui. This allows for co-management of the river by Waikato-Tainui and the territorial authority.

Figure 4. Sites and Features of Significance to mana whenua



Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026



In 1830, Te Waharoa, Paramount Chief of Ngāti Hauā, assisted by Ngaati Koroki Kahukura and Ngāi Te Rangi defeated Ngāti Maru at the nearby site of Taumatawīwī. Fearing a counter attack he ordered the burning of his dead warriors on the original site of these rocks now covered by the lake, to prevent any indignities to their bodies.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Formation of Lake Karāpiro and Karāpiro Lake Domain

The Karāpiro Dam was completed in 1947 and resulted in the creation of Lake Karāpiro to act as a storage and regulating reservoir for downstream power stations, ensuring a steady and controlled water flow to optimise electricity generation across the system. The dam is one of nine hydroelectric dams along the Waikato River. The Dam and associated power station continues to be a key component in the national electricity grid, generating a substantial proportion of Aotearoa New Zealand's renewable energy.

What is now the 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 nine 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 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.

Mercury Energy holds the resource consents authorising the operation of the Karāpiro Dam, including the take and use of water and the management of lake levels. These consents entitle Mercury to alter water levels within a specified range and include operating easements along the margins of the Waikato River, which affect the use and development of land within and adjacent to the Domain.

Domain Development to Date

The Domain has been extensively developed for community use, ~~lake access,~~ events, ~~and~~ accommodation and to enable and support activity on the water, including rowing and other water sports. Key facilities and landscaping include:

- **Public amenities:** Podium Café, play assets, public boat ramp, three public changing rooms and toilet blocks and seating
- **Water sport and recreation facilities:** Two club boat ramps, nine pontoons, a finish tower, podium and spectator seating and grassed embankment
- **Bookable venues:** Sir Don Rowlands Centre, volleyball sand courts and high rope course
- **Accommodation:** Rod Waddell Lodge (sleeps 41 in 13 rooms, large kitchen and dining area), five chalets (total of 40 bunk beds, ensuite bathrooms, 2 kitchens), and camping facilities (60 powered, 80 non-powered sites, with an amenity block)
- **High-performance headquarters and training centres:** Rowing NZ and Canoe Racing NZ
- **Club facilities and storage:** Nine local club leases for facilities to support water sports and other recreation activities
- **Administration facilities:** Site office and residence, maintenance depot and Karāpiro Rowing Inc's operational area
- **Infrastructure:** Retaining wall, internal roads, paths and parking, lighting, signage and utilities
- **Planting:** Specimen trees, native vegetation restoration and amenity planting

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Ko Karāpiro Lake Domain He Taonga Tuku Iho I Karāpiro Lake Domain is a Living Treasure

Mana Whenua and Iwi Values

Karāpiro Lake Domain holds profound cultural, spiritual, historical, ancestral and archaeological significance for Mana Whenua – Ngaati Koroki Kahukura and Ngāti Hauā. Waikato-Tainui and Raukawa also have recognised Treaty settlement interests associated respectively with the Waikato River and Lake Karāpiro.

As result of the historic and enduring connections to the Domain and the significance of the Waikato River, mana whenua are deeply committed to supporting and safeguarding the natural resources within their respective rohe (tribal areas), encompassing the whenua (land) and wai (water) at the Domain. The protection of these natural resources and other taonga (treasured possessions), including valued flora and fauna, is vital to the iwi's identity and cultural integrity.

~~Additionally the Domain holds profound cultural, spiritual, historical, ancestral and archaeological significance for mana whenua.~~

Key values identified by mana whenua are:

- Rangatiratanga: Each iwi actively participates in decision-making processes that align with their inherent responsibilities and obligations as ahi kā (those who keep the home fires burning) and kaitiaki (guardians). This ensures they have meaningful input into decisions regarding their ancestral lands, waterways, taonga, and wāhi tapu (sacred sites). Rangatiratanga also encompasses capacity and capability building to support their roles as decision-makers.

- Kaitiakitanga: Mana whenua Ngaati Koroki Kahukura~~;~~ and Ngāti Hauā~~, and Raukawa~~ have enduring obligations and responsibilities to protect and manage natural and cultural resources sustainably for current and future generations. This includes promoting holistic and restorative approaches necessary to prevent and minimize risks to the regenerative abilities of taonga. Raukawa's kaitiakitanga is also captured in their statutory acknowledgement. Waikato-Tainui extended their co-management arrangements over Lake Karāpiro with their rights to be carried out by Ngaati Koroki Kahukura.

- Mauri: Recognising the life essence or spiritual force that exists in all animate and inanimate entities, kaitiaki are responsible for managing natural resources in the Domain in ways that protect and enhance the mauri of taonga.

- Taonga: Encompassing elements valued by mana whenua, ~~Ngaati Koroki Kahukura, Ngāti Hauā, and Raukawa,~~ taonga require a high level of respect and include wāhi tapu, rivers, streams, mahinga kai (food gathering areas), valued animals and plants, air, and minerals.

- Tikanga: Serving as guides to moral behaviour, tikanga includes principles such as wairuatanga (spirituality), manākitanga (hospitality), rangatiratanga (chieftainship), and mana whenua (territorial rights).

Recreation Values

The Domain has been extensively developed and carefully managed to create a regionally, and for some activities nationally and internationally significant hub for sport codes undertaken on the lake. These activities include waka ama, rowing, canoeing, yachting, power boating, water skiing, wake boarding~~, waka ama~~ and dragon boating. Currently there are twelve leases to national and regional sport organisations and local clubs to facilitate training and events, as well as significant Council-owned infrastructure to support events.



Increasingly the Domain is also used as a venue for large events such as the North Island Schools Cycling Championships, car rallies, festivals, school balls, meetings/conferences and ceremonies such as weddings and civil unions. Many of these events are held in the regionally important Sir Don Rowlands Centre venue.

In the 2024/2025 period, there were approximately 250 events held in the Sir Don Rowlands Centre and another 37 events held on the wider Domain; many being multi-day events.

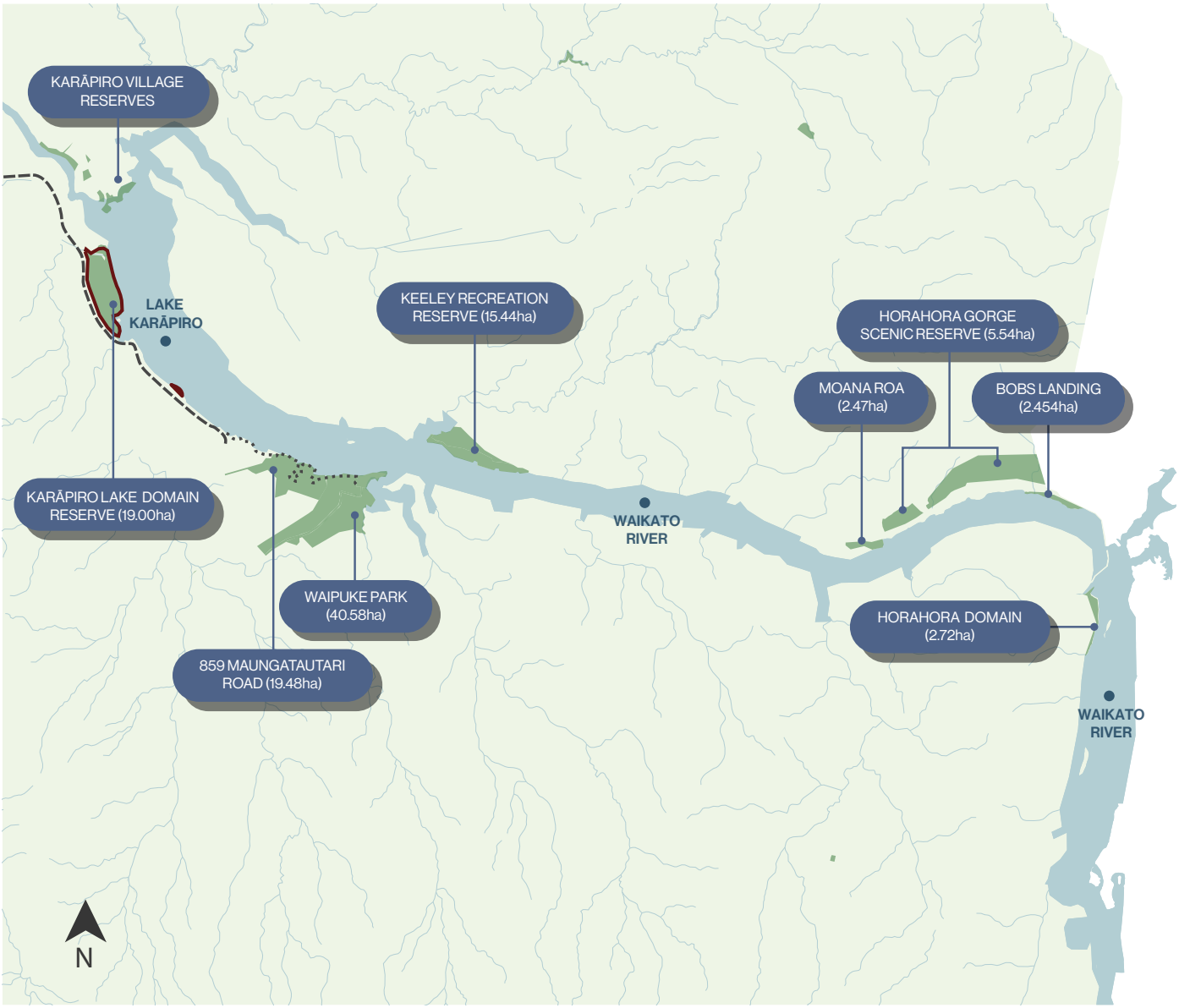
The Domain currently caters for up to 15,000 people outdoors and up to 1,000 indoors, with greater numbers possible with careful event planning and temporary infrastructure.

In addition to training and events, the Domain retains a significant general recreational function with open space areas free from development. It is an important community lakeside park for immediate neighbours and residents on the eastern side of the Waipā District and visitors and groups staying at the Domain. It provides the closest boat ramp to Zones 1, 2 and 3 on the lake (see appendix 8), the only café with views of the lake, a playground and large high amenity areas for informal recreation. It forms part of a wider network of lakeside reserves that Council administers (Figure 5). The water-based recreation that is permitted at each reserve is guided by the Waikato Regional Council Navigation Safety Bylaw 2013 (see Appendix 8).

The combination of recreation values, with the other Domain values, together with its proximity to Maungatautari Sanctuary Mountain, the Te Awa River Ride, Hobbiton, Cambridge and Hamilton (Figure 6) means that it is also a popular tourist destination.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Figure 5. Karāpiro Lake Domain Recreation Context

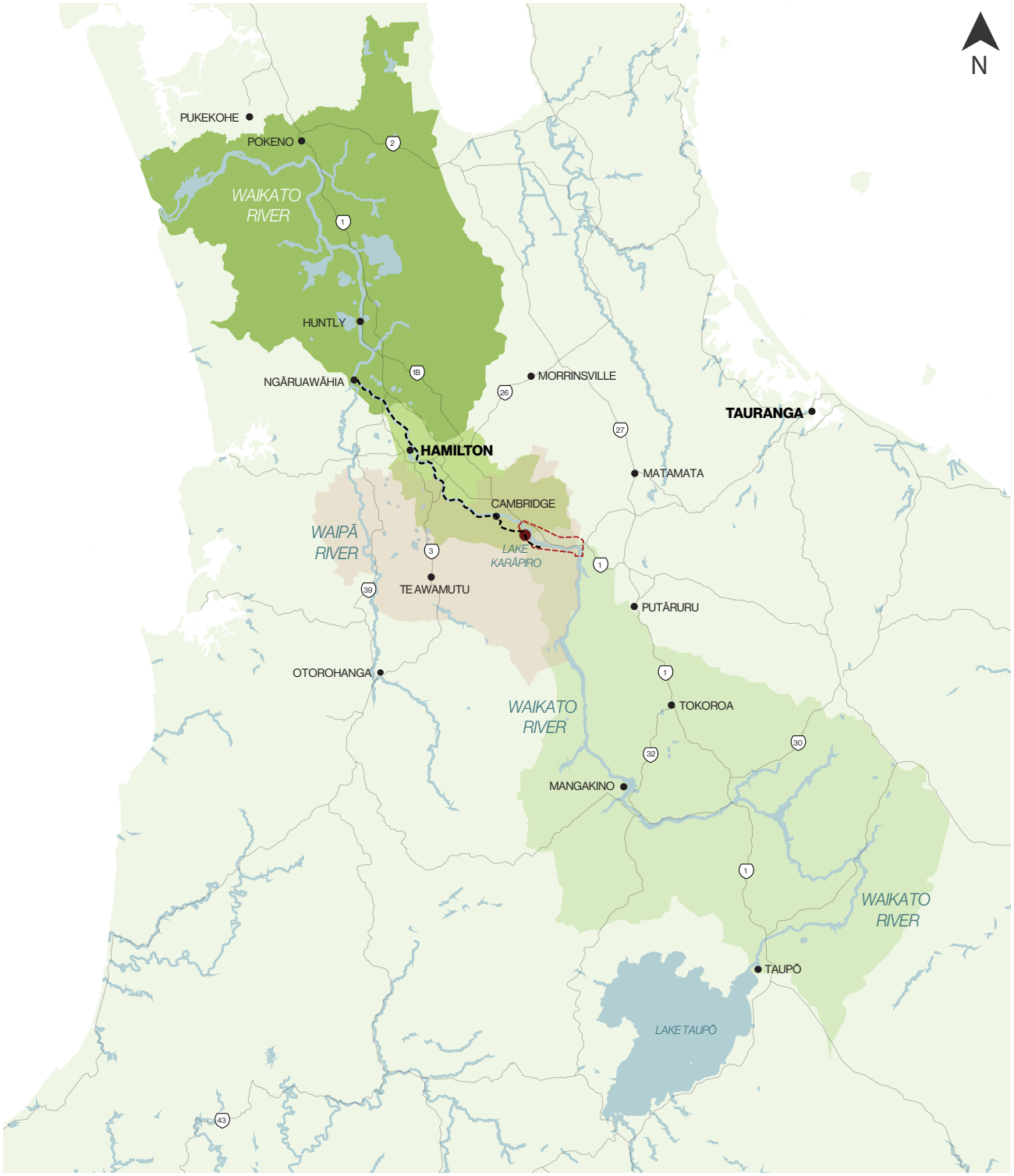


Legend

- Karāpiro Lake Domain Reserve Management Plan scope
- Waipā District
- Waipā District Council administered parks and reserves
- Te Awa Cycleway
- Indicative future extent of Te Awa Cycleway

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Figure 6. Karāpiro Lake Domain Location



KEY TRAVEL TIMES:	
Karāpiro to Cambridge	9 minutes
Karāpiro to Hamilton	30 minutes
Karāpiro to Auckland	2 hours
Karāpiro to Tauranga	1 hour
Karāpiro to Te Awamutu	25 minutes
Karāpiro to Otorohanga / Waitomo	45-55 minutes

Legend

- Karāpiro Lake Domain Reserve
- Lake Karāpiro Destination Zone
- Waipā District
- Lower Waikato River
- Middle Waikato River
- Upper Waikato River
- State Highways
- Te Awa Cycleway

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Freshwater Values

Freshwater values includes the extent to which a freshwater body can support a healthy ecosystem (including water quality, water quantity, habitat, aquatic life and ecological processes), be used for recreation activities involving human contact, provide critical habitats and conditions to support threatened species and provide mahinga kai (both in terms of kai that is safe to harvest and eat and provision for customary practices to be exercised and tikanga and preferred methods to be able to be practiced). Freshwater values can also include values such as wai tapu and natural form and character.

The Taipa Stream, which has a 240 hectare catchment area, originally discharged into the Waikato River just north of the ~~original~~ dam site. It was diverted through the Domain into the lake as part of the original dam construction to manage water flow and reservoir levels. The Hauoira Stream flows out at the southern boundary of the Domain land and north of Taumatawīwī Reserve. There are also several overland flow paths and culverted stormwater outflows into the lake.

Activities and development on the Domain play an important role in the realisation of the vision for the Waikato River set out in Te Ture Whaimana o Te Awa o Waikato and empowered through settlement legislation. The vision is:

> **A future where a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato River, and all it embraces, for generations to come.**
>
> *Tooku awa koiora me oona pikonga he kura tangihia o te maataamuri.*
>
> *The river of life, each curve more beautiful than the last.*

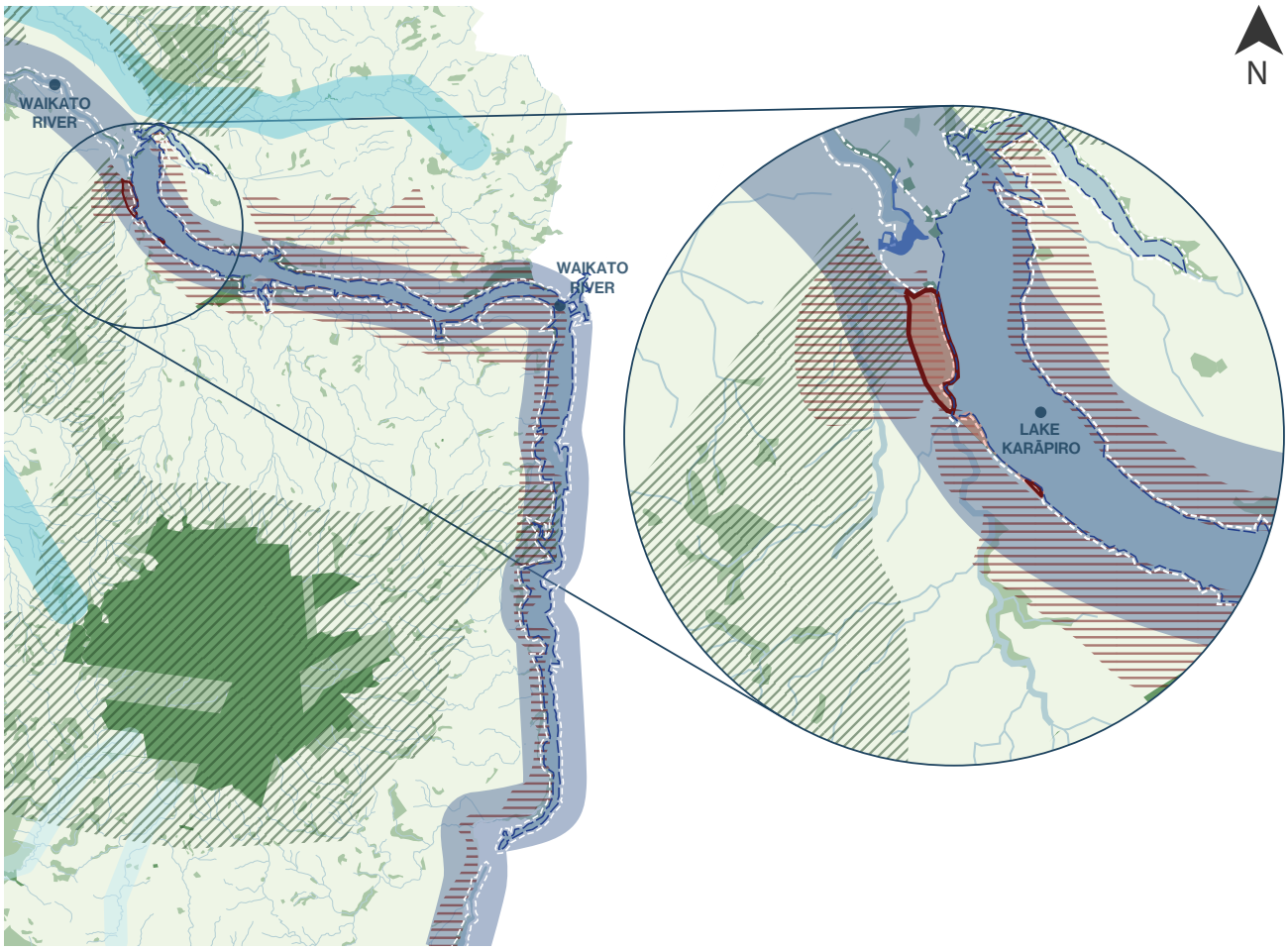
Indigenous Biodiversity and Amenity Values

The Domain has significant terrestrial environmental, natural character, landscape and visual amenity values. It is within the District Plan's 750 meter Biodiversity Corridor, which serves as a vital ecological conduit along the Waikato River supporting native flora and fauna, and the District Plan's Indigenous Forest Corridor between Maungatautari and the Waikato River that offers continuous habitats that facilitate species movement and ecological resilience.

It is also within the District Plan's High Amenity Landscape Area: Waikato River and Hydro Lakes, which requires that activities and developments within the Domain be managed to protect the aesthetic and natural values of the Domain. Mature specimen trees scattered throughout the Domain not only contribute to the aesthetic beauty but also provide shade and habitat for native bird species, enriching the visitor experience. These values are shown in Figure 7.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Figure 7. Indigenous biodiversity and amenity context



Legend

- Karāpiro Lake Domain Reserve
- Waipā District
- Significant Natural Areas
- Reserves Zone
- Lake Karāpiro Events Zone
- 750m River Stream Corridor
- 500m River Stream Corridor
- 250m River Stream Corridor
- Hydro Electric Power Generation Infrastructure Area (Zone Overlay)
- Hydro Operating Easement
- Indigenous Forest Corridor
- River and Lake Environs
- High Amenity Landscapes

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

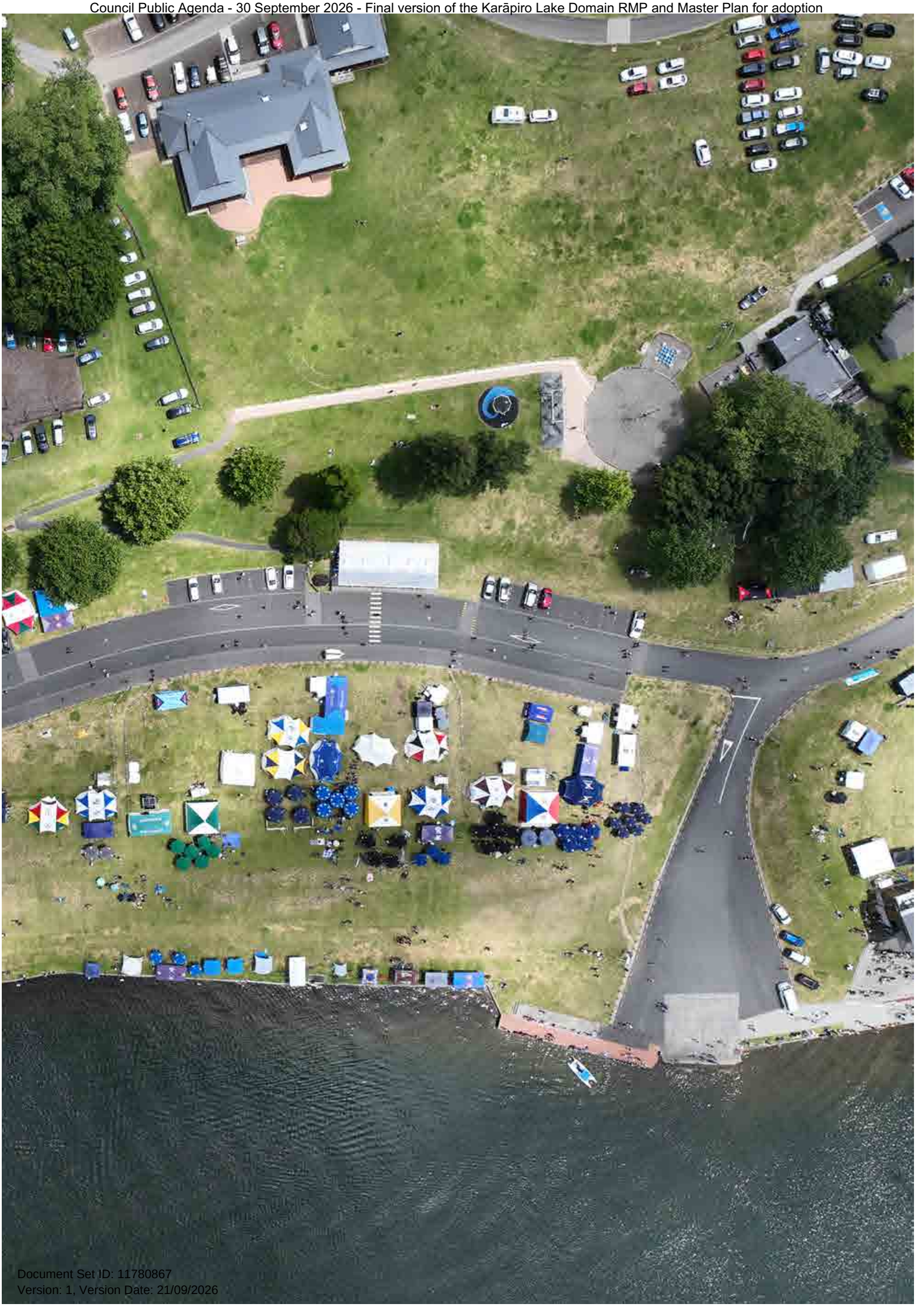
Ngā Wero Matua I Key Challenges

- **Awa (River) and Whenua (Land) Health and Wellbeing:** Managing the adverse effects of invasive species such as hornwort and gold clams in the lake on the use of the ~~lake~~ Domain as a high performance event and training venue and managing the risks associated with these activities on the lake's health and wellbeing.
- **Balancing Diverse User Needs:** Managing the coexistence of non-motorised and motorised water sports and a full and diverse events calendar with community use~~:~~ , acknowledging that different activities have varying requirements and limitations on levels of flexibility.
- **Managing Adverse Effects of Events:** Mitigating the effects of the number, duration, and scale of events in accordance with the Waipā District Plan.
- **Infrastructure and Volunteer Limitations:** Capacity of current infrastructure and volunteers involved in facilitating events may limit ability to grow participation in events and/or not adequately support the demands of both national and international events.
- **Reducing Impact of Cost on Participation in Community Events and Sport:** Event-related costs are often recovered through fees and charges such as parking fees.
- **Environmental Sustainability:** Ensuring that increased usage and development do not negatively impact the ecological health of Lake Karāpiro and its surroundings.
- **Community Engagement:** Addressing concerns of local residents regarding development plans, event-related disruptions, and ensuring their active participation in decision-making processes.
- **Lake level changes:** Mercury, pursuant to its resource consents and associated conditions, can alter the water level of Lake Karāpiro and has operating easements along the margins of the Waikato River that entitle access to the riverbank to undertake work and inundate land in association with the hydro operations. The use and development of land within the Lake Karāpiro Events Zone must be managed to minimise the potential for reverse sensitivity effects and ensure these utility operations are not adversely impacted.
- **Financial Viability:** Securing sustainable funding sources for ongoing maintenance and future developments, while balancing commercial interests with public accessibility.

Ngā Āheinga Matua I Key Opportunities

- **Greater Mana Whenua Collaboration:** Incorporating mana whenua values and aspirations for the Domain and adjoining Taumatawīwī whenua into the development and management of the Domain will ensure practices and policies reflect the deep connections and commitments of mana whenua to their ancestral lands and resources and honour commitments made by Council through the MoU it entered in 2009.
- **Managing Cumulative Effects of Growth:** Managing the combined and long-term effects of increased event numbers, visitor growth, and expanded infrastructure on the reserve's environmental health, landscape character, and use.
- **Balancing Development with Open Space Uses:** Open space and outdoor recreation are key purposes of the Domain, and some development could restrict these uses.
- **New Zealand's Premiere Non-Motorized Water Sports Hub:** Development and management that positions the Domain as New Zealand's leading venue for sports ~~like rowing, kayaking, and waka ama, attracting~~ such as rowing, waka ama, and kayaking which attract national and international events.
- **Growing Local Use and Enjoyment of the Domain Outside of Events:** Improvements to path networks and signage together with the creation of a public swimming zone and new picnic facilities will support greater public use and enjoyment of the Domain.
- **Economic Development:** Leveraging the Domain's status to attract investments, grow tourism, create jobs, and promote regional growth. Ahu Ake Waipā Community Spatial Plan identifies that in the medium term Council will prepare a Karāpiro Destination Management Plan to further develop and connect the new and existing recreation and eco-tourism activities so they can be branded and marketed as a package.
- **Environmental Leadership:** Implementing sustainable practices that protect the lake's ecosystem, serving as a model for other recreational areas and enhancing the biodiversity and amenity within the Domain.
- **Community Integration:** Creating infrastructure and event calendars that bring a range of users and communities together and support clubs and event organisers to deliver high quality opportunities for Waipā residents.
- **Adaptive Management:** Utilizing flexible planning approaches and temporary event infrastructure to respond to evolving recreational trends and environmental challenges, ensuring long-term relevance and resilience.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026



Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Ngā Tūranga o Ngā Rōpū Matua | Roles of Key Parties

While Council owns and administers the majority of land covered by this Plan and many of the assets on this land, mana whenua and key partner organisations play important roles in achieving the vision for the Domain.

Figure 8. Roles and responsibilities of organisations involved in Karāpiro Lake Domain

ORGANISATION/GROUP	ROLES AND REPONSIBILITIES
Waipā District Council	Owns and/or admisters land in accordance with the Reserves Act and is responsible for preparing and implementing this Plan. Funds development and maintenance of public assets on the Domain. Appoints and manages the Domain's Management Contractor to deliver the Services set out in the Karāpiro Lake Domain Management Agreement. Delegate of the Minister of Conservation as set out in the Instrument of Delegation for Territorial Authorities 2013. Prepares and enforces the District Plan and bylaws that apply to Karāpiro Lake Domain.
Waikato Regional Council	Lead organisation for the protection and restoration of Lake Karāpiro and the Waikato River's health and wellbeing. Mandated by Section 66(1) of the Resource Management Act 1991 to develop and review regional plans in accordance with national policy statements and through these plans set the direction and rules to protect and restore the Waikato River. Prepares and enforces the Waikato Regional Council Navigation and Safety Bylaw 2013, including education, approval of temporary maritime event applications and Harbourmaster lake patrols. Leads the monitoring and reporting programme for lake health.
Mana whenua – Ngaati Koroki Kahukura and Ngāti Hauā	~~Mana whenua, being Ngaati Koroki Kahukura, and Ngāti Hauā , Waikato Tainui and Raukawa,customary rights and interests in the land.~~ Enduring historical, cultural and customary relationships with Karāpiro, their Treaty settlement interests, and the 2009 MoU with Council. Provide input into decisions related to the Domain's development and management in accordance with the ~~MOU~~ MoU with Council. Ngaati Koroki Kahukura has a lease for Te Manawa o Matariki in the Sir Don Rowlands Centre and are the owners of Taumatawīwī to the south of the Domain. Work in partnership with Council and Waikato Regional Council and partner organisations such as Toitū Te Whenua Land Information New Zealand and Ministry for Primary Industries to identify, implement and monitor lake restoration actions that are informed by matauranga Māori and tikanga and based on strong relationships.
Iwi with recognised Treaty settlement interests	Waikato-Tainui - interests in relation to the Waikato River Raukawa - interests in relation to Lake Karāpiro.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Waikato River Authority	Sets the primary direction to achieve the restoration and protection of the health and wellbeing of the Waikato River for future generations. Promotes an integrated, holistic, and co-ordinated approach to the implementation of the Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River. Funds rehabilitation initiatives for the Waikato River in its role as trustee for the Waikato River Clean-up Trust.
Toitū Te Whenua Land Information New Zealand (LINZ)	Administers Crown land along much of Lake Karāpiro, including land at the northern end of the Domain and at the Race Start Zone. Key agency in safeguarding the ecological health of the lake. Leads the control of invasive aquatic weeds; including an annual hornwort biosecurity programme.
Ministry for Primary Industries (MPI)	Key agency in safeguarding the ecological health of the lake; particularly through biosecurity initiatives. Leads the control of freshwater gold clam (Corbicula fluminea) in the Waikato River.
Management Contractor (Currently contracted to GL Events Ltd)	Undertakes management of the Domain in accordance with the Karāpiro Lake Domain: Management Agreement, including developing and maintaining an operating manual and an event management guide, managing venue bookings and event permitting, property management and site maintenance, site security, and relationship management with mana whenua, lessees, lake users and organisations involved in lake weed control.
Karāpiro Rowing Incorporated	Maintains and develops the rowing course and regatta facilities and supporting infrastructure at Lake Karāpiro. Organises and holds regular international championships, and national and regional regattas for the rowing community~~,~~ and a variety of other sporting codes and community groups. Provides infrastructure, facilities and support to a wide range of sporting and community groups ~~who~~ which hold their events (on and off water) at Lake Karāpiro. Has in the past funded development of public assets on the Domain.
Lessees	Responsible for meeting the terms of their lease, including developing and maintaining their assets and managing their activities in a way that postively contributes to achieving the vision for the Domain and ensuring the health and safety of their members and programme participants.
Event organisers	Ensure compliance with all relevant regulations, including obtaining necessary permits, adhering to health and safety standards, and managing risks associated with their events. Coordinate with GL Events Ltd to ensure that the Domain is suitable and available, and that all logistical aspects, such as waste management and noise control, are appropriately addressed.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

3 Wāhanga Tuatōru | Section Three
Te Ara Whakamua | Moving Forward

The **vision** for Karāpiro Lake Domain and **desired future-state outcomes** (set out on pages 2 and 3) clarify what we want Karāpiro Lake Domain to be like within a generation. It is about enhancing what has been developed to date – both in terms of relationships and developments on the ground - to benefit the Waikato River and our environment and communities~~.~~, local, as well as regional and national recreational and sporting users.

Council will take a collaborative and phased approach to the implementation of this Plan. This will be informed by discussions with mana whenua partners and key stakeholders, existing lease arrangements, event scheduling, funding, construction methodology and operational practicality.

This section sets out how the vision will be achieved by setting:

- **management principles** to guide how everyone involved in the Domain will work together and make decisions to deliver successful actions, and
- **objectives and policies** to bring focus to how the vision will be achieved through Council's actions.



Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Ngā Mātāpono I Management principles

The following principles guide all decisions related to the future development and management of the Domain:

Mana Whenua and Iwi Partnership & Cultural Recognition

Empower mana whenua and iwi with recognised Treaty settlement interests in their role as kaitiaki, embedding mātauranga Māori and honouring the Waikato River as an awa tupuna (ancestor) and taonga (treasure) and the Domain as a site of occupation and battle. Ensure mana whenua values and traditions are seen, heard, and felt throughout the Domain.

Protecting and Enhancing the Environment

Safeguard and restore the health and mauri of the whenua (land), Lake Karāpiro and the Waikato River. Increase native biodiversity and integrate sustainable practices to ensure long-term ecological resilience. Ensure efficient land use to reduce the impact of developments on the environmental and natural character values. Advocate for continued programmes and regulatory frameworks to restore the Waikato River and its catchment.

Inclusive and Respectful Relationships

Foster whanaungatanga and manākitanga by promoting respectful, collaborative relationships between mana whenua partners, key stakeholders, and the wider community. Ensure the Domain is a welcoming and inclusive space for all.

World-Class Multi-Use Facilities

Provide high-quality, adaptable, and functional facilities ~~that prioritise non-motorised aquatic sport~~ and maximise opportunities for community recreation, events, and economic sustainability.

Mana Whenua, Iwi and Community Wellbeing & Accessibility

Create a safe, accessible, and well-connected environment that enhances mana whenua, iwi and community use and fosters deeper connections with the Waikato River, Lake Karāpiro, and the Domain and between groups and individuals.

Sustainable Growth & Adaptability

Plan for climate change, increased visitation, and evolving community and sporting needs. Ensure developments are viable, cost-effective, and resilient - balancing environmental, social, and economic sustainability. Explore revenue-generating opportunities that align with the Domain's vision and long-term sustainability.

Knowledge Sharing & Collaborative Decision-Making

Commit to working together in good faith, openly sharing knowledge, and making decisions with transparency, integrity, and respect for diverse perspectives.

Integrated Network Planning

Manage the Domain as part of a wider network of lakeside reserves and protected biodiversity areas and a wider lake catchment.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Whāinga Tuatahi | Objective One

Support the protection and restoration of the health and wellbeing of Lake Karāpiro and the Waikato River through the development and management of the Domain.

The policy framework below provides direction on actions Council will take to protect and restore Lake Karāpiro and the Waikato River through its management of developments and activities on the Domain.

Kaupapa here | Policies

1.1 Work collaboratively with mana whenua and iwi with recognised Treaty settlement interests, the lessees, neighbouring landowners, and the community to improve water quality flowing from the Domain into Lake Karāpiro and reduce erosion along the lake edge and Pukekura Island by:

a. ~~relocating the Taipa Stream towards the northern Domain boundary and n~~Naturalising or remediating the Taipa stream ~~or realigning it to its natural stream path~~,

b. extending and widening riparian planting of the other streams and lake edge in the southern end of the Domain to increase filtration of contaminants and sediment, stabilise banks, and improve habitat for indigenous species,

c. implementing water-sensitive design principles for all built infrastructure to reduce stormwater runoff and pollutant discharge into the lake,

d. working with lessees to ensure washdown and maintenance of watercraft, vehicles, and equipment occur in a way that stops pollutants entering the lake,

e. working with lessees, event organisers and Domain boat ramp users to encourage lake use behaviours that minimise the risk of erosion, and

f. installing lake edge retaining options that prevent erosion.

1.2 Ensuring indigenous freshwater species can freely move up, down, and between water bodies by:

a. naturalising Taipa Stream, and

b. developing additional fish passages where necessary to restore ecological connectivity.

1.3 Work collaboratively with mana whenua partners and iwi with recognised Treaty settlement interests, lessees, and the community to prevent the transmission of biosecurity threats to Lake Karāpiro via the Domain by:

a. running education campaigns to raise awareness about invasive species and best practices for biosecurity,

b. requiring lessees and organisers of water-based events to facilitate appropriate boat cleaning and biosecurity checks, and

c. providing infrastructure for boat cleaning and biosecurity checks, including designated cleaning stations with effective disposal measures.

1.4 Work with mana whenua and iwi with recognised Treaty settlement interests to better understand and share their spiritual, ancestral, cultural, customary and historical values associated with Lake Karāpiro and the Waikato River and develop operating practices that recognise these values.

1.5 Advocate for Waikato Regional Council, Ministry for Primary Industries, and Land Information New Zealand to undertake:

a. increased and timely weed and pest control to manage invasive aquatic species and improve ecological health, and

b. research, monitoring, and reporting programmes on lake health and water quality.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Whāinga Tuarua | Objective Two

Develop and manage the Domain in ways that celebrate mana whenua identity, language, and culture, support whānau wellbeing, enable mana whenua to fulfil their role as kaitiaki, and embed tikanga and mātauranga Māori in decision-making and monitoring.

The policy framework below provides direction on the actions Council will take to build on existing relationships with mana whenua to help realise mutual aspirations and to enable them ~~Ngaati Koroki Kahukura, Ngāti Hauā and Raukawa~~ to fulfil their kaitiaki role and grow whānau use of and involvement in the Domain. These actions build on the commitment in Ahu Ake Waipā Community Spatial Plan to partner with mana whenua to achieve their aspirations and mutually beneficial outcomes and the MoU between Council and Ngaati Koroki Kahukura and Ngāti Hauā (see Appendix 5).

Kaupapa here | Policies

2.1 Acknowledge and actively support the spiritual, ancestral, cultural, customary, and historical relationships mana whenua and iwi with recognised Treaty settlement interests have with the whenua in and around the Domain and Lake Karāpiro and the Waikato River.

2.2 Enable mana whenua to exercise their kaitiakitanga, to identify, protect, enhance and interpret significant values, features and viewshafts and to have an authentic living connection with the Domain through:

a. partnering with mana whenua to understand, value and apply mātauranga Māori and tikanga,

b. ensuring the protection of the rocks of historic and cultural importance on the Domain and in Lake Karāpiro near the Cambridge Rowing Club building,

c. retaining the historic rocks (kōwhatu tapu), waharoa and interpretation sign as a key feature and focal point near the entrance to the Sir Don Rowlands Centre,

d. retaining Te Manawa o Matariki, the tāngata whenua facility within the Sir Don Rowlands Centre for the purpose of recognising and protecting the historic and cultural values of the ~~site~~ site and investigate options for the expansion of Te Manawa o Matariki for a future river and research centre,

e. allowing the construction of an open-sided storage facility for ceremonial waka,

f. sharing the history of the area through initiatives such as Te Ara Wai: Journeys, on-site interpretation, cultural infrastructure such as pou and events,

g. the use of te reo Māori in signage,

h. incorporating Māori design into new park developments or landscaping

i. enabling cultural activities such as wānanga, hui and events consistent with the overall Domain usage,

j. enabling cultural practices such as rāhui (temporary prohibition) when required to protect the health and wellbeing of the lake and reserve visitors,

k. ensuring cultural protocols are followed in relation to any significant development on the Domain and/or any relocation of historic fabric,

l. undertaking genuine and meaningful engagement and seeking early input on proposals for use or developments,

m. ensuring development near archaeological

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

sites is sympathetic to their historical context and carried out in liaison with mana whenua and Heritage New Zealand Pouhere Taonga,

n. providing mana whenua with the opportunity to be involved in events for the purpose of acknowledging and protecting historic and cultural values of the Domain, and

o. encouraging event organisers and lessees to integrate tikanga Māori and acknowledgement of mana whenua into their activities.

2.3 ~~Work with mana whenua to understand how their aspirations for the development and use of the adjoining Taumatawīwī Reserve can be supported through developments and activities on the Domain.~~ Work with Ngaati Koroki Kahukura, as owner of the adjoining Taumatawīwī Reserve, and Ngāti Hauā as mana whenua, to understand how their aspirations for Taumatawīwī can be supported through developments and activities on the Domain.

2.4 Collaborate with mana whenua to explore investment and employment opportunities at the Domain that reflect their cultural values and economic aspirations.

2.5 Prohibit scattering or burying of ashes anywhere on the Domain or from the Domain into Lake Karāpiro.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Whāinga Tuatoru | Objective Three

Position Karāpiro Lake Domain as a world-class aquatic event and training venue, while enhancing opportunities for community use and optimising income generation.

The policy framework below provides direction on the actions Council will take to further enhance the Domain as a premiere venue for a range of aquatic sport codes while still recognising the role the Domain plays as a critical local lakeside reserve. The policies also set out how management of the Domain will enable revenue streams to support the development and maintenance of high quality facilities and landscapes. Policies in the previous sections outline the requirement to undertake these activities in a way the recognises the privilege of operating on the Domain and the need to uphold a reciprocal relationship with the whenua (land) and the awa (Waikato River) - one that acknowledges their cultural and ecological significance and actively contributes to enhancing the mauri, or health and wellbeing, of these taonga.

Kaupapa here | Policies

Events and training

3.1 Promote and facilitate the ongoing use and development of the Domain for a diverse range of local through to international events, with priority given to ~~non-motorised~~ aquatic sport and events requiring access to the lake ~~recreation~~.

3.2 Ensure events are managed in accordance with the Waipā District Plan's rules on duration and number, noise limits, signs, ancillary retail activities, temporary car parking unless otherwise authorised by a resource consent.

3.3 Facilitate the use of the Domain and Lake Karāpiro as an aquatic training venue~~, with priority given to non-motorised~~ for aquatic sport and recreation.

3.4 Develop, and enable third parties to develop~~,~~ new facilities and redevelop or extend ~~extensions to~~ existing facilities in accordance with the Masterplan to support events and training, including but not limited to:

a. a new multi-purpose clubrooms and storage facility at the northern end of the Domain with water access infrastructure such as boat ramp(s) and pontoons and vehicle access and parking,

b. a new maintenance depot at the southern end of the Domain,

c. an extension to the Rowing NZ building,

d. additional and redevelopment of existing facilities at Flynn Cove to support Karāpiro Rowing Inc's operations,

e. an extension to the formed ~~embankment~~ grandstand seating at the finish area,

f. a shade structure over the formed ~~embankment~~ grandstand seating at the finish area that does not impact views of the lake finish area for spectators or race organisers,

g. an extension to the finish tower,

h. an extension to the high ropes course,

i. enhancements to the grassed spectator embankment that retains flexible use or improves current spectator capacity, ~~to create flat terraces for gazebos and access paths, formalise pedestrian access down to the lake edge and install permanent underground options for event utilities such as electricity, and~~

j. a cell phone tower in a suitable position that does not detract from the amenity of the

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

reserve.

3.5 Continue to allow the erection or placement of retaining walls, mooring points, pontoons and course infrastructure on the water, anchored to the Domain ~~land~~.

3.6 Enhance existing access and enable the erection of a temporary infrastructure such as a grandstand at the Race Start Zone and finish line during major events.

3.7 Require event organisers to provide ~~port-a-loos~~ temporary toilets if required to supplement on-site capacity.

3.8 ~~Work with the lessee to remove and remediate the existing sand courts and develop one new court in accordance with the Masterplan.~~

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

3.10 Maintain an Events Management Guide to provide information to event organisers as to the standard of event management expected and required to be achieved. This guide should include (but not be limited to):

a. procedures for managing traffic safety, parking and waste,

b. rules in relation to hours of operation (of both sporting events and any evening activities on the Domain),

c. requirements to ensure the health and safety of people using the Domain,

d. information on when ~~port-a-loos~~ temporary toilets and other facilities will be required to supplement onsite capacity,

e. information in relation to the relevant noise limits that must not be exceeded,

f. a procedure for notifying all neighbouring property owners within 500 metres of the Domain at least one week prior to any event likely to attract in excess of 2000 people on the Domain (including participants and spectators), and

g. promotion of the use of Waipā suppliers during organised events.

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

3.12 Allow the use of areas identified in the Masterplan for temporary parking associated with events (subject to any limits stipulated by the Domain management contractor representative ~~Site Manager~~).

3.13 Work with the Domain ~~M~~management ~~C~~contractor representative, event organisers and lessees to implement effective travel demand management measures to reduce the demand for parking at the Domain (if required) and adverse traffic effects on Maungatautari Road.

3.14 ~~Prohibit charging for temporary event parking.~~

Public use and enjoyment

3.15 Continue to ensure freedom of public access to, and enjoyment of, the Domain (other than leased facilities) except when temporarily restricted for a specified time, subject to statutory and bylaw requirements, including where:

a. an activity or event has been granted the right to restrict public access as part of its conditions of authorisation,

b. maintenance works are being carried out on the park,

c. there are unfavourable ground conditions or a biosecurity risk,

d. the park or area requires remediation, for example to address a physical hazard or to undertake field renovations, and/or

e. a rāhui is in place.

3.16 Continue public use of the central boat ramp subject to lake closures, biosecurity procedures and the use of designated trailer parking.

3.17 Enhance public facilities in accordance with the Masterplan to support public use and enjoyment of the Domain, including but not limited to:

a. redeveloping the lake edge in the centre of the Domain to ~~bring visitors closer to the lake,~~ address safety and erosion issues, provide access to and along the lake and improve amenity and public and spectator usability,

b. ~~creating a public swim zone at the southern end of the spectator embankment~~ retain access to the public swim zone,

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

c. redeveloping the existing play equipment to create a cohesive and accessible destination play space with visitor infrastructure such as seating, picnic tables and shelter structures to support extended family visits,

d. installing more seating,

e. developing an informal ~~family-oriented~~ picnic area with views over the lake above Flynn Cove,

f. improving the roading, parking and pedestrian and cyclist path network,

g. improving access for those with disabilities and limited mobility,

h. improving lighting and way-finding signage, and

i. planting for shade provision, screening and enhanced visual amenity, whilst retaining views of the lake for spectators.

3.18 Work with lessees and event organisers to ensure members and event attendees driving through the Domain take the most direct route to their destination and travel at safe speeds to minimise adverse effects and risks associated with vehicle movements.

Leases and licences

3.19 Allow the continued existence and use of existing facilities, clubrooms and associated buildings and structures on the Domain for the purposes associated with the lake and/or use of the Domain in accordance with Appendix 6.

3.20 Work with lessees to recognise and enable reciprocal relationships between people and place and the sense of wellbeing people feel by caring for taonga like the Domain and the Waikato River.

3.21 Work with lessees and other interested parties within ~~at the northern end~~ the northern redevelopment area of the Domain to enable oportunities for a new ~~replace the existing individual club structures with a new 2 story~~ multi-purpose facility (with boat and equipment storage, offices, gym, kitchen, large gathering space, etc) and associated boat ramps, additional pontoon(s) and access road and parking areas in accordance with the Masterplan.

3.22 Require an application to be made under the Reserves Act 1977 for any new clubhouse or building or structure not otherwise provided for in this Plan. Any such application will be assessed in relation to the following criteria:

a. the extent to which the proposed building or structure is aligned to the Masterplan,

b. the extent to which the proposed building or structure is necessary and desirable to enable the intended uses of the Domain set out in this Plan,

c. the extent to which the proposed building or structure will compromise the use of the Domain for other intended purposes, including public access to and along the margin of the lake,

d. the effect of the proposed building or structure on the landscape, visual, and/or amenity values of the Domain, and

e. the degree to which the proposed building is consistent with the objectives and policies of this Plan and the Waipā District Plan.

3.23 Grant leases of land in accordance with Council's Policy on the lease of Council Owned or Administered Land and the Reserves Act 1977 where such leases are in accordance with the objectives and policies in this Plan.

Commercial activities

3.24 Allow the ongoing operation of a cafe on the Domain.

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

3.26 Promote the use of Waipa based suppliers in association with events and functions held in the Sir Don Rowlands Centre.

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

3.28 Allow vendors and commercial operators associated with events and endorsed by the event organiser, to operate on the Domain during events without the need for a concession.

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

3.30 Consider concessions for commercial activities

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

on the Domain providing:

a. activities remain ancillary to the primary purpose of the reserve,

b. associated environmental effects can be managed to Council's satisfaction,

c. the activities do not affect public access to other parts of the Domain, including lake frontage,

d. the use of the Domain facility is in accordance with Council's prescribed management standards, and

e. funds generated from the activity are used to offset operational costs or are reinvested for reserve development purposes.

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

Accommodation

3.32 Retain all of the top campground and as much of the lower campground as possible and enable them to continue to be used as multi-purpose areas during events for activities such as boat rigging and storage and event bases.

3.33 Consider upgradeing the campground in accordance with the Masterplan, including but not limited to:

a. renewing the communal facilities block,

b. developing a new slip lane entrance from Gate 2, and

c. increasing screen planting along the Maungatautari Road edge.

3.34 Consider ~~i~~improveing and increaseing the existing built accommodation in accordance with the Masterplan through:

a. refurbishing and potentially extending the existing Rod Waddell Lodge to create affordable, accessible and functional year-round accommodation for large groups,

b. refurbishing chalets,

c. developing new motel-style modular units that provide affordable, universally accessible, and high amenity accommodation, and

d. improving vehicle access from Gate 2 and formed vehicle parking.

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

Other

3.36 Promote compliance with the dog prohibition set out in the Dog Control Bylaw and prohibit all other animals being brought on to the Domain.

3.37 Prohibit the lighting of fires on the Domain other than in purpose-built fireplaces or braziers, or for the purposes of site management by Council and other agents.

3.38 Prohibit smoking and vaping and take an education approach to encouraging compliance.

3.39 Enable the sale, supply and consumption of alcohol in a responsible and controlled manner by:

a. permitting the sale and supply of alcohol within the Sir Don Rowlands Centre or any licensed premises within the Domain, in association with events, functions or organised activities, only where a valid licence has been obtained in accordance with the Sale and Supply of Alcohol Act 2012,

b. permitting the sale and supply of alcohol within the Domain's café in accordance with a valid licence obtained in accordance with the Sale and Supply of Alcohol Act 2012,

c. requiring that any sale or supply of alcohol at organised events, functions or activities is approved by the Domain Site Manager and holds the necessary event-specific alcohol licence (e.g., special licence) as prescribed by the Sale and Supply of Alcohol Act 2012, and

d. limiting the possession and/or consumption of alcohol during or in conjunction with organised events, functions or activities to designated areas as identified by the Karāpiro Domain Site Manager and outlined in the Conditions of Hire, in alignment with relevant licensing conditions.

3.40 Change to a 'rubbish-free' approach outside of events, that is, require visitors to take all rubbish away with them.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Whāinga Tuawhā I Objective Four

Deliver strategic and integrated development and maintenance of the Domain to create high-quality, resilient, and adaptable infrastructure that supports long-term sustainability.

The policy framework below provides direction on the key developments proposed at the Domain and how Council will undertake, or require others to undertake, these developments. It also sets out the standard of amenity that will be provided at the Domain through maintenance and how Council will achieve this.

Kaupapa here I Policies

General

4.1 Consider the following for all future reserve developments and maintenance programmes:

a. the reserve classification,

b. the Waipā District Plan,

c. the Masterplan, relevant specialist assessments and/or mana whenua's feedback,

d. the full range of lake levels permitted by Mercury's resource consent conditions associated with the operation of the Karāpiro Dam,

e. the impact the location and design of infrastructure has on the natural, cultural, landscape and amenity values,

f. opportunities to work with mana whenua to identify any spiritual, ancestral, cultural, customary, social, mahinga kai and historical values that could be acknowledged, protected and/or restored,

g. opportunities to share facilities to reduce the site coverage and visual amenity effects associated with facilities and increase the financial sustainability of maintaining community-owned facilities,

h. impacts of climate change,

i. the cumulative impact of the proposed development or activity in combination with existing developments and activities on the Domain and other Domain users,

j. incorporating water sensitive design to reduce stormwater runoff and contaminants entering the lake,

k. minimising the opportunities for vandalism and crime including using Crime Prevention Through Environmental Design principles, and

l. universal design and how people of all ages and abilities use, access and enjoy the Domain.

Parking and vehicle circulation

4.2 Improve accessibility and the safety of visitors to the Domain and traffic congestion during events by undertaking the following developments in accordance with the Masterplan:

a. ~~redeveloping some~~ reviewing and if required changing the layout of internal access roads,

b. creating safe and accessible drop off areas,

c. establishing appropriate access and parking areas to service any new buildings on the Domain,

d. investigating options to improve safe access and egress at all ~~three~~ gates, including potential new access gates,

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

e. investigating adding a temporary event vehicle egress south of Gate 3,

f. installing better way-finding signage to direct people to correct gates and reduce vehicle traffic through the section between Sir Don Rowlands Centre and Rowing NZ facility,

g. developing a new slip lane into the campground from Gate 2,

h. developing new ~~permeable~~ parking above Flynn Cover to service operational requirements,

i. managing temporary event parking on grassed areas, and

j. improving way-finding signage.

4.3 Work with Mercury to explore the use of their land north of Judd Lane for year-round visitor parking.

Pedestrian and cyclist circulation and infrastructure

4.4 Create a safe, connected and accessible pedestrian and cyclist path network into and through the Domain by undertaking the following developments in accordance with the Masterplan:

a. developing a contiguous shared path network from Gates 1 and 2 to, and between, key destinations,

b. developing minor pedestrian paths that complement the shared path network,

c. improving the safety of Te Awa River Ride users at Gates 1, 2 and 3 through signage, road/path treatments and barriers,

d. improving lighting, and

e. improving way-finding signage.

4.5 Provide infrastructure to enable safe and secure cycle parking.

4.6 Provide adequate down lighting to support the safety and security of people moving about the Domain after dark, particularly along internal traffic and pedestrian routes, while minimising light spill and avoiding unnecessary light pollution.

Buildings, structures and utilities

4.7 Continue to provide accessible public toilet facilities and amenities of a high quality to meet the level of demand.

4.8 Limit the extent of buildings and structures to only those which are reasonably necessary for the intended uses of the Domain and the associated Lake Karāpiro.

4.9 Limit the unnecessary clu~~st~~ter and duplication of structures by promoting adaptable, multi functional shared facilities and the co-siting of similar types of activities (including within existing buildings) to minimise the need for additional buildings and structures on the Domain.

4.10 Recognise the building limitations imposed by fluctuating lake levels and areas prone to flooding.

4.11 Require the occupiers of buildings on the Domain to ensure that adequate maintenance is undertaken to maintain and/or enhance the quality and visual appearance of those buildings.

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

4.13 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 Domain. In this regard, it is proposed that all buildings on the Domain have a colour scheme which is consistent with the requirements of the Waipa District Plan for the Special Landscape Character Area.

4.14 Adopt a unified approach to the design of the visitor infrastructure, while ensuring that it is complementary to the values and qualities of the Domain (i.e. 'rural' rather than 'urban' in character and of a standard befitting an international event venue).

4.15 Develop and implement a cohesive signage strategy to improve permanent signage to and within the Domain by:

a. reflecting the name of the reserve, Karāpiro Lake Domain, in a consistent manner across all signs,

b. increasing recognition of Council's role as landowner and administrator where appropriate,

c. supporting a high-quality and inclusive visitor experience by clearly identifying key destinations, facilities, activity areas, and

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

access points,

d. addressing any health and safety concerns,

e. ensuring consistency in design,

f. incorporating Te Reo Māori and bilingual signage, in partnership with mana whenua, to reflect the cultural and historical significance of the site,

g. ensuring signage is accessible, durable, and designed in accordance with universal design principles to meet the needs of a wide range of users,

h. where relevant, including educational, environmental, cultural and heritage information to enhance understanding, appreciation and protection of the Domain, Lake Karāpiro and the Waikato River and their values,

i. providing clear and consistent regulatory signage to support safe and responsible use of the reserve, including dog control, alcohol restrictions, and permitted activities, and

j. avoiding clutter and duplication.

4.16 Recognise that fluctuating lake levels and flows may result from Mercury's operation of 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 the Domain.

4.17 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 Mercury's resource consent conditions associated with the operation of the Karāpiro Dam.

4.18 Develop a new maintenance depot in accordance with the Masterplan.

4.19 Underground the 11kv overhead power line currently passing through the upper part of the Domain, subject to approval from Powerco Limited.

4.20 Allow replacement and new network utilities to be constructed underground on the 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.

Protection and enhancement of amenity values

4.21 Ensure a high standard of amenity by:

a. maintaining the existing facilities on the Domain to a high standard, and

b. always maintaining adequate hygiene of facilities including during peak demand periods.

4.22 Protect and enhance the existing landscape character of the Domain including the open grassed areas and mature deciduous specimen trees, and particularly the lake edge by:

a. protecting significant public views from the Domain to Lake Karāpiro and the surrounding landscape,

b. maintaining visibility in and around the Domain to maintain views and to facilitate on site surveillance and safety,

c. avoiding the use of fixed internal fences within the Domain unless required for public safety reasons,

d. protecting and enhancing the existing open grassed areas and large mature deciduous specimen tree character of the Domain,

e. developing and implementing 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,

f. minimising the construction of impermeable surfaces, such as roads and pathways,

g. enhancing the existing planting in accordance with the masterplan by:

i. planting of large growing deciduous specimen trees to define access routes and distinctive activity zones;

ii. native shrub and groundcover planting around existing and proposed buildings.

iii. riparian planting, and

iv. maintaining a weed free environment throughout all areas of the Domain.

h. improving the natural character of the lake edge, where practical, while facilitating public access and enjoyment and preventing erosion.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Whāinga Tuarima I Objective Five

Deliver effective and transparent management of the Domain through collaborative governance, timely and accessible communication with stakeholders and users, and sustainable cost-recovery practices that support ongoing development and public benefit.

The policy framework below provides direction on actions Council will take to ensure the Domain is managed to the achieve the principles, objectives and policies set out in this Plan.

Kaupapa here I Policies

Integrated and Collaborative Management

5.1 Establish and maintain a Domain Management Committee comprising representatives from Council, ~~mana whenua and key stakeholders with the purpose of ensuring the achievement of the vision and objectives set out in this Plan.~~ Ngaati Koroki Kahukura and Ngāti Hauā as mana whenua, and key stakeholders, with the purpose of ensuring the achievement of the vision and objectives set out in this Plan.

5.2 Coordinate the management of land and water activities with the Waikato Regional Council.

5.3 Work with Toitū te Whenua - Land Information New Zealand to formalise Council's management of their land that adjoins the Domain at its northern end and at the Race Start Zone.

Information

5.4 Ensure existing and potential users of the Domain have access to up-to-date information about events and developments on the Domain and the lake through:

a. brochures regarding the facilities and activities on the Domain (including any restrictions),

b. the Council website and the Lake Karāpiro website,

c. the use of newsletters, as appropriate, to inform stakeholders and neighbours of issues and events associated with the Domain, and

d. a biannual Karāpiro User Group meetings.

Fees and charges

5.5 Recover development and operational costs associated with activities on the Domain wherever possible by:

a. charging a rent and administration fees to clubs and other organisations leasing buildings and/or land areas on the Domain, in accordance with Council's 'Community Leasing Policy',

b. charging fees to event and function organisers and user groups for the use of the Domain and its facilities,

c. allowing, at Council's discretion, event organisers to charge entry fees to events held on the Domain,

d. managing accommodation and function facilities on a commercial basis to provide funding for additional developments and activities on the Domain, and

e. allowing, if considered necessary, the introduction of boat ramp fees for the use of the public boat ramp on the Domain.

Monitoring and reporting

5.6 Regularly meet with the Management Contractor and review their annual reports to ensure Key

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Performance Indicators outlined in the Karāpiro Lake Domain Management Agreement 2023 are met.

5.7 Monitor progress implementing this Plan and report to Council through updates to the activity management plans on a three yearly basis, and more regularly at Lake User meetings.

5.8 Work with the relevant authorities, including Waikato Regional Council, Land Air Water Aotearoa, Ministry of Primary Industries and Toitū Te Whenua - Land Information New Zealand, to monitor lake health and take necessary actions to address risks to lake users.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

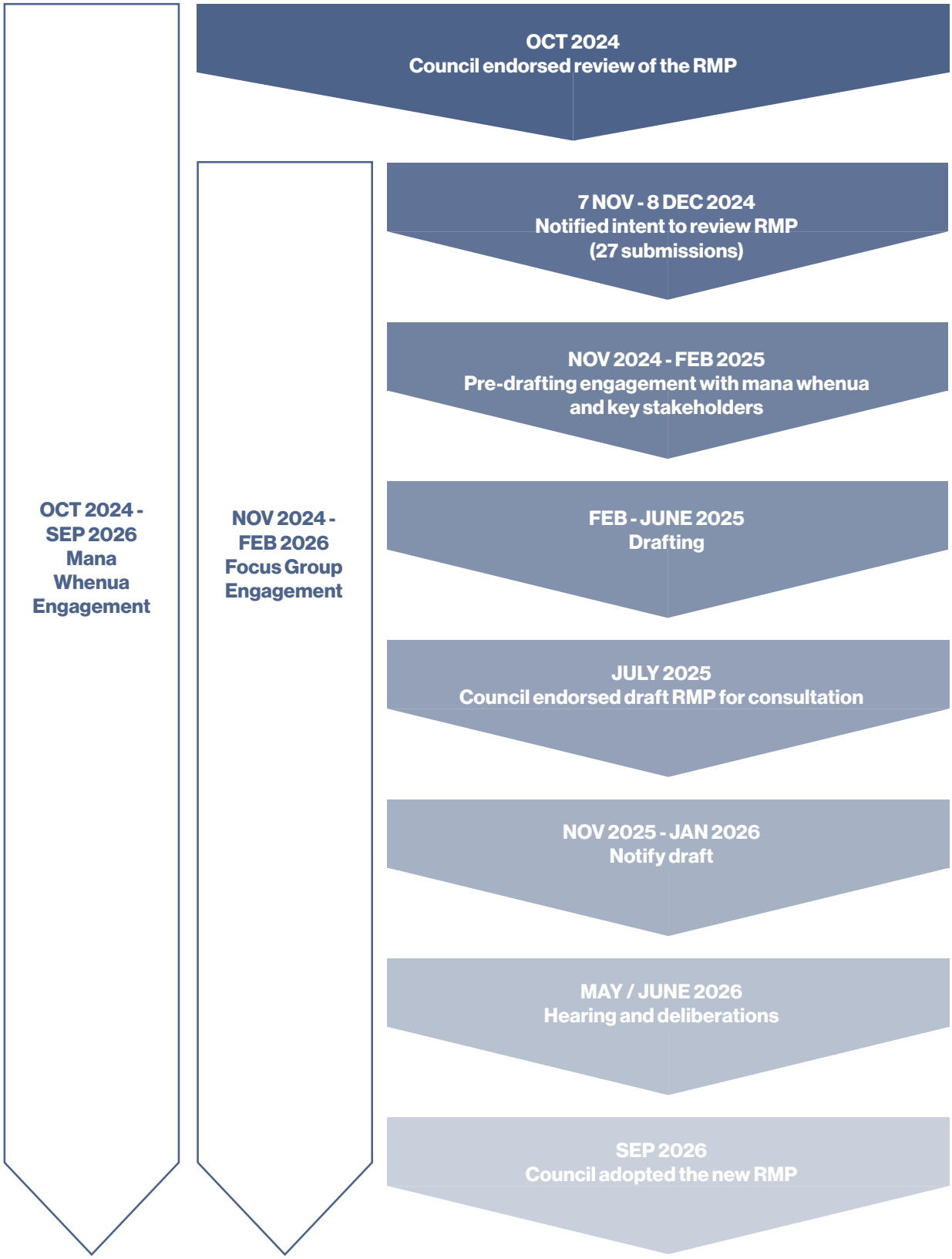
4 Wāhanga Tuawhā | Section Four
Ngā Kupu Māori | Glossary of Te Reo Māori Used Throughout this Plan

ahi kā	burning fires of occupation, continuous occupation - title to land through occupation by a group, generally over a long period of time
awa	river
awa tupuna	ancestral river
iwi	~~tribe.~~ For the purposes of this Plan this includes Waikato-Tainui with interests in relation to the Waikato River and Raukawa with interests in relation to Lake Karāpiro.
kaitiaki	Those who hold responsibilities and obligations to care for, protect and sustain taonga in accordance with tikanga.
kaitiakitanga	The exercise of those responsibilities and obligations.
kōwhatu tapu	sacred rocks
mahinga kai	food gathering areas
mana whenua	~~indigenous people (Māori) who have historic and territorial rights over the land. In this Plan it refers to iwi and hapū (Māori tribal groups) who have these rights in Karāpiro Lake Domain.~~ For the purposes of this Plan, mana whenua at Karāpiro Lake Domain are Ngaati Koroki Kahukura and Ngāti Hauā. This recognition reflects their historical and ongoing relationship with Karāpiro, the 2009 Memorandum of Understanding with Waipā District Council, and their respective Treaty settlement interests.
manāaakitanga	hospitality
mana whakahaere	governance, authority, jurisdiction, management, mandate, power
mātauranga Māori	the body of knowledge originating from Māori ancestors, including the Māori world view and perspectives, Māori creativity and cultural practices
mauri	life force
rāhui	prohibition
rangatira	chief(s)
rangatiratanga	chieftainship, right to exercise authority, chiefly autonomy, chiefly authority, ownership
tapu	sacredness
taonga	anything highly prized or treasured
tikanga	correct procedure, custom, habit, lore, method, manner, rule, way, code, meaning, plan, practice, convention
tupuna	ancestor
tūpuna	ancestor~~(s)~~
wāhi tapu	sacred area/place
wai	water
wairuatanga	spirituality
whakapapa	genealogy, lineage, descent, ancestry
whenua	land

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Ngā Āpitihanga | Appendices

Appendix 1 | Process Followed to Review RMP



Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Appendix 2 I Summary of Key Documents that Guide Decisions to Protect and Restore Karāpiro Lake Domain

Te Tiriti o Waitangi I The Treaty of Waitangi

Te Tiriti o Waitangi / the Treaty of Waitangi (Te Tiriti) is the founding document of New Zealand.

Section 4 of the Conservation Act 1987, which references the Reserves Act in its First Schedule, contains an obligation to give effect to the principles of the Te Tiriti.

In performing functions and duties under the Reserves Act, the Council must also interpret the Reserves Act to give effect to the principles of Te Tiriti. The principles of Te Tiriti likely to be most relevant in making decisions on the management of Karāpiro Lake Domain are:

- Partnership – the mutual duties to act towards each other reasonably and in good faith are the core of the Treaty partnership.
- Informed decision making – being well-informed of mana whenua's interests and views. Early consultation is a means to achieve informed decision-making.
- Active protection – this involves the active protection of Māori interests retained under Te Tiriti.

It includes the promise to protect te tino rangatiratanga (sovereignty and self-determination) and taonga (treasures).

Mana whenua continue to maintain a presence and relationship with their ancestral sites and landscapes of significance. This relationship also extends to the taonga, and sites where historic events occurred, often within the boundaries of reserves. One way to give practical effect to the principles of Te Tiriti is to enable iwi or hapū to reconnect to their ancestral lands. The Local Government Act also contains obligations to Māori, including to facilitate Māori participation in Council decision-making processes.

There are three treaty settlements related to the Waikato and Waipā Rivers and their catchments.

These are Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010, Ngati Tuwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010 and Nga Wai o Maniapoto (Waipa River) Act 2012. These acts established the Vision and Strategy for the Waikato River/Te Ture Whaimana o Te Awa o Waikato (Vision and Strategy) as the primary direction setting document for the Waikato and Waipa Rivers. The Vision and Strategy prevails over any inconsistencies in a national policy statement or New Zealand coastal policy statement and is deemed to be part of the Waikato Regional Policy Statement. The Vision and Strategy states that the Waikato and Waipa Rivers are degraded and require, amongst other things, restoration and protection. At the time of writing this Plan, Te Ture Whaimana was also under review.

The Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 applies to the Waikato River and its catchment, described in the legislation as:

1. The body of water known as the Waikato River flowing continuously or intermittently from the Huka Falls to the mouth of the Waikato River shown as located within the areas marked 'A' and 'B' on SO plan 409144, and

2. All tributaries, streams and watercourses flowing into the part of the Waikato River described in subparagraph (i), to the extent to which they are within the areas marked 'A' and 'B' on SO plan 409144, and

3. Lakes and wetlands within the areas marked 'A' and 'B' on SO plan 409144, and

4. The beds and banks of the water bodies described in subparagraphs (i) to (iii).

Reserves Act 1977

The purposes of the Reserves Act 1977 are:

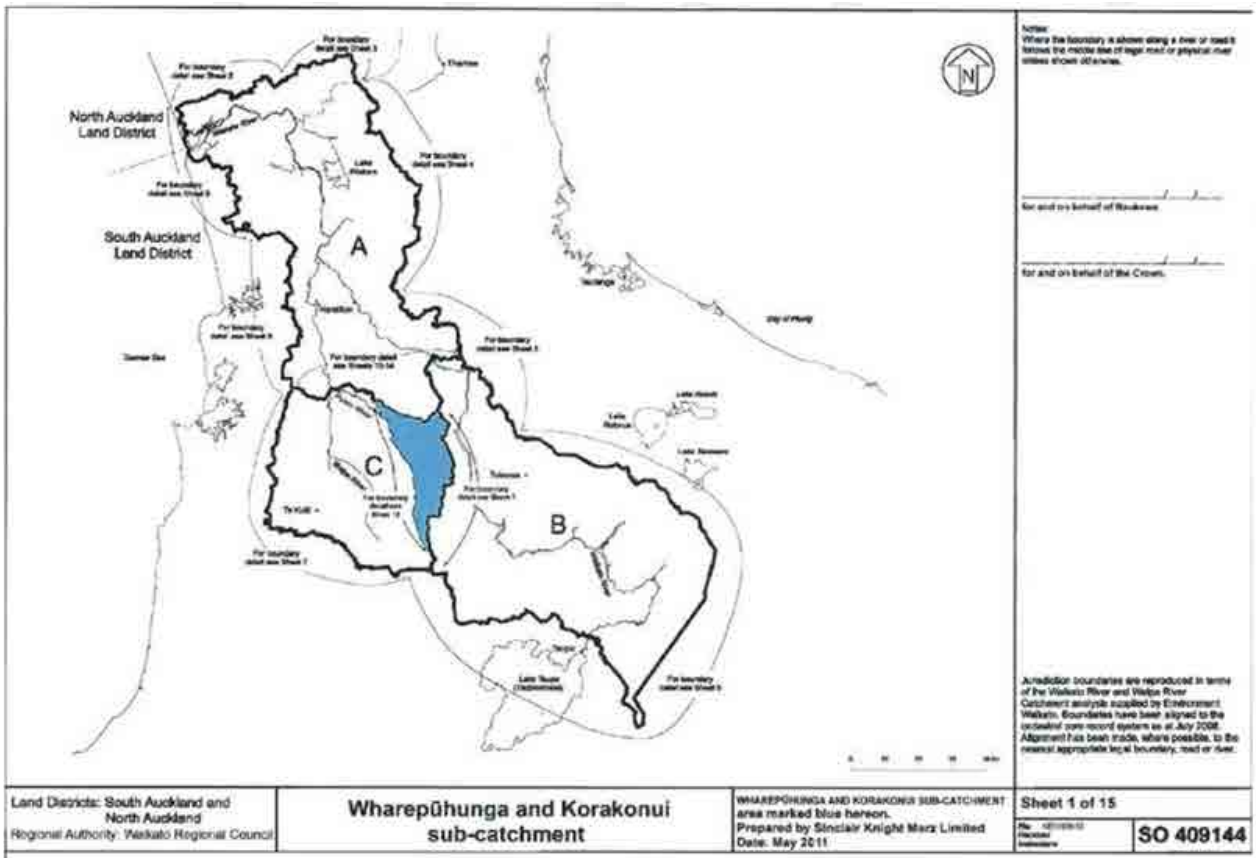
- providing for the preservation and management of reserves for the benefit and enjoyment of the public,
- ensuring, as far as possible, the survival of all indigenous species of flora and fauna,
- ensuring, as far as possible, the preservation of access for the public,
- providing for the preservation of representative samples of all classes of natural ecosystems and landscape, and
- promoting the protection of the natural character of the coastal environment and the margins of Lakes and rivers.

The objectives of the Act are:

emphasise retention of open space for outdoor recreation,

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Karāpiro Lake Domain is within area A.



- maximise freedom of access to reserves for all people, rather than just a few,
- encourage multiple use of reserve land and facilities when feasible and appropriate, and
- facilitate greater involvement of the public in reserves administration and decision making.

The policies in this document should be read in conjunction with the Reserves Act.

Local Government Act 2002

The Local Government Act 2002 (LGA) is the primary legislation enabling and governing Waipā District Council as a local authority. It states the purpose of local government, provides a framework and powers for local authorities to decide which activities they undertake and the manner in which they will undertake them. It also promotes the accountability of local authorities to their communities; provides for local authorities to play a broad role in promoting the social, economic, environmental, and cultural wellbeing of their communities, taking a sustainable development approach.

The long-term plan and annual plans, local bylaws, asset management plans and development of Council policy are all undertaken in accordance with the LGA.

The LGA also contains obligations to Māori, including to facilitate Māori participation in Council decision-making processes.

Resource Management Act 1991

The Resource Management Act 1991 (RMA) is the main piece of legislation that regulates the management of Aotearoa New Zealand's land, air and water, including the use, development and protection of these. The RMA provides Councils with specific powers, functions and duties in giving effect to the purpose of the RMA. The RMA applies to all reserves, but it largely manages the impact that activities on reserves have on the adjacent land and waterways.

In terms of protecting reserve values, the policies, objectives, and outcomes established under the Reserves Act will ensure a higher level of protection for reserves than required under the RMA.

Waikato Regional Policy Statement (WRPS) and Waikato Regional Plan (WRP)

The WRPS provides overarching objectives, policies, and methods for sustainable management of the natural

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

and physical resources in the Waikato region. The WRP translates the high-level objectives of the WRPS into detailed rules, regulations, and action plans that directly manage natural resources. Specifically, it covers how activities in the Waipā District that affect the Waikato River are controlled.

Plan Change 1 – Waikato and Waipā River Catchments (PC1), prepared in accordance with Te Ture Whaimana o te Awa o Waikato (the vision and strategy for the Waikato River), establishes a regulatory framework for managing diffuse discharges (N, P, sediment and microbial pathogens) from farming activities in the Waikato and Waipa River catchments. The plan change sets 80-year water quality targets and encourages implementation of tailored approaches.

At the time of writing this Plan, PC1 appeals had been heard and WRC was awaiting a decision from the Environment Court. The sections of the Operative Regional Plan relating to freshwater were being reviewed with a new plan intended to be notified in 2027. The PC1 provisions will be brought through into the new plan and through this process there may be some review to the PC1 provisions to align with the new National Policy Statement Freshwater Management. There will be an opportunity for tangata whenua, sector and community engagement on the new regional plan prior to notification.

Waikato Regional Active Spaces Plan 2024 (4th Edition)

This Plan provides a high-level strategic framework for play, active recreation and sport facilities and spaces and places planning, development, and optimisation across the region. It provides direction on what should be done and crucially, by inference, what should not be done. The Plan is focused at a network-wide level with emphasis on national, regional, and sub-regional assets.

The Plan highlights Lake Karāpiro as a key natural water body and the Domain as a critical hub for water based sport. It emphasizes the Domain's status as a facility with the ability to host international and national competitions and events and recommends a review of future requirements as a regional development priority.

Ahu Ake Waipā Community Spatial Plan

Acting as a strategic blueprint for the Waipā District for the next 30 years, this document guides future planning and investment decisions to ensure sustainable growth, environmental stewardship, cultural recognition, and enhanced community well-being across the district.

It highlights the importance of Lake Karāpiro and identifies targeted initiatives to enhance and protect the lake and surrounds such as the development of a Lake Karāpiro Destination Management, cultural and recreational enhancements and environment protection work.

Waipā District Council's Long-Term Plan (LTP)

Council's strategic direction consists of a vision, community outcomes and guiding principles. This direction is outlined in the Council's LTP and is used to inform the ten-year work programme for Karāpiro Lake Domain and other parks and reserves which is also set through the LTP. The LTP is reviewed every three years and always involves public consultation.

Waipā District Plan

The Waipā District Plan sets a framework for the development and management of resources in the district. It establishes objectives and policies for managing the environmental effects of development in accordance with the Resource Management Act 1991. It has a specific zone for the Domain – Section 8 – Lake Karāpiro Events Zone, that along with the District Wide Provisions sets rules for activities and land uses. In this way the District Plan has a very strong influence over all activities that occur in the Domain.

Bylaws

Council uses bylaws to make rules about a range of behaviours and activities on parks to help ensure public safety and enjoyment of parks by all who want to use them. At the time of writing this management plan, bylaws have been adopted that cover a range of behaviours and activities on Karāpiro Lake Domain including:

- consumption of alcohol (through the provision for temporary bans if deemed necessary),
- access for people with dogs or other animals,
- vehicle access (during night-time hours and in certain areas within the reserve at all times),
- antisocial and nuisance behaviour,
- display of signs, and
- trading and events.

Where a bylaw exists, the reserve management plan will defer to the bylaw and not develop separate policy that could potentially conflict with a bylaw.

Most bylaws simply require compliance with specified rules for the activity, however, some such as the Public Places Bylaw may require a prior approval for specific activities.

Over time, Council may amend these bylaws or create

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

new bylaws that are relevant to Karāpiro Lake Domain. The development and review of bylaws is a statutory process and always involves public consultation.

Waipā Parks Activity Management Plan – Property (AMP)

The AMP provide details about the network of Council properties and are used as the basis of work programmes and budgets included in the LTP. Specifically, they provide the following information:

- description of the activity and the assets needed to undertake the activity,
- the level of service Council will provide to the community over the ten-year period from when the plan was prepared,
- performance measures used to monitor whether the activity is delivering the level of service we set out to achieve,
- how the activity will be funded,
- details of any new project or expenditure planned for the next ten years, and
- assumptions used in preparing the plan and the uncertainties and risks involved in undertaking the activities.

Market Demand and Feasibility Study Re Potential New Commercial Accommodation at Karāpiro Lake Domain 2025

This report updated Horwarth HTL's Market Demand and Feasibility Study Re Potential New Commercial

Accommodation at Mighty River Domain Report prepared in 2020 in response to the Commercial Accommodation Needs and Opportunities Report prepared for Hamilton and Waikato Tourism Ltd, dated 16 June 2023. It identifies refurbishments of the Rob Waddel Lodge and chalets would improve their standard and functionality and the open up new guest markets. It also recommends a minor expansion of accommodation through the provision of new modular motel-style private accommodation with en-suite bathrooms and kitchenettes.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Appendix 3 | Ownership, Administration and Classification of Land Covered by this Plan

No.	LEGAL DESCRIPTION	AREA (ha)	OWNERSHIP	ADMINISTERING BODY	LAND STATUS
1	Section 2, 5-7, 16 Block XIV Cambridge Survey District (Identifier 433904)	18.2646	Waipā District Council	Waipā District Council	Recreation Reserve (gazette notice 11/02/1982, No. 12, page 382)
2	Lot 1 Deposited Plan South Auckland 75489 and Section 1 Survey Office Plan 58323 (Identifier SA58A/822)	0.7372	Waipā District Council	Waipā District Council	Recreation Reserve (gazette notice 21/8/2008, No. 131, page 3422)
3	Section 7 SO 326117 (Pukekura Island)	0.164400	Waipā District Council	Waipā District Council	Recreation Reserve (gazette notice 21/9/2021)
4	Lot 2 DPS 64764 (Start of the 2km race course)	0.341800	Waipā District Council	Waipā District Council	Local Purpose (Esplanade) Reserve
5	Partial extent of Section 7 SO 461172 (Northern end of the Domain, the public boat ramp and the start zone)	1.6550 (approx.)	Crown	LINZ	N/A

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Appendix 4 | Titles

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Historical Search Copy

R W Muir
Registrar-General of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

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

Original Registered Owners

Waipa District Council

Interests

Subject to the Reserves Act 1977

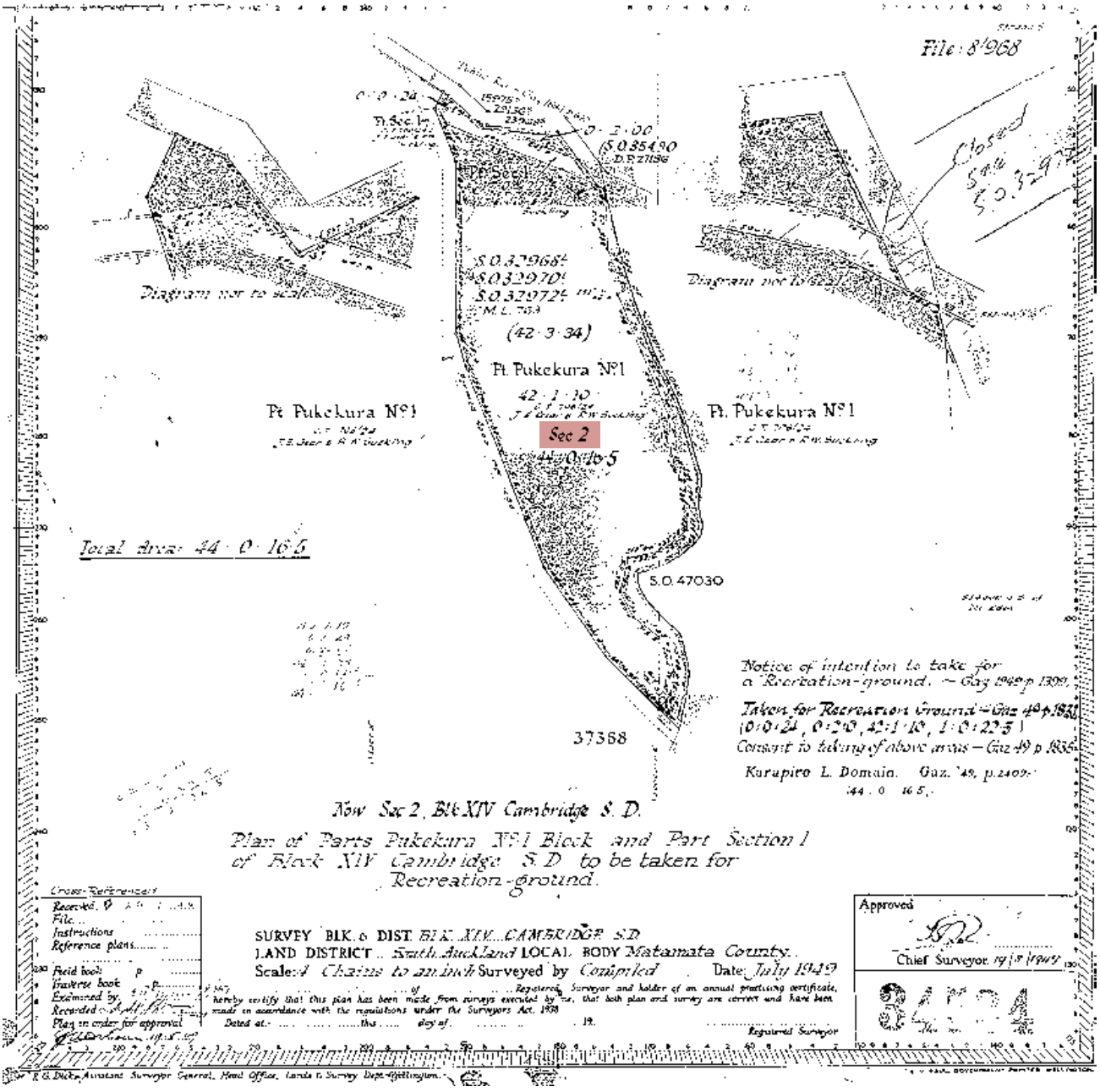
Subject to a right (in gross) to convey electicity over part Section 2 Block XIV Cambridge Survey District marked K on DP 576580 in favour of Powerco Limited created by Easement Instrument 12677592.5 - 23.6.2023 at 4:13 pm

The easements created by Easement Instrument 12677592.5 are subject to Section 243 (a) Resource Management Act 1991

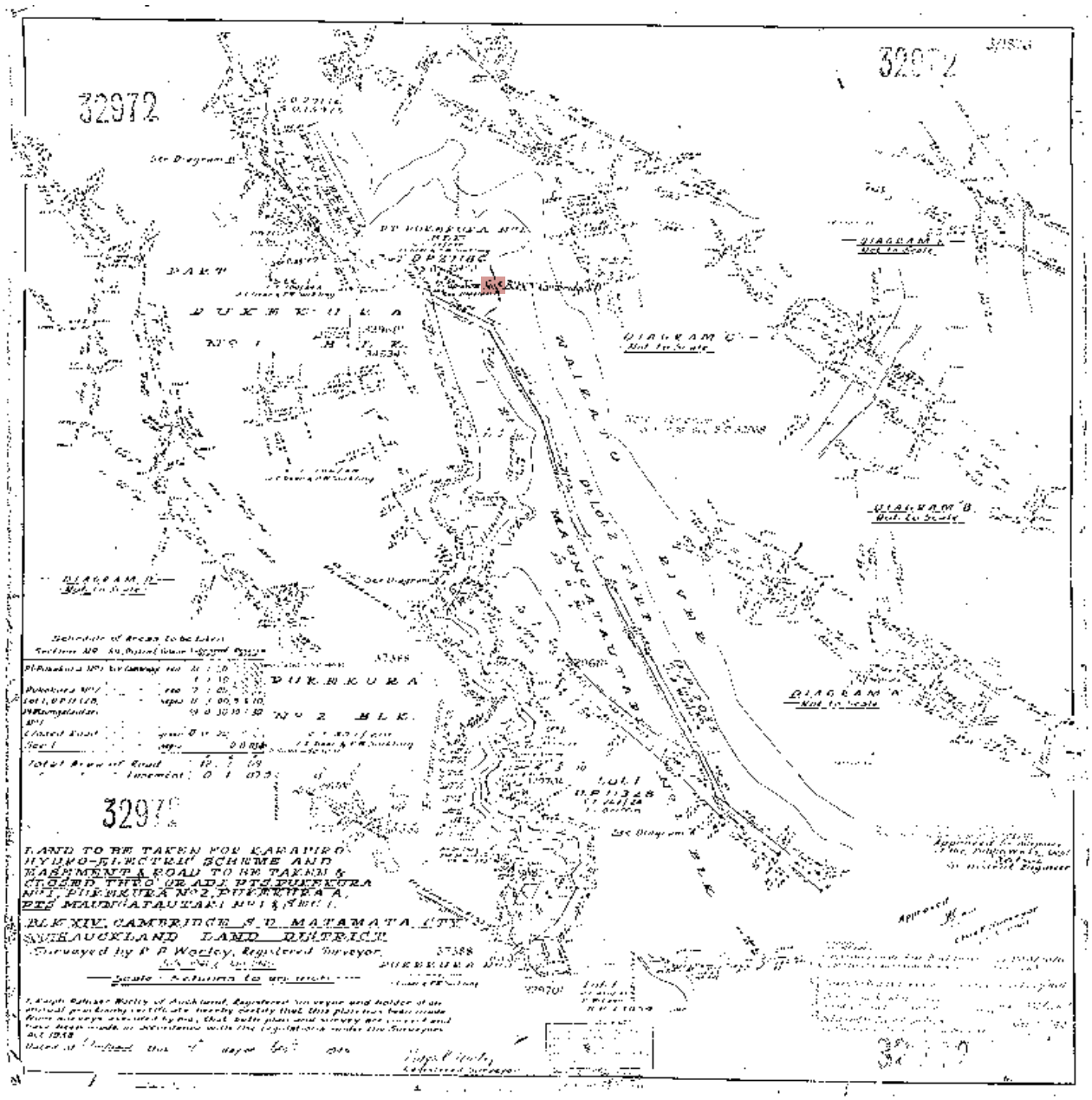
Transaction ID 5867242
Client Reference Karapiro

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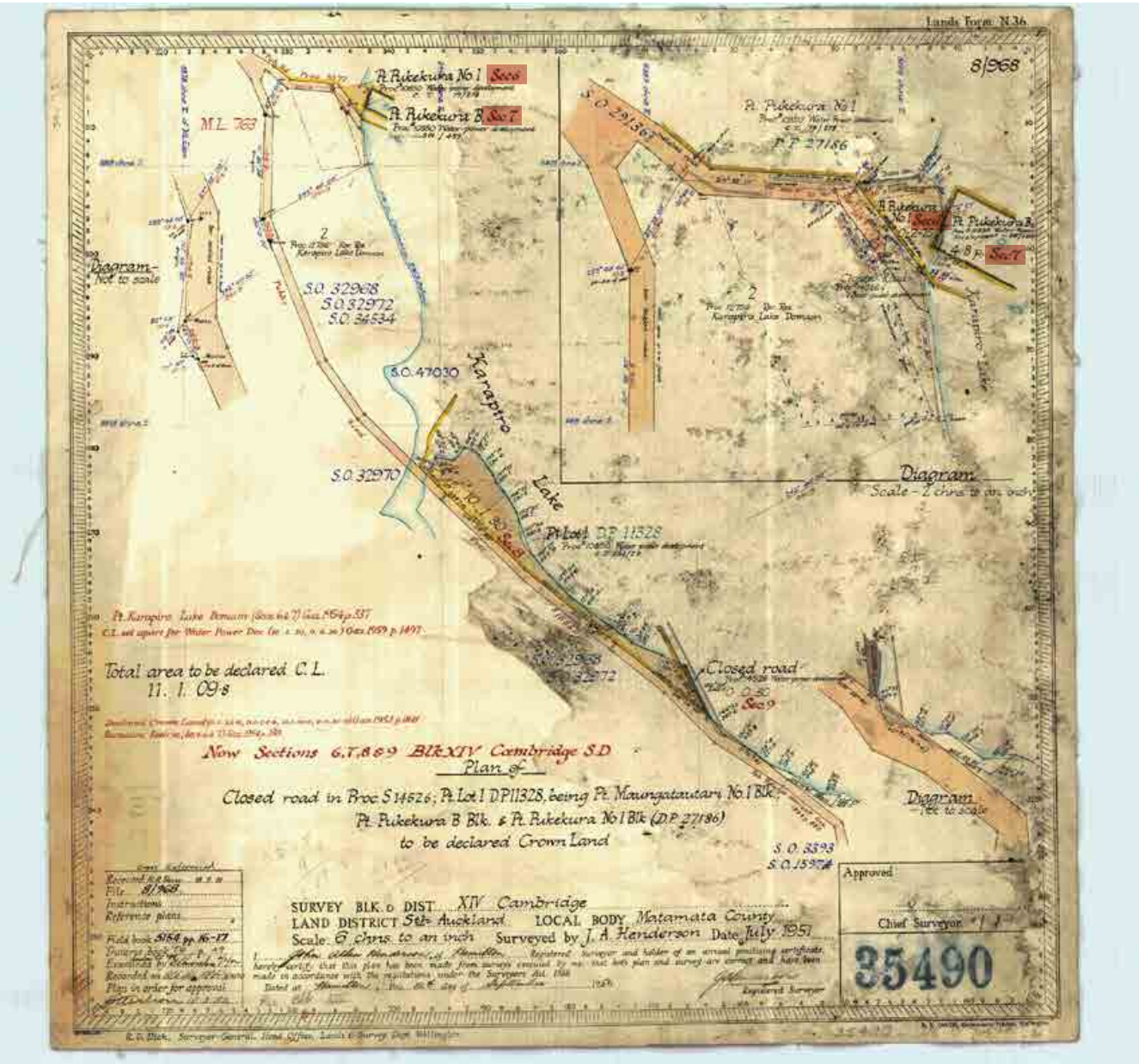
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Version: 1, Version Date: 21/09/2026



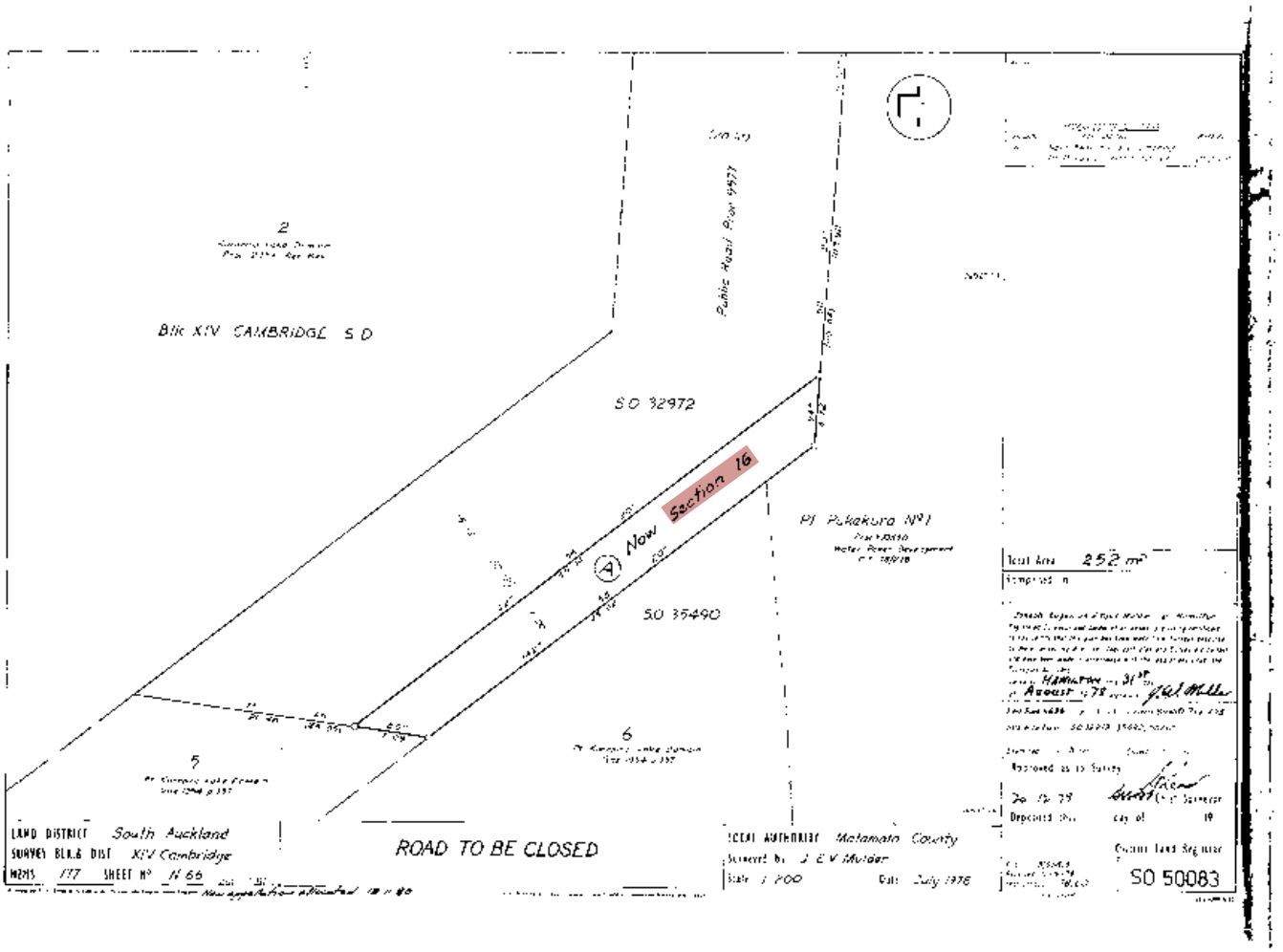
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Version: 1, Version Date: 21/09/2026



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Version: 1, Version Date: 21/09/2026



Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026



Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

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)

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

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R W Muir
Registrar-General of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

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

Original Registered Owners

Waipa District Council

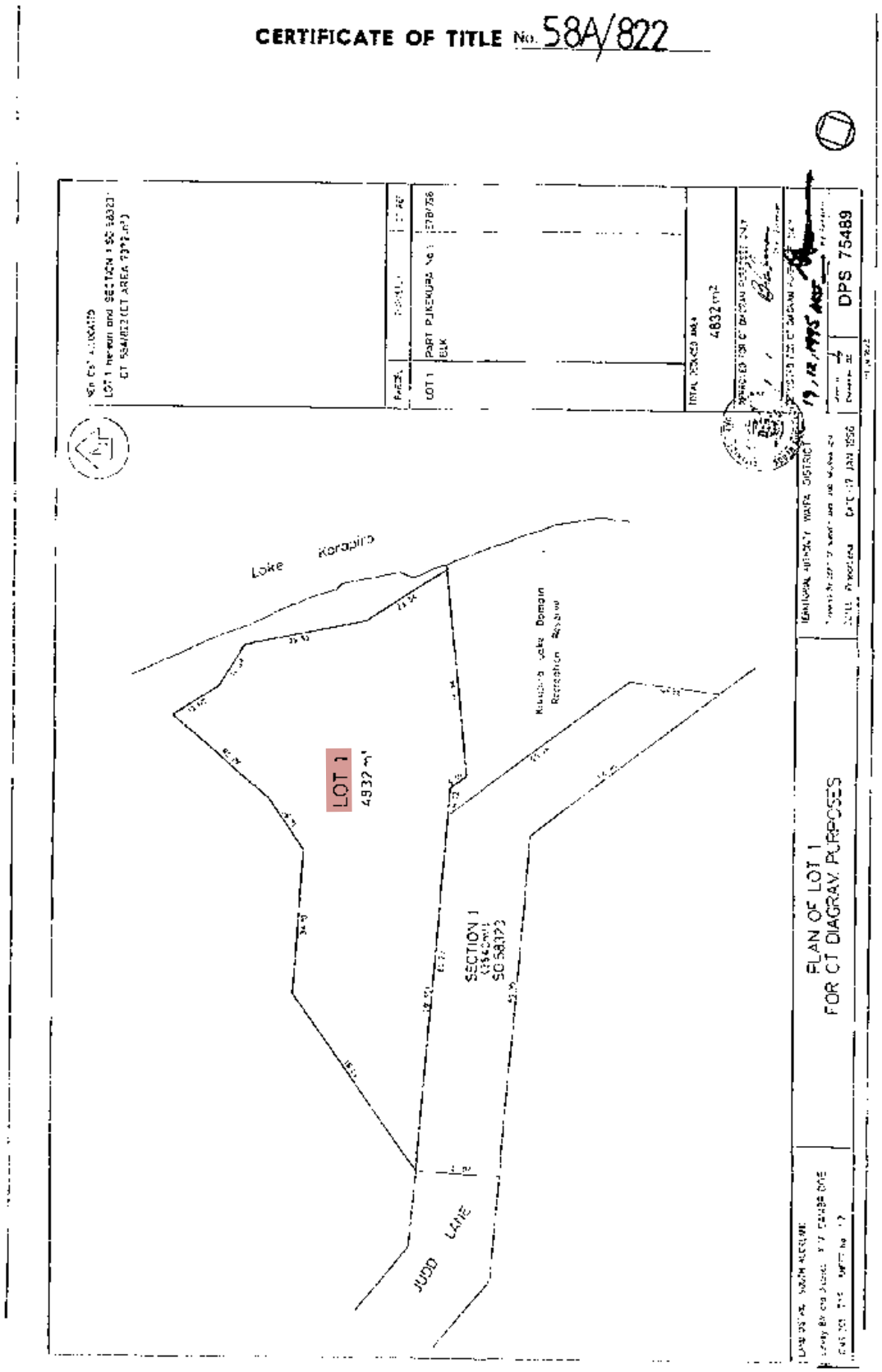
Interests

SUBJECT TO THE RESERVES ACT 1977

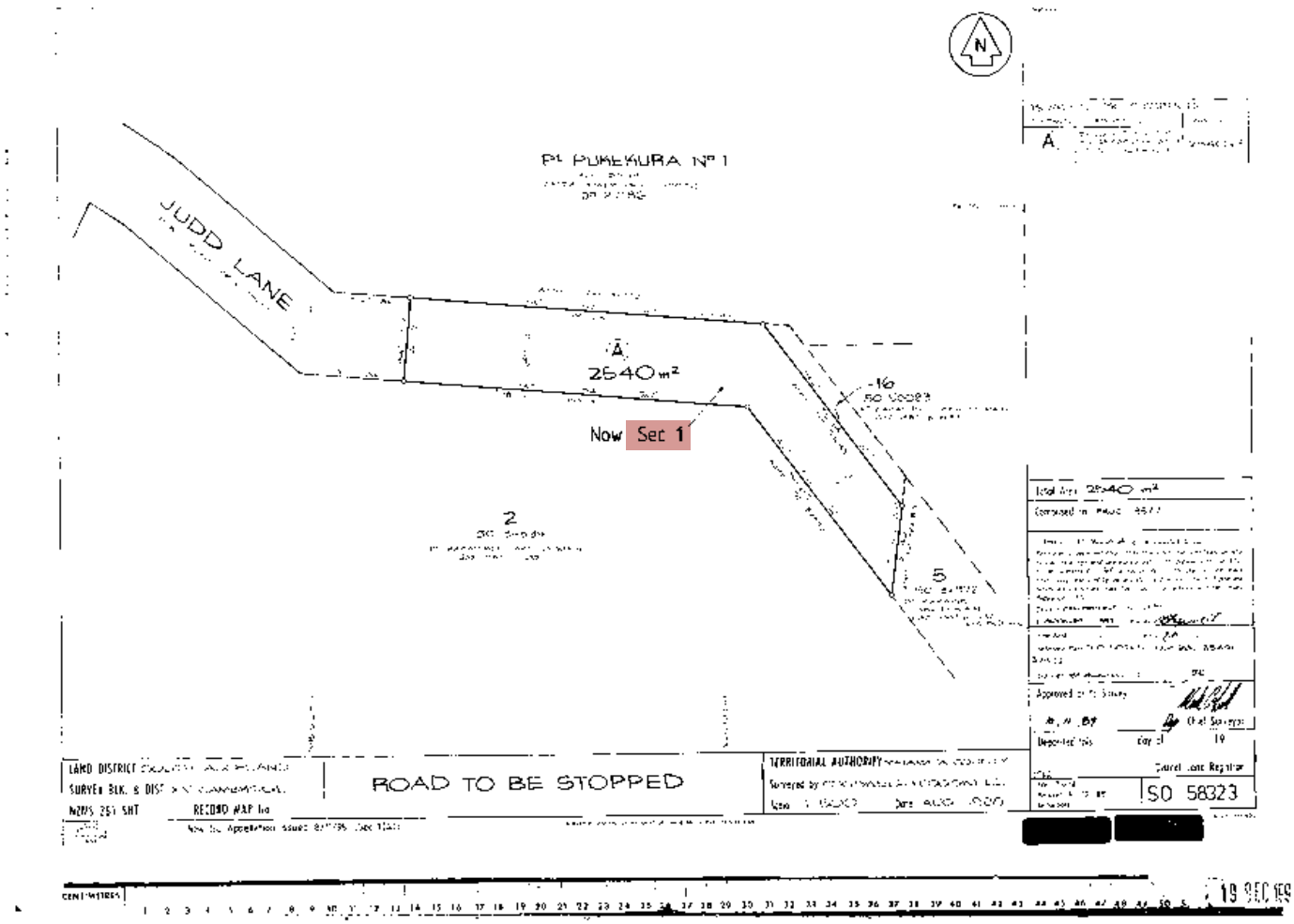
7922533.1 Gazette Notice (NZ Gazette 21.8.2008, No 131, p.3422) classifying the within land as a recreation reserve subject to the Reserves Act 1977 - 29.8.2008 at 9:00 am

Subject to a right of way over part marked C on DPS 89336 created by Easement Instrument 10384778.3 - 2.6.2016 at 10:45 am

Identifier **SA58A/822**



Transaction ID 5867202
Client Reference Karapiro
Historical Search Copy Dated 05/06/25 11:06 am, Page 3 of 3
Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026



Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Land Notices

Classification of Reserve—Part Karapiro Lake Domain, Waipa District

21
AUG
2008

Tags

Reserves Act

Land notices

Notice Number
2008-ln6012

Page Number
3422

Issue Number
131

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 m2 Description

7372 Lot 1 DP S75489 and Section 1 SO 58323(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)

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
Historical Search Copy

R W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **544104**
Land Registration District **South Auckland**
Date Registered 06 January 2011 07:00 am

Type	Deed of easement under s60 Land Act 1948	**Instrument**	YEC 8672093.1
Area	1070.8577 hectares more or less		
Legal Description	Section 1-10 Survey Office Plan 326117		
Purpose	Easement In Gross to store water and install and operate hydro electricity works		

Original Registered Owners
Mighty River Power Limited - Grantee

Interests

Reservation of Land and Classification of Reserves

Under section 167 of the Land Act 1948, the Director Operations for the Hauraki/Waikato/Taranaki Region, of the Department of Conservation, Hamilton, with the consent of the Minister for Land Information, hereby sets apart the land described in the Schedule as a reserve under the Reserves Act 1977, and further declares the land to be classified as a recreation reserve, subject to the provisions of the Reserves Act 1977.

South Auckland Land District—Waipa District

Schedule

Area ha	Description
2.4800	Section 6 SO 326117, subject to the easement registered as Record of Title 544104, Secondary Use Purpose revoked by *New Zealand Gazette*, 14 December 1995, No. 147, page 4795, as shown on SO 44136, known as Bob's Landing
0.1644	Section 7 SO 326117, subject to the easement registered as Record of Title 544104 Secondary Use Purpose revoked by *New Zealand Gazette*, 14 December 1995, No. 147, page 4795, as shown on SO 47030, known as Pukekura Island
9.8868	Sections 1 and 3 SO 465103, subject to the easement registered as Record of Title 544097, Secondary Use Purpose revoked by *New Zealand Gazette*, 14 December 1995, No. 147, page 4795, as shown on SO 43500 and SO 45024, known as Bulmers Landing

South Auckland Land District—South Waikato District

Schedule

Area ha	Description
0.2100	Section 3 SO 326117, subject to the easement registered as Record of Title 544104, Secondary Use Purpose revoked by *New Zealand Gazette*, 14 December 1995, No. 147, page 4795, as shown on SO 48111, known as Aniwaniwa Island.
8.0000	Section 4 SO 326117, subject to the easement registered as Record of Title 544104, Secondary Use Purpose revoked by *New Zealand Gazette*, 14 December 1995, No. 147, page 4795, as shown on SO 48111, known as Aniwaniwa Reserve.
1.3780	Section 3 SO 326129, subject to the easement registered as Record of Title 544097, Secondary Use Purpose revoked by *New Zealand Gazette*, 14 December 1995, No. 147, page 4795, as shown on SO 43039, known as Jones Landing.
5.9845	Section 5 SO 326120, subject to the easement registered as Record of Title 544105, Secondary Use Purpose revoked by *New Zealand Gazette*, 14 December 1995, No. 147, page 4795, as shown on SO 44119, known as Durham Point.

Dated at Hamilton this 21st day of September 2021.

DAN HEINRICH, Director Operations, Department of Conservation, Hamilton.

(DOC File: PAL-05-06-21-01)

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Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Appointment of Local Authority to Administer a Reserve

Under section 28 of the Reserves Act 1977, the Director Operations for the Hauraki/Waikato/Taranaki Region, of the Department of Conservation, Hamilton, appoints the Waipa District Council to control and manage the reserves listed in the Schedule subject to the provisions of the Reserves Act 1977.

South Auckland Land District—Waipa District

Schedule

Area ha	Description
2.4800	Section 6 SO 326117, subject to the easement registered as Record of Title 544104, Secondary Use Purpose revoked by *New Zealand Gazette*, 14 December 1995, No. 147, page 4795, as shown on SO 44136, known as Bob's Landing
0.1644	Section 7 SO 326117, subject to the easement registered as Record of Title 544104 Secondary Use Purpose revoked by *New Zealand Gazette*, 14 December 1995, No. 147, page 4795, as shown on SO 47030, known as Pukekura Island
9.8868	Sections 1 and 3 SO 465103, subject to the easement registered as Record of Title 544097, Secondary Use Purpose revoked by *New Zealand Gazette*, 14 December 1995, No. 147, page 4795, as shown on SO 43500 and SO 45024, known as Bulmers Landing

Dated at Hamilton this 21st day of September 2021.

DAN HEINRICH, Director Operations, Department of Conservation, Hamilton.

(DOC File: PAL-05-06-21-01)

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Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Historical Search Copy

R.W. Muir
Registrar-General of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier	**SA53A/502**
Land Registration District	**South Auckland**
Date Issued	27 October 1993

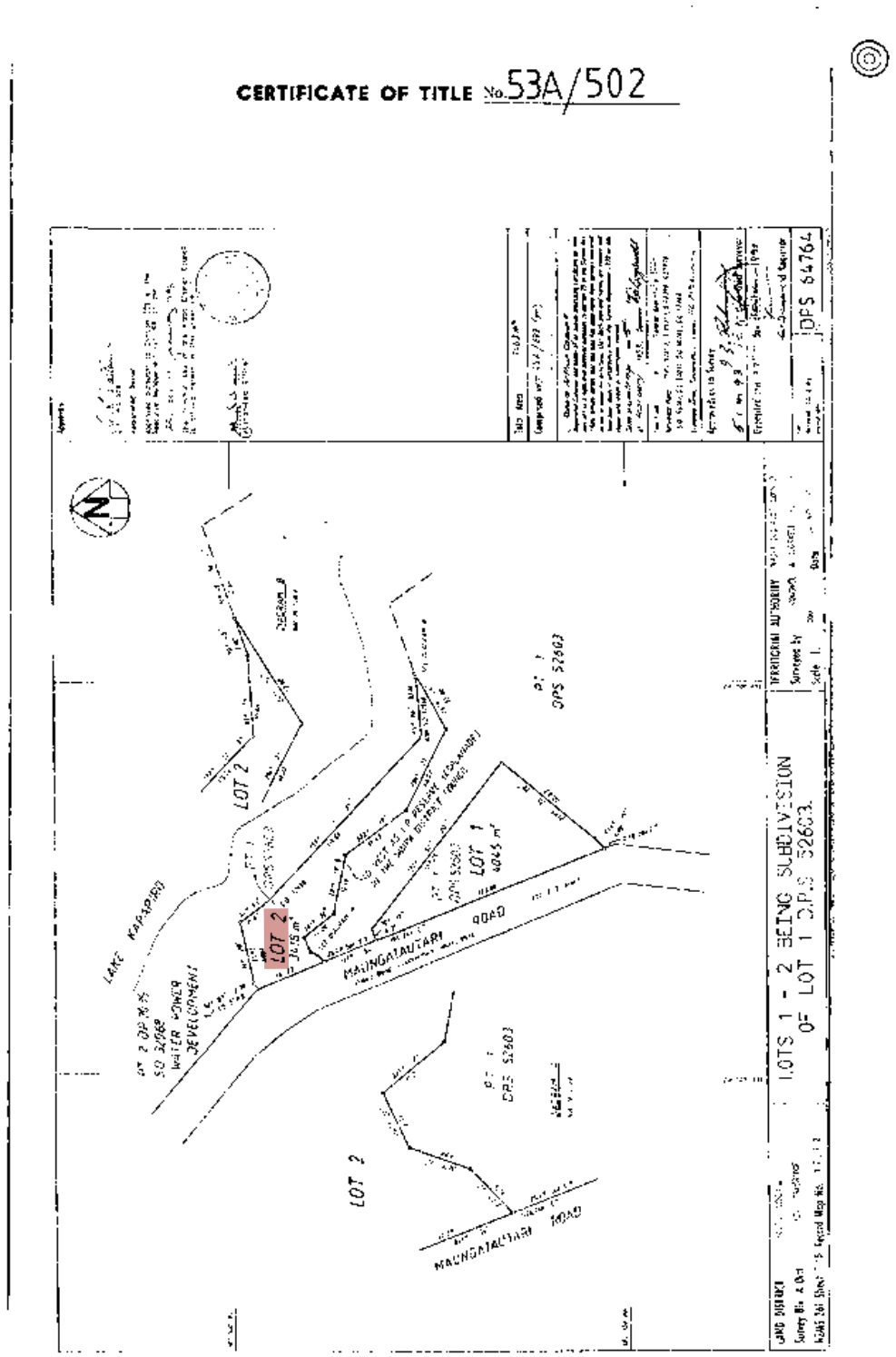
Prior References
SA45A/692

Estate	Fee Simple
Area	3418 square metres more or less
Legal Description	Lot 2 Deposited Plan South Auckland 64764
Purpose	Local purpose (Esplanade) reserve

Original Registered Owners
Waipa District Council

Interests
SUBJECT TO THE RESERVES ACT 1977

Identifier **SA53A/502**



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017

Historical Search Copy

R W Muir
Registrar-General of Land

Identifier	**998562**
Land Registration District	**South Auckland**
Date Registered	23 April 2021 07:00 am

Prior References
12097772.1

Type	Deed of easement under s60 Land Act 1948	**Instrument**	YEC 12097772.1
Area	1016.5512 hectares more or less		
Legal Description	Section 7 Survey Office Plan 461172		
Purpose	Right to take and convey water over part marked A on SO 519186 and Right to convey water, electricity and telecommunications over part marked B on SO 519186		

Original Registered Owners
Her Majesty the Queen - Grantor

Interests

Transaction ID 5867164
Client Reference Karapiro

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Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Appendix 5 | Memorandum of Understanding Between Waipa District Council and Ngaati Koroki Kahukura and Ngaati Hauaa; 18 August 2009

DATED 18 August 2009

MEMORANDUM of UNDERSTANDING

BETWEEN

WAIPA DISTRICT COUNCIL
("the Council")

AND

NGAATI KOROKI KAHUKURA and NGAATI HAUAA
("Tangata Whenua")

1

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is made the 18th day of August 2009

BETWEEN

WAIPA DISTRICT COUNCIL, the local authority responsible for the management and operation of the Karapiro Lake Domain ("the Council")

TANGATA WHENUA with mana whenua and kaitiaki for the land that comprises the Karapiro Lake Domain and the land that surrounds it ("Tangata Whenua")

IN RELATION TO

KARAPIRO LAKE DOMAIN ("the Domain")

Introduction

This Memorandum of Understanding has been prepared and agreed to support the objectives of Council's Strategic Plan and Reserve Management Plan for the Karapiro Lake Domain.

Council is the local authority responsible for management and development of the Domain.

Ngaati Koroki Kahukura and Ngaati Hauaa are the Tangata Whenua for the area.

In principle this Memorandum has an indefinite term. It remains until such time as legislative changes or the parties to it determine otherwise. A review period is available to both parties at 12 monthly intervals from the date it is signed or at a lesser interval with the agreement of both parties. If any dispute arises between the parties about interpreting or implementing its provisions the parties will attempt to resolve the dispute in the spirit of mutual cooperation.

2

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Version: 1, Version Date: 21/09/2026

Background

The Karapiro Lake Domain is located between Maungatautari Road and the western shore of Lake Karapiro approximately 10 km southeast of Cambridge. It was established for recreational purposes in 1947 when construction of the Karapiro hydro dam flooded the Waikato River and created Lake Karapiro. The Domain comprises approximately 19 hectares of land on the shore of the lake. The power company, Mighty River Power, owns and operates the dam and power station associated with the lake and the Waikato Regional Council is responsible for activities on the lake.

The land comprising the Domain is legally described as:

Section 2 Block XIV Cambridge Survey District comprising 17.8497 ha
Section 6 Block XIV Cambridge Survey District comprising 0.2656 ha
Section 16 Block XIV Cambridge Survey District comprising 0.0252 ha
Section 5 Block XIV Cambridge Survey District comprising 0.1138 ha
Section 7 Block XIV Cambridge Survey District comprising 0.0121 ha
Lot 1 DPS 75489 held in CT 58A/822 comprising 0.4832 ha
Section 1 SO 58323 held in CT 58/822 comprising 0.2540 ha

Lake Karapiro is a dominant feature of the local environment and is the primary reason for the existence of the Domain.

The Domain was created in 1947 as a recreational camping ground and picnic area. It was under the control of a Domain Board until 1989 when local government reorganisation transferred responsibility to the Waipa District Council ("Council").

The Domain has been developed over the years to make it a premier water sports venue that provides for a range of sports and complementary activities. Most recently, extensive development being undertaken by Council will establish the Domain and the lake as a world class venue for a variety of water sports and other activities.

The Domain and the surrounding area are of particular significance to Tangata Whenua. There are several significant archeological sites around the Domain and the area has particular historic and cultural significance. The extent of archeological, cultural and historic sites in the vicinity of the Domain highlights the significance of the cultural history associated with the general area. The area was subject to several years of tribal unrest and fighting over ancestral lands when much was at stake. In the area of the Domain and the terrace of land called Taumatawiwi one last battle took place in 1830 involving thousands of men, women and children. Hundreds were killed including many rangatira. The bodies of the rangatira killed in battle were burned on a rock outcrop while others were placed in the river to avoid them falling into enemy hands. After the battle peace was made between the parties and this was the last bloody tribal struggle for possession of the upper Waikato.

The Domain comprises several large open grassed spaces situated on two large river terraces surrounded and enhanced by mature trees. Activities on the Domain are many and varied. They include rowing, waka ama, dragon boat racing, power boat racing,

water skiing, yachting, triathalons and school camps. The Domain is home to several sports clubs and activity groups and they have leased parts of the Domain for their buildings and specialist facilities. Situated on the Domain are Rowing New Zealand and an associated High Performance Centre, the Cambridge Yacht and Motor Boat Club, Karapiro Rowing Inc, Waikato and Cambridge Rowing Clubs, Karapiro Water Ski Club, Waikato Recreational Charitable Trust's sand sport courts, a site manager's house, an administrative office, storage sheds, an accommodation lodge and cabins, high and low rope courses, a camping ground, and an Events and Community Centre that serves as the headquarters, official reception area and administration centre for events on the Domain.

Management and development of the Domain is explained in Council's Karapiro Domain – Strategic Plan and Reserve Management Plan (February 2005). There are links to Council's Community Leisure Plan (May 2002), the Waipa District Plan, the Waikato Regional Policy Statement, the Waikato Regional Plan, the Regional Council's navigational safety bylaw, Camping Ground Regulations, Council's Dog control bylaw and specific resource consent conditions.

The Karapiro Domain - Strategic Plan and Reserve Management Plan (February 2005) was prepared in consultation with key stakeholders including Tangata Whenua. This Memorandum of Understanding is based on the Plan's objectives and polices relating to the protection of the historic and cultural values of the Domain and the surrounding area.

Purpose

The purpose of this Memorandum of Understanding is:

1. To acknowledge and achieve the objectives and polices in Council's Karapiro Domain - Strategic Plan and Reserve Management Plan (February 2005) and any revisions of it; in particular, those objectives and polices regarding the protection of historic and cultural values;

2. To acknowledge that Tangata Whenua has mana whenua and kaitiaki for the land that comprises the Karapiro 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 the cultural room 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.

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Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Understanding

1. The parties to this Memorandum of Understanding ("the Memorandum") will work together to protect the historic and cultural values of the Domain, the features in it and the area around it while promoting the Domain, its features and its amenities to the best advantage of stakeholders, users and the community.

2. Both parties to the Memorandum are committed to ensuring that the maintenance, operation, management and development of the Domain will provide a high standard of recreational and sporting amenity and that the protection of historic and cultural values will be an integral part of this.

3. The parties will work together to implement and periodically review the Karapiro Domain - Strategic Plan and Reserve Management Plan 2005 and any plan that may supersede it.

4. The cultural room that will be established in the Events and Community Centre will be retained and maintained for the purpose of recognising and protecting the historic and cultural values of the site which includes Tangata Whenua involvement in events that are held on the Domain. The ownership, the cost and approval of maintenance and refurbishment of this room will be determined and described in a separate agreement between the parties to the Memorandum.

5. Council will establish and maintain a Domain Management Committee (or similar group know by some other name) comprising members of key stakeholders which include Council and Tangata Whenua. The purpose of the committee is to ensure the achievement of the goals and objectives of the Karapiro Domain - Strategic Plan and Reserve Management Plan (February 2005) or any plan that may supersede it and to contribute to the successful use, management and development of the Domain as a high quality venue for a variety of activities in the interests of all users, stakeholders and the community.

Waikato Settlement

This Memorandum of Understanding recognises the mana whakahaere of Ngaati Koroki Kahukura and Ngaati Hauaa and will not prejudice any future Crown negotiations with these groups. This Memorandum of Understanding also acknowledges the Waikato Settlement which provides for the Crown and Waikato Tainui to enter into a new era of co-management over the Waikato River.

Council's expectations

1. That Council will be advised of any issues that may affect or impact on the successful outcome of events on the Domain or the fulfillment of the objectives and policies in the Karapiro Domain - Strategic Plan and Reserve Management Plan.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

2. That Tangata Whenua will not conduct any activities that may compromise or be contrary to the objectives of Council's Karapiro Domain - Strategic Plan and Reserve Management Plan (February 2005), the Memorandum or any events on the Domain.

3. That Tangata Whenua will participate in events on the Domain to receive and host visitors, promote the site and protect its cultural and historical values.

4. That Tangata Whenua will provide a representative on any Domain management committee or other body that Council may form for the operation, management and development of the Domain.

5. That Tangata Whenua will meet the cost of constructing and establishing the cultural room in the Events and Community Centre. (Council will meet the total cost of the building at the time of construction. The cost of the cultural room will be identified within this total cost and Tangata Whenua will provide to Council an amount equal to the cost of the room at an agreed time in the future.)

Tangata Whenua's expectations

1. That the historic and cultural values of the Domain and the area impacted by it, particularly mana whakahaere will be adequately and appropriately protected.

2. That the rocks, koowhatu tapu, will be protected and retained as a key feature and focal point near the entrance of the Events and Community Centre.

3. That Tangata Whenua will have the opportunity to be involved in events on the Domain for the purpose of acknowledging and protecting historic and cultural values of the site.

4. That appropriate cultural protocols will be followed in relation to any significant development of the Domain, relocation or alteration of the rocks, or any significant event on the Domain.

5. That the purpose of the cultural room will be to provide for the protection of the cultural and historic values of the site and that Tangata Whenua will determine appropriate use of the room.

6. That Tangata Whenua will meet the cost of building and establishing the cultural room. (Council will meet the total cost of the building at the time of construction. The cost of the cultural room will be identified within this total cost and Tangata Whenua will provide to Council, an amount equal to the cost of the room at an agreed time in the future.)

7. That the protection of open grassed areas and large mature trees will include Maaori heritage sites and features and that a planting strategy will include native shrubs and groundcover planting around existing and proposed building sites.

6

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Signed by **NGAATI KOROKI KAHUKURA TRUST**
as TANGATA WHENUA
In the presence of:

Trustee

Trustee

Signed by **TE WHAKAMINENGA O NGAATI HAUAA**
as TANGATA WHENUA
In the presence of:

Trustee

Trustee

SEALED by the **WAIPA DISTRICT COUNCIL** in the presence of:

Chief Executive

WAIPA DISTRICT COUNCIL
The Common Seal Of

7

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Appendix 6 | Schedule of Leases and Management Agreements on Karāpiro Lake Domain

LESSEE	DESCRIPTION	FINAL EXPIRY DATE AND FUTURE PLANS
Cambridge Rowing Club Inc	Ground lease for club-owned building and adjoining land for the purpose of clubrooms, changing facilities and utility area.	Expired 30/06/18. New lease (currently being finalised) will expire 31/10/29 with two rights of renewal for 5 years (Final expiry 31/10/39). Work with lessee in relation to plan for new multi-purpose building in accordance with this Plan and the Masterplan and grant new lease to enable occupancy of this facility.
Cambridge Yacht and Motor Boat Club Inc	Ground lease for club-owned building for the purpose of storage and use of yachts, motor boats and other watercraft and other activities associated with the running of the Cambridge Yacht and Motor Boat Club Inc.	Expires 14/11/28 with one right or renewal for 5 years (Final expiry 14/11/38). Following expiry, work with lessee to understand aspirations and if adequate level of compliance and authorised use, grant new lease.
Canoe Racing New Zealand	Lease of Council-owned building for the purpose of providing training of canoe racing athletes, storage of boats associated with canoe racing and administration by the Tenant.	Expires 18/04/2051 with no rights of renewal. Following expiry, work with lessee to understand aspirations and if adequate level of compliance and authorised use, grant new lease.
Karapiro Kayak Racing Club Inc	Ground lease for club-owned building and surrounding land for the purpose of sport and recreation storage facilities.	Expires 01/05/2029 with two rights of renewal for 5 years (Final expiry 01/05/2039). Following expiry, work with lessee to understand aspirations and if adequate level of compliance and authorised use, grant new lease.
Karapiro Rowing Inc (future management agreement)	Management agreement to use Council-owned building for the purpose of storage of watercraft, skiff and oar racks and other equipment.	Work with lessee in relation to plan for new multi-purpose building in accordance with this Plan and the Masterplan and grant new lease to enable occupancy of this facility.
Karapiro Rowing Inc	Ground lease for ~~Council~~ tenant-owned Finish Tower and Flynn Cove facilities including ~~club~~ KRI-owned Stevenson's Lodge ~~and~~, Don Swales Boat Shed, workshops and additional lease areas. Facilities are for the purpose of use, storage and repair of watercraft and other equipment associated with the running of rowing events on Lake Karāpiro and such other activities as may be associated with the running of Karāprio Rowing Incorporated, e.g. volunteer facilities and offices.	Finish Tower (ground lease) - expires 12/01/34. Flynn Cove facilities (ground lease) - Eexpires 11/01/39. Following expiry, work with lessee to understand aspirations and if adequate level of compliance and authorised use, grant new lease. Council recognises that funding and grant agencies typically require secure long-term tenure to support capital investment, and will consider lease terms (including rights of renewal) up to the maximum permitted under the Reserves Act 1977.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Karāpiro Water Ski Club	Ground lease for club-owned buildings for the purpose of clubrooms and ancillary facilities.	Expires 30/06/2030 with right of renewal for similar term, that is, 33 years Work with lessee in relation to plan for new multi-purpose building in accordance with this Plan and the Masterplan and grant new lease to enable occupancy of this facility.
Ngaati Koroki Kahukura Trust (Taumatawiwi Trust)	Lease of portion of Sir Don Rowlands Centre to protect and promote cultural/historic value of the Domain.	Expires 30/04/2049 Following expiry, work with lessee to understand aspirations and if adequate level of compliance and authorised use, grant new lease.
NZ Rowing Association Inc (Rowing NZ)	Ground lease for organisation-owned building for the purpose of ~~...~~ athlete training, boat storage and sports administration.	Expires 01/07/2041 with no rights of renewal. Following expiry, work with lessee to understand aspirations and if adequate level of compliance and authorised use, grant new lease.
Podium Cafe - Gourmet Delicious Ltd	Ground lease to build and operate a café on the Premises in accordance with the conditions laid out in the Council land use consent.	Expires 14/12/31 with two rights of renewal for 5 years (Final expiry 13/12/41) Following expiry, work with lessee to understand aspirations and if adequate level of compliance and authorised use, grant new lease.
St Peter's School Trust Board	Ground lease for club-owned building and adjoining land for the purpose of clubrooms, changing facilities and utility area.	Expired 30/06/18. New lease (currently being finalised) will expire 31/10/29 with two rights of renewal for 5 years (Final expiry 31/10/39). Work with lessee in relation to plan for new multi-purpose building in accordance with this Plan and the Masterplan and grant new lease to enable occupancy of this facility.
Te Mana Visions Charitable Trust	Management agreement to use Council-owned building for the purpose of storage and repair of watercraft and other equipment associated with the running of Te Mana Visions Charitable Trust	Work with lessee in relation to plan for new multi-purpose building in accordance with this Plan and the Masterplan and grant new lease to enable occupancy of this facility.
Waikato Cycling Sports Academy Inc		Expired December 2019. Lease holding over. Work with lessee in relation to plan for new multi-purpose building in accordance with this Plan and the Masterplan and grant new lease to enable occupancy of this facility.
Waikato Recreation Charitable Trust	Ground lease for organisation-owned sand courts for recreational use.	Expires 31/10/28. Work with lessee to remove and remediate site at specified time after expiry of current lease.
Waikato Rowing Club	Ground lease for club-owned building for the purpose of rowing related activity.	Expires 22/12/2027 with two rights of renewal for 5 years (Final expiry 22/12/37). Work with lessee in relation to plan for new multi-purpose building in accordance with this Plan and the Masterplan and grant new lease to enable occupancy of this facility.

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

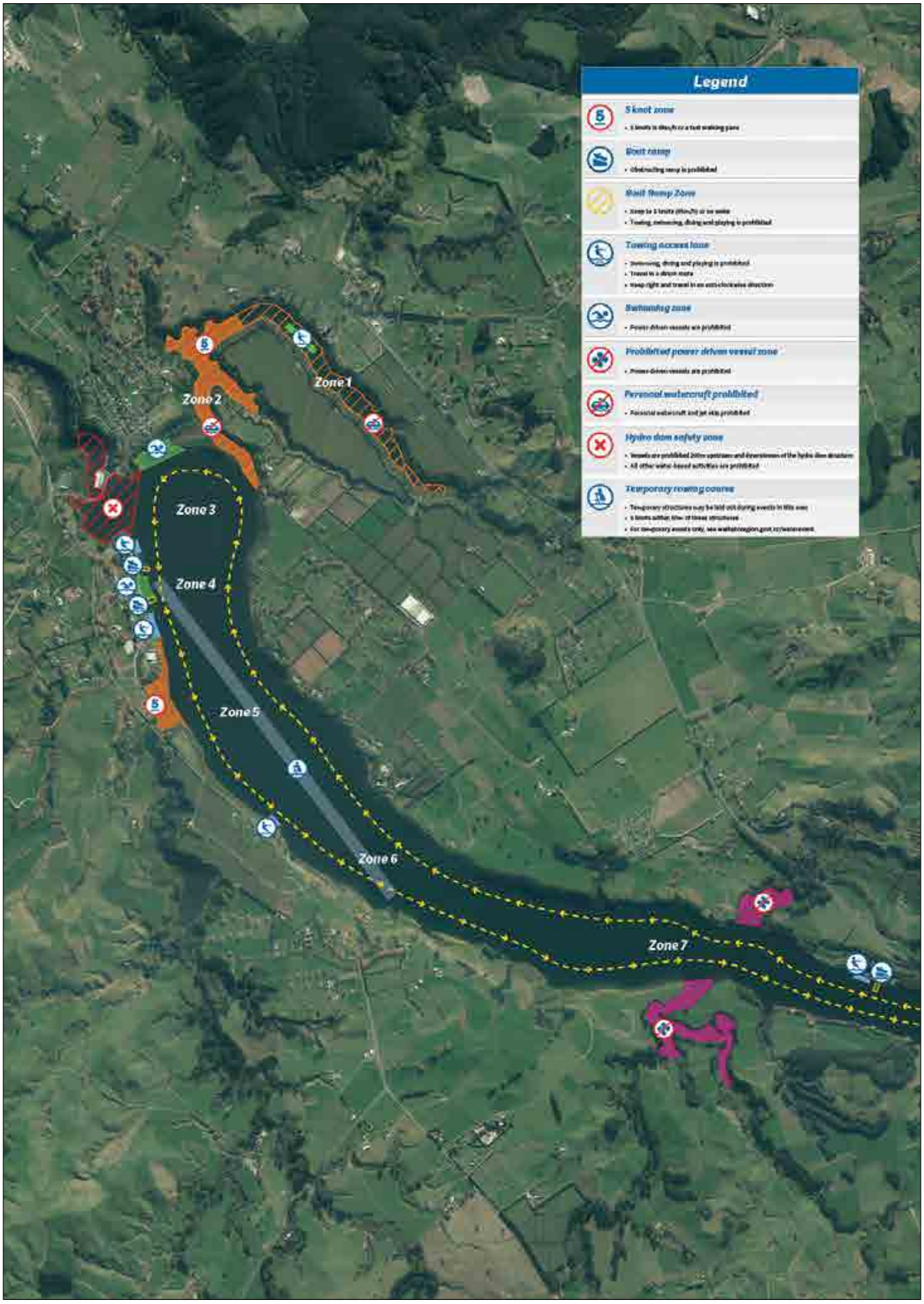
Appendix 7 | Flood Level Map



Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

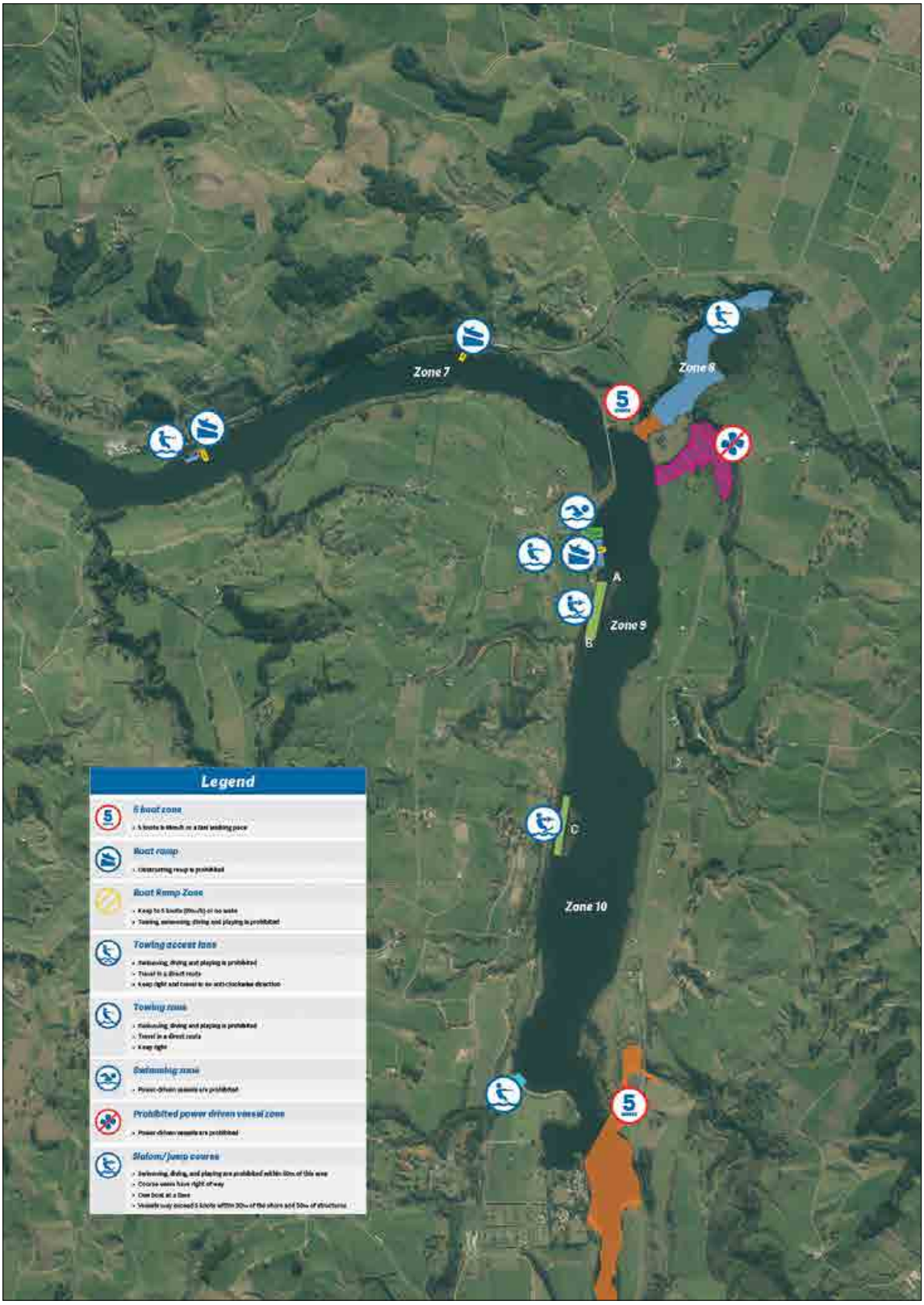
Appendix 8 | Current Lake Activity Zones - Waikato Regional Council 2013 Navigation Safety Bylaw

MAP 17.1 – LAKE KARĀPIRO



Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

MAP 17.2 – LAKE KARĀPIRO



Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

Waipā DISTRICT COUNCIL

Document Set ID: 11780867
Version: 1, Version Date: 21/09/2026

APPENDIX 2

Final Karāpiro Lake Domain Masterplan – Marked up version [ECM: 11780854]

KARĀPIRO LAKE DOMAIN MASTERPLAN

SEPTEMBER 2026



Waipā DISTRICT COUNCIL

Ngaati Koroki Kahukura

Ngāti Hauā Iwi Trust

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Ngā Kaupapa : Contents

Section One

Introduction 4

Purpose of this Plan 4

Engagement Overview 6

Masterplan Scope 10

Masterplan Scope Plan 11

Existing Site Plan: Karāpiro Lake Domain 12

Existing Site Plan: Start Zone 13

Sites and Features of Significance to Mana Whenua 14

Indigenous Biodiversity and Amenity Context 15

Section Two

Masterplan 16

Design Principles 16

Key Masterplan Moves 18

Activity Zones 21

- Karāpiro Lake Domain Activity Zones Plan 22
- Start Zone Activity Zones Plan 23
- Event Zone 24
- Sports Zone and Sports Water Access Zone 25
- Built Accommodation Zone 26
- Camping Zone 27
- Informal Recreation Zone and Public Lake Access Zone 28
- Spectator Zone 29
- Domain Green Zone 30
- Operational Zone 31
- Conservation Zone 32

Pedestrian and Cycle Circulation 35

- Karāpiro Lake Domain Pedestrian and Cycle Circulation Plan 36
- Start Zone Activity Pedestrian and Cycle Circulation Plan 37

Vehicle Circulation and Parking 39

- Karāpiro Lake Domain Vehicle Circulation and Parking Plan 40
- Start Zone Vehicle Circulation and Parking Plan 41

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Buildings, Play and Visitor Infrastructure **43**

Karāpiro Lake Domain Buildings, Play and Visitor Infrastructure Plan 44

Start Zone Buildings and Visitor Infrastructure Plan 45

Environment **47**

Karāpiro Lake Domain Environment Plan 48

Start Zone Environment Plan 49

Karāpiro Lake Domain Masterplan Overview Plan **50**

Start Zone Masterplan Overview Plan **51**

Section Three

Masterplan Implementation **53**

Implementation **53**

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

1 Section One
Introduction

Purpose of this Plan

The Masterplan sets out design principles and key actions required to deliver the long term vision, ensuring all initiatives are aligned with the strategic direction outlined in the ~~draft~~ Reserve Management Plan 202625 (RMP). It provides a high-level framework to guide investment, third-party occupancy and development decisions, offering a coordinated approach to achieving long-term objectives.

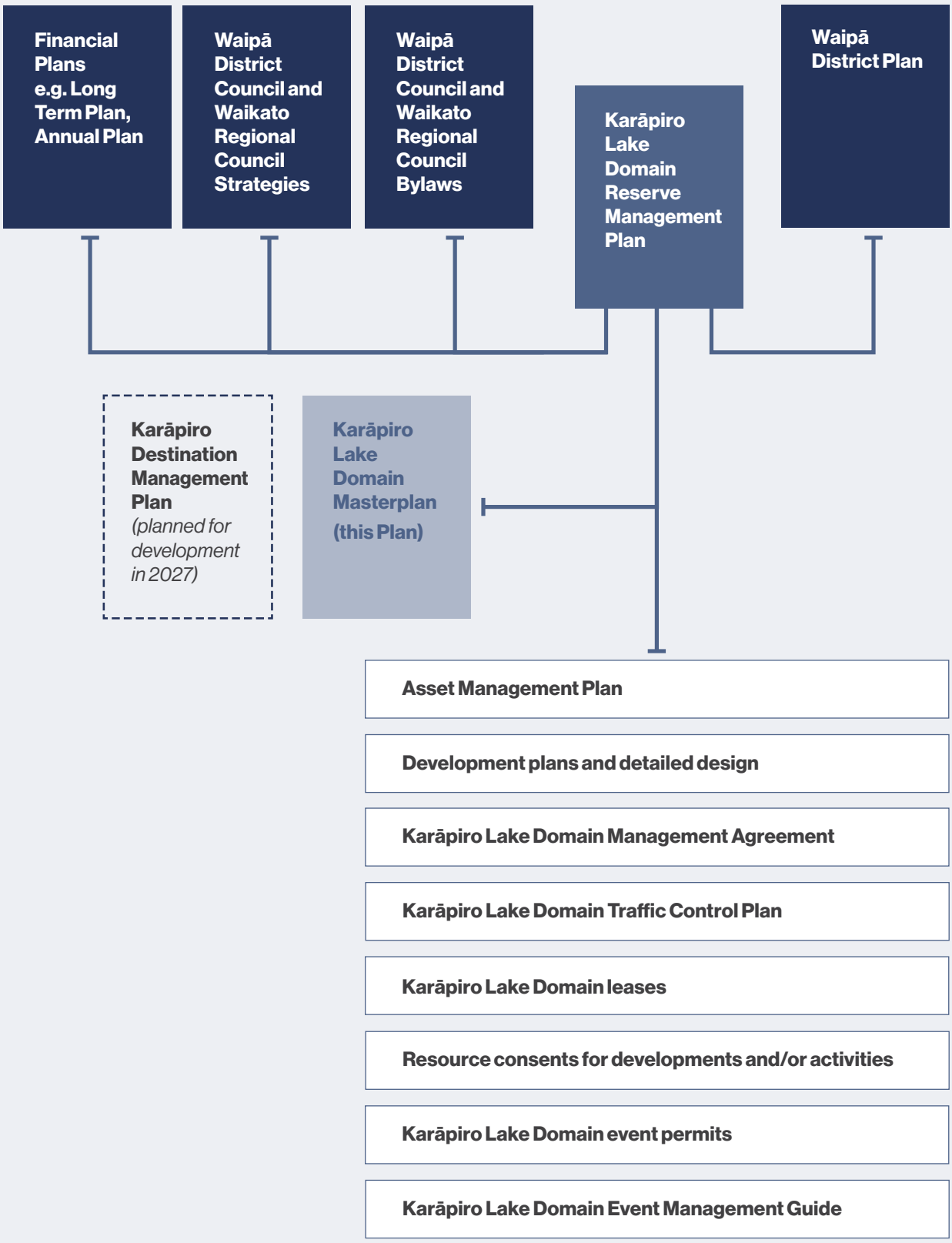
The Masterplan is conceptual in nature; technical assessments, detailed design, consenting processes, and discussions with lessees (existing and future) will refine specific actions. As projects progress, amendments to the Masterplan may be necessary to respond to new information, evolving needs, or regulatory requirements, while remaining true to the overarching vision.

The role of the Masterplan in relation to other Council plans, bylaws and agreements is shown in Figure 1.

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

As shown in Figure 1, the Masterplan will inform a range of operational documents and agreements.

Figure 1. Documents and agreements informed by this Plan



Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Engagement Overview

The Masterplan has been developed concurrently with the new RMP.

~~Council has worked with mana whenua representatives from Ngaati Koroki Kahukura, Ngāti Hauā~~ Council has worked directly with representatives of Ngaati Koroki Kahukura and Ngāti Hauā[1] as mana whenua at Karāpiro Lake Domain through the Masterplan process. Council has also maintained engagement with Waikato-Tainui and Raukawa, where appropriate, in recognition of their respective Treaty settlement interests and Council's wider partnership obligations. ~~, Waikato Tainui and Raukawa to understand connections, values, desired outcomes and how these can be incorporated into this Plan.~~

Key partner organisations, including lessees, the Waikato Regional Harbourmaster, Sport Waikato, Mercury, Toitū Te Whenua Land Information New Zealand (LINZ) have contributed input into the Masterplan; with many of these organisations represented on the RMP Review and Masterplan Focus Group. This Focus Group, which also had representation from mana whenua, Council's elected members and the Cambridge Community Board, met several times through the review process. The purpose of the Focus Group was to seek input and feedback from mana whenua partners and key stakeholders on the project approach and potential policy directions and Masterplan moves.

The process followed to develop the Masterplan also provided for our communities to provide input and feedback. Key actions and timeframes are set out in Appendix 1. This input highlighted a wide range of aspirations, requirements and concerns which were all carefully considered.

Statutory framework, leases and technical reports

A wide range of legislation and policy documents and reports informed the development of the RMP and this Masterplan. These are set out in Section 1 and Appendix 2 of the RMP.

The Council commissioned Market Demand and Feasibility Study for Potential New Commercial Accommodation at Karāpiro Lake Domain, Horwarth HTL, June 2025 also informed decisions on accommodation in this Masterplan.

1 Ngaati Koroki Kahukura and Ngāti Hauā have differing preferences for the use of macrons throughout this document. Ngaati Koroki Kahukura does not use macrons, writing double vowels instead (e.g. 'Ngaati'), while Ngāti Hauā does (e.g. 'Ngāti').

Domain Development to Date

The following timeline outlines key moments in the history and development of Karāpiro Lake Domain. It traces the transformation of the site from its early cultural significance through to major infrastructural changes, governance milestones, and its emergence as a nationally and internationally recognised venue for recreation and sport.

Pre-European era

Ngaati Koroki Kahukura, Ngāti Hauā, and Raukawa establish ancestral connections to Karāpiro through whakapapa, occupation, and settlement that is evidenced by archaeological and cultural sites such as urupā (burial grounds), burial caves, and multiple pā (fortified villages) located around the Karāpiro Domain.

The Waikato River is recognised as an awa tupuna – an ancestral river with spiritual, cultural, and economic significance.

1830
Battle at Taumatawīwī

Ngāti Hauā, with support from Ngaati Koroki Kahukura and Ngāi Te Rangi, defeat Ngāti Maru at Taumatawīwī.

Bodies of fallen warriors are burned on a pyre built at the foot of a column of rocks where Hauoria Stream met the Waikato River; others are placed in the river. The odour from cremation gives rise to the name Karāpiro – 'karā' (rock) and 'piro' (odiferous).

Te Waharoa (Ngāti Hauā rangatira) instructs Ngaati Koroki to remain in occupancy at Karāpiro.



Construction of Karāpiro Dam c1940's showing indicative outline of future Karāpiro Lake Domain. *Photo credit: Unknown*

1940–1947
Construction of Karāpiro Dam

Construction begins in 1940; completed in 1947 after delays due to World War II. Lake Karāpiro is formed, submerging sites including the Horahora Power Station and the Taumatawīwī battle site. The sacred rocks were also submerged. The dam becomes part of a system of hydroelectric stations on the Waikato River.



Rowing eights race, British Empire Games, Lake Karāpiro, Waikato with spectators on the Karāpiro Lake Domain embankment in background. *Photo credit: Whites Aviation, Alexander Turnbull Library.*

1947 - 1949
Establishment of Karāpiro Lake Domain

1947 - A camping ground and picnic area is established beside the new lake.

1949 - Domain formally placed under a Domain Board via the Public Reserves, Domains, and National Parks Act 1928.



England Men's Eight Oar Shell Rowing Team, British Empire Games, Lake Karāpiro, 1950 spectators on the Karāpiro Lake Domain embankment in background. *Photo credit: New Zealand Herald, Auckland Libraries Heritage Collections 1370-603-01*

1950
Hosting of British Empire Games

Lake Karāpiro hosts rowing events for the 1950 British Empire Games.

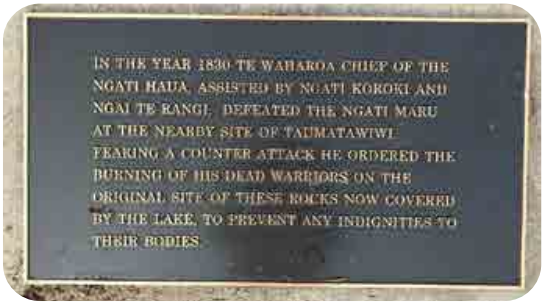
Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026



1978 World Championships at lake Karāpiro. *Photo credit: Cambridge Museum and Historical Society.*











Six vertical posts that were possibly created and installed for the opening of the Sir Don Rowlands Centre in 2010 positioned at the gate 2 entrance.

1978
World Rowing Championships

The World Rowing Championships were hosted at Lake Karāpiro - a first for the Domain as well as the first time they were held in the Southern Hemisphere. The event attracted 100,000 spectators and rowers from 28 nations.

An agreement with Iwi allowed the sacred rocks (that were previously submerged in 1947) to be removed for the 1978 World Rowing Championships and relocated. One rock is now at the Maungatautari Marae and others at the memorial site at the Karāpiro Domain.

1982–1989
Domain Land Management Changes

1982: Five reserve parcels are classified for recreation under the Reserves Act 1977.

1987: Domain vested in Matamata County Council.

1989: Management transfers to Waipā District Council following local authority amalgamation.

2008 – Title Consolidation

Council secures Certificate of Title 433904 for five parcels. Remaining two parcels classified as recreation reserve under Title 58A/822.

2009
Memorandum of Understanding (MoU)

MoU signed between Waipā District Council, Ngāti Hauā, and Ngaati Koroki Kahukura. Recognises mana whenua as kaitiaki and upholds protection of cultural values. Supports cultural use of Te Manawa o Matariki within the Events and Community Centre.

2010
Waikato River Settlement Act

Recognises Waikato-Tainui's role in restoring and protecting the river. Embeds Te Ture Whaimana o Te Awa o Waikato (Vision and Strategy) into the regional policy framework.

2010
Opening of Sir Don Rowlands Centre

Purpose-built event centre completed in June 2010, prior to hosting the World Rowing Championships.

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026



Grandstand on Karāpiro Lake Domain for the 2010 World Rowing Championships. *Photo credit: Unknown*

2010
World Rowing Championships

2014 – Treaty Settlements

Ngaati Koroki Kahukura confirmed as holding dominant mana whenua, ahi kā, mana whakahaere, and kaitiaki roles from Karāpiro to Lake Arapuni.

Ngāti Hauā and Raukawa receive statutory acknowledgements and deeds of recognition for Karāpiro and Lake Karāpiro.

2020s
Ongoing Development and Co-Management

Collaborative relationships with mana whenua continue to guide ecological restoration, cultural expression, and event support.

Whānau remain actively engaged in cultural, sporting, and environmental initiatives.

Strong national and international presence as a venue for recreation, sport, and major events.

The Domain now supports a wide range of uses, with established facilities for public access, accommodation, water sports, events, and high-performance training.

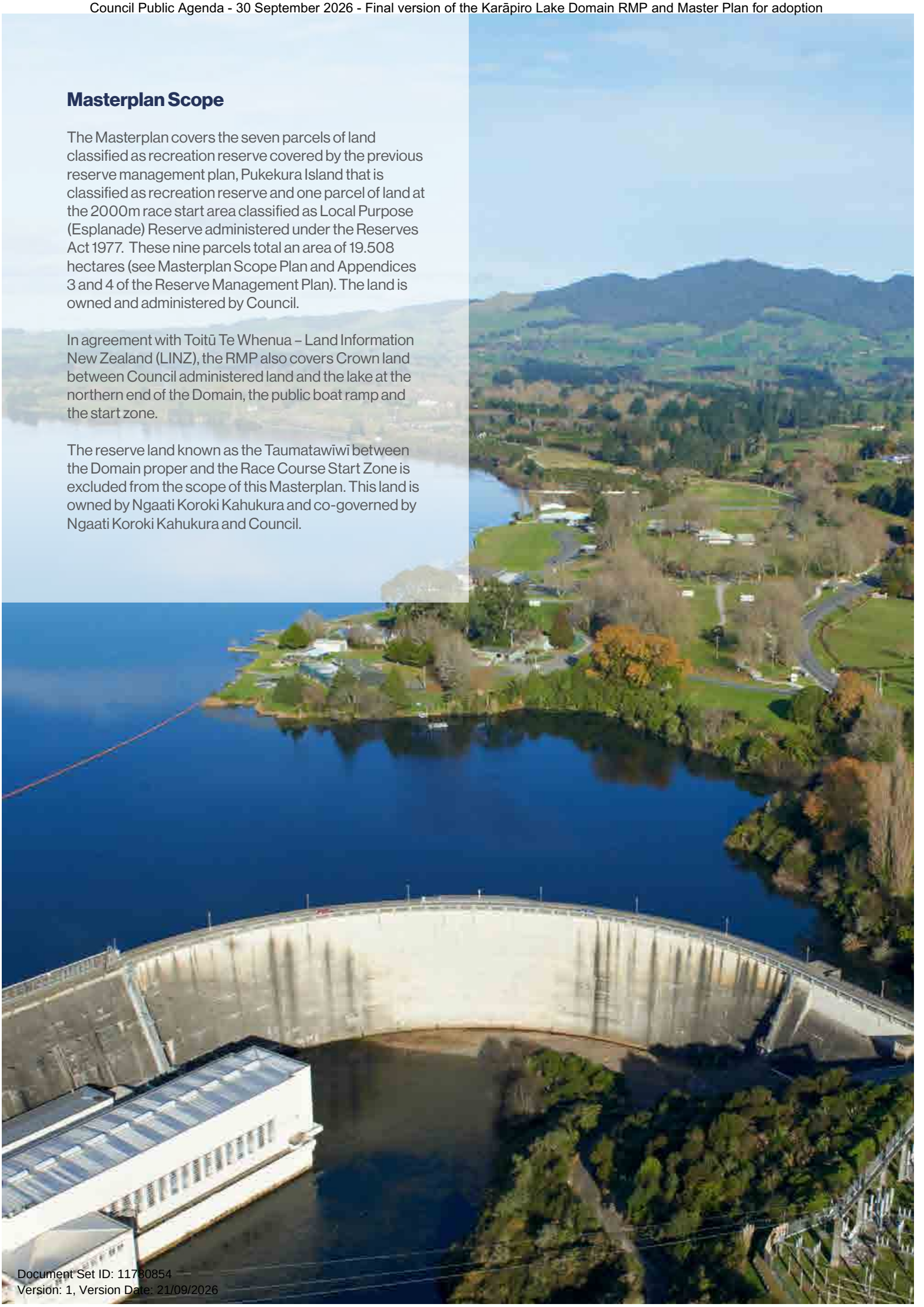
Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Masterplan Scope

The Masterplan covers the seven parcels of land classified as recreation reserve covered by the previous reserve management plan, Pukekura Island that is classified as recreation reserve and one parcel of land at the 2000m race start area classified as Local Purpose (Esplanade) Reserve administered under the Reserves Act 1977. These nine parcels total an area of 19.508 hectares (see Masterplan Scope Plan and Appendices 3 and 4 of the Reserve Management Plan). The land is owned and administered by Council.

In agreement with Toitū Te Whenua – Land Information New Zealand (LINZ), the RMP also covers Crown land between Council administered land and the lake at the northern end of the Domain, the public boat ramp and the start zone.

The reserve land known as the Taumatawīwī between the Domain proper and the Race Course Start Zone is excluded from the scope of this Masterplan. This land is owned by Ngaati Koroki Kahukura and co-governed by Ngaati Koroki Kahukura and Council.



Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Masterplan Scope Plan



Legend

Karāpiro Lake Domain Masterplan scope

Other Reserve

Taumatawīwī

Classification

Recreation Reserve

Local Purpose (Esplanade) Reserve

Land Ownership/Management

WDC Waipā District Council

C / L Crown ownership / LINZ management

NKK Ngaati Koroki Kahukura ownership co-governed by Ngā Pae Whenua

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Existing Site Plan: Karāpiro Lake Domain

Legend

- Site extent
- Gate
- Te Awa River Ride

Facilities:

1. Site office
2. Sir Don Rowlands Centre
3. Finish tower
4. Public boat ramp
5. Sand court
6. Grandstand
7. High and low rope courses
8. Campground amenity block
9. Overflow carparking area
10. Podium Cafe
11. Perry Community Water Sports Centre
12. Maintenance shed
13. Spectator embankment
- Toilets
- Boat ramp
- Campground
- Playground
- Rob Waddell Lodge
- Chalets
- Public parking
- Rowing course

Lease areas:

*Lease areas as of October 2024 (approximate extents)

- A — Karāpiro Water Ski Club
- B — Cambridge Rowing Club Inc.
- C — St Peters School Trust Board
- D — Te Mana Visions Charitable Trust / Karāpiro Rowing Club *rented (not leased)
- E — Waikato Cycling Sports Academy Inc.
- F — Te Manawa o Matariki (Ngaati Koroki Kahakura Trust and Ngaati Hauaa Iwi Trust)
- G — Karāpiro Rowing Inc.
- H — Gourmet Delicious Limited
- I — Waikato Recreation Charitable Trust
- J — New Zealand Rowing Association Inc.
- K — Cambridge Yacht and Motor Boat Club Inc.
- L — Karāpiro Kayak Racing Club Inc.
- M — Canoe Racing New Zealand Inc.
- N — Waikato Rowing Club Inc.



Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Existing Site Plan: Start Zone

Legend

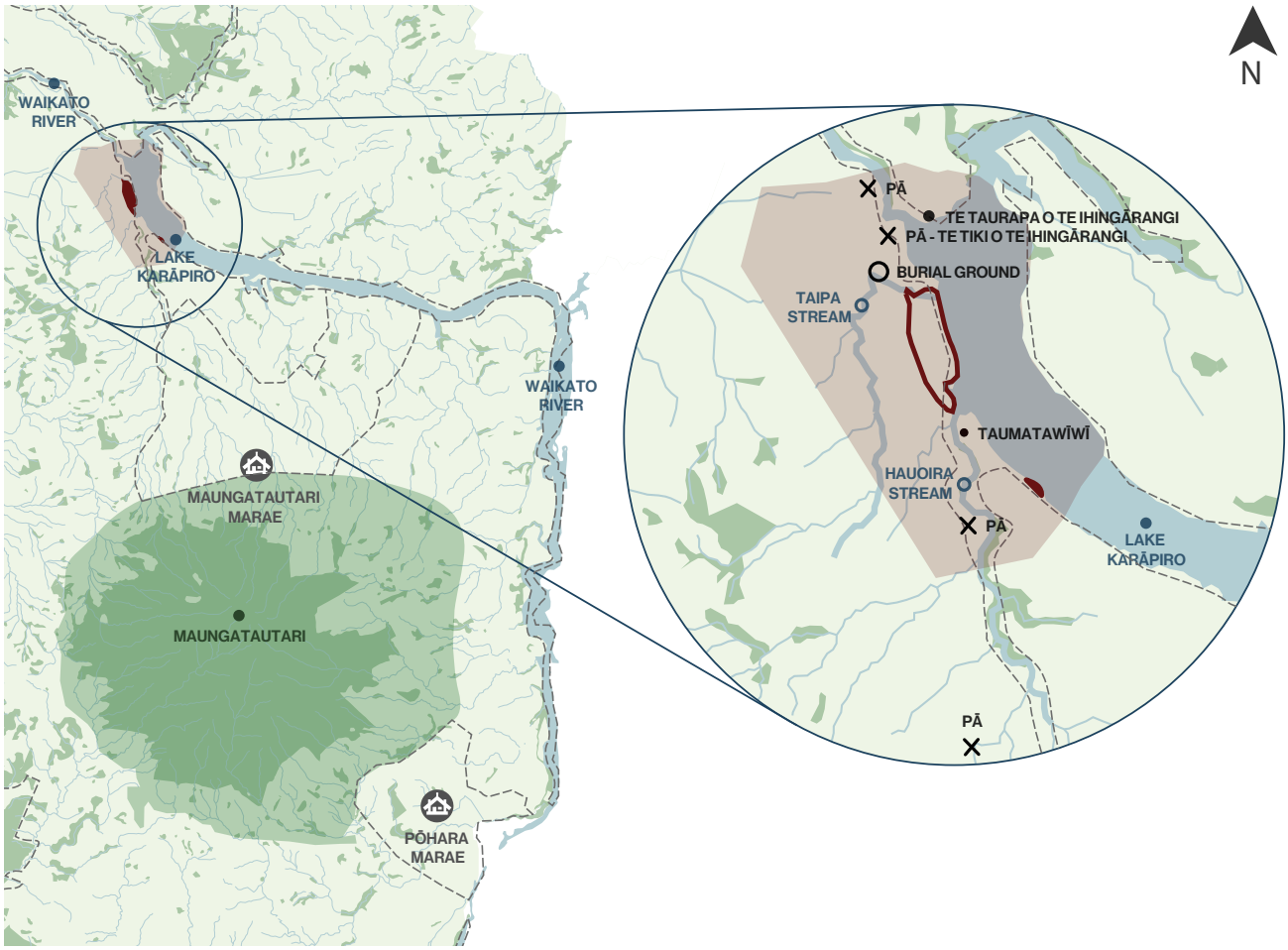
- Site extent
- Te Awa River Ride

Facilities:

14. Access road
15. Path access to pontoons
16. Rowing - aligners deck
17. Rowing - pontoons
18. Rowing - start tower
- P Parking
- Rowing course



Sites and Features of Significance to Mana Whenua



Legend

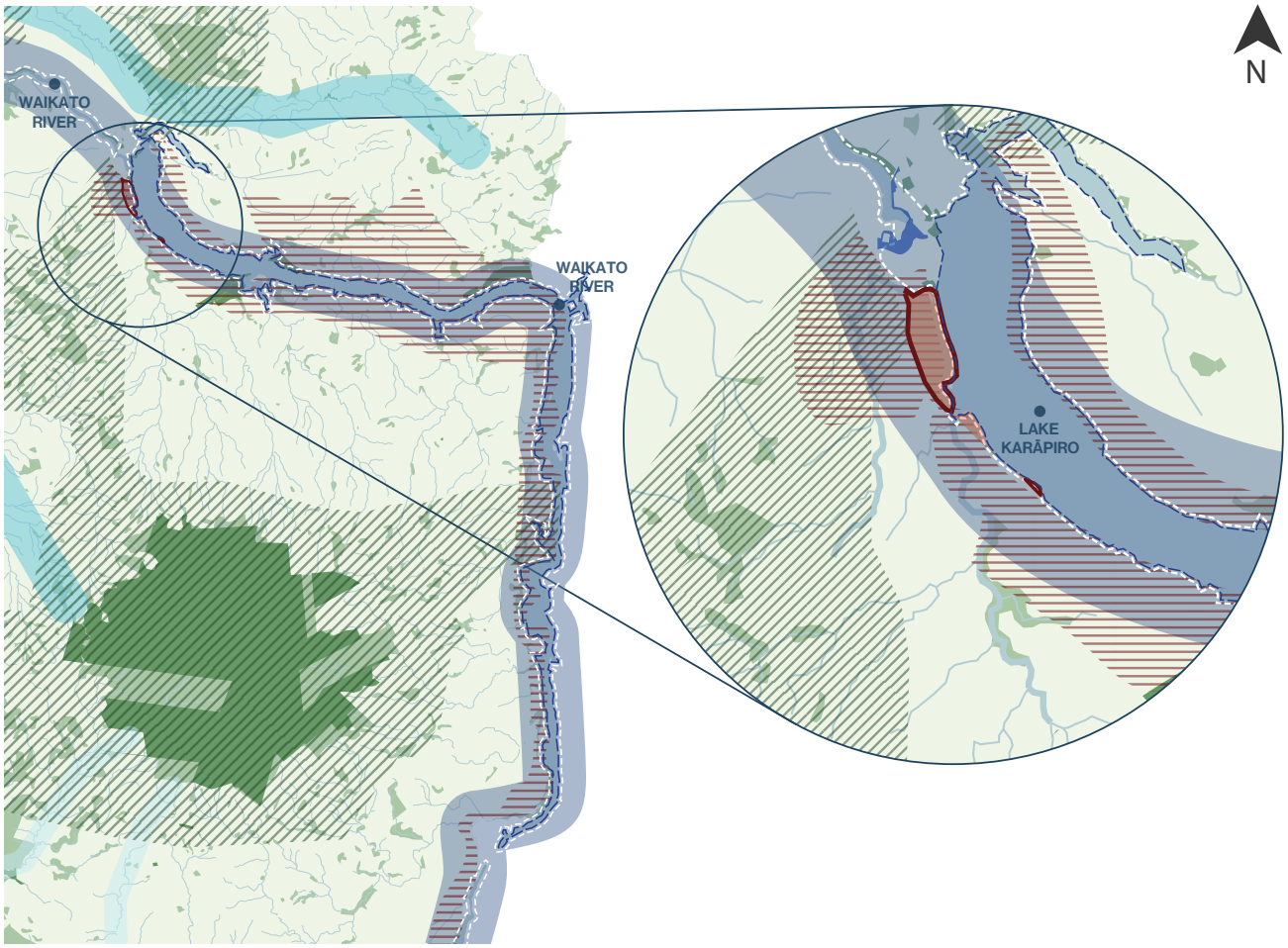
- Karāpiro Lake Domain Reserve Management Plan scope
- Waipā District
- Significant Natural Areas

Waipā District Plan Cultural Landscape Areas:

- Cultural Landscape Area Mountain
- Cultural Landscape Area Battle Site
- Cultural Landscape Area Alert

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Indigenous Biodiversity and Amenity Context



Legend

- Karāpiro Lake Domain Reserve Masterplan Scope
- Waipā District
- Significant Natural Areas
- Reserves Zone
- Lake Karāpiro Events Zone
- 750m River Stream Corridor
- 500m River Stream Corridor
- 250m River Stream Corridor
- Hydro Electric Power Generation Infrastructure Area (Zone Overlay)
- Hydro Operating Easement
- Indigenous Forest Corridor
- River and Lake Environs
- High Amenity Landscapes

2 Section Two Masterplan

Design Principles

The six Masterplan design principles provide a framework to guide the future development of the Domain. The design principles have been shaped by the cultural values identified in the Reserve Management Plan. With a commitment to recognising mana whenua and iwi with recognised Treaty settlement interests, and upholding the significance of the Waikato River, these principles balance the needs of local communities, visitors, and elite athletes while ensuring that future developments remain feasible, adaptable, and aligned with long-term aspirations.

1 Whakapapa and Mana

Increase mana whenua and iwi recognition and partnership through:

- respecting intergenerational connections to the Domain and honouring the Waikato River as an awa tupuna (ancestor), a taonga (treasure), and the mauri (life force) of mana whenua and iwi with recognised Treaty settlement interests,
- embedding mana whenua values and mātauranga Māori in the design and development of the Domain,
- weaving the stories of mana whenua into the fabric of the Domain, ensuring Māori cultural values, traditions and connections are seen, heard, ~~and~~ felt and realised, ~~and~~
- exploring opportunities to support other mana whenua aspirations at the Domain and the adjoining Taumatawīwī, and
- active involvement of mana whenua in site-specific planning, environmental assessments, and consenting processes.

2 Taiao

Protect and restore the Domain's environment and the health and wellbeing of the Waikato River and surrounding ecosystems through:

- minimising increases in impervious surfaces and implementing water sensitive design options,
- naturalising or remediating the Taipa stream,
- providing for lake biosecurity facilities,
- identifying and addressing environmental risks,
- retaining mature trees where possible and providing for succession planting, and
- increasing native biodiversity through environmental restoration using whakapapa seed source.

3 Whakawhanake

Further develop the Domain as a world-class event and training venue by:

- enabling the development of high-quality, adaptable and functional facilities that support local through to elite aquatic sporting events and training activities~~, with priority given to non-motorised codes~~,
- retaining and enhancing multi-use spaces that enable national and international events to be hosted and outside of these times community use and enjoyment of these spaces, and
- exploring hubbing facilities and altering the range of accommodation to efficiently use space, meet needs and generate sustainable revenue streams while avoiding duplication.

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

4

Hauora, whanaungatanga and manaakitanga

Enhance community wellbeing and inclusion and ensure the Domain is a place where mana whenua, Council, lessees and event organisers can show kindness, respect, and support to visitors through:

- creating a welcoming, accessible, and safe environment for all,
- providing facilities for mana whenua cultural activities and everyday community use that respond to needs and aspirations,
- fostering connections to Lake Karāpiro, the Waikato River, the Domain and to each other,
- identifying and addressing hazards, and
- encouraging partnerships that support local identity, storytelling, and heritage preservation.

5

Huarahi

Improve safety, accessibility and ease of access by:

- improving vehicle, pedestrian, cyclist connectivity to and through the Domain ~~and along the lake edge~~,
- ensuring the path and road network is designed from the outset to be inclusive and functional for all users regardless of age, ability, or circumstance, thereby reducing the need for separate solutions or future adjustments,
- enhancing wayfinding, and user experiences to support a more enjoyable and intuitive visit,
- creating more distinctive activity zones that are easy to understand and integrated,
- exploring ways to reduce adverse effects of vehicle movements, and
- integrating planning with adjoining land uses.

6

Whakamārohirohi

Ensure best practice asset management and developments that are feasible and resilient by:

- adopting a safety in design approach,
- investigating ways to improve operational efficiency and meet future demands,
- considering parks maintenance and whole of life asset costs,
- promoting realistic projects that will be operationally and financially sustainable,
- exploring opportunities to increase revenue streams that are aligned to the Reserve Management Plan,
- planning for climate change, projected increased visitation and potential new activities, and
- ensuring future assets are resilient to fluctuations in lake levels, without affecting or breaching Mercury's operational easement.

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Key Masterplan Moves

The key Masterplan moves outline how developments on the Domain will help achieve the RMP Vision:

> ***Karāpiro Lake Domain, a wāhi tūpuna and a taonga to mana whenua, is a valued community lakeside reserve for recreation and a premiere event and training venue for primarily non-motorised aquatic sport and valued community lakeside reserve on the banks of a healthy Waikato***

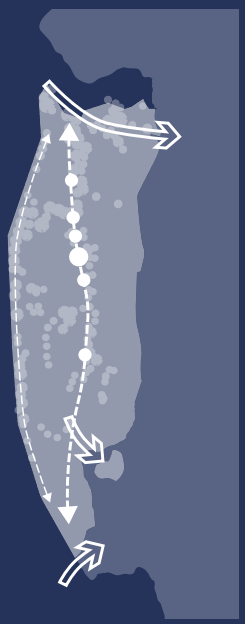
1. Embedding mana whenua values and mātauranga Māori



Enable mana whenua to exercise their kaitiakitanga for the land that comprises Karāpiro Lake Domain, to identify, protect, enhance and interpret significant values, features and viewshafts and to have a living connection with the Domain through:

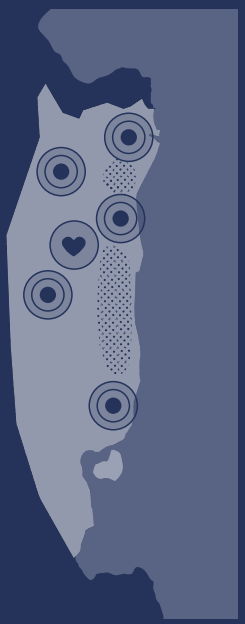
- Retaining the historic rocks (kōwhatu tapu), waharoa, and interpretation signage near the entrance to the Sir Don Rowlands Centre as a key focal point.
- Retaining Te Manawa o Matariki, the tangata whenua facility within the Sir Don Rowlands Centre, for the purpose of recognising and protecting the historic and cultural values of the site. Investigating options for expansion of Te Manawa o Matariki for a future river and research centre.
- Sharing the history and stories of the area by Ddeveloping mana-whenua led cultural interpretation opportunities at the main gates and throughout the site, potentially linking with a wider heritage trail to Taumatawīwī.
- Restoring traditional Māori names for natural features such as streams.
- Partnering with mana whenua during the detailed design phase to embed cultural values into infrastructure and landscape design.

2. Enhancing the environment



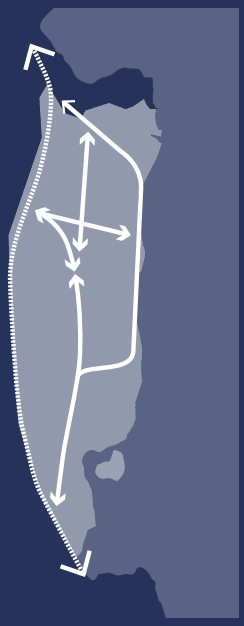
- Naturalising or remediating the Taipa Stream ~~to the north and to~~ slow~~ing~~ and filter~~ing~~ stormwater ~~through natural planting and other natural treatments~~ before it enters the lake.
- Strengthening the central green spine with low-growing native vegetation, especially on steep banks, around facilities, and near stormwater outlets.
- Strengthening the Maungatautari Road green edge with additional tree planting.
- Enhancing ecological connectivity by reinforcing the District Plan's biodiversity corridor, linking Maungatautari to the Waikato River across the northern area of the Domain.
- Creating a consistent and cohesive native planting palette using whakapapa seed source where applicable that reflects both natural ecosystems and cultural values.
- Maintaining significant mature exotic trees that contribute to the Domain's character.
- Undertaking necessary retaining wall upgrades to prevent erosion and protect the lake edge.

3. Developing multi-use, flexible zones and meeting operational requirements



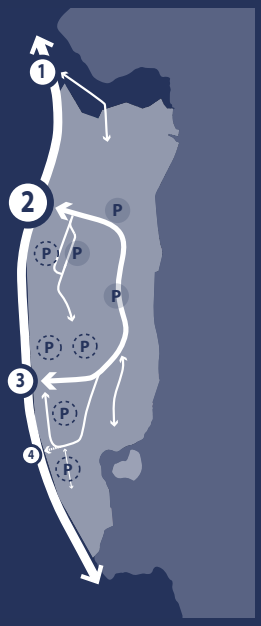
- Retaining flexible spaces such as the campground/rigging area, grassed open spaces used for informal recreation and temporary parking, and embankments used for picnicking and viewing.
- Encouraging amalgamation of clubs to better utilise space and enable shared facilities.
- Increasing boat storage.
- Providing essential infrastructure to support management operations, including transitioning Flynn Cove into a dedicated operational zone and developing a new maintenance depot.

4. Connecting people to the Domain and Lake



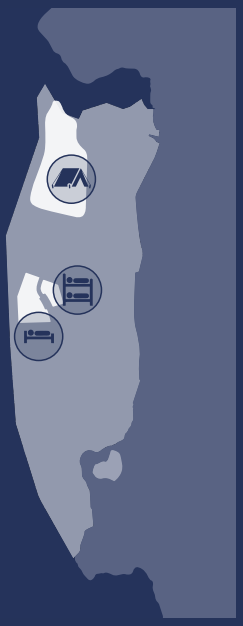
- Enhancing physical and visual connections to Lake Karāpiro and the Waikato River.
- Strengthening links between major destinations like the Sir Don Rowlands Centre, playground, café, accommodation, and carparks.
- Creating walking circuits that better connect the wider Domain, catering to both local residents and visitors.
- Enhancing universal access for all abilities.

5. Providing safe, accessible and easy to navigate vehicle circulation and parking



- Reducing unnecessary vehicle movement through the Domain and managing parking to prevent congestion during both event and non-event times.
- Continuing the two-way arterial route from Gate 2 to Gate 3 with improved southern-end traffic management.
- Enhancing safety at all gate entrances.
- Retaining maximum capacity for temporary event parking while managing impacts on the site.

6. Providing a range of accommodation



- Upgrading and potentially expanding existing infrastructure.
- Develop new affordable, universally accessible, and high amenity accommodation that improves and expands the acomodation offering.

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

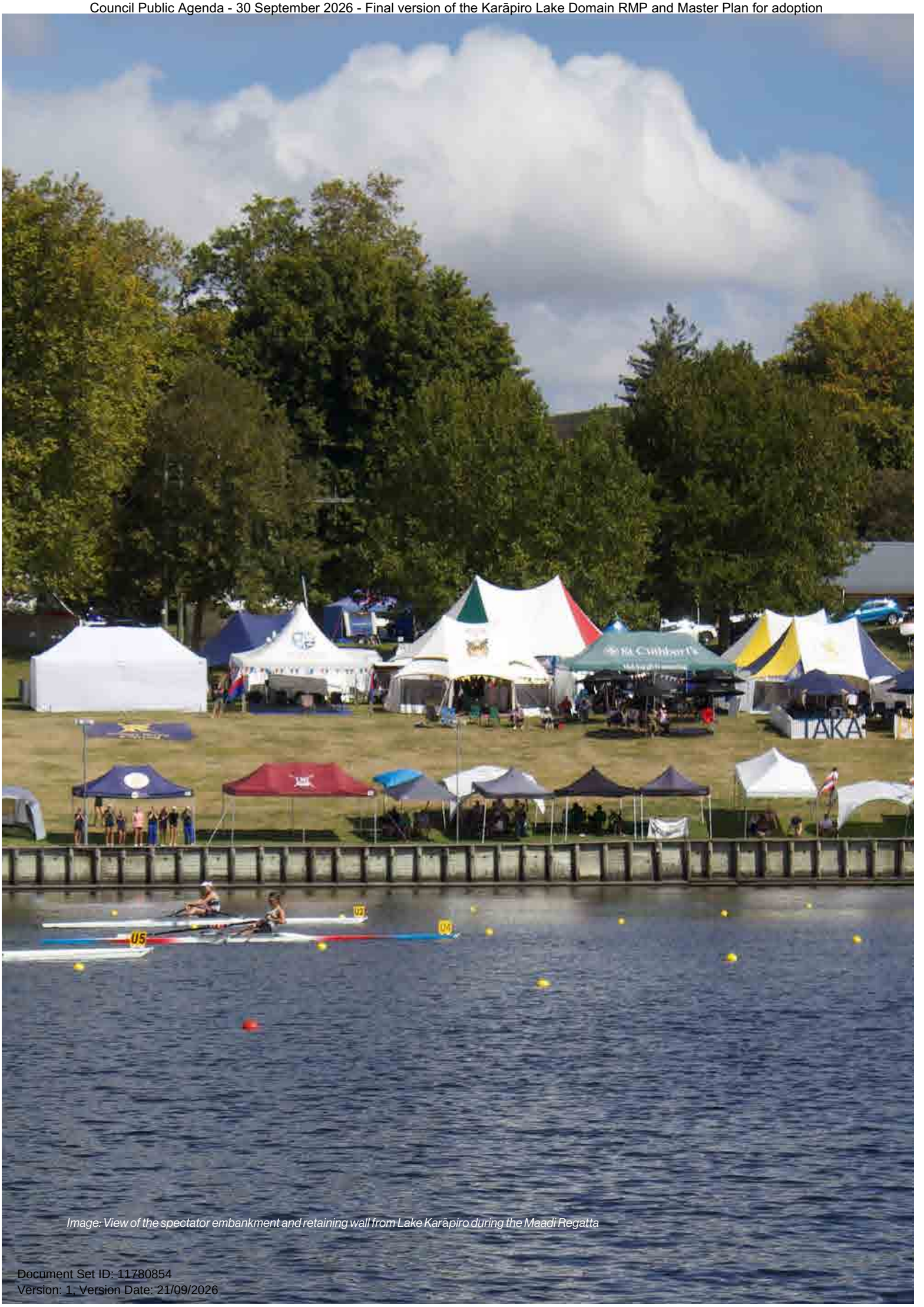


Image: View of the spectator embankment and retaining wall from Lake Karāpiro during the Maadi Regatta

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Activity Zones

Activity zones are essential to the Masterplan, organising the site in a way that balances sports, recreation, events, accommodation, operational needs and conservation. Clear zoning ensures that different activities complement rather than conflict with each other, supporting a safer, more enjoyable experience for visitors and athletes alike.

It allows the Domain to operate efficiently during major events, protect valuable green spaces and lakefront areas, and adapt to future growth. By defining these zones carefully, the Masterplan strengthen the Karāpiro Lake Domain's identity as a premier destination for both high-performance sport, club and school sport, and everyday recreation, ensuring the site remains welcoming, functional, and resilient for the future.

Existing site photographs - Activity Zones



Informal Recreation Zone and Spectator Zone



Sports Zone and Sports Water Access Zone (start area)



Informal Recreation Zone



Events Zone / Camping Zone



Camping Zone

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Karāpiro Lake Domain Activity Zones Plan

Legend

- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Main gate
- Minor gates
- Minor temporary event gate
- Rowing events course
- E1 — Events Zone 1 / camping zone
- E2 — Events Zone 2 (Sir Don Rowlands Centre)
- E3 — Events Zone 3 (podium, tower, grandstand)
- S1 — Sport Zone 1 (local clubs)
- S2 — Sport Zone 2 (high performance / local clubs)
- SA1 — Sport Water Access Zone 1 (club pontoons/boat ramp)
- SA2 — Sport Water Access Zone 2 (High performance/club pontoons and boat ramp)
- A1 — Built Accommodation Zone 1 (potential location for refurbished and extended lodge or new lodge)
- A2 — Built Accommodation Zone 2 (chalets and new motel-style modular units)
- C1 — Camping Zone 1
- C2 — Camping Zone 2
- R1 — Informal Recreation Zone 1 (lake edge)
- R2 — Informal Recreation Zone 2 (cafe, playground, picnic area)
- R3 — Informal Recreation Zone 3 (picnicing, lake viewing area)
- S — Spectator Zone
- G1 — Domain Green Zone 1 (mutli-use grassed area community/temporary VIP event parking)
- G2 — Domain Green Zone 2 (mutli-use grassed area – community/temporary public event parking)
- G3 — Domain Green Zone 3 (mutli-use grassed area – community/temporary public event parking)
- O1 — Operational Zone 1 (Domain admin centre ~~maintenance~~)
- O2 — Operational Zone 2 (Domain maintenance ~~admin centre~~)
- O3 — Operational Zone 3 (KRI centre)
- OA1 — Operational Water Access Zone 1
- PA1 — Public Lake Access Zone 1 (boat ramp / ~~motorised~~ boat mooring zone)
- PA2 — Public Lake Access Zone 2 (swim ~~/ non-motorised boat mooring zone~~)
- CO1 — Conservation Zone 1 (Taipa Stream)
- CO2 — Conservation Zone 2
- CO3 — Conservation Zone 3 (Pukekura Island)
- CO4 — Conservation Zone 4 (Hauoira Stream riparian margin)

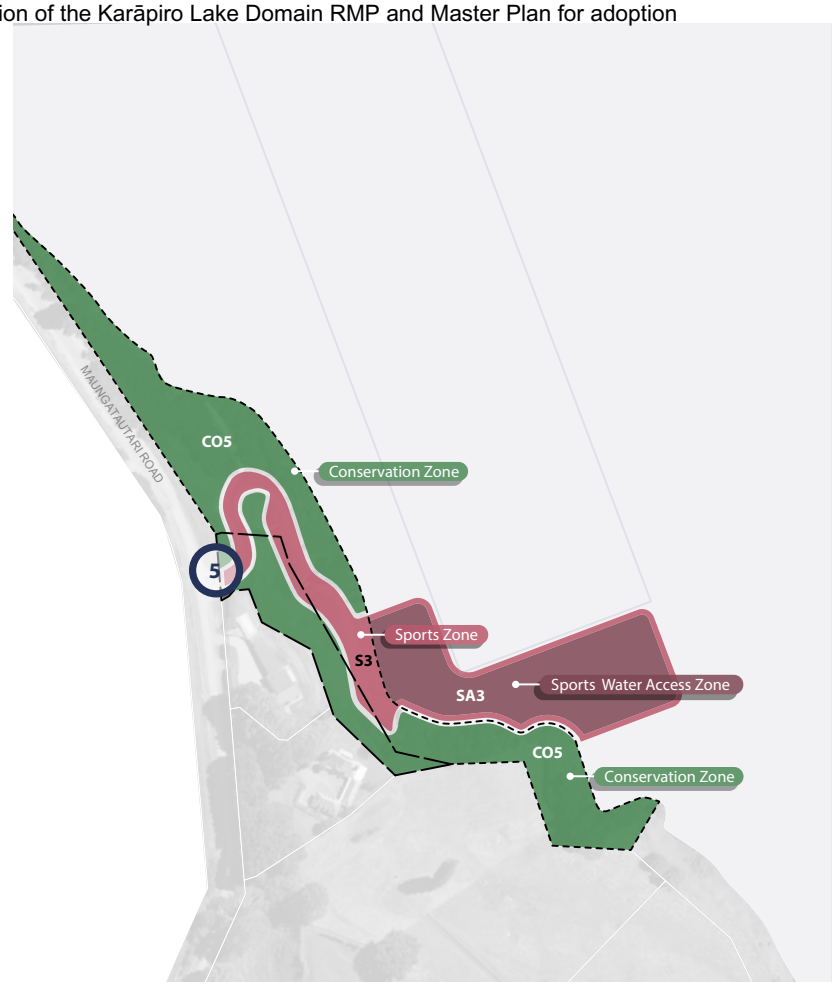


Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Start Zone Activity Zones Plan

Legend

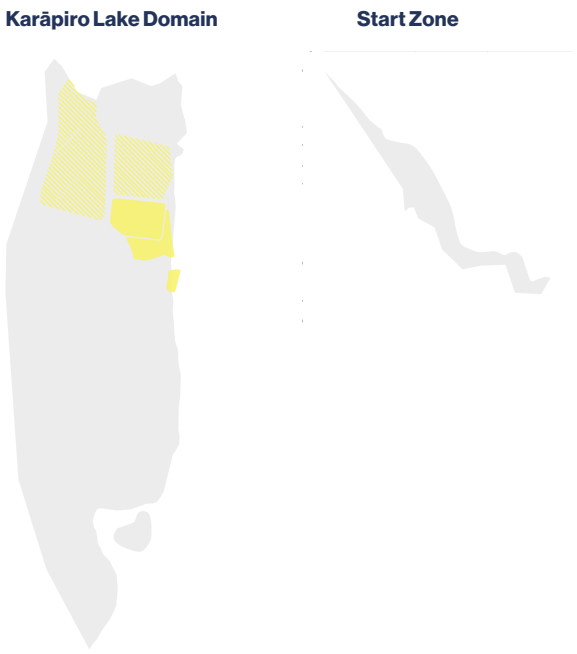
- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Minor gate
- Rowing events course
- S3 — Sport Zone 3 (rowing start zone)
- SA3 — Sport Water Access Zone 3 (rowing start zone)
- CO5 — Conservation Zone 5 (Start Zone)



Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Event Zone

This zone is designed to host a wide range of small to large-scale, organised sport and recreational events. As a versatile, multi-functional space, it supports indoor activities at the Sir Don Rowlands Centre, accommodates temporary infrastructure, and facilitates boat storage, event staging, and spectator seating. When not in use for events, the area serves as a camping ground, enabling year-round activation. Strategically located in the northern part of the site, the zone minimises disruption to other park users while strengthening Karāpiro Lake Domain's role as a premier regional events hub.



KEY DESIGN GUIDANCE FOR THIS ZONE:

Celebrate Cultural Heritage and Significance
Preserve and provide interpretation of the historic rocks, waharoa, and mahi toi in front of the Sir Don Rowlands Centre to support greater understanding of the area's significance to mana whenua.

Design for Flexibility and Scale
Provide a layout that can easily scale up or down depending on the size and nature of events. Ensure open areas are unobstructed and have level, durable surfaces to accommodate temporary infrastructure such as tents, marquees or boat racks.

Integrate Indoor and Outdoor Event Functions
Improve connections between the Sir Don Rowlands Centre and adjacent outdoor spaces to support combined indoor-outdoor events. Design external areas to complement the indoor facilities, allowing for fluid crowd movement and multi-zone programming.

Preserve Usability Outside of Events
Design the zone so it remains attractive and functional when not in use for events by retaining open grassed areas. Allow for camping, casual recreation, or overflow uses without compromising the quality of the space.

Manage Access and Circulation
Provide clear and logical vehicle and pedestrian access to support large crowds and smooth event operation. Design drop-off areas, parking, and pedestrian routes to reduce congestion and maintain safety. Include wayfinding that can be adapted for different event types.

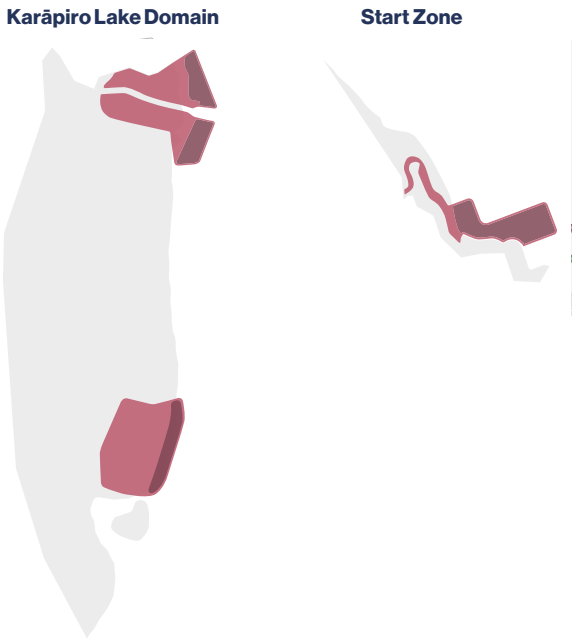
Improve Event Seating Capacity and Comfort
Upgrade existing spectator seating to increase capacity, improve comfort, and enhance the overall event experience. Plan for a mix of permanent and temporary seating solutions to suit different event scales.

Accommodate Variable Lake Levels
Ensure all future infrastructure is planned and constructed to accommodate fluctuations in lake levels enabled by Mercury's operational easement.

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Sports Zone and Sports Water Access Zone

These zones support a range of water-based and land-based sporting activities, with facilities arranged to suit different user needs. Sport club activities are predominantly concentrated in the northern part of the Domain, while high-performance centres, some sports clubs and support services are located to the south. The layout ensures safe, accessible movement between storage areas, support facilities, and the lake. Dedicated pontoons, boat ramps, and purpose-built infrastructure provide appropriate water access for each sporting code, supporting both everyday use and major sporting events.



KEY DESIGN OBJECTIVES FOR THIS ZONE:

Zoning and Spatial Organisation
Cluster club and school sport facilities in the north to form a local hub. Enable high-performance facilities in the southern sector to extend to meet future requirements and ensure developments and activities support an environment conducive to focused training and elite athlete preparation while also accommodating use by clubs.

Purpose-Built Multi-Use Club Facility
Rationalise individual club facilities to develop a new facility that incorporates specialised infrastructure ~~such as boat storage buildings, changing rooms and showers, equipment maintenance areas, meeting spaces, kitchens and a larger clubroom~~ that supports the varied demands of club and school group users in the northern Domain. Ensure facilities are ~~scalable and~~ flexible to adapt to changing needs over time without significantly impacting the capacity of the Camping Zone (C2) and Events Zone (E1).

Encourage Social Interaction and Community
Include communal indoor and outdoor spaces such as lounges, kitchens, and meeting rooms that foster group cohesion and encourage shared experiences.

Respect the Domain's Character
Minimise visual impact through thoughtful siting and architectural designed facilities that complement the landscape, maintain views and signal connection to the Waikato River and the signficiance of the area to mana whenua. Preserve existing trees and natural features where possible to enhance amenity and biodiversity values and provide natural shade.

Safe, Accessible and Efficient Pedestrian Movement
Design clear, accessible pathways and event routes that enable safe, direct movement between boat storage, support facilities and the lake for all abilities. These connections should accommodate pedestrians and athletes carrying equipment and boats without conflict or congestion with vehicles.

Water Access Infrastructure
Provide dedicated pontoons and boat ramps tailored to the specific needs of different sporting codes, ensuring safe and efficient launching and retrieval of boats. Design pontoons to accommodate peak use during major events and everyday training.

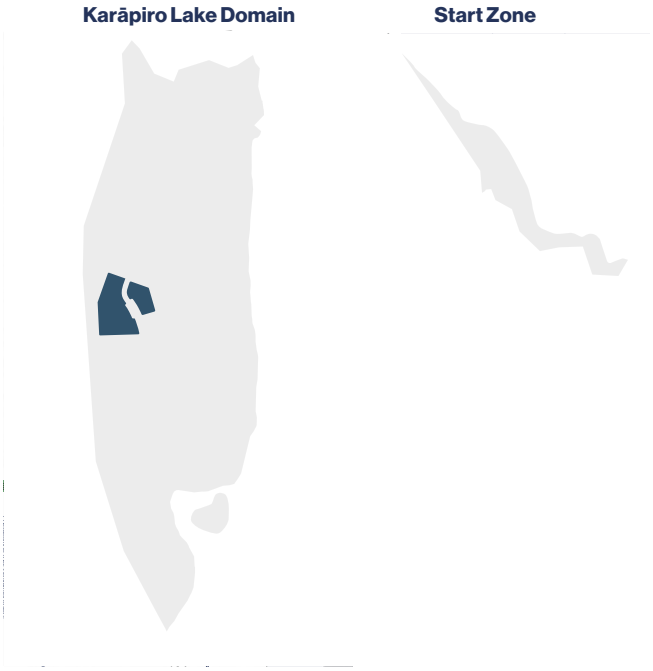
Accommodate Variable Lake Levels
Ensure all future infrastructure is planned and constructed to accommodate fluctuations in lake levels enabled by Mercury's operational easement.

Design Safe, Functional Vehicle Access
Create vehicle access and parking that supports daily use and events, minimises conflict with pedestrians and athletes, and includes separate routes for service vehicles and trailers. Ensure clear signage and safe turning areas throughout.

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Built Accommodation Zone

This zone provides a variety of accommodation options, including a lodge, chalets and the potential development of motel-style modular units. It supports extended stays, reduces off-site travel, and provides direct access to recreational and event facilities. This accommodation strengthens the Domain's role as a multi-day destination for sport and leisure for a wide variety of groups or individuals.



KEY DESIGN GUIDANCE FOR THIS ZONE:

Provide Flexible and Adaptable Accommodation
Design and deliver spacious, multi-purpose accommodation with increased bed capacity, enhanced heating, and accessibility. The facilities should comfortably accommodate a diverse range of users, including families, sports teams, training camps, elite and adult athletes, international visitors, and community organisations.

Improve Accessibility and Connection
Enhance accessible pathways and wayfinding signage to support clear and inclusive movement from the lodge, chalets, and potential motel-style units to key destinations across the Domain. Upgrade drop-off zones and short-term parking areas to better accommodate visitor arrivals and departures, reducing congestion and improving overall circulation.

Respect the Domain's Character
Minimise visual impact through thoughtful siting and architectural designed facilities that complement the landscape, maintain views, signal connection to the Waikato River and identify the signficance of the area to mana whenua. Preserve existing trees and natural features where possible to enhance visual amenity and provide natural shade.

Enhance User Safety and Comfort
Incorporate natural surveillance, appropriate lighting, clear wayfinding, and well-defined zones to support visitor safety and comfort, particularly at night.

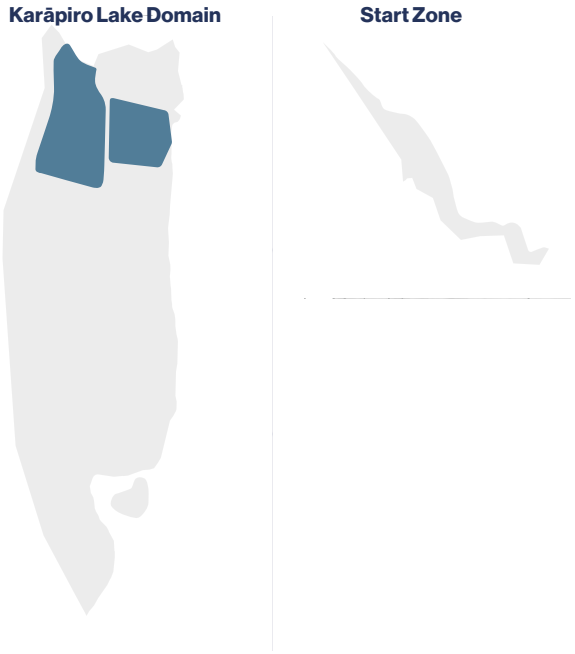
Encourage Social Interaction and Community
Include communal indoor and outdoor spaces such as lounges, kitchens, and meeting rooms that foster group cohesion and encourage shared experiences.

Support Operational Efficiency
Design for easy maintenance and management, including clear service routes, waste management, laundry facilities, and provisions for catering or group dining.

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Camping Zone

This zone offers dedicated space for short-term, affordable campsite accommodation, catering to a wide range of camping experiences. Strategically located to take advantage of lake views and nearby amenities, it provides convenient access to sport and recreation areas while maintaining a sense of privacy and separation for overnight guests. The zone is designed for flexibility, with infrastructure that can be adapted to meet seasonal fluctuations and event-driven demand. Facilities support both individual campers and larger group stays.



KEY DESIGN OBJECTIVES FOR THIS ZONE:

Provide for Flexible and Adaptable Camping Areas
Cater to a variety of camping styles, including tents, campervans, and group setups, with appropriate supporting infrastructure. Ensure the zone continues to be adaptable, allowing for increased capacity during peak seasons and major events without compromising the visitor experience.

Improve Accessibility and Connection
Improve access for all abilities to the main campground amenities and from the campground to major destinations within the Domain such as toilets and kitchen facilities, the site office, play space, lake edge and club buildings. Improve safe vehicle access into the campsites.

Respect the Domain's Character
Preserve and enhance existing vegetation, particularly large specimen trees to maintain visual amenity, provide natural shade and enhance the amenity between the campground and adjoining Maungatautari Road.

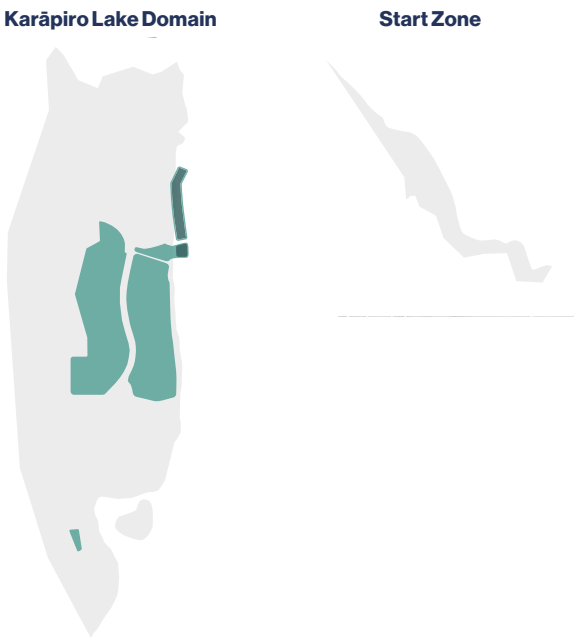
Enhance User Safety and Comfort
Incorporate natural surveillance, appropriate lighting, clear wayfinding, and well-defined zones to support visitor safety and comfort, particularly at night.

Support Operational Efficiency
Design for easy maintenance and management, including clear service routes, waste management, laundry facilities, and provisions for catering or group dining.

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Informal Recreation Zone and Public Lake Access Zone

This zone is designed to support everyday park use and unstructured leisure activities. This open, accessible space caters to a wide range of community members by offering opportunities for relaxation, play, casual exercise, and social connection. The zone is closely integrated with the adjoining Public Lake Access Zone, enhancing the community's interaction with the water for swimming, picnicking, and lakeside enjoyment.



KEY DESIGN GUIDANCE FOR THIS ZONE:

Shade and Amenity
Retain significant mature trees to preserve natural shade and contribute to the Domain's amenity. Where additional cover is needed, especially around play and picnic areas, incorporate further specimen planting or shade structures that complement the landscape and provide relief during warmer months.

Picnicking and Seating
Offer a mix of informal and formal seating and picnicking options for both individuals and groups. Seats should be strategically placed throughout the zone, with emphasis on shaded areas and spots that offer views of the lake or key recreational features.

Informal Recreation Areas
Maintain open, flexible lawn areas for unstructured recreational activities such as casual sports, family activities, and quiet relaxation. Keep these spaces free of permanent obstructions to support adaptable use throughout the year.

Improving Connections
Establish clear, accessible pathways linking the informal recreation zone to key destinations such as the café, Sir Don Rowland Centre, playground, car parks, restrooms, and along the lake edge. Paths should be intuitive, well-marked, and constructed with materials that ensure mobility for users of all ages and abilities.

Improvements to Play Experiences
Introduce a broader range of age-appropriate, inclusive play experiences to create a destination play space. Consider nature-based play features, like timber climbing structures, boulders, and water play, that reflect the lakeside setting and encourage unstructured exploration. Investigate the opportunity for a ~~to expand and enhance the high and low ropes course, the inclusion of~~ new fitness equipment ~~and a volleyball~~ area.

Enhance Lake Edge Access and Safety
Improve access and safety along the central lake edge by replacing the deteriorating retaining wall and lowering it to meet Building Code requirements. Create a shared-use path closer to the water to improve accessibility, and add stepped access into the lake. ~~Establish a designated swim zone at the southern end with a pontoon and accessible path.~~ Include clear signage and cultural interpretation to guide and inform visitors.

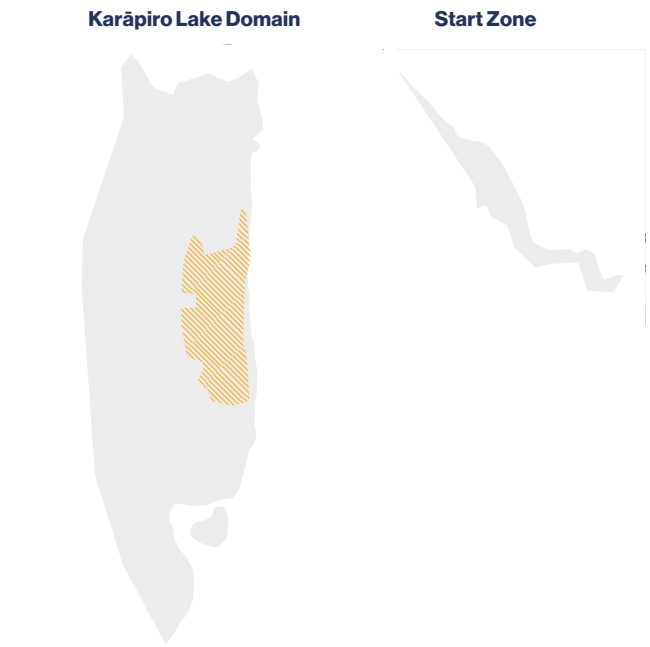
Improve Boat Ramp and Trailer Parking Provision
Improve the functionality, safety, and aesthetics of the boat ramp area to better serve recreational and operational users including ongoing use by dragon boating and hydroplanes (which require a wide~~r~~ ramp).

Accommodate Variable Lake Levels
Ensure all future infrastructure is planned and constructed to accommodate fluctuations in lake levels enabled by Mercury's operational easement.

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Spectator Zone

The grandstand and grassed embankment at Karāpiro Lake Domain is the primary gathering and viewing area during major events and plays a vital role in shaping the visitor experience. As a multi-functional space, it must balance accessibility, comfort, sightlines and event use to meet the needs of a wide range of users. It should also integrate environmental enhancements and operational upgrades to ensure the space remains resilient.



KEY DESIGN OBJECTIVES FOR THIS ZONE:

Flexibile Use
Design the embankment to accommodate both passive recreation and large-scale events by enabling the installation of temporary infrastructure such as marquees, food vendors and grandstand seating, while maintaining the site's natural character and enhancing year-round usability through clearly defined zones for gathering, circulation and viewing.

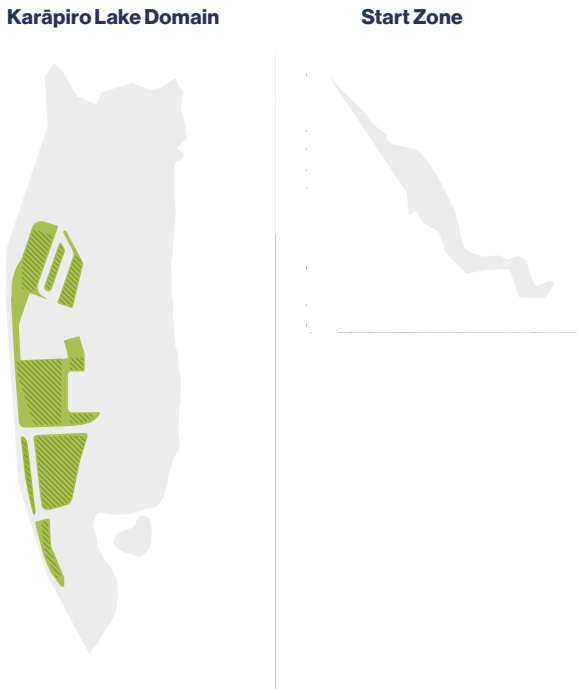
Improve Accessibility
Overcome movement challenges posed by the sloping terrain by providing accessible connections to and along the lake edge. Link key amenities such as rest areas, toilets, swim zones, lake access points, and primary pathways using slip-resistant materials suitable for all weather conditions. Enhance seating opportunities through a mix of well-designed, permanent seating and flexible areas suitable for informal gatherings and event viewing.

Maintain Sightlines
Preserve clear views to the lake and between key event infrastructure for both spectator enjoyment and effective event operation. Any permanent or temporary features such as planting, shade structures/marquees, or seating should be carefully positioned to avoid obstructing these sightlines. ~~Ensure any development of a tiered landform maintains views from multiple vantage points across the embankment.~~

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Domain Green Zone

This zone preserves and enhances the premier park setting of the Domain through a continuous north-south green corridor. It provides a relaxed, versatile space for everyday park users, while accommodating temporary event parking during major gatherings. Parking is carefully organised to meet diverse needs - VIP, coach, and judge parking is accessed via Gate 2, with general event parking managed through Gate 3. This flexible arrangement optimises space use, limits event parking to what is necessary, and maintains the zone's natural setting.



KEY DESIGN GUIDANCE FOR THIS ZONE:

Preserve the Character of the Domain
Maintain and enhance the open, green landscape that defines the Domain's identity. Reinforce the continuous north–south green corridor.

Support Informal Recreation
Provide a relaxed, flexible space that caters to everyday users - walkers, picnickers, families, and casual visitors. Ensure the landscape encourages passive recreation while remaining resilient for event use.

Manage Access and Circulation Effectively
Support a clear access strategy by directing VIP, coach, and judge parking through Gate 2, and general event parking through Gate 3 and temporary event egress through gate 4 as required. Ensure traffic flows are logical, safe, and separated from recreational areas wherever possible.

Optimise Space Use
Design the layout to efficiently accommodate multiple uses - recreation, overflow parking, and event support without overdeveloping or hardening the space. Prioritise multi-functionality over permanent infrastructure.

Maintain Visual and Ecological Quality
Plan for future native succession shade and amenity tree planting that contributes to both amenity and biodiversity. Preserve clear views to the lake by undertaking canopy uplift of existing trees or ensuring future trees do not block key sightlines.

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Operational Zone

This zone supports the day-to-day management and maintenance of Karāpiro Lake Domain, including the delivery of water-based events by Karāpiro Rowing Inc. It ~~contains~~ provides for staff and volunteer facilities, service areas, and storage for boats, equipment, supplies, and waste as well as offices and temporary officials accommodation, ensuring the efficient and unobtrusive operation of the Domain and its activities.



KEY DESIGN OBJECTIVES FOR THIS ZONE:

Enable Efficient Daily Operations
Design the zone to support the smooth, safe, and efficient operation of Karāpiro Lake Domain, with well-organised facilities for staff, equipment, and vehicles. Layouts should prioritise functionality and ease of access.

Support Event Delivery
Ensure Karāpiro Rowing Incorporated has sufficient space to meet its needs associated with facilitating water-based events and other large-sacle activities including equipment staging, boat trailer access, waste management, and logistical coordination.

Minimise Impact on Visitors
Locate and design operational facilities to be discreet and unobtrusive, minimising visual and noise impacts on public areas. Use screening, planting, and building orientation to maintain the Domain's high visual amenity.

Ensure Safe Separation of Activities
Maintain clear separation between operational functions and public or athlete areas. Provide designated access routes for service vehicles that avoid key pedestrian and recreational zones.

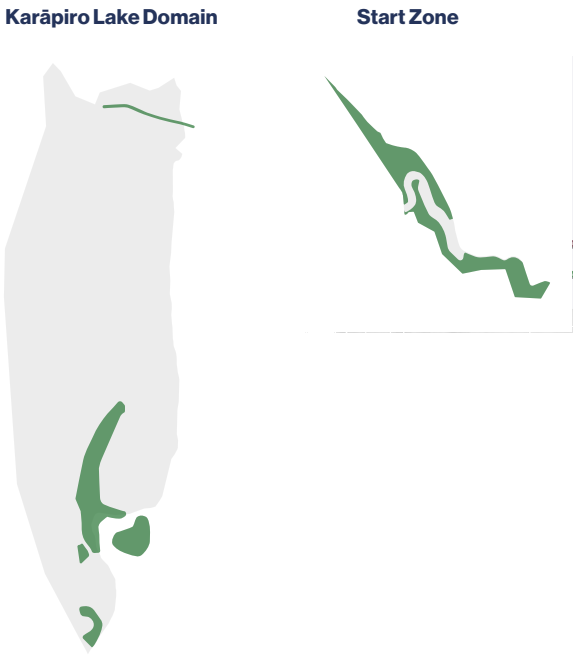
Maintain Sightlines
Site any future buildings or structures to preserve open sightlines to Lake Karāpiro. Ensure that built form, height, and landscaping do not obstruct key viewshafts, maintaining the visual connection to the lake that defines the character and appeal of the Domain.

Accommodate Variable Lake Levels
Ensure all future infrastructure is planned and constructed to accommodate fluctuations in lake levels enabled by Mercury's operational easement.

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Conservation Zone

This zone is dedicated to protecting and enhancing native habitats along waterways through and adjoining the Domain. It provides an opportunity to increase the range and number of indigenous flora and fauna and improve water quality flowing from and through the Domain.



DESIGN GUIDANCE FOR THIS ZONE:

Protect and Restore Native Ecosystems
Prioritise the protection of existing native vegetation and habitat areas. Focus on ecological restoration using locally-sourced native plant species that reflect the natural character of the region. Design planting to enhance species diversity, support pollinators, and encourage natural regeneration over time.

Support Habitat Connectivity
Strengthen ecological links within the District Plan's biodiversity corridor connecting Maungatautari to the Waikato River across the northern area of the Domain. Extend planting along waterways where possible to support the riparian corridor along the Waikato River.

Incorporate Water-Sensitive Design
Use natural systems for managing at-source stormwater within the zone, such as swales, rain gardens and naturalisation or remediation of streams or overland flow paths. These should be designed to support water quality improvement, reduce erosion, and provide additional habitat.

Promote Community Stewardship
Support opportunities for iwi, local schools, community groups, and volunteers to engage with conservation through interpretive signage that shares the story of restoration and the species being protected.

Ensure Long-Term Resilience
Design for long-term ecological sustainability by considering future climate conditions, including increased rainfall variability and temperature extremes. Choose plant species and restoration approaches that build resilience into the landscape over time.

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026



Image: Pukekura Island and Flynn Cove

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

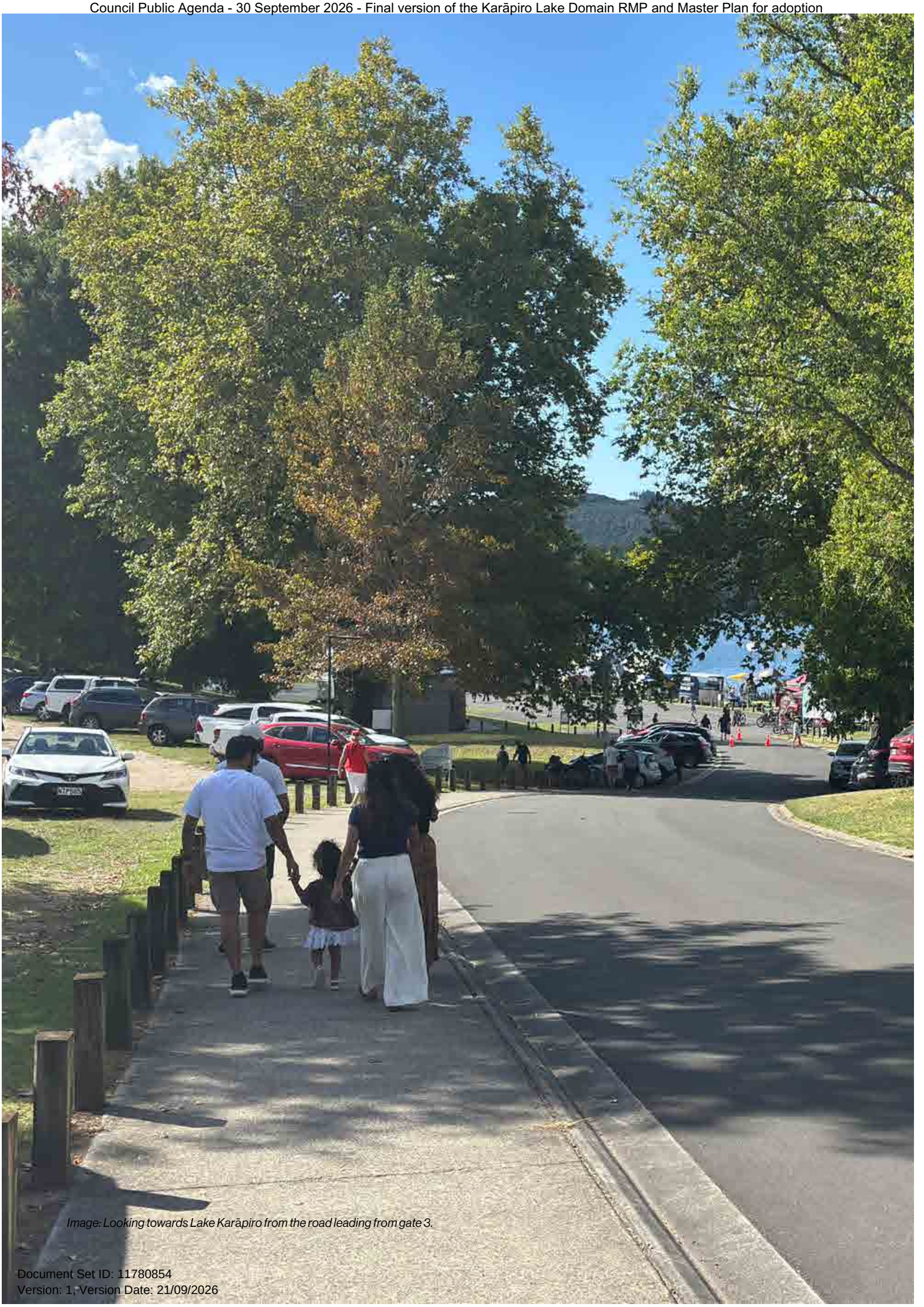


Image: Looking towards Lake Karāpiro from the road leading from gate 3.

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Pedestrian and Cycle Circulation

Planned improvements to pedestrian and cyclist circulation aim to enhance the visitor experience, address health and safety concerns, improve community health outcomes, and support sustainable transport goals. A new shared path will be developed from Gates 1 and 2 through the centre of the Domain past the cafe down to the lake edge, extending along the lakeshore to the southern end of the embankment and up to the Te Awa River Ride at the southern boundary. Further enhancements include new path connections to key destinations such as the café, accommodation and Sir Don Rowlands Centre and the relocation and redesign of internal road crossings to improve safety and legibility.

Targeted improvements at Gates 1, 2, and 3 will be made to enhance safety for Te Awa River Ride users and adjoining residents accessing the Domain by foot or cycle. Improved way-finding signage throughout the Domain will help visitors, locals, and event participants navigate easily between key destinations, parking areas, and facilities.

These changes are intended to provide well-designed, direct, and accessible routes that enable visitors and nearby residents to reach key destinations safely and easily, reducing pedestrian-vehicle conflicts and improving access to and along the lake. A new perimeter circuit pathway will increase recreational opportunities and may also highlight cultural, historical, and environmental points of interest. The new and improved paths will also support off-site event parking arrangements, offering safe walking access along Te Awa River Ride to the Domain.

In the future, when the Te Awa River Ride is extended southward, the upgraded network will also help attract users into the Domain, enhancing its profile and usability.

Existing site photographs - Pedestrian and Cycle Circulation



Lack of pedestrian and cycle routes leading from Te Awa River Ride to key Domain destinations including the lake



Pontoons



Temporary road closures during events serve as pedestrian pathways



Pathway to the playground and cafe



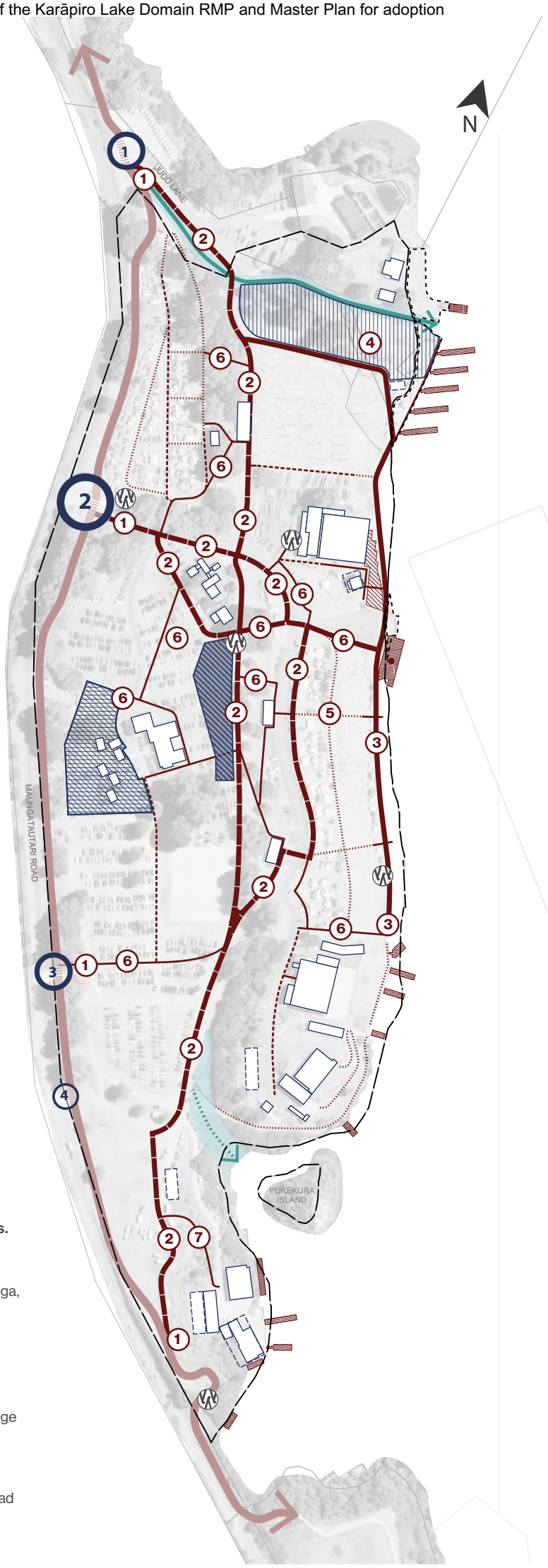
Existing pathway to the north of Sir Don Rowland Centre on the lake edge



Grassed pedestrian access along the embankment with retaining wall that requires replacement

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Karāpiro Lake Domain Pedestrian and Cycle Circulation Plan



Legend

- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Buildings
- Proposed new buildings or building extensions
- Proposed northern redevelopment area
- Proposed central play and visitor infrastructure area
- Proposed accommodation development area
- Pontoon
- Podium
- Grandstand
- Main gate
- Minor gates
- Minor temporary event gate
- Te Awa River Ride (external)
- Shared pedestrian / cycle pathways
- Major pathways
- Minor / connector pathways
- Minor shared road / pedestrian pathways
- Minor grassed route
- ~~Existing / realigned open culverted stormwater drain (Taipa Stream)~~
- Proposed naturalisation or remediation of Taipa Stream ~~(20m width)~~
- Proposed naturalisation of existing overland flow path

Investigate opportunity to develop new or realign existing pathways:

1. Improve access and install dedicated shared pedestrian and cycle pathways connecting to Te Awa River Ride at gates 1, 2, 3 and the southern Te Awa access including directional signage, and safe crossing points to separate users from vehicle traffic and promote active transport.
2. Develop a new shared accessible path through the centre of the site to provide direct access to key destinations such as the cafe, play space and back onto the Te Awa River Ride.
3. Develop a continuous ~~shared~~ accessible path along the lakefront, from the boat ramp to the Rowing NZ leased buildings. Replace the deteriorating retaining wall and create a promenade at least 3 metres wide, located within 1 metre of lake level. This route will connect to the central shared path and include permanent seating for public enjoyment.
4. Develop new access pathways and infrastructure within and alongside the northern redevelopment area for safe access between the multi-purpose club and storage facility and the lake.
5. Continue to provide ~~and enhance terraced,~~ flat grassed areas at the top of~~on~~ the spectator embankment to accommodate temporary event tents and marquees, while maintaining key viewshafts and public access. Retain informal grassed desire lines from the toilet facilities to the lake, and incorporate direct lake access via steps or ramps along these routes. Preserve the sloped grass areas for informal seating.~~, with potential to introduce some sensitively integrated bench seating to support comfort and accessibility.~~
6. Improve and develop additional pathway connections to key destinations.
7. Develop an accessible path connection to the operational area for Karāpiro Rowing Inc.

Collaborate with mana whenua to develop a cultural trail or site-specific interpretation that connects to Taumatawīwī and incorporate mahi toi and/or tohu that highlight key sites, iwi narratives, and underlying themes.

Considerations may include:

- Preserving sightlines to maunga, awa, and wāhi tapu.
- Integrating design elements that acknowledge significant historical events e.g. battle of Taumatawīwī.
- Providing interpretation signage and wayfinding maps at key points.
- Embedding mahi toi into built elements such as path and road surfaces, and key entrances.

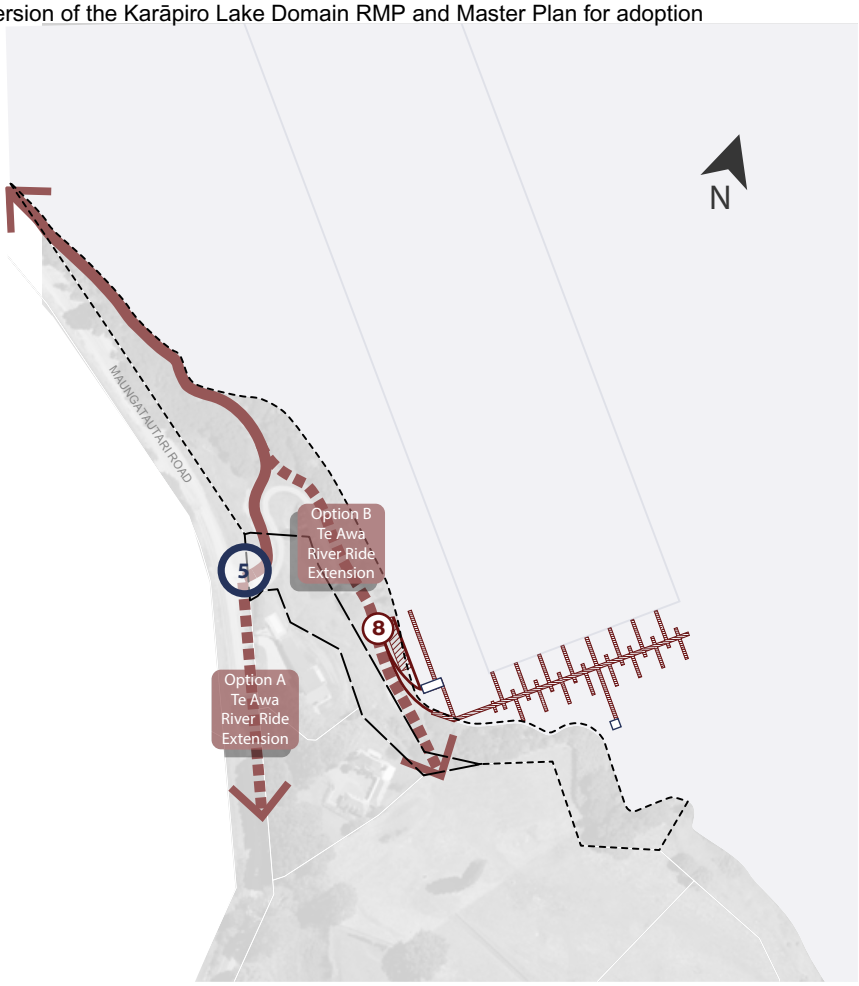
Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Start Zone Activity Pedestrian and Cycle Circulation Plan

Legend

- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Pontoons
- Minor gate
- Rowing events course
- Buildings
- Te Awa River Ride
- Investigate future extension to Te Awa River Ride: Option A - (Road Reserve) Option B - (LINZ land, base of slope)
- Minor connector pathways
- 8 Investigate opportunity for accessible pathway access to pontoons and start zone.

Note: Developments on LINZ land are subject to agreement in principle by LINZ as the landowner.



Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026



Image: View of boat ramp, finish tower, and major central road in foreground with Rob Waddell Lodge and chalets in the background.

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Vehicle Circulation and Parking

The proposed changes to vehicle movements and parking across the Domain are designed to create a safer and more accessible environment for both everyday visitors and event users, to retain as much temporary event parking as possible and to minimise environmental impacts.

Improvements at Gate 2 will strengthen its role as the main public entrance. A new slip lane will provide more direct access to the campground, while upgrades to internal circulation and parking will enhance visitor experience at the café and accommodation areas.

A dedicated boat and bus pedestrian drop-off loop at Gate 1 will better manage larger vehicles, while a potential temporary event egress further south and a realigned road adjoining Gate 3 will ensure a consistent vehicle circulation pattern during both events and regular use. This will reduce confusion and ease event-related traffic congestion while supporting improved access for high-performance athletes based in the Sports Activity Zone 2.

Parking areas will be better defined to separate drop-offs, buses, operational vehicles, clubs, and public parking, reducing congestion and improving safety.

Additional formed public parking near the café will respond to increasing demand. Operational staff parking will be separated near the site office, allowing a new pedestrian and cyclist pathway to the café without requiring additional road crossings.

Way-finding signage upgrades will further reduce unnecessary vehicle movements, particularly between the Sir Don Rowlands Centre and the Rowing NZ facility, improving the overall experience and safety for visitors.

These changes align with broader principles of creating an accessible, welcoming, and environmentally sensitive space. By supporting clearer movement patterns and more logical site use while minimising the increase in impervious surfaces, they contribute to enhanced event management, day-to-day usability, and the protection of key environmental and cultural values.

Existing site photographs - Vehcile Circulation and Parking



Main entrance (Gate 2)



Judd Lane (Gate 1)



Temporary event traffic lane seal (Gate 3)



Permeable parking near the existing chalets



Temporary event parking



Temporary event boat storage within the Sir Don Rowlands Centre carpark

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Karāpiro Lake Domain Vehicle Circulation and Parking Plan

Legend

- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Buildings
- Proposed new buildings or building extensions
- Proposed northern redevelopment area
- Proposed accommodation development area
- Pontoon
- Podium
- Grandstand
- Main gate
- Minor gates
- Minor temporary event gate
- External roads
- Major internal roads - public access
- Minor internal roads - public access
- Minor internal roads - controlled access
- Temporary event Gate 4 exit
- Internal road circulation
- Sealed public car parks
- Public car parks (Permeable Surfacing)
- TP — Trailer car parks
- V/C/J — Internal temporary event parking - VIP / coach / judge Gate 2
- S — Internal temporary event parking - spectator Gate 3
- B D/O — Internal temporary event drop off - buses, boats/ trailers/ competitors Gate 1

Explore design interventions to:

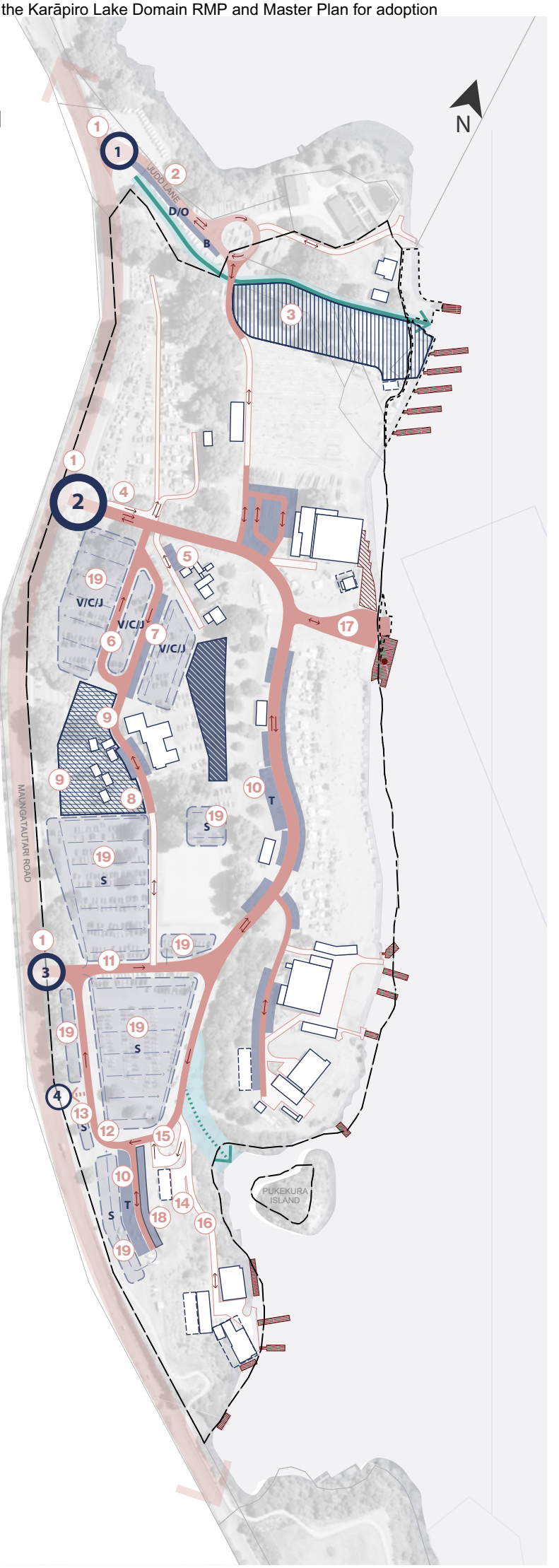
1. Strengthen the prominence of the main entrance (gate 2) for public vehicle access outside of events while discouraging use of secondary gates (1 and 3). Investigate a pull-off lane from Maungatautari Road for vehicles entering Gates 2 and 3.

Investigate opportunity to develop new or realign existing roads:

2. Investigate the realignment of Judd Crescent to allow a lane for bus and visitor drop-off parking during events. Work with Mercury to explore formalisation of visitor parking on its land north of Judd Lane.
3. Develop new access roads to new multi-purpose facility
4. New slip lane into the campground from gate 2.
6. Realigned/new access road to public parking area including bus turnaround.
8. Develop new access roads to service new motel-style accommodation
11. Realign road at gate 3 as the main entrance for temporary event parking to improve vehicle circulation and flow, particularly on event days.
12. Establish a new one-way route through gate 3 to avoid conflicting vehicle flow during events and ensure priority access and egress for high performance atheletes.
13. New temporary gate 4 exit.
14. New maintenance shed access road.
15. New designated turning area for maintenance vehicle rubbish collection.
16. Widen and seal existing access driveway for operational access.
17. Improve the functionality, safety and aesthetics of the boat ramp area.

Investigate opportunity to develop new or improve existing parking areas:

2. Develop bus and visitor drop-off parking along Judd Crescent during events.
3. Develop new parking areas to service the new multi-purpose facility.
5. Redevelop staff and VIP visitor parking area near the site office to allow for a shared pedestrian/cycle route through the centre of the Domain.
7. New formed visitor parking
9. New formed parking for lodge, chalets and motel-style accommodation
10. New formed, designated boat trailer parking
18. New permeable parking provision to service operational requirements.
19. Develop safe and efficient new temporary event parking areas.



Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Start Zone Vehicle Circulation and Parking Plan

Legend

- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Pontoons
- Minor gate
- Rowing events course
- Minor internal roads - controlled access
- Event staff / drop-off car - Gate 5

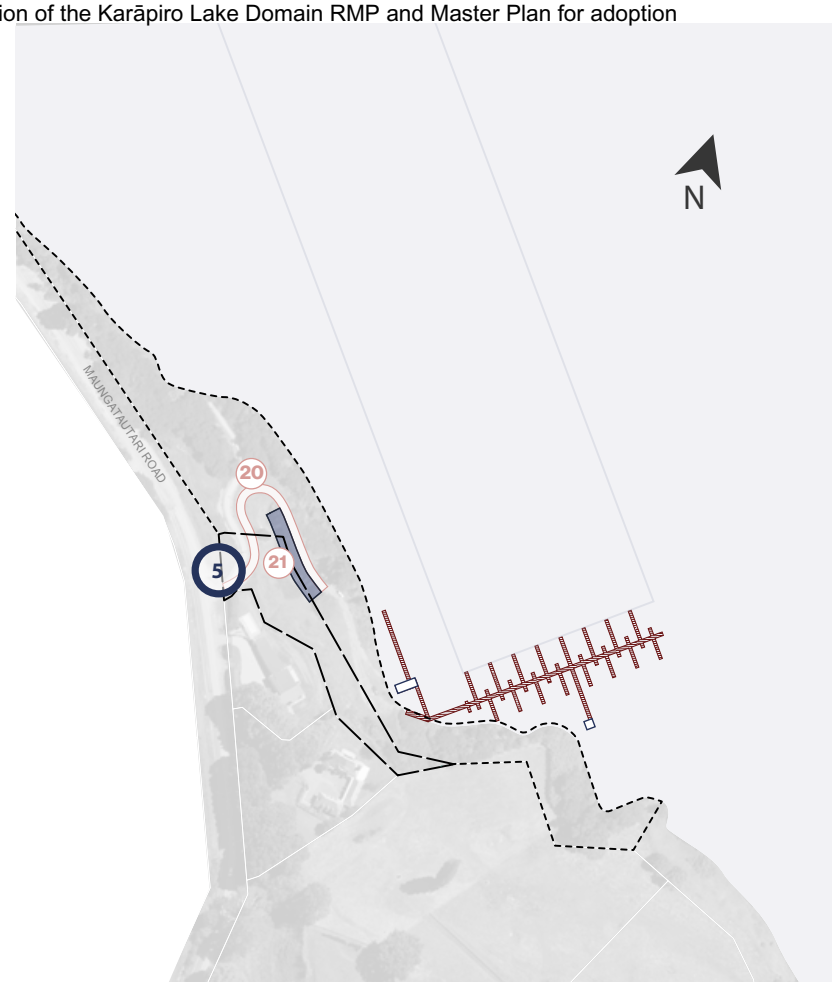
Investigate opportunity to develop new or realign existing roads:

20 Form and seal access to pontoon area to provide emergency access.

Investigate opportunity to improve parking for event officials and discourage public parking :

21 Create formed permeable parking area.

Note: Developments on LINZ land are subject to agreement in principle by LINZ as the landowner.



Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026



Image: Looking north across the spectator grandstand.

Buildings, Play and Visitor Infrastructure

A range of proposed built infrastructure developments will enhance the Domain's position as both a premier aquatic events venue and a valued lakeside community park. Key upgrades include extensions or redevlopment of to existing leased facilities, a potential new multi-purpose facility in the northern area, additional or upgraded pontoons, and expanded grandstand and finish tower facilities. Together with the retention of core amenities such as the public boat ramp, campground, and Sir Don Rowlands Centre, these changes will support both elite training and broader community participation in water sports and reinforce the Domain's status as the North Island's leading aquatic centre for non-motorised sports codes such as rowing, waka ama, canoeing and dragon boating.

Potential Iimprovements to existing multi-purpose accommodation and the potential development of new, affordable motel-style options for smaller groups will allow a greater range of visitors to stay at the domain during events. Outside of these event periods, this accommodation will also cater to sporting groups, schools and tourists, providing an important source of revenue to reinvest in the Domain's ongoing development.

The plan also broadens the Domain's appeal beyond sport by introducing a wider range of visitor experiences. Proposed additions include a destination playspace with a volleyball sand court, fitness equipment, a new public swim zone, and upgraded visitor infrastructure such as shelters, picnic tables, and seating. The aim is to create a more vibrant and inclusive community space that enables visitors to connect with Lake Karāpiro and the Waikato River and each other.

Strategic relocations - including the maintenance depot, one sand court and the wastewater pump station - are essential to achieving the site's broader objectives. These changes will help rationalise space and group complementary activities.

Detailed design planning will ensure future developments align with the Domain's design principles, recognising the significance of the Domain to mana whenua, and protecting and enhancing the environment and visual character and improving the functional integrity and accessibility.

Existing site photographs - Buildings, Play and Visitor Infrastructure



Potential Northern building and redevlopment area (multi-purpose hub)



Existing lodge



Existing chalets



Potential grandstand and Finish Tower extension area



Potential future operational/ maintenance area

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Karāpiro Lake Domain Buildings, Play and Visitor Infrastructure Plan

Legend

- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Swim zone (refer to WRC Navigation Safety Bylaw)
- Existing buildings
- Proposed new buildings, building extensions or relocations
- Buildings to be removed or relocated
- Proposed northern redevelopment area
- ~~Proposed~~ Potential accommodation development area
- Proposed central play and visitor infrastructure area
- Proposed visitor infrastructure area (other)
- Existing pontoon
- Existing podium
- Grandstand
- Extension to grandstand or new pontoon
- Main gate
- Minor gates
- Minor temporary event gate

Investigate developing new facilities:

6. Multi-purpose club and boat storage facility and lake access infrastructure.
8. Built structure for events and community use.

   Shade cover over the existing grandstand and any potential extension while maintaining views from the finish tower.
17. New motel-style modular units

    ~~New public swim zone pontoon and visitor infrastructure redevelopment such as seating and picnic tables.~~
18. New Karāpiro Kayak building
19. New club pontoon
20. New or relocated maintenance ~~area~~ shed and yard
21. New picnic / seating area to capture views.
22. Karāpiro Rowing Inc. building
23. extensions/ redevelopment.

Investigate relocating, extending and/or improving existing facilities:

1. Removing or relocating maintenance shed and yard.
9. Improve campground amenity block.

* Investigate options for expansion of Te Manawa o Matariki for a future river and research centre in accordance with the draft RMP policy 2.2d.

10. Finish tower extension
11. Grandstand extension
12. Upgrade of pontoon and podium
14. Redevelop the existing play area to reflect the cultural significance of the Waikato Awa and wider landscape and create a destination play space with visitor infrastructure such as seating, picnic tables and shelter structures to support extended family visits. ~~Develop a single volleyball court and extend high and low ropes course.~~
15. Refurbishment and potential extension of existing lodge
16. Refurbishment of chalets

Investigate improving boat cleaning facilities

Investigate removing facilities:

~~Karāpiro Water Ski Club leased buildings~~

4. Waikato Cycling Sports Academy leased storage building
5. Te Mana Visions Charitable Trust / Karāpiro Rowing Club rented storage building
7. Cambridge Rowing Club and Karāpiro Rowing Club buildings
13. Site office storage building

~~Sand courts~~

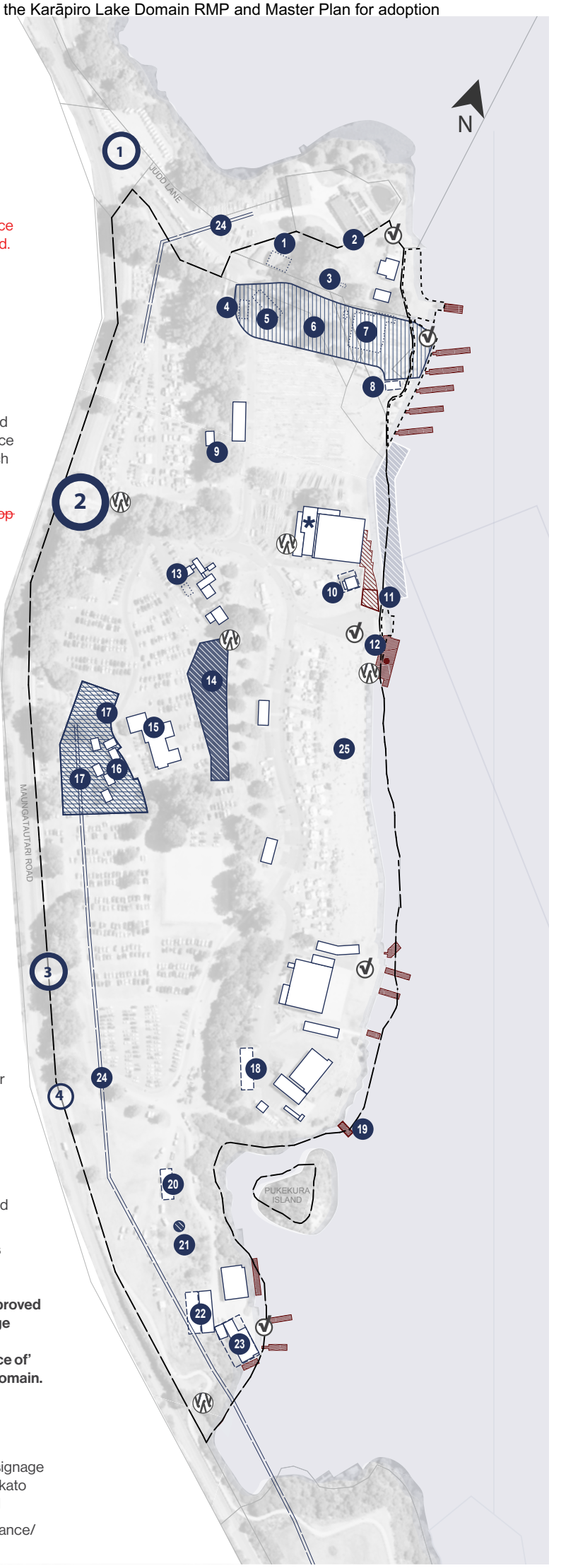
Investigate upgrade, relocation or undergrounding of utilities:

2. Explore need to extend water treatment plant
3. Determine the feasibility of relocating the wastewater pump station.
24. Determine the feasibility of undergrounding the overhead electrical lines.
25. Provide underground utilities on embankment area to improve services for events.

Investigate the opportunity for improved wayfinding and interpretive signage including ways to strengthen the 'connection to' and the 'significance of' the Waikato Awa throughout the domain.

Considerations may include:

- improved wayfinding signage,
- bilingual te reo Māori/english signage including the vision for the Waikato River in Maori and English, and
- mahi toi along main gate 2 entrance/ path/road towards the Awa.



Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Start Zone Buildings and Visitor Infrastructure Plan

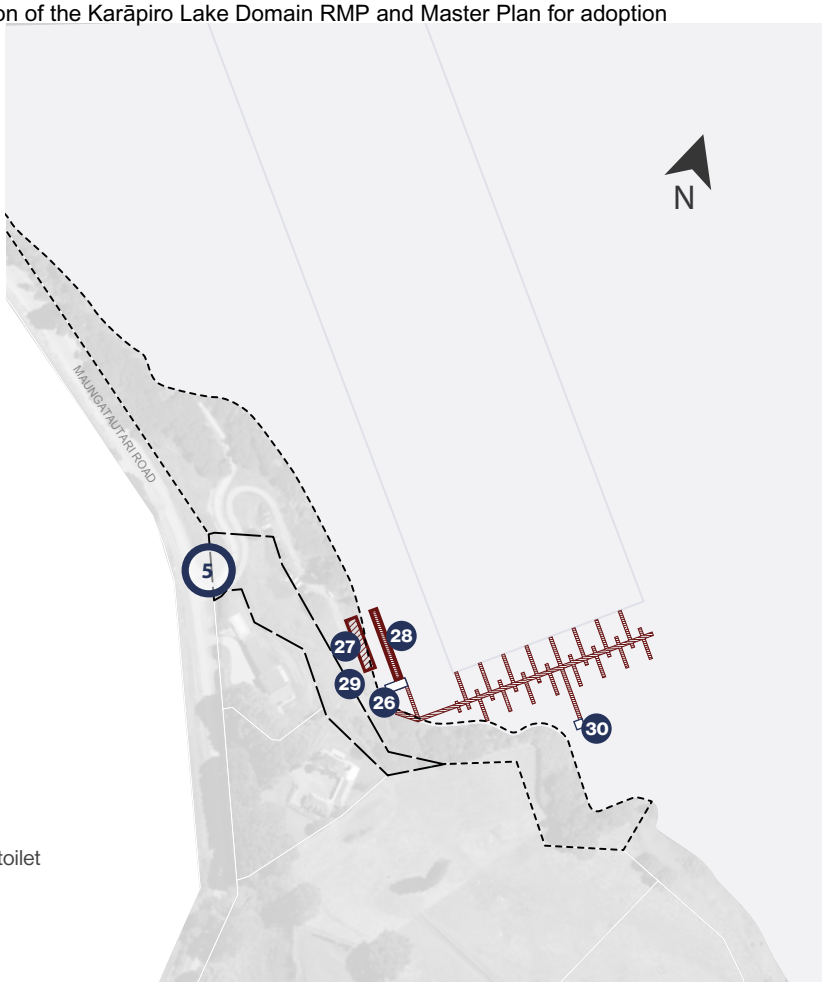
Legend

- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Minor gate
- Rowing events course
- Existing buildings
- Proposed new buildings
- Existing pontoon
- Extensions or new seating
- 26 Aligners Hut

Investigate developing new facilities:

- 27 New embankment seating
- 28 Extension to pontoon (aligners deck)
- 29 ~~New toilet facility (event only)~~ Area for temporary event toilet
- 30 Redevelopment of Start Tower

Note: Developments on LINZ land are subject to agreement in principle by LINZ as the landowner.



Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026



Image: Native revegetation on the embankment below the Perry Community Water Sports Centre.

Document Set ID: 11780354
Version: 1, Version Date: 21/09/2026

Environment

The Masterplan seeks to enhance the environmental health, resilience, and amenity of the Domain through a series of integrated actions. An One major initiative is either the relocation and determining the feasibility of naturalisingation or remediating of the Taipa Stream towards the Northern boundary in it's current location, which will slow and filter water entering the lake, provide for fish passage, increase native biodiversity, and significantly improve visual amenity. Moving the stream also creates a larger area of contiguous flat land, enabling more multi-use space in the lower campground, reducing flood risks, and distancing public access from the adjacent water treatment plant.

Further environmental improvements include succession planting of mature trees, enhancement planting and weed control on Pukekura Island and along key streams, and naturalisation of the southern lake edge using native species like oioi behind new retaining structures. Native amenity planting will feature throughout the Domain, strengthening habitat corridors and reinforcing a strong ecological identity.

Water management is a key priority, with future buildings to incorporate stormwater capture and reuse systems, and new swales or raingardens proposed alongside formed parking areas to filter runoff. Boat wash facilities will also be developed to prevent contaminants from directly entering waterways. Replacing the current central lake edge retaining wall with lower, better-engineered structures will reduce erosion including wake damage, and further protect the lake edge.

Together, these actions will slow stormwater entry into the lake during high-flow events, improve water quality through native planting and sediment trapping, enhance biodiversity, create healthier fish passageways, and deliver a more visually appealing and environmentally resilient Domain for generations to come.

Existing site photographs - Environment



Mature exotic trees (Lake Karāpiro in the background)



Taipa Stream (Judd Lane open culvert)



Eastern section of Taipa Stream on the Domain



Pukekura Island



Retaining along lake edge and stormwater outlet into the lake below Rowing NZ



Elcorock sandbags below Canoe Racing NZ

Karāpiro Lake Domain Environment Plan

Legend

- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Main gate
- Minor gates
- Minor temporary event gate
- Existing mature trees (succession plan required)
- Existing native planting
- Potential planting removal to allow for planned building extensions or redevelopment. Feasibility to be determined through concept and detailed design and further consultation with WDC as the landowner
- Investigate trees for removal to allow for multi-purpose facility
- Existing alignment of Taipa Stream

Investigate future planting opportunities including:

- Specimen / shade tree planting with a focus on suitable native trees where possible.
- Native low growing amenity entrance feature planting
- Native low growing amenity planting
- Native riparian planting
- ~~Low growing native embankment planting between access points to the lake edge.~~
- 1 Enhancement planting and weed control on Pukekura Island.
- 2 Retain important viewshafts by ensuring native vegetation remains at a low height or a high canopy on specimen trees.

Investigate future stormwater improvements including:

- 3 Improvements such as naturalisation or remediation of ~~to the open culvert within the Domain along~~ the Taipa Stream.
- ~~Realignment, naturalisation and native riparian planting of the eastern end of Taipa Stream (as shown on the plan)~~
- 4 Naturalisation of overland flow path at southern end of reserve.
- 5 Improve at-source treatment of stormwater from road and parking surfaces through low impact design such as permeable surfaces, swales, raingardens or other stormwater filtration devices.
- Improve stormwater outlets
- 6 Investigate improving boat cleaning facilities.



Start Zone Environment Plan

Legend

- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Minor gate
- Existing mature trees (succession plan required)
- Existing native planting

Investigate future planting opportunities including:

- Native low growing amenity planting
- 8 Removal of gum trees and revegetation
- 9 Bank stabilisation with native planting

Investigate future stormwater improvements including:

- 10 Improve at-source treatment of stormwater from road and parking surfaces through water sensitive urban design such as permeable surfaces, and stormwater filtration devices.

Note: Developments on LINZ land are subject to agreement in principle by LINZ as the landowner.



Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Karāpiro Lake Domain Masterplan Overview Plan

Legend

- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Main gate
- Minor gate
- Minor temporary event gate
- Te Awa River Ride (external)
- Shared pedestrian / cycle pathways
- Minor / connector pathways
- Minor shared road / pedestrian pathways
- Minor grassed route
- External roads
- Internal roads - public access
- Internal roads - controlled acces
- Public parking
- Public trailer parking
- Overflow parking
- Drop-off parking
- Public boat ramp
- Buildings
- Campground
- Rob Waddell Lodge
- Chalets and motel-style modular units
- Public toilet
- Northern redevelopment area
- Proposed accommodation development area
- Pontoons
- Central play and visitor infrastructure area including destination playground~~, volleyball sand courts and high and low ropes course.~~
- Visitor infrastructure area (other)
- Interpretive signage, wayfinding or mahi toi to strengthen the 'connection to' and the 'significance of' the Waikato Awa throughout the domain.
- Swim~~ming~~ zone
- Rowing course
- Existing amenity and shade trees
- New amenity and shade tree planting
- Trees for removal
- Native low growing amenity entrance feature planting
- Native low growing amenity planting
- Low growing native embankment planting
- Stream and stormwater improvements
- (1) Multi-purpose club and boat storage facility and lake access infrastructure.
- (2) Built structure for events and community use
- (3) Campground amenity block
- (4) Ngaati Koroki Kahukura room in the Sir Don Rowlands Centre - Te Manawa o Matariki
- Investigate options for expansion of Te Manawa o Matariki for a future river and research centre in accordance with the draft RMP policy 2.2d.
- (5) Sir Don Rowlands Centre
- (6) Grandstand and shade cover
- (7) Finish tower
- (8) Podium
- (9) Site office
- (10) Podium cafe
- (11) Spectator embankment
- (12) High and low ropes course
- (13) Volleyball sand courts
- (14) Perry Community Water Sports Centre
- (15) Domain maintenance and operations area
- (16) Rowing maintenance and operations area
- Boat cleaning facilities.



Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Start Zone Masterplan Overview Plan

Legend

- Site extent
- LINZ land included in masterplan site extent
- Te Awa River Ride
- Minor gate
- Te Awa River Ride (external)
- Future extension of Te Awa River Ride:
  Option A - (Road Reserve)
  Option B - (LINZ land, base of slope)
- Minor / connector pathways
- Internal roads - controlled access
- Parking - event officials and staff
- Buildings
- ~~Toilet (event only)~~ Temporary event toilet
- Pontoons
- Existing amenity and shade trees
- Native low growing amenity planting
- Trees for removal
- 15 Embankment seating
- 16 Rowing - Aligners ~~deck~~ Hut
- 17 Rowing - pontoons
- 18 Rowing - Start Tower
- Rowing course

Note: Developments on LINZ land are subject to agreement in principle by LINZ as the landowner.



Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026



Image: Looking north across the Domain from above the rowing maintenance and operations area

Document Set ID: 11780354
Version: 2, Version Date: 21/09/2026

3 Section Three
Masterplan Implementation

Implementation

Implementation of the Masterplan will occur through a staged and prioritised approach, ensuring projects are feasible, financially viable, and sensitive to the site's cultural, environmental, and recreational values.

Initial efforts will likely focus on developments along the lake edge between the boat ramp and Rowing New Zealand's building, planting and investigating the feasibility of developing the proposed multi-purpose club and boat storage facility and ancillary infrastructure.

Detailed design processes will be undertaken for each stage, involving mana whenua partners, and lessee engagement, technical assessments, and refinement of concept elements. Resource consents and other regulatory approvals will be sought where needed. As each detailed design progresses, consideration will be given to minimising disruptions to current Domain activities and maintaining public access wherever possible.

Funding will come from a combination of sources, including Council's captial budgets, external grant opportunities, partnerships with mana whenua, and/or key stakeholders (such as sporting bodies), and potential private investment where aligned with RMP objectives. Implementation will be flexible to allow for staged delivery based on funding availability, construction logistics, and evolving community needs.

Wherever possible, projects will integrate opportunities for early wins such as habitat restoration, signage upgrades, and minor path connections.

Monitoring, review, and reporting processes will play a critical role in guiding the implementation of the Masterplan. Regular assessment against the Masterplan's design objectives will help ensure projects remain aligned with environmental conditions, community aspirations, and operational needs. These insights will also support informed decision-making about any necessary variations to the Masterplan over time.

This ongoing, adaptive approach will help realise the Vision:

Karāpiro Lake Domain, a wāhi tūpuna and a taonga to mana whenua, is a valued community lakeside reserve for recreation and a premiere event and training venue for ~~primarily non-motorised~~ aquatic sport ~~and valued community lakeside reserve~~ on the banks of a healthy Waikato River.

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

Waipā DISTRICT COUNCIL

Document Set ID: 11780854
Version: 1, Version Date: 21/09/2026

APPENDIX 3

Final Karāpiro Lake Domain Reserve Management Plan – Clean [ECM: 11780863]

KARĀPIRO LAKE DOMAIN RESERVE MANAGEMENT PLAN

SEPTEMBER 2026



Waipā DISTRICT COUNCIL

Ngaati Koroki Kahukura

Ngāti Hauā Iwi Trust

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Te Whakakitenga I Vision

Ka ora a Waikato, ka ora te iwi.

As the Waikato thrives, so too do the people.

Karāpiro Lake Domain, a wāhi tūpuna and a taonga to mana whenua, is a valued community lakeside reserve for recreation and a premier event and training venue for aquatic sport on the banks of a healthy Waikato River.

Through responsive and collaborative management, and strategic, integrated development, we will create a Domain where a full and diverse event calendar is balanced with community access and environmental stewardship - protecting and restoring the Waikato River's health, supporting mana whenua and community wellbeing, and fostering lifelong connections for generations to come.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Ngā Hua Pae Tawhiti I Desired Future-State Outcomes

In addition to achieving this Vision, implementation of this Plan will more specifically achieve the following outcomes:

- **Strengthened Mana Whenua Partnerships**

  Mana whenua are enabled to undertake their role as kaitiaki through collaborative planning and delivery with Waipā District Council on developments and activities on the Domain.

- **Increased Mana Whenua Connections**

  Partnerships, facilities and design elements reinforce the Domain's unique cultural heritage, integrating storytelling, place-making, and tourism initiatives that celebrate mana whenua identity and the significance of the Waikato River.

- **Enhanced Environmental Stewardship**

  The health of Lake Karāpiro and the Waikato River and surrounding ecosystems is actively protected and restored through sustainable development, water-sensitive design, biodiversity enhancement and activity management.

- **A Premier, Adaptable Event and Tourism Destination**

  Karāpiro Lake Domain continues to develop as a world-class event and training venue for aquatic sport, supporting local, national and international events and contributing to the wider Lake Karāpiro tourism destination aspirations.

- **A Safe, Welcoming, and Inclusive Community Space**

  The Domain is a safe, accessible, and inviting environment where mana whenua and visitors -athletes, event attendees and locals alike - feel a sense of belonging and connection to Lake Karāpiro (and the Waikato River) and each other. Health and safety risks are actively reduced through design, maintenance, and management.

- **Improved Accessibility and Connectivity**

  Walking, cycling, and vehicle movement within and around the Domain are significantly improved to provide universal, safe and direct access to key destinations and recreational shared path circuits.

- **Sustainable and Resilient Infrastructure**

  Developments follow best-practice asset management and environmental standards, ensuring facilities are safe, cost-effective, adaptable to future needs, and designed for long-term operational efficiency and sustainability.

- **Balanced Economic Viability and Community Benefit**

  Revenue-generating activities, including the café, events, accommodation, and tourism-related ventures, support the public use and enjoyment of the Domain and continued investment into high quality facilities and reserve enhancements.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026



Image: Te Kohao o te Ngira, by Fred Graham, Ngaati Koroki Kahukura

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

He Mihi

Tuia te rangi e tuu

Tuia te papa e takoto

Tuia te wai e rere

Tuia te tangata e hiwa

Nau mai ki te pae o Karaapiro te huinga o ngaa pou tiriao, te pihinga o te ora.

Ka whakarau te tapu o te Waahi Ngaro

Ka whakauu te korowai o te Kuini

Kia tangi te hunga kua riro ki tua o pae

Kia tau te hunga e oopeti mai ana

Teenaa taatou katoa.

Rahui Papa, Ngaati Koroki Kahukura

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

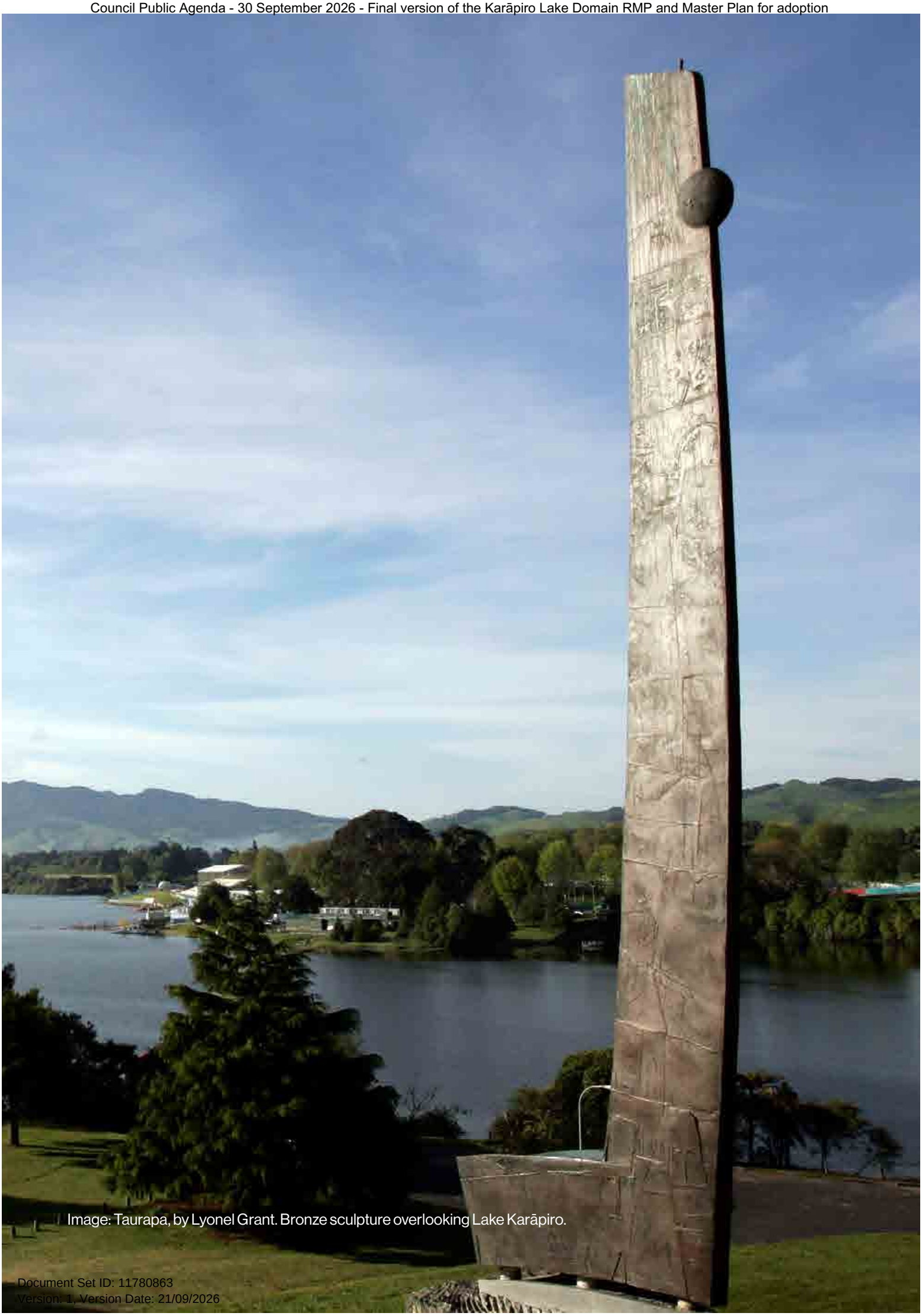


Image: Taurapa, by Lyonel Grant. Bronze sculpture overlooking Lake Karāpiro.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Foreword

Karāpiro Lake Domain holds a special place in the heart of our district. It is a wāhi tūpuna, recognised by mana whenua as a place of deep ancestral and cultural significance. It is also our most visited reserve, a world-class venue for aquatic sport, and the place where thousands of people come to walk, swim, picnic and simply be by the water.

This Reserve Management Plan sets the direction for how we care for and develop the Domain over the coming years. It has been shaped by an incredible level of community engagement - almost 800 submissions, and 25 people who came to speak with us directly at the hearing. That response moved me. It reflects just how much this place means to people, and I am deeply grateful for every voice that contributed.

We have worked in close partnership with Ngaati Koroki Kahukura and Ngāti Hauā, who through settlement are recognised as mana whenua, throughout the development of this plan. Their guidance has been invaluable. Their mana, values and aspirations for the Domain are woven throughout this document. We also acknowledge the historical interests of Ngāti Raukawa, Waikato-Tainui, and the broader Treaty framework that shapes how we all work together in this place.

What struck me most through this process was the goodwill people brought to it. There were genuine differences of opinion, and some deeply contested issues. But people were willing to listen, to really hear each other, and to look for common ground. I think that says everything about this community.

This plan is not a list of funded projects or a construction timeline. It sets a direction - one that will be realised over time, through careful decision-making, good process, and ongoing partnership with our community and mana whenua.

Karāpiro belongs to all of us. This plan is our commitment to look after it well.

Mayor Mike Pettit

Waipā District Council

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Ngā Kaupapa : Contents

Te Whakakitenga I Vision 2

Ngā Hua Pae Tawhiti I Desired Future-State Outcomes 3

He Mihi **5**

Foreword **7**

Wāhanga Tuatahi I Section One

Kupu Whakataki I Reserve Management Plan Overview 10

Rationale for review of the Karāpiro Lake Domain RMP 2011 **10**
Purpose of this Plan **11**
Process followed in developing this Plan **11**
Scope of this Plan **14**
Planning context – what this Plan is and isn't **15**
Structure of this Plan **17**

Wāhanga Tuarua I Section Two

He Tirohanga Whānui O Karāpiro Lake Domain I An Overview of Karāpiro Lake Domain 18

He Hokinga Mahara I Looking Back 18

Mana Whenua Occupation and Connection 18
Formation of Lake Karāpiro and Karāpiro Lake Domain 21
Domain Development to Date 21

Ko Karāpiro Lake Domain He Taonga Tuku Iho I Karāpiro Lake Domain is a Living Treasure **22**

Mana Whenua and Iwi Values 22
Recreation Values 22
Freshwater Values 25
Indigenous Biodiversity and Amenity Values 25

Ngā Wero Matua I Key Challenges **27**
Ngā Āheinga Matua I Key Opportunities 27
Ngā Tūranga o Ngā Rōpū Matua I Roles of Key Parties 29

Wāhanga Tuatōru I Section Three

Te Ara Whakamua I Moving Forward 31

Ngā Mātāpono I Management principles 32
Ngā Whāinga me Ngā Kaupapa Here I Objectives and Policies 33

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Whāinga Tuatahi I Objective One 33
Whāinga Tuarua I Objective Two 34
Whāinga Tuatoru I Objective Three 36
Whāinga Tuawhā I Objective Four 40
Whāinga Tuarima I Objective Five 43

Wāhanga Tuawhā I Section Four

Ngā Kupu Māori I Glossary of Te Reo Māori Used Throughout this Plan 45

Ngā Āpitihanga I Appendices

Appendix 1 I Process Followed to Review RMP 46
Appendix 2 I Summary of Key Documents that Guide Decisions to Protect and Restore Karāpiro Lake Domain 47
Appendix 3 I Ownership, Administration and Classification of Land Covered by this Plan 51
Appendix 4 I Titles 52
Appendix 5 I Memorandum of Understanding Between Waipa District Council and Ngaati Koroki Kahukura and Ngaati Hauaa; 18 August 2009 68
Appendix 6 I Schedule of Leases and Management Agreements on Karāpiro Lake Domain 75
Appendix 7 I Flood Level Map 77
Appendix 8 I Current Lake Activity Zones - Waikato Regional Council 2013 Navigation Safety Bylaw 78

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

1 Wāhanga Tuatahi | Section One
Kupu Whakataki | Reserve Management Plan Overview

Rationale for review of the Karāpiro Lake Domain RMP 2011

Section 41(4) of the Act requires the administering body of any reserve keep its reserve management plan (RMP) under continuous review, so the plan is adapted to changing circumstances or in accordance with increased knowledge. This is the fourth RMP plan for Karāpiro Lake Domain (the Domain); prior RMPs were adopted in 1991, 2005 and 2011.

Since the adoption of the last RMP in 2011, significant developments have occurred, necessitating a review to ensure the plan remains relevant and responsive to current needs and future aspirations.

Key drivers for this review include:

- **Treaty settlements:**
  Various iwi have completed their Treaty settlements and have had the opportunity to better express their cultural values related to the area, the Waikato River and their aspirations for the Domain. Additionally, the Ngaati Koroki Kahukura Claims Settlement Act 2014 vested recreation reserve land south of Karāpiro Lake Domain, known as Taumatawīwī, back to Ngaati Koroki Kahukura.

- **Te Ture Whaimana o Te Awa o Waikato:**
  The Waikato River Authority has established the Vision and Strategy for the Waikato and Waipā Rivers.

- **Increased usage and event growth:**
  Domain usage has significantly increased in terms of the number and scale of events, and activities have diversified.

- **Leases and land acquisitions:**
  New leases have been granted, some have expired, and future lease requests are anticipated. Waipā District Council (Council) has also acquired new parkland (Waipuke Park and 859 Maungatautari Road) and recreational usage of these, other lakeside reserves and the lake itself has increased.

- **Infrastructure and development:**
  New club facilities have been built and the majority of projects outlined in the previous RMP have been completed, including the Te Awa Cycleway section between Cambridge and the Domain. Some significant assets such as the retaining wall have come to the end of their life and require renewal.

- **Regulatory and strategic changes:**
  The *Waikato Regional Council Navigation Safety Bylaw* has been reviewed, and new legislation such as the *Health and Safety at Work Act 2015* has impacted reserve management. Additionally, Council's *Ahu Ake Waipā Community Spatial Plan* provides a refreshed strategic framework that prioritises developing Karāpiro as a destination.

- **Environmental and biosecurity concerns:**
  Deteriorating water quality and ecological conditions, including invasive species like gold clams (*Corbicula fluminea*) and hornwort (*Ceratophyllum demersum*), pose new management challenges.

- **New management agreement:**
  Council has entered a new 2023–2038 management agreement with GL Events Ltd for Karāpiro Lake Domain.

- **Accommodation needs:**
  Reports by Horwarth HTL have identified a shortfall in accommodation to support the growing number and diversity of events at the Domain.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Purpose of this Plan

This Plan sets the long-term vision for Karāpiro Lake Domain and a framework to guide Council's decisions and actions to achieve the vision. It is the overarching tool to achieve integrated management of the Domain, providing direction on partnerships, activities, developments (including landscaping) and day-to-day management.

To provide context for the management framework outlined in this Plan and to support greater understanding of what's needed going forward, this Plan also explains the history, development and use of the Domain, the Domain's role in the wider network of Council-administered lakeside reserves and the roles and responsibilities of organisations involved in the development and management of the Domain.

Process followed in developing this Plan

Council has worked directly with representatives of Ngaati Koroki Kahukura and Ngāti Hauā as Mana Whenua at Karāpiro Lake Domain through the RMP review process. Council has also maintained engagement with Waikato-Tainui and Raukawa, where appropriate, in recognition of their respective Treaty settlement interests and Council's wider partnership obligations.

Key partner organisations, including lessees, the Waikato Regional Harbourmaster, Sport Waikato, Mercury, Toitū Te Whenua Land Information New Zealand (LINZ) have contributed input into the RMP review; with many of these organisations represented on the RMP Review Focus Group. This Focus Group, which also had representation from mana whenua, Council's elected members and the Cambridge Community Board, met several times through the review process. The purpose of the Focus Group was to seek input and feedback from mana whenua partners and key stakeholders on the project approach and potential policy directions and masterplan moves.

The process followed to develop this Plan also enabled our communities to provide input and feedback in accordance with section 41 of the Reserves Act 1977. Key actions and timeframes are set out in Appendix 1.

A wide range of legislation and policy documents and reports (see Figure 1 and documents included in Appendix 2) have informed this Plan.

Concurrent to reviewing the RMP, Council commissioned the following work to also inform this Plan:

- a review of the Horwarth HTL *Potential Re New Commercial Accommodation at Mighty River Domain Report* prepared in 2020 to inform decisions on accommodation in this Plan, and
- the preparation of a masterplan for Karāpiro Lake Domain.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Figure 1. Key statutory and planning documents that inform and are informed by the RMP



- Te Tiriti o Waitangi I Treaty of Waitangi
- Reserves Act 1977
- Resource Management Act 2002
- National Policy Statement Freshwater Management
- Local Government Act 2002
- Heritage New Zealand Pouhere Taonga Act 2014
- Health and Safety at Work Act 2015
- Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010
- Ngaati Koroki Kahukura Claims Settlement Act 2014
- Ngāti Hauā Claims Settlement Act 2014
- Raukawa Claims Settlement Act 2014



- Waikato Regional Policy Statement
- Waikato Regional Plan
- Waikato Regional Pest Management Plan 2022-2032
- Waikato Mahere Whānui Long Term Plan 2024 - 2034
- Iwi Environmental Management Plans
- Te Ture Whaimana o Te Awa o Waikato, The Vision and Strategy for the Waikato River
- Waikato Regional Council Navigation and Safety Bylaw 2013
- Waikato Regional Active Spaces Plan 2024 (4th Edition)



- Ahu Ake – Waipā Community Spatial Plan
- Waipā District Plan (Part E – District Wide Provisions and Part F – District Wide Natural and Cultural Heritage)
- Waipā Long Term Plan
- Waipā Environmental Strategy
- Waipā Bylaws
  - Public Places Bylaw 2023
  - Dog Control Bylaw 2023
- Karāpiro Destination Management Plan (planned for development in 2027)
- Waipā District Council Asset Management Plan - Property

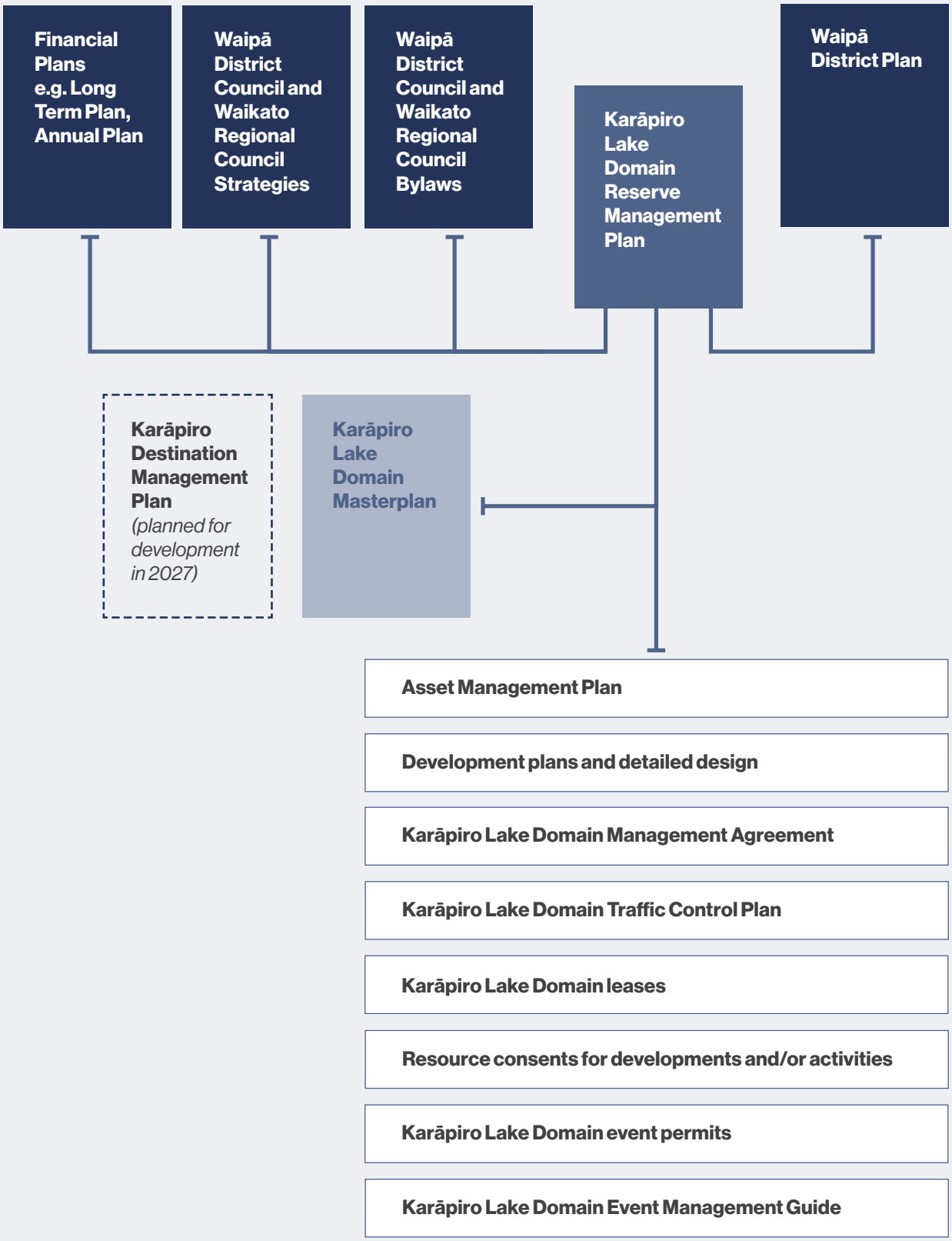


- **Karāpiro Lake Domain Reserve Management Plan (this Plan)**
- Waipā District Plan (Part D – Zone Provisions - Section 8 – Lake Karāpiro Events Zone)
- Karāpiro Lake Domain Masterplan (in development)
- Karāpiro Lake Domain Management Agreement; 18 December 2023
- Event Management Guide (updated annually)

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

As shown in Figure 2, this Plan will inform a range of operational documents and agreements and future reviews of Council's strategies, plans, policies and bylaws.

Figure 2. Documents and agreements informed by this Plan



Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Scope of this Plan

Land covered by this Plan

This Plan covers the seven parcels of land classified as recreation reserve covered by the previous RMP, Pukekura Island that is classified as recreation reserve and one parcel of land at the 2000m race start area classified as Local Purpose (Esplanade) Reserve administered under the Reserves Act 1977. These nine parcels total an area of 19.508 hectares (see Figure 3 and Appendices 3 and 4). The land is owned and administered by Council.

In agreement with Toitū Te Whenua – Land Information New Zealand (LINZ), the RMP also covers Crown land between Council administered land and the lake at the northern end of the Domain, the public boat ramp and the start zone.

Figure 3. Map showing extent of land covered by this Plan



Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Planning context – what this Plan is and isn't

This Plan has been developed under the Reserves Act 1977, which sets out the functions and powers of Council in managing the reserve and a range of policies in relation to the administration of reserves generally and more specifically for individual reserve classifications. In relation to management plans, 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 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 sections 17, 18, 19, 20, 21, 22 and 23, as the case may be, of this Act for a reserve of that classification (section 41(3))*

This Plan directs Council actions on the land it administers in accordance with the Reserves Act by setting a long-term vision, and a policy framework to guide development and management decisions.

This Plan doesn't duplicate rules and information that are provided in other statutory documents such as the **Waipā District Plan and Council bylaws**, but rather refers to where the relevant information can be found. For example, when referring to bylaws in this Plan, we reference the relevant current bylaw at the time of writing this Plan. It should be noted that bylaws are required to be reviewed on a regular basis and may be updated during the lifetime of this Plan. Please always check the Council website for the most current version of the relevant bylaw.

Council has developed a separate **Masterplan** contemporaneously to developing this Plan to provide more specific guidance on the location and design of proposed reserve developments in a document that can be more easily amended in the future.

Funding for actions contained within, and enabled by, this Plan will be considered and confirmed through Council and WRC's **Long Term Plan and Annual Plan**. Alternative public and private funding sources will also be required to implement actions within desired timeframes.

Figure 4 provides a quick reference guide on which documents provide direction on key activities.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Figure 4: Where to find key information guiding decisions on and adjoining Karāpiro Lake Domain

ACTIVITY	WAIPĀ DISTRICT PLAN	RMP	MASTERPLAN	OTHER
Accommodation	✓	✓	✓	Camping - Ground Regulations 1985 Reserves Act 1977
Alcohol		✓		Alcohol Control Bylaw 2024 Alcohol Fees Bylaw 2024
Asset management				Waipā District Council Asset Management Plan - Property
Commercial activities	✓	✓		Reserves Act 1977
Dogs				Dog Control Bylaw 2023
Events	✓	✓		Reserves Act 1977 Event Management Guide
Fires		✓		Fire Control Bylaw 2015
Funding (capital projects and operational expenditure in next 10 years) and revenue				Waipā Long Term Plan
Future Domain developments	✓	✓	✓	Waikato Regional Plan Reserves Act 1977
Lease portfolio		✓		Property Law Act 2007 Reserves Act 1977
Land based sport and recreational activities (Domain)		✓	✓	Public Places Bylaw 2023
Water based sport and recreational activities (Lake Karāpiro)				Waikato Regional Council Navigation Safety Bylaw 2013
Weed and pest management		✓		Waikato Regional Pest Management Plan 2022-2032

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

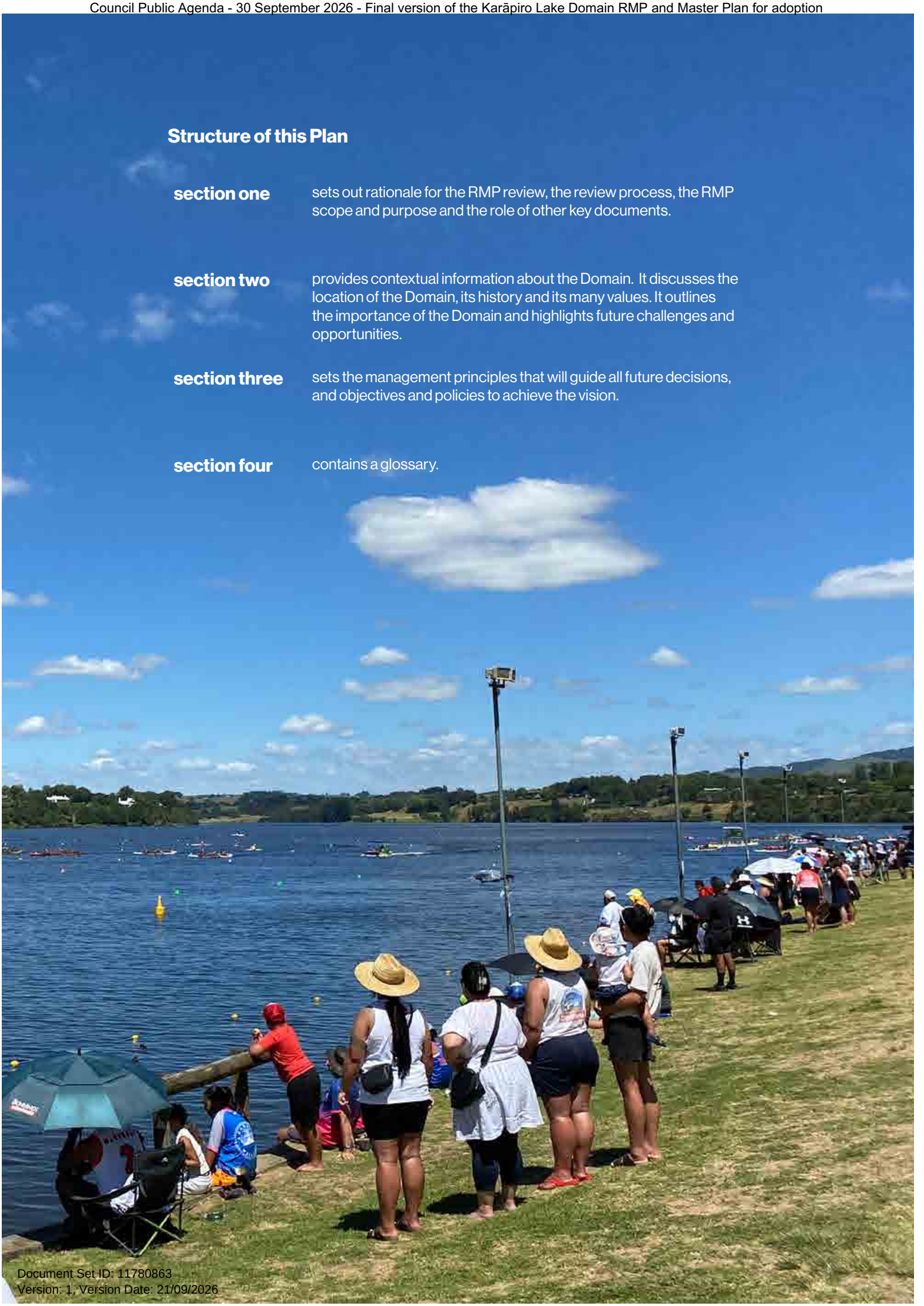
Structure of this Plan

section one sets out rationale for the RMP review, the review process, the RMP scope and purpose and the role of other key documents.

section two provides contextual information about the Domain. It discusses the location of the Domain, its history and its many values. It outlines the importance of the Domain and highlights future challenges and opportunities.

section three sets the management principles that will guide all future decisions, and objectives and policies to achieve the vision.

section four contains a glossary.



Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

2 Wāhanga Tuarua | Section Two
He Tirohanga Whānui O Karāpiro Lake Domain | An Overview of Karāpiro Lake Domain

He Hokinga Mahara | Looking Back

Mana Whenua Occupation and Connection

Through whakapapa and a series of settlements and ongoing land occupations, mana whenua are connected to Karāpiro. This connection is evidenced by archaeological, cultural, and heritage sites in the vicinity of the Domain, including urupā (burial grounds), burial caves, and pā.

The relationship and roles of iwi to Karāpiro are recognised through various activities undertaken by the iwi. 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 Ngaati Koroki and Ngāi Te Rangi defeated Ngāti Maru at the nearby site of Taumatawīwī. Hundreds were killed, including many rangatira. The bodies of the warriors killed in battle were burned on a pyre built at the foot of a column of rocks where Hauoira Stream met the Waikato River, 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').

The pakanga (battle) at Taumatawīwī determined that Ngaati Koroki Kahukura and Ngāti Hauā are mana whenua at Karāpiro Lake Domain. After the pakanga, Ngāti Hauā rangatira Te Waharoa, directed Ngaati Koroki to remain in occupancy at Karāpiro. Ngaati Koroki Kahukura continues to occupy the land, reflecting their status as ahi Kā.

In 2009, the Council entered into a Memorandum of Understanding (MoU) with Ngaati Koroki Kahukura and Ngāti Hauā ("Tangata Whenua"). The MoU has an indefinite term concerning the recognition of the Domain's historic and cultural values (see Appendix 5). The purpose of the MoU is:

- To acknowledge and achieve the objectives and policies in Council's Karāpiro Domain Strategic Plan, and RMP and any revisions of it; in particular, those objectives and policies regarding the protection of historic and cultural values,
- To acknowledge that Tangata Whenua has 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;
- To acknowledge the relevance of mana whakahaere with respect to historic and cultural values, the history and the significance of this site, and
- To provide guidance for the use of the cultural room 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.

In 2014, treaty settlements were passed into legislation[1]. The settlements confirmed that:

- Ngaati Koroki Kahukura – dominant mana whenua, ahi kaa roa, mana whakahaere and kaitiaki status over the Waikato River within the Karāpiro to Lake Arapuni sub-catchment[2].
- Ngāti Hauā – Karāpiro is within the Ngāti Hauā Area of Interest and subject to their statutory acknowledgement.
- Waikato-Tainui – recognised interests and role in relation to the Waikato River.
- Raukawa – Lake Karāpiro is subject to a statutory acknowledgement and deed of recognition.

The Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act was passed in 2010 and formalised Waikato-Tainui's role in the restoration and management of the river, recognising their deep cultural and spiritual connection to its waters. Its overarching purpose is "to restore and protect the health and wellbeing of the Waikato River for future generations." It enables Te Ture Whaimana o Te Awa o Waikato-the Vision and Strategy for the Waikato River, jointly developed by the Guardians

1 Ngāti Koroki Kahukura Claims Settlement Act 2014, Ngāti Hauā Claims Settlement Act 2014, and Raukawa Claims Settlement Act 2014.
2 Section 70 Ngāti Koroki Kahukura Claims Settlement Act 2014

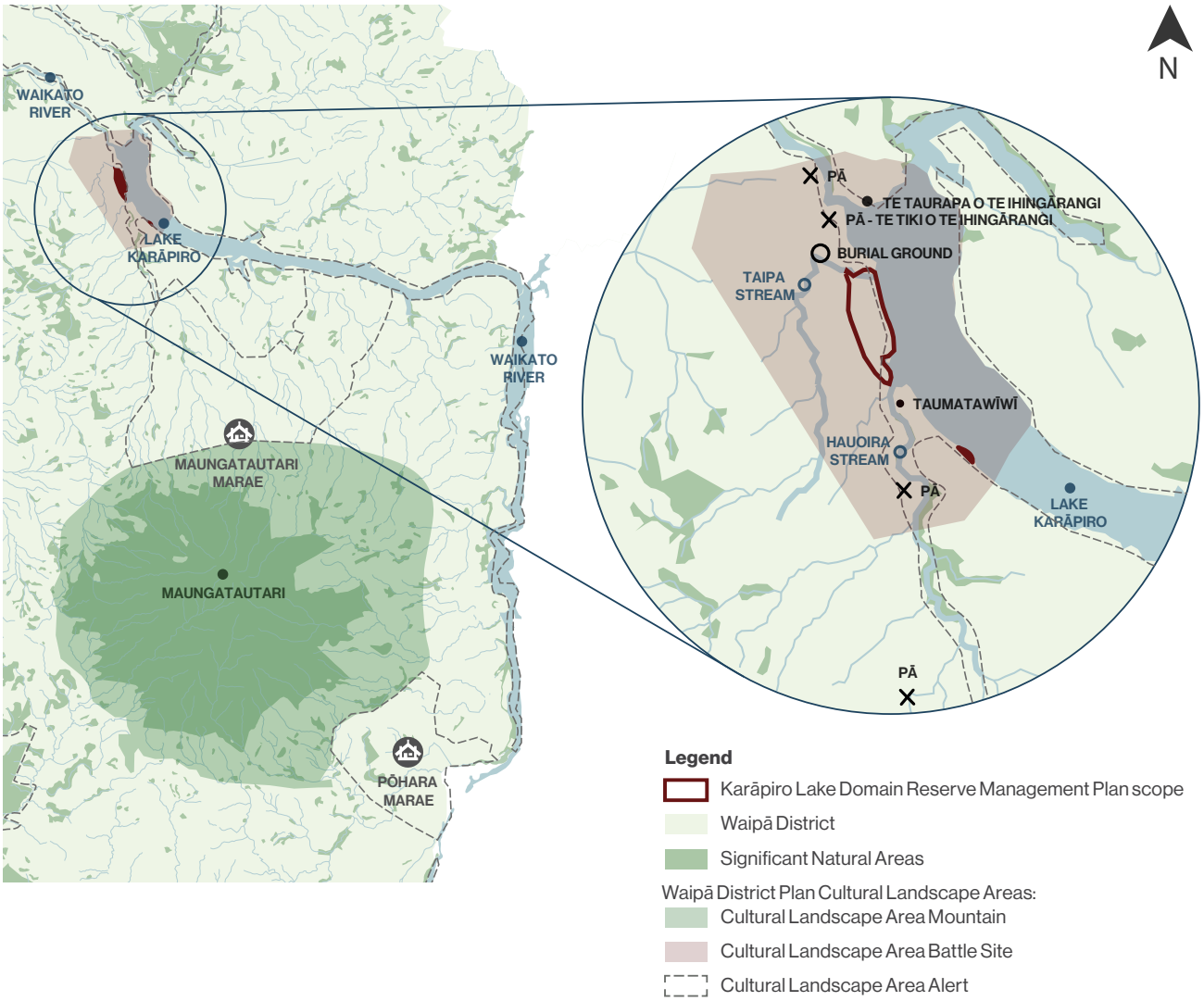
Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

of the River[3], to be deemed as part of the Regional Policy Statement of Waikato Regional Council.

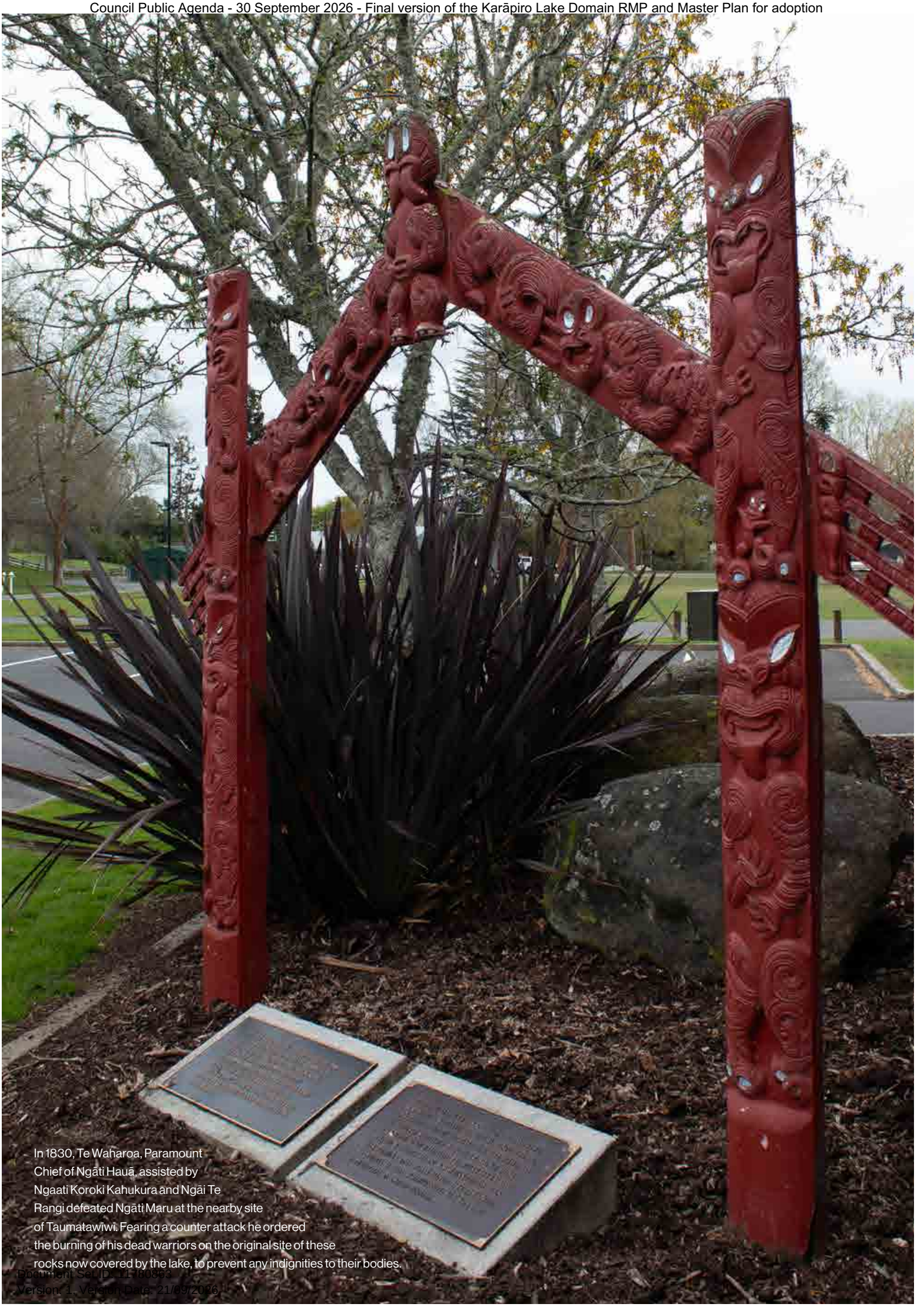
The Waikato River is an awa tupuna of spiritual, cultural and economic significance to mana whenua and iwi with recognised Treaty settlement interests. The Waikato River has been, and is today, a source of sustenance, healing, and solace with its own mauri and spiritual integrity. Mana whenua and iwi liken the river to the blood that streams through their bodies, inherently linked to their health and well-being. The river is not separate from the people but is part of the people.

3 The members of the Guardians of the River included the five iwi along the length of the river and relevant territorial authorities. Each territorial authority is required to enter into a Joint Management Agreement with Waikato-Tainui. This allows for co-management of the river by Waikato-Tainui and the territorial authority.

Figure 4. Sites and Features of Significance to mana whenua



Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026



In 1830, Te Waharoa, Paramount Chief of Ngāti Hauā, assisted by Ngaati Koroki Kahukura and Ngāi Te Rangi defeated Ngāti Maru at the nearby site of Taumatawīwī. Fearing a counter attack he ordered the burning of his dead warriors on the original site of these rocks now covered by the lake, to prevent any indignities to their bodies.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Formation of Lake Karāpiro and Karāpiro Lake Domain

The Karāpiro Dam was completed in 1947 and resulted in the creation of Lake Karāpiro to act as a storage and regulating reservoir for downstream power stations, ensuring a steady and controlled water flow to optimise electricity generation across the system. The dam is one of nine hydroelectric dams along the Waikato River. The Dam and associated power station continues to be a key component in the national electricity grid, generating a substantial proportion of Aotearoa New Zealand's renewable energy.

What is now the 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 nine 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 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.

Mercury Energy holds the resource consents authorising the operation of the Karāpiro Dam, including the take and use of water and the management of lake levels. These consents entitle Mercury to alter water levels within a specified range and include operating easements along the margins of the Waikato River, which affect the use and development of land within and adjacent to the Domain.

Domain Development to Date

The Domain has been extensively developed for community use, events, accommodation and to enable and support activity on the water, including rowing and other water sports. Key facilities and landscaping include:

- **Public amenities:** Podium Café, play assets, public boat ramp, three public changing rooms and toilet blocks and seating
- **Water sport and recreation facilities:** Two club boat ramps, nine pontoons, a finish tower, podium and spectator seating and grassed embankment
- **Bookable venues:** Sir Don Rowlands Centre, volleyball sand courts and high rope course
- **Accommodation:** Rod Waddell Lodge (sleeps 41 in 13 rooms, large kitchen and dining area), five chalets (total of 40 bunk beds, ensuite bathrooms, 2 kitchens), and camping facilities (60 powered, 80 non-powered sites, with an amenity block)
- **High-performance headquarters and training centres:** Rowing NZ and Canoe Racing NZ
- **Club facilities and storage:** Nine local club leases for facilities to support water sports and other recreation activities
- **Administration facilities:** Site office and residence, maintenance depot and Karāpiro Rowing Inc's operational area
- **Infrastructure:** Retaining wall, internal roads, paths and parking, lighting, signage and utilities
- **Planting:** Specimen trees, native vegetation restoration and amenity planting

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Ko Karāpiro Lake Domain He Taonga Tuku Iho I Karāpiro Lake Domain is a Living Treasure

Mana Whenua and Iwi Values

Karāpiro Lake Domain holds profound cultural, spiritual, historical, ancestral and archaeological significance for Mana Whenua - Ngaati Koroki Kahukura and Ngāti Hauā. Waikato-Tainui and Raukawa also have recognised Treaty settlement interests associated respectively with the Waikato River and Lake Karāpiro.

As result of the historic and enduring connections to the Domain and the significance of the Waikato River, mana whenua are deeply committed to supporting and safeguarding the natural resources within their respective rohe (tribal areas), encompassing the whenua (land) and wai (water) at the Domain. The protection of these natural resources and other taonga (treasured possessions), including valued flora and fauna, is vital to the iwi's identity and cultural integrity.

Key values identified by mana whenua are:

- Rangatiratanga: Each iwi actively participates in decision-making processes that align with their inherent responsibilities and obligations as ahi kā (those who keep the home fires burning) and kaitiaki (guardians). This ensures they have meaningful input into decisions regarding their ancestral lands, waterways, taonga, and wāhi tapu (sacred sites). Rangatiratanga also encompasses capacity and capability building to support their roles as decision-makers.

- Kaitiakitanga: Mana whenua Ngaati Koroki Kahukura and Ngāti Hauā have enduring obligations and responsibilities to protect and manage natural and cultural resources sustainably for current and future generations. This includes promoting holistic and restorative approaches necessary to prevent and minimize risks to the regenerative abilities of taonga. Raukawa's kaitiakitanga is also captured in their statutory acknowledgement. Waikato-Tainui extended their co-management arrangements over Lake Karāpiro with their rights to be carried out by Ngaati Koroki Kahukura.

- Mauri: Recognising the life essence or spiritual force that exists in all animate and inanimate entities, kaitiaki are responsible for managing natural resources in the Domain in ways that protect and enhance the mauri of taonga.

- Taonga: Encompassing elements valued by mana whenua, taonga require a high level of respect and include wāhi tapu, rivers, streams, mahinga kai (food gathering areas), valued animals and plants, air, and minerals.

- Tikanga: Serving as guides to moral behaviour, tikanga includes principles such as wairuatanga (spirituality), manākitanga (hospitality), rangatiratanga (chieftainship), and mana whenua (territorial rights).

Recreation Values

The Domain has been extensively developed and carefully managed to create a regionally, and for some activities nationally and internationally significant hub for sport codes undertaken on the lake. These activities include waka ama, rowing, canoeing, yachting, power boating, water skiing, wake boarding and dragon boating. Currently there are twelve leases to national and regional sport organisations and local clubs to facilitate training and events, as well as significant Council-owned infrastructure to support events.



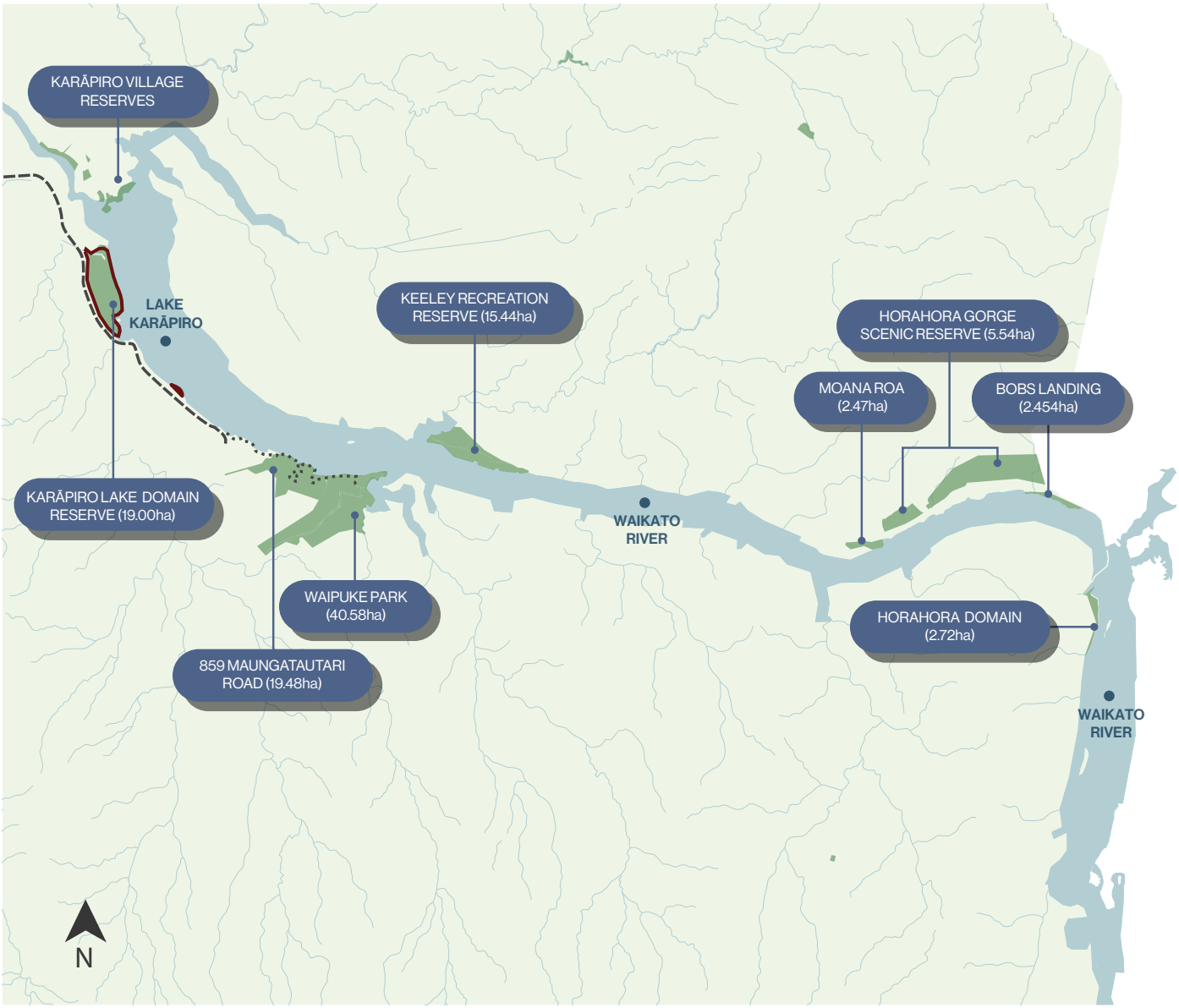
Increasingly the Domain is also used as a venue for large events such as the North Island Schools Cycling Championships, car rallies, festivals, school balls, meetings/conferences and ceremonies such as weddings and civil unions. Many of these events are held in the regionally important Sir Don Rowlands Centre venue. In the 2024/2025 period, there were approximately 250 events held in the Sir Don Rowlands Centre and another 37 events held on the wider Domain; many being multi-day events. The Domain currently caters for up to 15,000 people outdoors and up to 1,000 indoors, with greater numbers possible with careful event planning and temporary infrastructure.

In addition to training and events, the Domain retains a significant general recreational function with open space areas free from development. It is an important community lakeside park for immediate neighbours and residents on the eastern side of the Waipā District and visitors and groups staying at the Domain. It provides the closest boat ramp to Zones 1, 2 and 3 on the lake (see appendix 8), the only café with views of the lake, a playground and large high amenity areas for informal recreation. It forms part of a wider network of lakeside reserves that Council administers (Figure 5). The water-based recreation that is permitted at each reserve is guided by the Waikato Regional Council Navigation Safety Bylaw 2013 (see Appendix 8).

The combination of recreation values, with the other Domain values, together with its proximity to Maungatautari Sanctuary Mountain, the Te Awa River Ride, Hobbiton, Cambridge and Hamilton (Figure 6) means that it is also a popular tourist destination.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Figure 5. Karāpiro Lake Domain Recreation Context

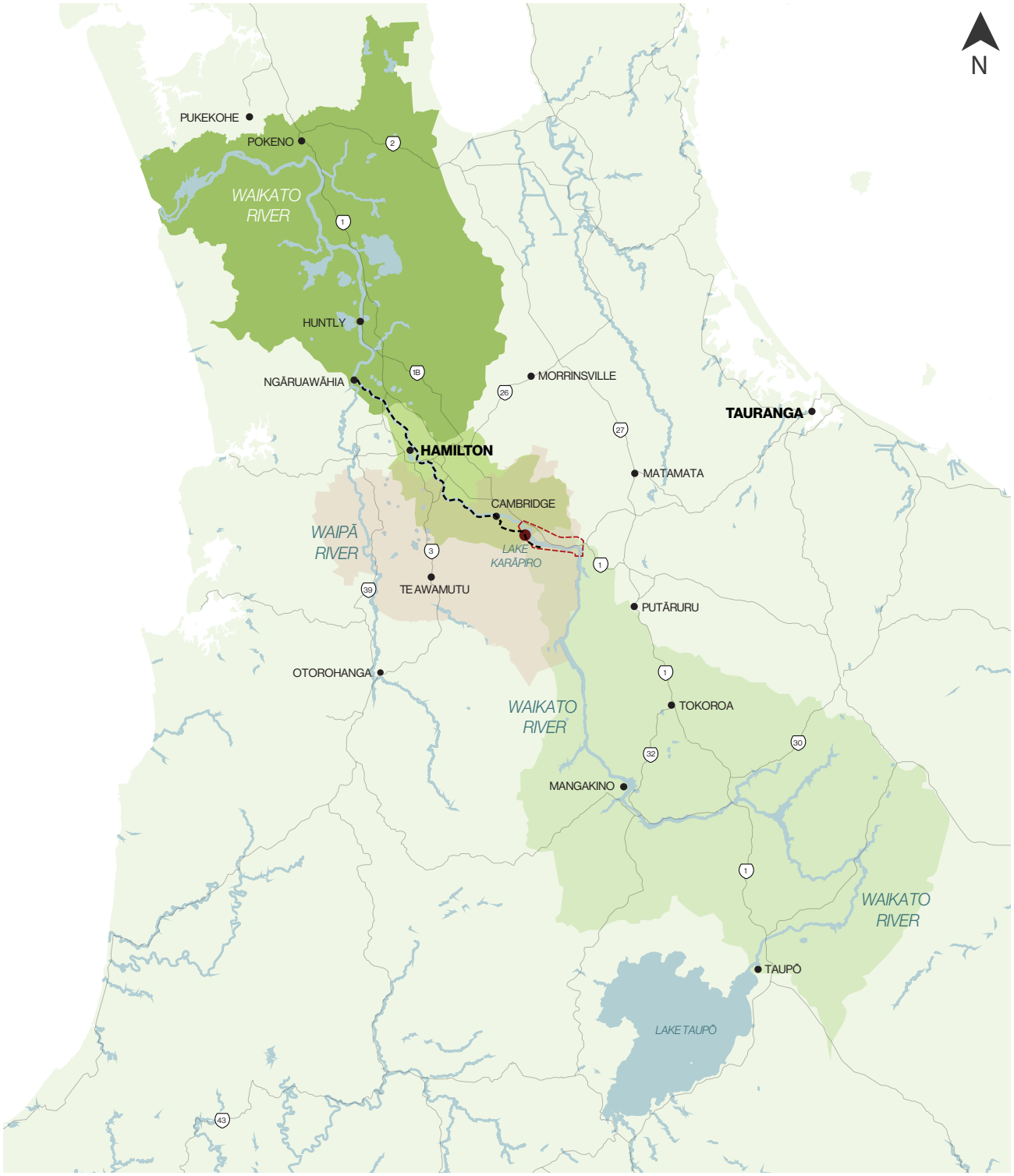


Legend

- Karāpiro Lake Domain Reserve Management Plan scope
- Waipā District
- Waipā District Council administered parks and reserves
- Te Awa Cycleway
- Indicative future extent of Te Awa Cycleway

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Figure 6. Karāpiro Lake Domain Location



KEY TRAVEL TIMES:	
Karāpiro to Cambridge	9 minutes
Karāpiro to Hamilton	30 minutes
Karāpiro to Auckland	2 hours
Karāpiro to Tauranga	1 hour
Karāpiro to Te Awamutu	25 minutes
Karāpiro to Otorohanga / Waitomo	45-55 minutes

Legend

- Karāpiro Lake Domain Reserve
- Lake Karāpiro Destination Zone
- Waipā District
- Lower Waikato River
- Middle Waikato River
- Upper Waikato River
- State Highways
- Te Awa Cycleway

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Freshwater Values

Freshwater values includes the extent to which a freshwater body can support a healthy ecosystem (including water quality, water quantity, habitat, aquatic life and ecological processes), be used for recreation activities involving human contact, provide critical habitats and conditions to support threatened species and provide mahinga kai (both in terms of kai that is safe to harvest and eat and provision for customary practices to be exercised and tikanga and preferred methods to be able to be practiced). Freshwater values can also include values such as wai tapu and natural form and character.

The Taipa Stream, which has a 240 hectare catchment area, originally discharged into the Waikato River just north of the dam site. It was diverted through the Domain into the lake as part of the original dam construction to manage water flow and reservoir levels. The Hauoira Stream flows out at the southern boundary of the Domain land and north of Taumatawīwī Reserve. There are also several overland flow paths and culverted stormwater outflows into the lake.

Activities and development on the Domain play an important role in the realisation of the vision for the Waikato River set out in Te Ture Whaimana o Te Awa o Waikato and empowered through settlement legislation. The vision is:

> **A future where a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato River, and all it embraces, for generations to come.**
>
> *Tooku awa koiora me oona pikonga he kura tangihia o te maataamuri.*
>
> *The river of life, each curve more beautiful than the last.*

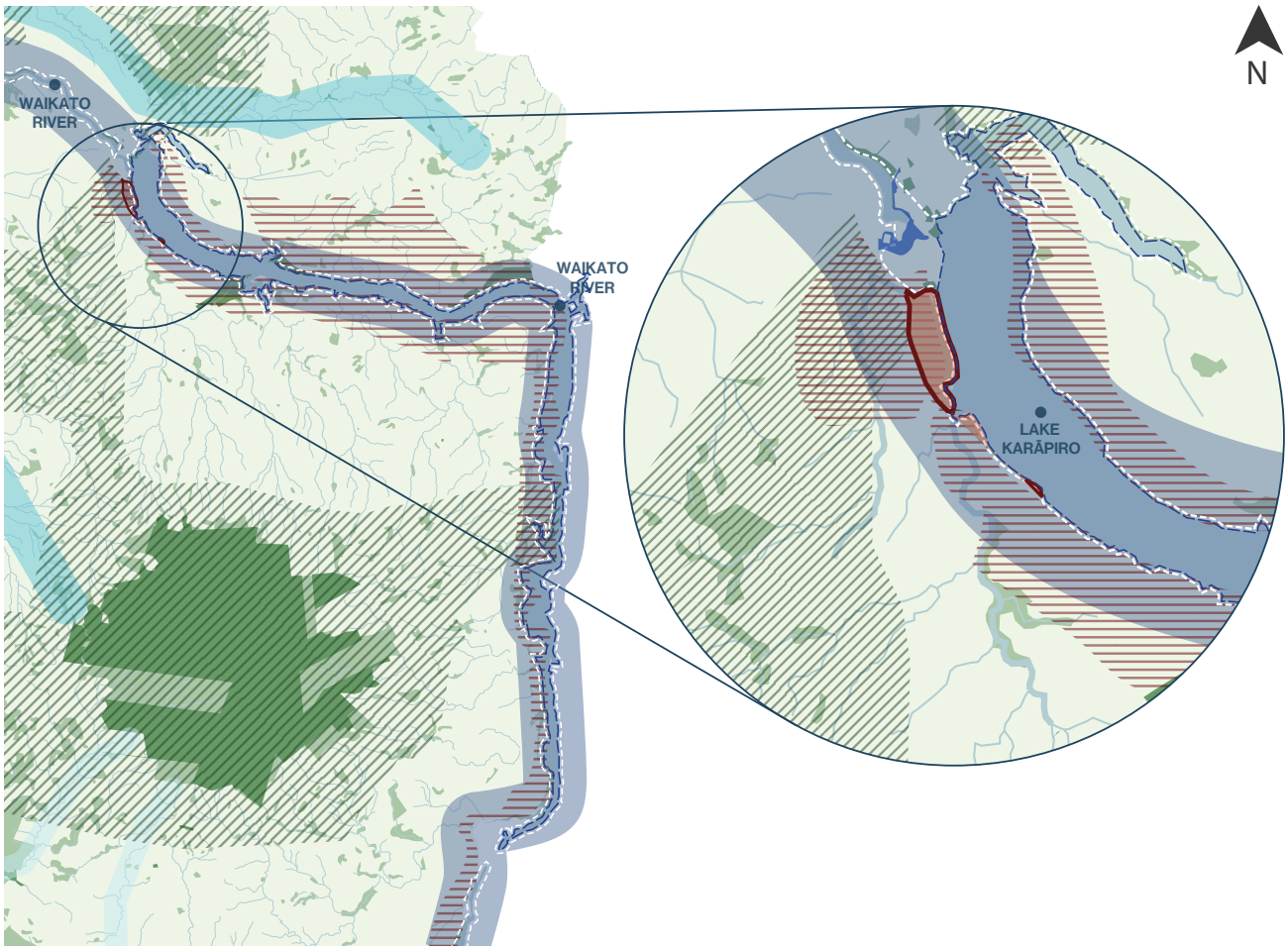
Indigenous Biodiversity and Amenity Values

The Domain has significant terrestrial environmental, natural character, landscape and visual amenity values. It is within the District Plan's 750 meter Biodiversity Corridor, which serves as a vital ecological conduit along the Waikato River supporting native flora and fauna, and the District Plan's Indigenous Forest Corridor between Maungatautari and the Waikato River that offers continuous habitats that facilitate species movement and ecological resilience.

It is also within the District Plan's High Amenity Landscape Area: Waikato River and Hydro Lakes, which requires that activities and developments within the Domain be managed to protect the aesthetic and natural values of the Domain. Mature specimen trees scattered throughout the Domain not only contribute to the aesthetic beauty but also provide shade and habitat for native bird species, enriching the visitor experience. These values are shown in Figure 7.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Figure 7. Indigenous biodiversity and amenity context



Legend

- Karāpiro Lake Domain Reserve
- Waipā District
- Significant Natural Areas
- Reserves Zone
- Lake Karāpiro Events Zone
- 750m River Stream Corridor
- 500m River Stream Corridor
- 250m River Stream Corridor
- Hydro Electric Power Generation Infrastructure Area (Zone Overlay)
- Hydro Operating Easement
- Indigenous Forest Corridor
- River and Lake Environs
- High Amenity Landscapes

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

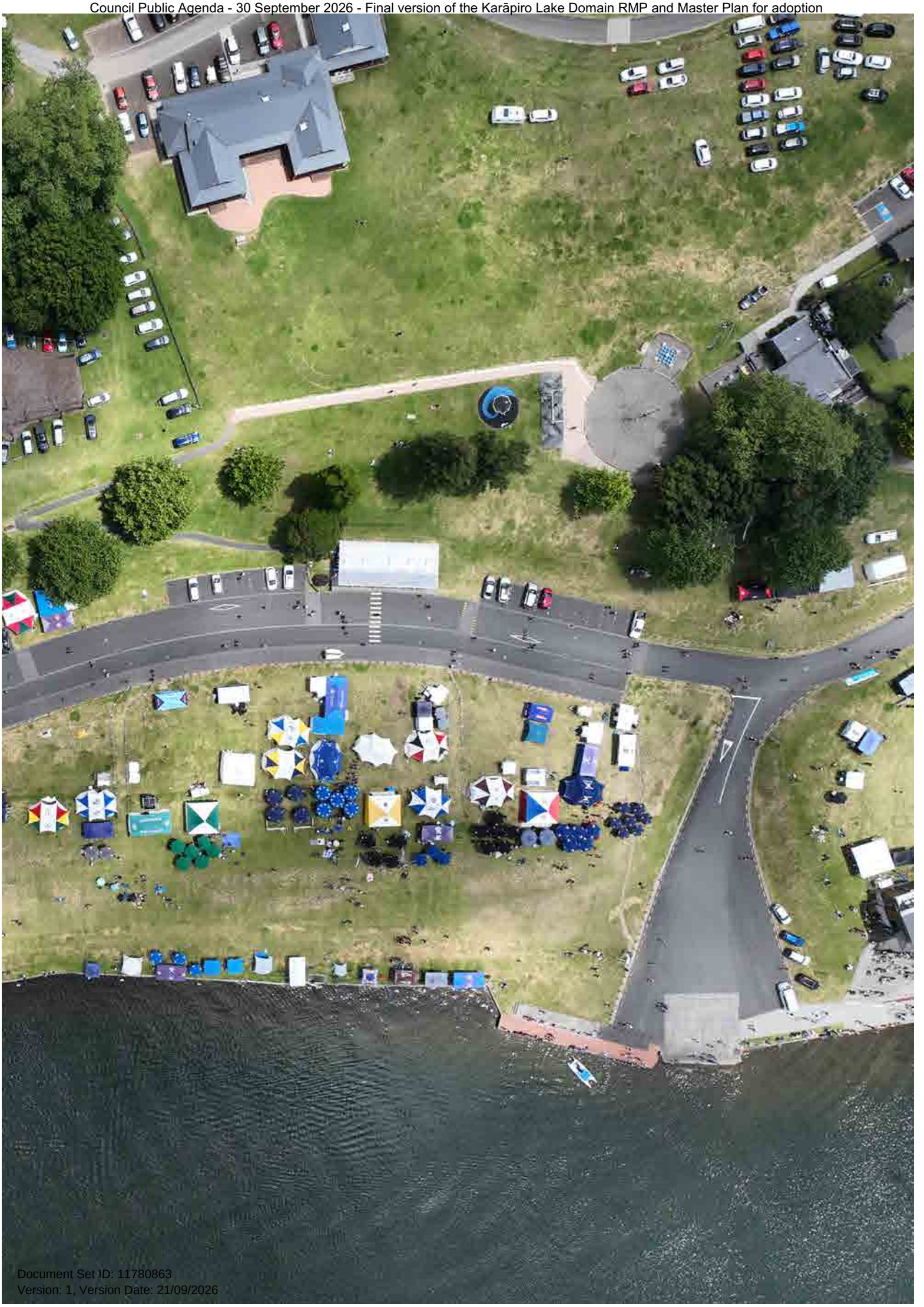
Ngā Wero Matua I Key Challenges

- **Awa (River) and Whenua (Land) Health and Wellbeing:** Managing the adverse effects of invasive species such as hornwort and gold clams in the lake on the use of the Domain as a high performance event and training venue and managing the risks associated with these activities on the lake's health and wellbeing.
- **Balancing Diverse User Needs:** Managing the coexistence of non-motorised and motorised water sports and a full and diverse events calendar with community use, acknowledging that different activities have varying requirements and limitations on levels of flexibility.
- **Managing Adverse Effects of Events:** Mitigating the effects of the number, duration, and scale of events in accordance with the Waipā District Plan.
- **Infrastructure and Volunteer Limitations:** Capacity of current infrastructure and volunteers involved in facilitating events may limit ability to grow participation in events and/or not adequately support the demands of both national and international events.
- **Reducing Impact of Cost on Participation in Community Events and Sport:** Event-related costs are often recovered through fees and charges such as parking fees.
- **Environmental Sustainability:** Ensuring that increased usage and development do not negatively impact the ecological health of Lake Karāpiro and its surroundings.
- **Community Engagement:** Addressing concerns of local residents regarding development plans, event-related disruptions, and ensuring their active participation in decision-making processes.
- **Lake level changes:** Mercury, pursuant to its resource consents and associated conditions, can alter the water level of Lake Karāpiro and has operating easements along the margins of the Waikato River that entitle access to the riverbank to undertake work and inundate land in association with the hydro operations. The use and development of land within the Lake Karāpiro Events Zone must be managed to minimise the potential for reverse sensitivity effects and ensure these utility operations are not adversely impacted.
- **Financial Viability:** Securing sustainable funding sources for ongoing maintenance and future developments, while balancing commercial interests with public accessibility.

Ngā Āheinga Matua I Key Opportunities

- **Greater Mana Whenua Collaboration:** Incorporating mana whenua values and aspirations for the Domain and adjoining Taumatawīwī whenua into the development and management of the Domain will ensure practices and policies reflect the deep connections and commitments of mana whenua to their ancestral lands and resources and honour commitments made by Council through the MoU it entered in 2009.
- **Managing Cumulative Effects of Growth:** Managing the combined and long-term effects of increased event numbers, visitor growth, and expanded infrastructure on the reserve's environmental health, landscape character, and use.
- **Balancing Development with Open Space Uses:** Open space and outdoor recreation are key purposes of the Domain, and some development could restrict these uses.
- **New Zealand's Premier Non-Motorized Water Sports Hub:** Development and management that positions the Domain as New Zealand's leading venue for sports such as rowing, waka ama, and kayaking which attract national and international events.
- **Growing Local Use and Enjoyment of the Domain Outside of Events:** Improvements to path networks and signage together with the creation of a public swimming zone and new picnic facilities will support greater public use and enjoyment of the Domain.
- **Economic Development:** Leveraging the Domain's status to attract investments, grow tourism, create jobs, and promote regional growth. Ahu Ake Waipā Community Spatial Plan identifies that in the medium term Council will prepare a Karāpiro Destination Management Plan to further develop and connect the new and existing recreation and eco-tourism activities so they can be branded and marketed as a package.
- **Environmental Leadership:** Implementing sustainable practices that protect the lake's ecosystem, serving as a model for other recreational areas and enhancing the biodiversity and amenity within the Domain.
- **Community Integration:** Creating infrastructure and event calendars that bring a range of users and communities together and support clubs and event organisers to deliver high quality opportunities for Waipā residents.
- **Adaptive Management:** Utilizing flexible planning approaches and temporary event infrastructure to respond to evolving recreational trends and environmental challenges, ensuring long-term relevance and resilience.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026



Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Ngā Tūranga o Ngā Rōpū Matua | Roles of Key Parties

While Council owns and administers the majority of land covered by this Plan and many of the assets on this land, mana whenua and key partner organisations play important roles in achieving the vision for the Domain.

Figure 8. Roles and responsibilities of organisations involved in Karāpiro Lake Domain

ORGANISATION/GROUP	ROLES AND REPONSIBILITIES
Waipā District Council	Owns and/or admisters land in accordance with the Reserves Act and is responsible for preparing and implementing this Plan. Funds development and maintenance of public assets on the Domain. Appoints and manages the Domain's Management Contractor to deliver the Services set out in the Karāpiro Lake Domain Management Agreement. Delegate of the Minister of Conservation as set out in the Instrument of Delegation for Territorial Authorities 2013. Prepares and enforces the District Plan and bylaws that apply to Karāpiro Lake Domain.
Waikato Regional Council	Lead organisation for the protection and restoration of Lake Karāpiro and the Waikato River's health and wellbeing. Mandated by Section 66(1) of the Resource Management Act 1991 to develop and review regional plans in accordance with national policy statements and through these plans set the direction and rules to protect and restore the Waikato River. Prepares and enforces the Waikato Regional Council Navigation and Safety Bylaw 2013, including education, approval of temporary maritime event applications and Harbourmaster lake patrols. Leads the monitoring and reporting programme for lake health.
Mana Whenua - Ngaati Koroki Kahukura and Ngāti Hauā	Enduring historical, cultural and customary relationships with Karāpiro, their Treaty settlement interests, and the 2009 MoU with Council. Provide input into decisions related to the Domain's development and management in accordance with the MoU with Council. Ngaati Koroki Kahukura has a lease for Te Manawa o Matariki in the Sir Don Rowlands Centre and are the owners of Taumatawīwī to the south of the Domain. Work in partnership with Council and Waikato Regional Council and partner organisations such as Toitū Te Whenua Land Information New Zealand and Ministry for Primary Industries to identify, implement and monitor lake restoration actions that are informed by matauranga Māori and tikanga and based on strong relationships.
Iwi with recognised Treaty settlement interests	Waikato-Tainui - interests in relation to the Waikato River Raukawa - interests in relation to Lake Karāpiro.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Waikato River Authority	Sets the primary direction to achieve the restoration and protection of the health and wellbeing of the Waikato River for future generations. Promotes an integrated, holistic, and co-ordinated approach to the implementation of the Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River. Funds rehabilitation initiatives for the Waikato River in its role as trustee for the Waikato River Clean-up Trust.
Toitū Te Whenua Land Information New Zealand (LINZ)	Administers Crown land along much of Lake Karāpiro, including land at the northern end of the Domain and at the Race Start Zone. Key agency in safeguarding the ecological health of the lake. Leads the control of invasive aquatic weeds; including an annual hornwort biosecurity programme.
Ministry for Primary Industries (MPI)	Key agency in safeguarding the ecological health of the lake; particularly through biosecurity initiatives. Leads the control of freshwater gold clam (Corbicula fluminea) in the Waikato River.
Management Contractor (Currently contracted to GL Events Ltd)	Undertakes management of the Domain in accordance with the Karāpiro Lake Domain: Management Agreement, including developing and maintaining an operating manual and an event management guide, managing venue bookings and event permitting, property management and site maintenance, site security, and relationship management with mana whenua, lessees, lake users and organisations involved in lake weed control.
Karāpiro Rowing Incorporated	Maintains and develops the rowing course and regatta facilities and supporting infrastructure at Lake Karāpiro. Organises and holds regular international championships, and national and regional regattas for the rowing community, and a variety of other sporting codes and community groups. Provides infrastructure, facilities and support to a wide range of sporting and community groups which hold their events (on and off water) at Lake Karāpiro. Has in the past funded development of public assets on the Domain.
Lessees	Responsible for meeting the terms of their lease, including developing and maintaining their assets and managing their activities in a way that postively contributes to achieving the vision for the Domain and ensuring the health and safety of their members and programme participants.
Event organisers	Ensure compliance with all relevant regulations, including obtaining necessary permits, adhering to health and safety standards, and managing risks associated with their events. Coordinate with GL Events Ltd to ensure that the Domain is suitable and available, and that all logistical aspects, such as waste management and noise control, are appropriately addressed.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

3 Wāhanga Tuatōru | Section Three
Te Ara Whakamua | Moving Forward

The **vision** for Karāpiro Lake Domain and **desired future-state outcomes** (set out on pages 2 and 3) clarify what we want Karāpiro Lake Domain to be like within a generation. It is about enhancing what has been developed to date – both in terms of relationships and developments on the ground - to benefit the Waikato River and our environment and communities, local, as well as regional and national recreational and sporting users.

Council will take a collaborative and phased approach to the implementation of this Plan. This will be informed by discussions with mana whenua partners and key stakeholders, existing lease arrangements, event scheduling, funding, construction methodology and operational practicality.

This section sets out how the vision will be achieved by setting:

- **management principles** to guide how everyone involved in the Domain will work together and make decisions to deliver successful actions, and
- **objectives and policies** to bring focus to how the vision will be achieved through Council's actions.



Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Ngā Mātāpono I Management principles

The following principles guide all decisions related to the future development and management of the Domain:

Mana Whenua and Iwi Partnership & Cultural Recognition

Empower mana whenua and iwi with recognised Treaty settlement interests in their role as kaitiaki, embedding mātauranga Māori and honouring the Waikato River as an awa tupuna (ancestor) and taonga (treasure) and the Domain as a site of occupation and battle. Ensure mana whenua values and traditions are seen, heard, and felt throughout the Domain.

Protecting and Enhancing the Environment

Safeguard and restore the health and mauri of the whenua (land), Lake Karāpiro and the Waikato River. Increase native biodiversity and integrate sustainable practices to ensure long-term ecological resilience. Ensure efficient land use to reduce the impact of developments on the environmental and natural character values. Advocate for continued programmes and regulatory frameworks to restore the Waikato River and its catchment.

Inclusive and Respectful Relationships

Foster whanaungatanga and manākitanga by promoting respectful, collaborative relationships between mana whenua partners, key stakeholders, and the wider community. Ensure the Domain is a welcoming and inclusive space for all.

World-Class Multi-Use Facilities

Provide high-quality, adaptable, and functional facilities and maximise opportunities for community recreation, events, and economic sustainability.

Mana Whenua, Iwi and Community Wellbeing & Accessibility

Create a safe, accessible, and well-connected environment that enhances mana whenua, iwi and community use and fosters deeper connections with the Waikato River, Lake Karāpiro, and the Domain and between groups and individuals.

Sustainable Growth & Adaptability

Plan for climate change, increased visitation, and evolving community and sporting needs. Ensure developments are viable, cost-effective, and resilient - balancing environmental, social, and economic sustainability. Explore revenue-generating opportunities that align with the Domain's vision and long-term sustainability.

Knowledge Sharing & Collaborative Decision-Making

Commit to working together in good faith, openly sharing knowledge, and making decisions with transparency, integrity, and respect for diverse perspectives.

Integrated Network Planning

Manage the Domain as part of a wider network of lakeside reserves and protected biodiversity areas and a wider lake catchment.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Whāinga Tuatahi | Objective One

Support the protection and restoration of the health and wellbeing of Lake Karāpiro and the Waikato River through the development and management of the Domain.

The policy framework below provides direction on actions Council will take to protect and restore Lake Karāpiro and the Waikato River through its management of developments and activities on the Domain.

Kaupapa here | Policies

1.1 Work collaboratively with mana whenua and iwi with recognised Treaty settlement interests, the lessees, neighbouring landowners, and the community to improve water quality flowing from the Domain into Lake Karāpiro and reduce erosion along the lake edge and Pukekura Island by:

a. Naturalising or remediating the Taipa stream,

b. extending and widening riparian planting of the other streams and lake edge in the southern end of the Domain to increase filtration of contaminants and sediment, stabilise banks, and improve habitat for indigenous species,

c. implementing water-sensitive design principles for all built infrastructure to reduce stormwater runoff and pollutant discharge into the lake,

d. working with lessees to ensure washdown and maintenance of watercraft, vehicles, and equipment occur in a way that stops pollutants entering the lake,

e. working with lessees, event organisers and Domain boat ramp users to encourage lake use behaviours that minimise the risk of erosion, and

f. installing lake edge retaining options that prevent erosion.

1.2 Ensuring indigenous freshwater species can freely move up, down, and between water bodies by:

a. naturalising Taipa Stream, and

b. developing additional fish passages where necessary to restore ecological connectivity.

1.3 Work collaboratively with mana whenua partners and iwi with recognised Treaty settlement interests, lessees, and the community to prevent the transmission of biosecurity threats to Lake Karāpiro via the Domain by:

a. running education campaigns to raise awareness about invasive species and best practices for biosecurity,

b. requiring lessees and organisers of water-based events to facilitate appropriate boat cleaning and biosecurity checks, and

c. providing infrastructure for boat cleaning and biosecurity checks, including designated cleaning stations with effective disposal measures.

1.4 Work with mana whenua and iwi with recognised Treaty settlement interests to better understand and share their spiritual, ancestral, cultural, customary and historical values associated with Lake Karāpiro and the Waikato River and develop operating practices that recognise these values.

1.5 Advocate for Waikato Regional Council, Ministry for Primary Industries, and Land Information New Zealand to undertake:

a. increased and timely weed and pest control to manage invasive aquatic species and improve ecological health, and

b. research, monitoring, and reporting programmes on lake health and water quality.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Whāinga Tuarua | Objective Two

Develop and manage the Domain in ways that celebrate mana whenua identity, language, and culture, support whānau wellbeing, enable mana whenua to fulfil their role as kaitiaki, and embed tikanga and mātauranga Māori in decision-making and monitoring.

The policy framework below provides direction on the actions Council will take to build on existing relationships with mana whenua to help realise mutual aspirations and to enable them to fulfil their kaitiaki role and grow whānau use of and involvement in the Domain. These actions build on the commitment in Ahu Ake Waipā Community Spatial Plan to partner with mana whenua to achieve their aspirations and mutually beneficial outcomes and the MoU between Council and Ngaati Koroki Kahukura and Ngāti Hauā (see Appendix 5).

Kaupapa here | Policies

2.1 Acknowledge and actively support the spiritual, ancestral, cultural, customary, and historical relationships mana whenua and iwi with recognised Treaty settlement interests have with the whenua in and around the Domain and Lake Karāpiro and the Waikato River.

2.2 Enable mana whenua to exercise their kaitiakitanga, to identify, protect, enhance and interpret significant values, features and viewshafts and to have an authentic living connection with the Domain through:

a. partnering with mana whenua to understand, value and apply mātauranga Māori and tikanga,

b. ensuring the protection of the rocks of historic and cultural importance on the Domain and in Lake Karāpiro near the Cambridge Rowing Club building,

c. retaining the historic rocks (kōwhatu tapu), waharoa and interpretation sign as a key feature and focal point near the entrance to the Sir Don Rowlands Centre,

d. retaining Te Manawa o Matariki, the tāngata whenua facility within the Sir Don Rowlands Centre for the purpose of recognising and protecting the historic and cultural values of the site and investigate options for the expansion of Te Manawa o Matariki for a future river and research centre,

e. allowing the construction of an open-sided storage facility for ceremonial waka,

f. sharing the history of the area through initiatives such as Te Ara Wai: Journeys, on-site interpretation, cultural infrastructure such as pou and events,

g. the use of te reo Māori in signage,

h. incorporating Māori design into new park developments or landscaping

i. enabling cultural activities such as wānanga, hui and events consistent with the overall Domain usage,

j. enabling cultural practices such as rāhui (temporary prohibition) when required to protect the health and wellbeing of the lake and reserve visitors,

k. ensuring cultural protocols are followed in relation to any significant development on the Domain and/or any relocation of historic fabric,

l. undertaking genuine and meaningful engagement and seeking early input on proposals for use or developments,

m. ensuring development near archaeological

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

sites is sympathetic to their historical context and carried out in liaison with mana whenua and Heritage New Zealand Pouhere Taonga,

n. providing mana whenua with the opportunity to be involved in events for the purpose of acknowledging and protecting historic and cultural values of the Domain, and

o. encouraging event organisers and lessees to integrate tikanga Māori and acknowledgement of mana whenua into their activities.

2.3 Work with Ngaati Koroki Kahukura, as owner of the adjoining Taumatawīwī Reserve, and Ngāti Hauā as mana whenua, to understand how their aspirations for Taumatawīwī can be supported through developments and activities on the Domain.

2.4 Collaborate with mana whenua to explore investment and employment opportunities at the Domain that reflect their cultural values and economic aspirations.

2.5 Prohibit scattering or burying of ashes anywhere on the Domain or from the Domain into Lake Karāpiro.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Whāinga Tuatoru I Objective Three

Position Karāpiro Lake Domain as a world-class aquatic event and training venue, while enhancing opportunities for community use and optimising income generation.

The policy framework below provides direction on the actions Council will take to further enhance the Domain as a premier venue for a range of aquatic sport codes while still recognising the role the Domain plays as a critical local lakeside reserve. The policies also set out how management of the Domain will enable revenue streams to support the development and maintenance of high quality facilities and landscapes. Policies in the previous sections outline the requirement to undertake these activities in a way the recognises the privilege of operating on the Domain and the need to uphold a reciprocal relationship with the whenua (land) and the awa (Waikato River) - one that acknowledges their cultural and ecological significance and actively contributes to enhancing the mauri, or health and wellbeing, of these taonga.

Kaupapa here I Policies

Events and training

3.1 Promote and facilitate the ongoing use and development of the Domain for a diverse range of local through to international events, with priority given to aquatic sport and events requiring access to the lake.

3.2 Ensure events are managed in accordance with the Waipā District Plan's rules on duration and number, noise limits, signs, ancillary retail activities, temporary car parking unless otherwise authorised by a resource consent.

3.3 Facilitate the use of the Domain and Lake Karāpiro as an aquatic training venue for aquatic sport and recreation.

3.4 Develop, and enable third parties to develop new facilities and redevelop or extend existing facilities in accordance with the Masterplan to support events and training, including but not limited to:

a. a new multi-purpose clubrooms and storage facility at the northern end of the Domain with water access infrastructure such as boat ramp(s) and pontoons and vehicle access and parking,

b. a new maintenance depot at the southern end of the Domain,

c. an extension to the Rowing NZ building,

d. additional and redevelopment of existing facilities at Flynn Cove to support Karāpiro Rowing Inc's operations,

e. an extension to the formed grandstand seating at the finish area,

f. a shade structure over the formed grandstand seating at the finish area that does not impact views of the lake finish area for spectators or race organisers,

g. an extension to the finish tower,

h. an extension to the high ropes course,

i. enhancements to the grassed spectator embankment that retains flexible use or improves current spectator capacity, and

j. a cell phone tower in a suitable position that does not detract from the amenity of the reserve.

3.5 Continue to allow the erection or placement of retaining walls, mooring points, pontoons and course infrastructure on the water, anchored to

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

the Domain.

3.6 Enhance existing access and enable the erection of a temporary infrastructure such as a grandstand at the Race Start Zone and finish line during major events.

3.7 Require event organisers to provide temporary toilets if required to supplement on-site capacity.

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

3.9 Maintain an Events Management Guide to provide information to event organisers as to the standard of event management expected and required to be achieved. This guide should include (but not be limited to):

a. procedures for managing traffic safety, parking and waste,

b. rules in relation to hours of operation (of both sporting events and any evening activities on the Domain),

c. requirements to ensure the health and safety of people using the Domain,

d. information on when temporary toilets and other facilities will be required to supplement onsite capacity,

e. information in relation to the relevant noise limits that must not be exceeded,

f. a procedure for notifying all neighbouring property owners within 500 metres of the Domain at least one week prior to any event likely to attract in excess of 2000 people on the Domain (including participants and spectators), and

g. promotion of the use of Waipā suppliers during organised events.

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

3.11 Allow the use of areas identified in the Masterplan for temporary parking associated with events (subject to any limits stipulated by the Domain management contractor representative).

3.12 Work with the Domain management contractor representative, event organisers and lessees to implement effective travel demand management measures to reduce the demand for parking at the Domain (if required) and adverse traffic effects on Maungatautari Road.

Public use and enjoyment

3.13 Continue to ensure freedom of public access to, and enjoyment of, the Domain (other than leased facilities) except when temporarily restricted for a specified time, subject to statutory and bylaw requirements, including where:

a. an activity or event has been granted the right to restrict public access as part of its conditions of authorisation,

b. maintenance works are being carried out on the park,

c. there are unfavourable ground conditions or a biosecurity risk,

d. the park or area requires remediation, for example to address a physical hazard or to undertake field renovations, and/or

e. a rāhui is in place.

3.14 Continue public use of the central boat ramp subject to lake closures, biosecurity procedures and the use of designated trailer parking.

3.15 Enhance public facilities in accordance with the Masterplan to support public use and enjoyment of the Domain, including but not limited to:

a. redeveloping the lake edge in the centre of the Domain to address safety and erosion issues, provide access to and along the lake and improve amenity and public and spectator usability,

b. retain access to the public swim zone,

c. redeveloping the existing play equipment to create a cohesive and accessible destination play space with visitor infrastructure such as seating, picnic tables and shelter structures to support extended family visits,

d. installing more seating,

e. developing an informal picnic area with views over the lake above Flynn Cove,

f. improving the roading, parking and pedestrian and cyclist path network,

g. improving access for those with disabilities

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

and limited mobility,

h. improving lighting and way-finding signage, and

i. planting for shade provision, screening and enhanced visual amenity, whilst retaining views of the lake for spectators.

3.16 Work with lessees and event organisers to ensure members and event attendees driving through the Domain take the most direct route to their destination and travel at safe speeds to minimise adverse effects and risks associated with vehicle movements.

Leases and licences

3.17 Allow the continued existence and use of existing clubrooms and associated buildings and structures on the Domain for the purposes associated with the lake and/or use of the Domain in accordance with Appendix 6.

3.18 Work with lessees to recognise and enable reciprocal relationships between people and place and the sense of wellbeing people feel by caring for taonga like the Domain and the Waikato River.

3.19 Work with lessees and other interested parties within the northern redevelopment area of the Domain to enable oportunities for a new multi-purpose facility (with boat and equipment storage, offices, gym, kitchen, large gathering space, etc) and associated boat ramps, additional pontoon(s) and access road and parking areas in accordance with the Masterplan.

3.20 Require an application to be made under the Reserves Act 1977 for any new clubhouse or building or structure not otherwise provided for in this Plan. Any such application will be assessed in relation to the following criteria:

a. the extent to which the proposed building or structure is aligned to the Masterplan,

b. the extent to which the proposed building or structure is necessary and desirable to enable the intended uses of the Domain set out in this Plan,

c. the extent to which the proposed building or structure will compromise the use of the Domain for other intended purposes, including public access to and along the margin of the lake,

d. the effect of the proposed building or structure on the landscape, visual, and/or amenity values of the Domain, and

e. the degree to which the proposed building is consistent with the objectives and policies of this Plan and the Waipā District Plan.

3.21 Grant leases of land in accordance with Council's Policy on the lease of Council Owned or Administered Land and the Reserves Act 1977 where such leases are in accordance with the objectives and policies in this Plan.

Commercial activities

3.22 Allow the ongoing operation of a cafe on the Domain.

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

3.24 Promote the use of Waipa based suppliers in association with events and functions held in the Sir Don Rowlands Centre.

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

3.26 Allow vendors and commercial operators associated with events and endorsed by the event organiser, to operate on the Domain during events without the need for a concession.

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

3.28 Consider concessions for commercial activities on the Domain providing:

a. activities remain ancillary to the primary purpose of the reserve,

b. associated environmental effects can be managed to Council's satisfaction,

c. the activities do not affect public access to other parts of the Domain, including lake frontage,

d. the use of the Domain facility is in accordance with Council's prescribed management standards, and

e. funds generated from the activity are used to offset operational costs or are reinvested for

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

reserve development purposes.

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

Accommodation

3.30 Retain all of the top campground and as much of the lower campground as possible and enable them to continue to be used as multi-purpose areas during events for activities such as boat rigging and storage and event bases.

3.31 Consider upgrading the campground in accordance with the Masterplan, including but not limited to:

a. renewing the communal facilities block,

b. developing a new slip lane entrance from Gate 2, and

c. increasing screen planting along the Maungatautari Road edge.

3.32 Consider improving and increasing the existing built accommodation in accordance with the Masterplan through:

a. refurbishing and potentially extending the existing Rod Waddell Lodge to create affordable, accessible and functional year-round accommodation for large groups,

b. refurbishing chalets,

c. developing new motel-style modular units that provide affordable, universally accessible, and high amenity accommodation, and

d. improving vehicle access from Gate 2 and formed vehicle parking.

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

Other

3.34 Promote compliance with the dog prohibition set out in the Dog Control Bylaw and prohibit all other animals being brought on to the Domain.

3.35 Prohibit the lighting of fires on the Domain other than in purpose-built fireplaces or braziers, or for the purposes of site management by Council and other agents.

3.36 Prohibit smoking and vaping and take an education approach to encouraging compliance.

3.37 Enable the sale, supply and consumption of alcohol in a responsible and controlled manner by:

a. permitting the sale and supply of alcohol within the Sir Don Rowlands Centre or any licensed premises within the Domain, in association with events, functions or organised activities, only where a valid licence has been obtained in accordance with the Sale and Supply of Alcohol Act 2012,

b. permitting the sale and supply of alcohol within the Domain's café in accordance with a valid licence obtained in accordance with the Sale and Supply of Alcohol Act 2012,

c. requiring that any sale or supply of alcohol at organised events, functions or activities is approved by the Domain Site Manager and holds the necessary event-specific alcohol licence (e.g., special licence) as prescribed by the Sale and Supply of Alcohol Act 2012, and

d. limiting the possession and/or consumption of alcohol during or in conjunction with organised events, functions or activities to designated areas as identified by the Karāpiro Domain Site Manager and outlined in the Conditions of Hire, in alignment with relevant licensing conditions.

3.38 Change to a 'rubbish-free' approach outside of events, that is, require visitors to take all rubbish away with them.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Whāinga Tuawhā I Objective Four

Deliver strategic and integrated development and maintenance of the Domain to create high-quality, resilient, and adaptable infrastructure that supports long-term sustainability.

The policy framework below provides direction on the key developments proposed at the Domain and how Council will undertake, or require others to undertake, these developments. It also sets out the standard of amenity that will be provided at the Domain through maintenance and how Council will achieve this.

Kaupapa here I Policies

General

4.1 Consider the following for all future reserve developments and maintenance programmes:

a. the reserve classification,

b. the Waipā District Plan,

c. the Masterplan, relevant specialist assessments and/or mana whenua's feedback,

d. the full range of lake levels permitted by Mercury's resource consent conditions associated with the operation of the Karāpiro Dam,

e. the impact the location and design of infrastructure has on the natural, cultural, landscape and amenity values,

f. opportunities to work with mana whenua to identify any spiritual, ancestral, cultural, customary, social, mahinga kai and historical values that could be acknowledged, protected and/or restored,

g. opportunities to share facilities to reduce the site coverage and visual amenity effects associated with facilities and increase the financial sustainability of maintaining community-owned facilities,

h. impacts of climate change,

i. the cumulative impact of the proposed development or activity in combination with existing developments and activities on the Domain and other Domain users,

j. incorporating water sensitive design to reduce stormwater runoff and contaminants entering the lake,

k. minimising the opportunities for vandalism and crime including using Crime Prevention Through Environmental Design principles, and

l. universal design and how people of all ages and abilities use, access and enjoy the Domain.

Parking and vehicle circulation

4.2 Improve accessibility and the safety of visitors to the Domain and traffic congestion during events by undertaking the following developments in accordance with the Masterplan:

a. reviewing and if required changing the layout of internal access roads,

b. creating safe and accessible drop off areas,

c. establishing appropriate access and parking areas to service any new buildings on the Domain,

d. investigating options to improve safe access and egress at all gates, including potential new access gates,

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

e. investigating adding a temporary event vehicle egress south of Gate 3,

f. installing better way-finding signage to direct people to correct gates and reduce vehicle traffic through the section between Sir Don Rowlands Centre and Rowing NZ facility,

g. developing a new slip lane into the campground from Gate 2,

h. developing new parking above Flynn Cover to service operational requirements,

i. managing temporary event parking on grassed areas, and

j. improving way-finding signage.

4.3 Work with Mercury to explore the use of their land north of Judd Lane for year-round visitor parking.

Pedestrian and cyclist circulation and infrastructure

4.4 Create a safe, connected and accessible pedestrian and cyclist path network into and through the Domain by undertaking the following developments in accordance with the Masterplan:

a. developing a contiguous shared path network from Gates 1 and 2 to, and between, key destinations,

b. developing minor pedestrian paths that complement the shared path network,

c. improving the safety of Te Awa River Ride users at Gates 1, 2 and 3 through signage, road/path treatments and barriers,

d. improving lighting, and

e. improving way-finding signage.

4.5 Provide infrastructure to enable safe and secure cycle parking.

4.6 Provide adequate down lighting to support the safety and security of people moving about the Domain after dark, particularly along internal traffic and pedestrian routes, while minimising light spill and avoiding unnecessary light pollution.

Buildings, structures and utilities

4.7 Continue to provide accessible public toilet facilities and amenities of a high quality to meet the level of demand.

4.8 Limit the extent of buildings and structures to only those which are reasonably necessary for the intended uses of the Domain and the associated Lake Karāpiro.

4.9 Limit the unnecessary clutter and duplication of structures by promoting adaptable, multi functional shared facilities and the co-siting of similar types of activities (including within existing buildings) to minimise the need for additional buildings and structures on the Domain.

4.10 Recognise the building limitations imposed by fluctuating lake levels and areas prone to flooding.

4.11 Require the occupiers of buildings on the Domain to ensure that adequate maintenance is undertaken to maintain and/or enhance the quality and visual appearance of those buildings.

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

4.13 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 Domain. In this regard, it is proposed that all buildings on the Domain have a colour scheme which is consistent with the requirements of the Waipa District Plan for the Special Landscape Character Area.

4.14 Adopt a unified approach to the design of the visitor infrastructure, while ensuring that it is complementary to the values and qualities of the Domain (i.e. 'rural' rather than 'urban' in character and of a standard befitting an international event venue).

4.15 Develop and implement a cohesive signage strategy to improve permanent signage to and within the Domain by:

a. reflecting the name of the reserve, Karāpiro Lake Domain, in a consistent manner across all signs,

b. increasing recognition of Council's role as landowner and administrator where appropriate,

c. supporting a high-quality and inclusive visitor experience by clearly identifying key destinations, facilities, activity areas, and access points,

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

d. addressing any health and safety concerns,

e. ensuring consistency in design,

f. incorporating Te Reo Māori and bilingual signage, in partnership with mana whenua, to reflect the cultural and historical significance of the site,

g. ensuring signage is accessible, durable, and designed in accordance with universal design principles to meet the needs of a wide range of users,

h. where relevant, including educational, environmental, cultural and heritage information to enhance understanding, appreciation and protection of the Domain, Lake Karāpiro and the Waikato River and their values,

i. providing clear and consistent regulatory signage to support safe and responsible use of the reserve, including dog control, alcohol restrictions, and permitted activities, and

j. avoiding clutter and duplication.

4.16 Recognise that fluctuating lake levels and flows may result from Mercury's operation of 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 the Domain.

4.17 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 Mercury's resource consent conditions associated with the operation of the Karāpiro Dam.

4.18 Develop a new maintenance depot in accordance with the Masterplan.

4.19 Underground the 11kv overhead power line currently passing through the upper part of the Domain, subject to approval from Powerco Limited.

4.20 Allow replacement and new network utilities to be constructed underground on the 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.

Protection and enhancement of amenity values

4.21 Ensure a high standard of amenity by:

a. maintaining the existing facilities on the Domain to a high standard, and

b. always maintaining adequate hygiene of facilities including during peak demand periods.

4.22 Protect and enhance the existing landscape character of the Domain including the open grassed areas and mature deciduous specimen trees, and particularly the lake edge by:

a. protecting significant public views from the Domain to Lake Karāpiro and the surrounding landscape,

b. maintaining visibility in and around the Domain to maintain views and to facilitate on site surveillance and safety,

c. avoiding the use of fixed internal fences within the Domain unless required for public safety reasons,

d. protecting and enhancing the existing open grassed areas and large mature deciduous specimen tree character of the Domain,

e. developing and implementing 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,

f. minimising the construction of impermeable surfaces, such as roads and pathways,

g. enhancing the existing planting in accordance with the masterplan by:

   i. planting of large growing deciduous specimen trees to define access routes and distinctive activity zones;

   ii. native shrub and groundcover planting around existing and proposed buildings.

   iii. riparian planting, and

   iv. maintaining a weed free environment throughout all areas of the Domain.

h. improving the natural character of the lake edge, where practical, while facilitating public access and enjoyment and preventing erosion.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Whāinga Tuarima I Objective Five

Deliver effective and transparent management of the Domain through collaborative governance, timely and accessible communication with stakeholders and users, and sustainable cost-recovery practices that support ongoing development and public benefit.

The policy framework below provides direction on actions Council will take to ensure the Domain is managed to the achieve the principles, objectives and policies set out in this Plan.

Kaupapa here I Policies

Integrated and Collaborative Management

5.1 Establish and maintain a Domain Management Committee comprising representatives from Council, Ngaati Koroki Kahukura and Ngāti Hauā as mana whenua, and key stakeholders, with the purpose of ensuring the achievement of the vision and objectives set out in this Plan.

5.2 Coordinate the management of land and water activities with the Waikato Regional Council.

5.3 Work with Toitū te Whenua - Land Information New Zealand to formalise Council's management of their land that adjoins the Domain at its northern end and at the Race Start Zone.

Information

5.4 Ensure existing and potential users of the Domain have access to up-to-date information about events and developments on the Domain and the lake through:

a. brochures regarding the facilities and activities on the Domain (including any restrictions),

b. the Council website and the Lake Karāpiro website,

c. the use of newsletters, as appropriate, to inform stakeholders and neighbours of issues and events associated with the Domain, and

d. a biannual Karāpiro User Group meetings.

Fees and charges

5.5 Recover development and operational costs associated with activities on the Domain wherever possible by:

a. charging a rent and administration fees to clubs and other organisations leasing buildings and/or land areas on the Domain, in accordance with Council's 'Community Leasing Policy',

b. charging fees to event and function organisers and user groups for the use of the Domain and its facilities,

c. allowing, at Council's discretion, event organisers to charge entry fees to events held on the Domain,

d. managing accommodation and function facilities on a commercial basis to provide funding for additional developments and activities on the Domain, and

e. allowing, if considered necessary, the introduction of boat ramp fees for the use of the public boat ramp on the Domain.

Monitoring and reporting

5.6 Regularly meet with the Management Contractor and review their annual reports to ensure Key Performance Indicators outlined in the Karāpiro Lake Domain Management Agreement 2023 are met.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

5.7 Monitor progress implementing this Plan and report to Council through updates to the activity management plans on a three yearly basis, and more regularly at Lake User meetings.

5.8 Work with the relevant authorities, including Waikato Regional Council, Land Air Water Aotearoa, Ministry of Primary Industries and Toitū Te Whenua - Land Information New Zealand, to monitor lake health and take necessary actions to address risks to lake users.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

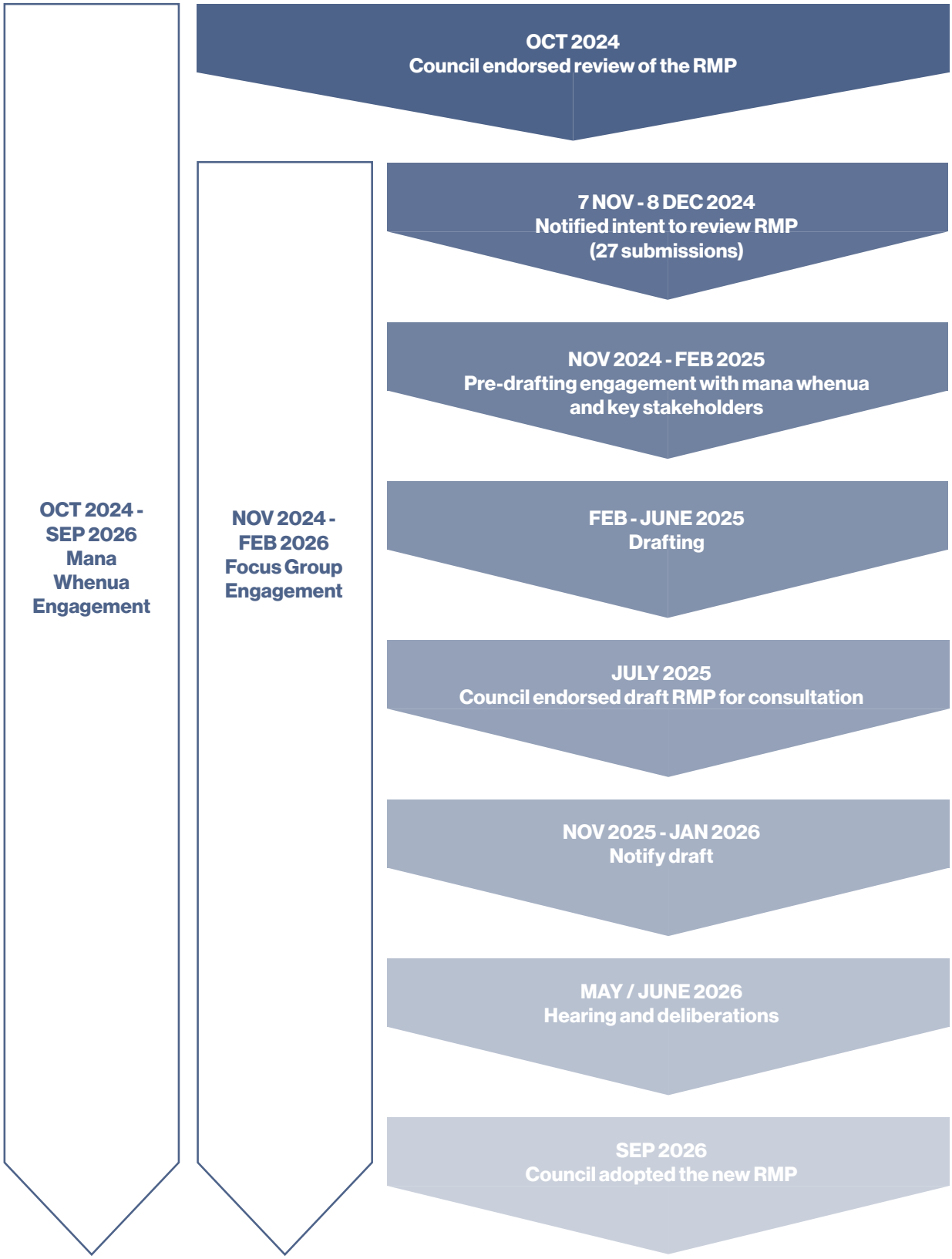
4 Wāhanga Tuawhā | Section Four
Ngā Kupu Māori | Glossary of Te Reo Māori Used Throughout this Plan

ahi kā	burning fires of occupation, continuous occupation - title to land through occupation by a group, generally over a long period of time
awa	river
awa tupuna	ancestral river
iwi	For the purposes of this Plan this includes Waikato-Tainui with interests in relation to the Waikato River and Raukawa with interests in relation to Lake Karāpiro.
kaitiaki	Those who hold responsibilities and obligations to care for, protect and sustain taonga in accordance with tikanga.
kaitiakitanga	The exercise of those responsibilities and obligations.
kōwhatu tapu	sacred rocks
mahinga kai	food gathering areas
mana whenua	For the purposes of this Plan, mana whenua at Karāpiro Lake Domain are Ngaati Koroki Kahukura and Ngāti Hauā. This recognition reflects their historical and ongoing relationship with Karāpiro, the 2009 Memorandum of Understanding with Waipā District Council, and their respective Treaty settlement interests.
manaakitanga	hospitality
mana whakahaere	governance, authority, jurisdiction, management, mandate, power
mātauranga Māori	the body of knowledge originating from Māori ancestors, including the Māori world view and perspectives, Māori creativity and cultural practices
mauri	life force
rāhui	prohibition
rangatira	chief(s)
rangatiratanga	chieftainship, right to exercise authority, chiefly autonomy, chiefly authority, ownership
tapu	sacredness
taonga	anything highly prized or treasured
tikanga	correct procedure, custom, habit, lore, method, manner, rule, way, code, meaning, plan, practice, convention
tupuna	ancestor
tūpuna	ancestors
wāhi tapu	sacred area/place
wai	water
wairuatanga	spirituality
whakapapa	genealogy, lineage, descent, ancestry
whenua	land

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Ngā Āpitihanga | Appendices

Appendix 1 | Process Followed to Review RMP



Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Appendix 2 I Summary of Key Documents that Guide Decisions to Protect and Restore Karāpiro Lake Domain

Te Tiriti o Waitangi I The Treaty of Waitangi

Te Tiriti o Waitangi / the Treaty of Waitangi (Te Tiriti) is the founding document of New Zealand.

Section 4 of the Conservation Act 1987, which references the Reserves Act in its First Schedule, contains an obligation to give effect to the principles of the Te Tiriti.

In performing functions and duties under the Reserves Act, the Council must also interpret the Reserves Act to give effect to the principles of Te Tiriti. The principles of Te Tiriti likely to be most relevant in making decisions on the management of Karāpiro Lake Domain are:

- Partnership – the mutual duties to act towards each other reasonably and in good faith are the core of the Treaty partnership.
- Informed decision making – being well-informed of mana whenua's interests and views. Early consultation is a means to achieve informed decision-making.
- Active protection – this involves the active protection of Māori interests retained under Te Tiriti.

It includes the promise to protect te tino rangatiratanga (sovereignty and self-determination) and taonga (treasures).

Mana whenua continue to maintain a presence and relationship with their ancestral sites and landscapes of significance. This relationship also extends to the taonga, and sites where historic events occurred, often within the boundaries of reserves. One way to give practical effect to the principles of Te Tiriti is to enable iwi or hapū to reconnect to their ancestral lands. The Local Government Act also contains obligations to Māori, including to facilitate Māori participation in Council decision-making processes.

There are three treaty settlements related to the Waikato and Waipā Rivers and their catchments.

These are Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010, Ngati Tuwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010 and Nga Wai o Maniapoto (Waipa River) Act 2012. These acts established the Vision and Strategy for the Waikato River/Te Ture Whaimana o Te Awa o Waikato (Vision and Strategy) as the primary direction setting document for the Waikato and Waipa Rivers. The Vision and Strategy prevails over any inconsistencies in a national policy statement or New Zealand coastal policy statement and is deemed to be part of the Waikato Regional Policy Statement. The Vision and Strategy states that the Waikato and Waipa Rivers are degraded and require, amongst other things, restoration and protection. At the time of writing this Plan, Te Ture Whaimana was also under review.

The Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 applies to the Waikato River and its catchment, described in the legislation as:

1. The body of water known as the Waikato River flowing continuously or intermittently from the Huka Falls to the mouth of the Waikato River shown as located within the areas marked 'A' and 'B' on SO plan 409144, and
2. All tributaries, streams and watercourses flowing into the part of the Waikato River described in subparagraph (i), to the extent to which they are within the areas marked 'A' and 'B' on SO plan 409144, and
3. Lakes and wetlands within the areas marked 'A' and 'B' on SO plan 409144, and
4. The beds and banks of the water bodies described in subparagraphs (i) to (iii).

Reserves Act 1977

The purposes of the Reserves Act 1977 are:

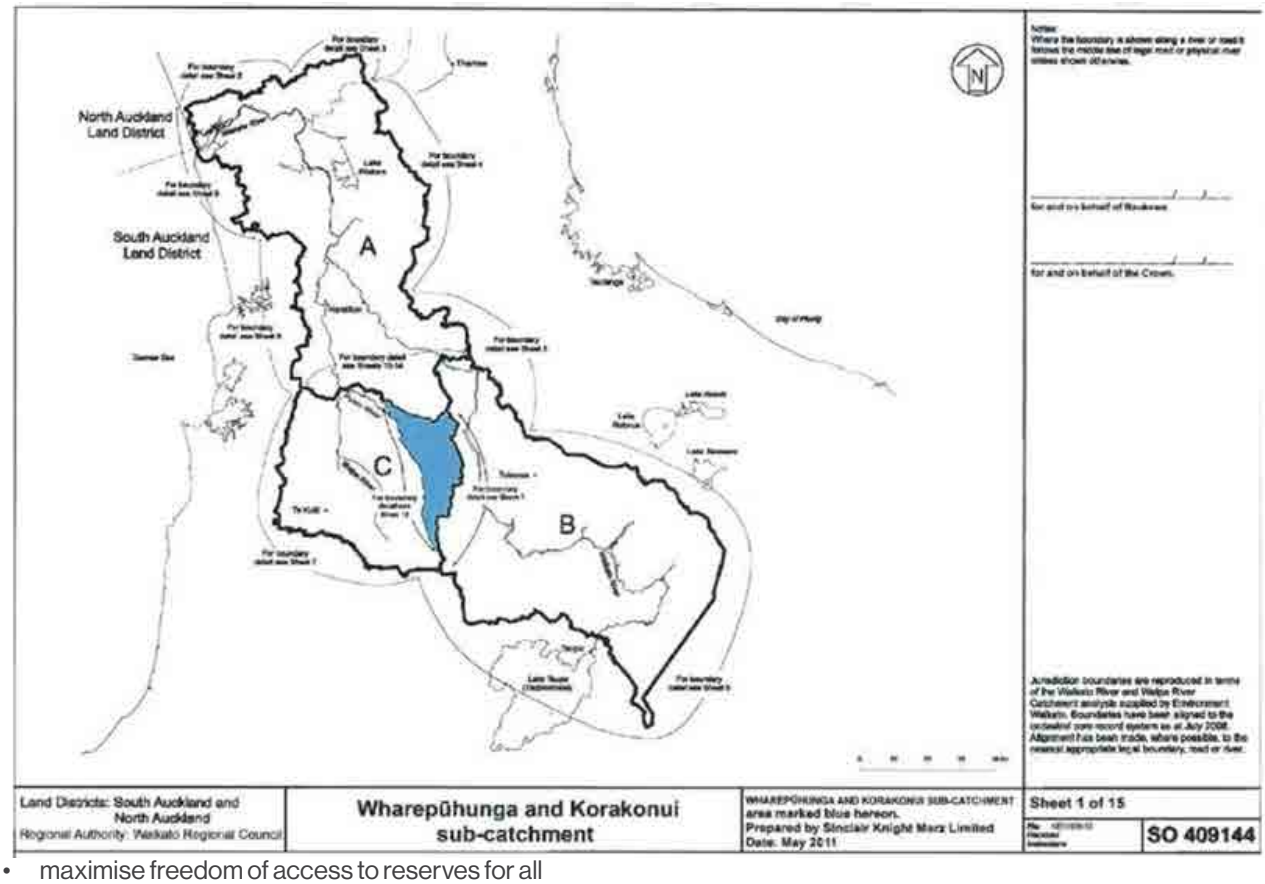
- providing for the preservation and management of reserves for the benefit and enjoyment of the public,
- ensuring, as far as possible, the survival of all indigenous species of flora and fauna,
- ensuring, as far as possible, the preservation of access for the public,
- providing for the preservation of representative samples of all classes of natural ecosystems and landscape, and
- promoting the protection of the natural character of the coastal environment and the margins of Lakes and rivers.

The objectives of the Act are:

emphasise retention of open space for outdoor recreation,

Karāpiro Lake Domain is within area A.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026



- maximise freedom of access to reserves for all people, rather than just a few,
- encourage multiple use of reserve land and facilities when feasible and appropriate, and
- facilitate greater involvement of the public in reserves administration and decision making.

The policies in this document should be read in conjunction with the Reserves Act.

Local Government Act 2002

The Local Government Act 2002 (LGA) is the primary legislation enabling and governing Waipā District Council as a local authority. It states the purpose of local government, provides a framework and powers for local authorities to decide which activities they undertake and the manner in which they will undertake them. It also promotes the accountability of local authorities to their communities; provides for local authorities to play a broad role in promoting the social, economic, environmental, and cultural wellbeing of their communities, taking a sustainable development approach.

The long-term plan and annual plans, local bylaws, asset management plans and development of Council policy are all undertaken in accordance with the LGA.

The LGA also contains obligations to Māori, including to facilitate Māori participation in Council decision-making processes.

Resource Management Act 1991

The Resource Management Act 1991 (RMA) is the main piece of legislation that regulates the management of Aotearoa New Zealand's land, air and water, including the use, development and protection of these. The RMA provides Councils with specific powers, functions and duties in giving effect to the purpose of the RMA. The RMA applies to all reserves, but it largely manages the impact that activities on reserves have on the adjacent land and waterways.

In terms of protecting reserve values, the policies, objectives, and outcomes established under the Reserves Act will ensure a higher level of protection for reserves than required under the RMA.

Waikato Regional Policy Statement (WRPS) and Waikato Regional Plan (WRP)

The WRPS provides overarching objectives, policies, and methods for sustainable management of the natural and physical resources in the Waikato region. The WRP translates the high-level objectives of the WRPS into

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

detailed rules, regulations, and action plans that directly manage natural resources. Specifically, it covers how activities in the Waipā District that affect the Waikato River are controlled.

Plan Change 1 – Waikato and Waipā River Catchments (PC1), prepared in accordance with Te Ture Whaimana o te Awa o Waikato (the vision and strategy for the Waikato River), establishes a regulatory framework for managing diffuse discharges (N, P, sediment and microbial pathogens) from farming activities in the Waikato and Waipa River catchments. The plan change sets 80-year water quality targets and encourages implementation of tailored approaches.

At the time of writing this Plan, PC1 appeals had been heard and WRC was awaiting a decision from the Environment Court. The sections of the Operative Regional Plan relating to freshwater were being reviewed with a new plan intended to be notified in 2027. The PC1 provisions will be brought through into the new plan and through this process there may be some review to the PC1 provisions to align with the new National Policy Statement Freshwater Management. There will be an opportunity for tangata whenua, sector and community engagement on the new regional plan prior to notification.

Waikato Regional Active Spaces Plan 2024 (4th Edition)

This Plan provides a high-level strategic framework for play, active recreation and sport facilities and spaces and places planning, development, and optimisation across the region. It provides direction on what should be done and crucially, by inference, what should not be done. The Plan is focused at a network-wide level with emphasis on national, regional, and sub-regional assets.

The Plan highlights Lake Karāpiro as a key natural water body and the Domain as a critical hub for water based sport. It emphasizes the Domain's status as a facility with the ability to host international and national competitions and events and recommends a review of future requirements as a regional development priority.

Ahu Ake Waipā Community Spatial Plan

Acting as a strategic blueprint for the Waipā District for the next 30 years, this document guides future planning and investment decisions to ensure sustainable growth, environmental stewardship, cultural recognition, and enhanced community well-being across the district.

It highlights the importance of Lake Karāpiro and identifies targeted initiatives to enhance and protect the lake and surrounds such as the development of a Lake Karāpiro Destination Management, cultural and recreational enhancements and environment protection work.

Waipā District Council's Long-Term Plan (LTP)

Council's strategic direction consists of a vision, community outcomes and guiding principles. This direction is outlined in the Council's LTP and is used to inform the ten-year work programme for Karāpiro Lake Domain and other parks and reserves which is also set through the LTP. The LTP is reviewed every three years and always involves public consultation.

Waipā District Plan

The Waipā District Plan sets a framework for the development and management of resources in the district. It establishes objectives and policies for managing the environmental effects of development in accordance with the Resource Management Act 1991. It has a specific zone for the Domain – Section 8 – Lake Karāpiro Events Zone, that along with the District Wide Provisions sets rules for activities and land uses. In this way the District Plan has a very strong influence over all activities that occur in the Domain.

Bylaws

Council uses bylaws to make rules about a range of behaviours and activities on parks to help ensure public safety and enjoyment of parks by all who want to use them. At the time of writing this management plan, bylaws have been adopted that cover a range of behaviours and activities on Karāpiro Lake Domain including:

- consumption of alcohol (through the provision for temporary bans if deemed necessary),
- access for people with dogs or other animals,
- vehicle access (during night-time hours and in certain areas within the reserve at all times),
- antisocial and nuisance behaviour,
- display of signs, and
- trading and events.

Where a bylaw exists, the reserve management plan will defer to the bylaw and not develop separate policy that could potentially conflict with a bylaw.

Most bylaws simply require compliance with specified rules for the activity, however, some such as the Public Places Bylaw may require a prior approval for specific activities.

Over time, Council may amend these bylaws or create new bylaws that are relevant to Karāpiro Lake Domain. The development and review of bylaws is a statutory

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

process and always involves public consultation.

Waipā Parks Activity Management Plan – Property (AMP)

The AMP provide details about the network of Council properties and are used as the basis of work programmes and budgets included in the LTP. Specifically, they provide the following information:

- description of the activity and the assets needed to undertake the activity,
- the level of service Council will provide to the community over the ten-year period from when the plan was prepared,
- performance measures used to monitor whether the activity is delivering the level of service we set out to achieve,
- how the activity will be funded,
- details of any new project or expenditure planned for the next ten years, and
- assumptions used in preparing the plan and the uncertainties and risks involved in undertaking the activities.

Market Demand and Feasibility Study Re Potential New Commercial Accommodation at Karāpiro Lake Domain 2025

This report updated Horwarth HTL's Market Demand and Feasibility Study Re Potential New Commercial

Accommodation at Mighty River Domain Report prepared in 2020 in response to the Commercial Accommodation Needs and Opportunities Report prepared for Hamilton and Waikato Tourism Ltd, dated 16 June 2023. It identifies refurbishments of the Rob Waddel Lodge and chalets would improve their standard and functionality and the open up new guest markets. It also recommends a minor expansion of accommodation through the provision of new modular motel-style private accommodation with en-suite bathrooms and kitchenettes.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Appendix 3 | Ownership, Administration and Classification of Land Covered by this Plan

No.	LEGAL DESCRIPTION	AREA (ha)	OWNERSHIP	ADMINISTERING BODY	LAND STATUS
1	Section 2, 5-7, 16 Block XIV Cambridge Survey District (Identifier 433904)	18.2646	Waipā District Council	Waipā District Council	Recreation Reserve (gazette notice 11/02/1982, No. 12, page 382)
2	Lot 1 Deposited Plan South Auckland 75489 and Section 1 Survey Office Plan 58323 (Identifier SA58A/822)	0.7372	Waipā District Council	Waipā District Council	Recreation Reserve (gazette notice 21/8/2008, No. 131, page 3422)
3	Section 7 SO 326117 (Pukekura Island)	0.164400	Waipā District Council	Waipā District Council	Recreation Reserve (gazette notice 21/9/2021)
4	Lot 2 DPS 64764 (Start of the 2km race course)	0.341800	Waipā District Council	Waipā District Council	Local Purpose (Esplanade) Reserve
5	Partial extent of Section 7 SO 461172 (Northern end of the Domain, the public boat ramp and the start zone)	1.6550 (approx.)	Crown	LINZ	N/A

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Appendix 4 | Titles

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Historical Search Copy

R W Muir
Registrar-General of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

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

Original Registered Owners

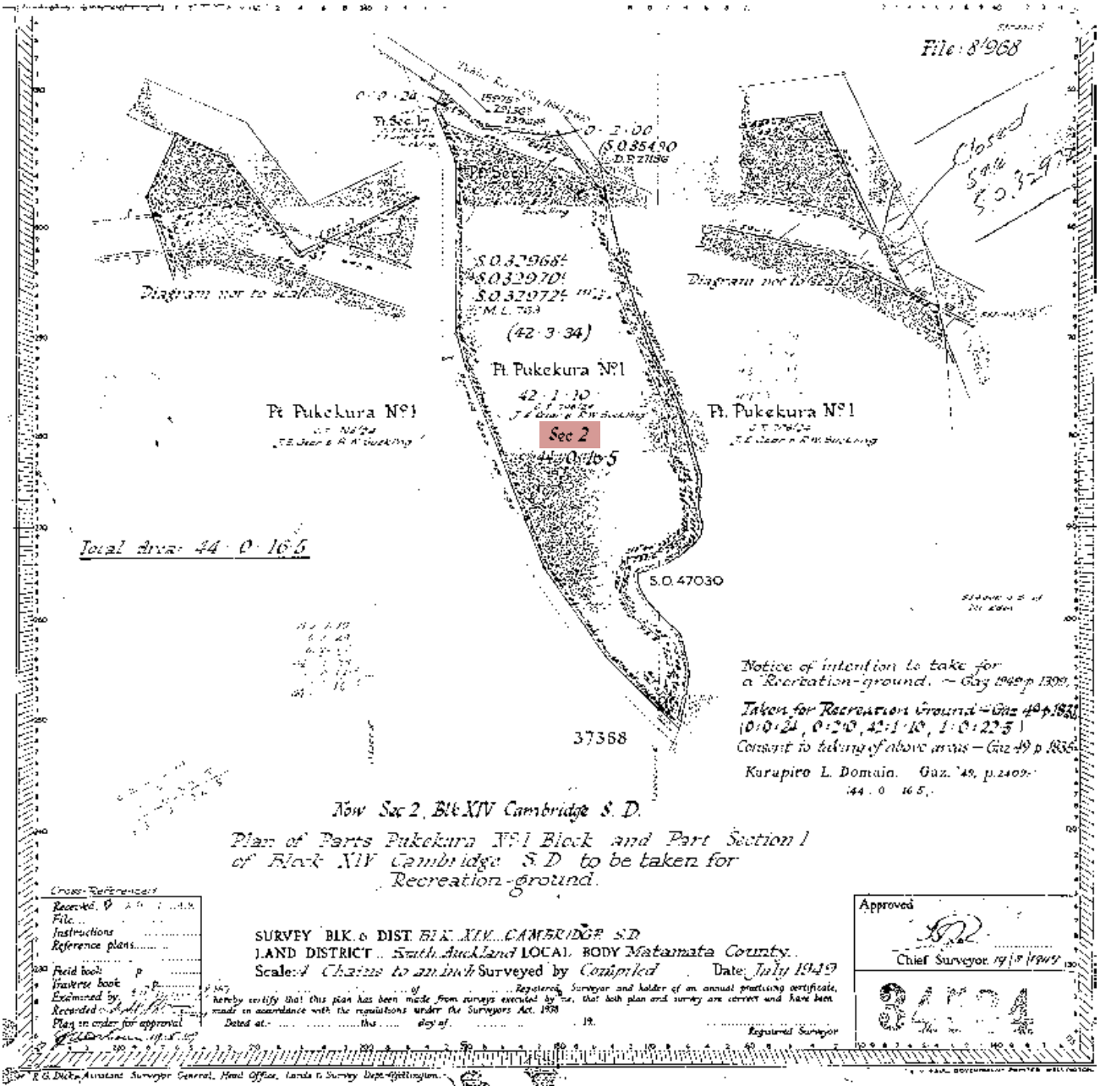
Waipa District Council

Interests

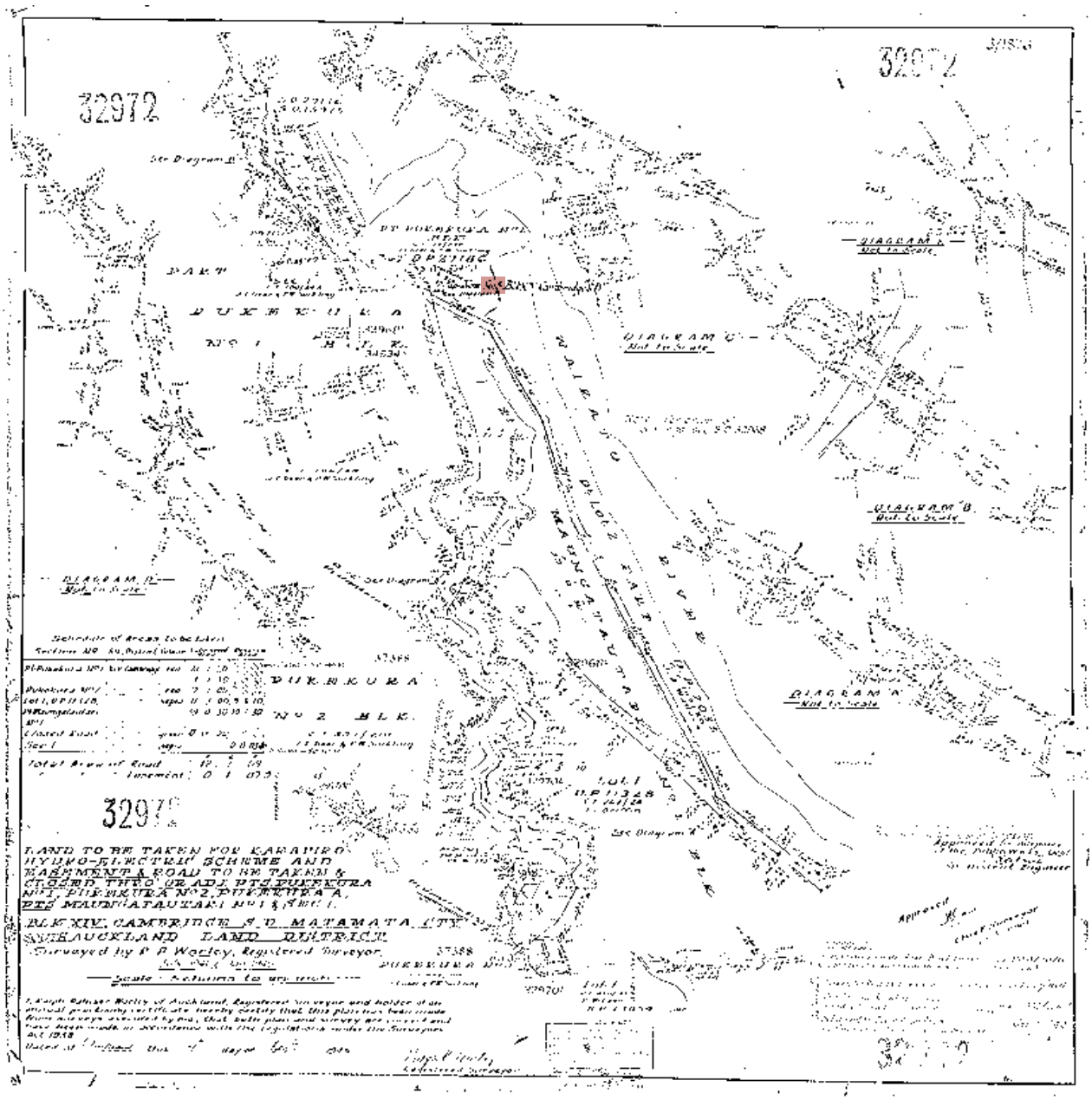
Subject to the Reserves Act 1977

Subject to a right (in gross) to convey electicity over part Section 2 Block XIV Cambridge Survey District marked K on DP 576580 in favour of Powerco Limited created by Easement Instrument 12677592.5 - 23.6.2023 at 4:13 pm

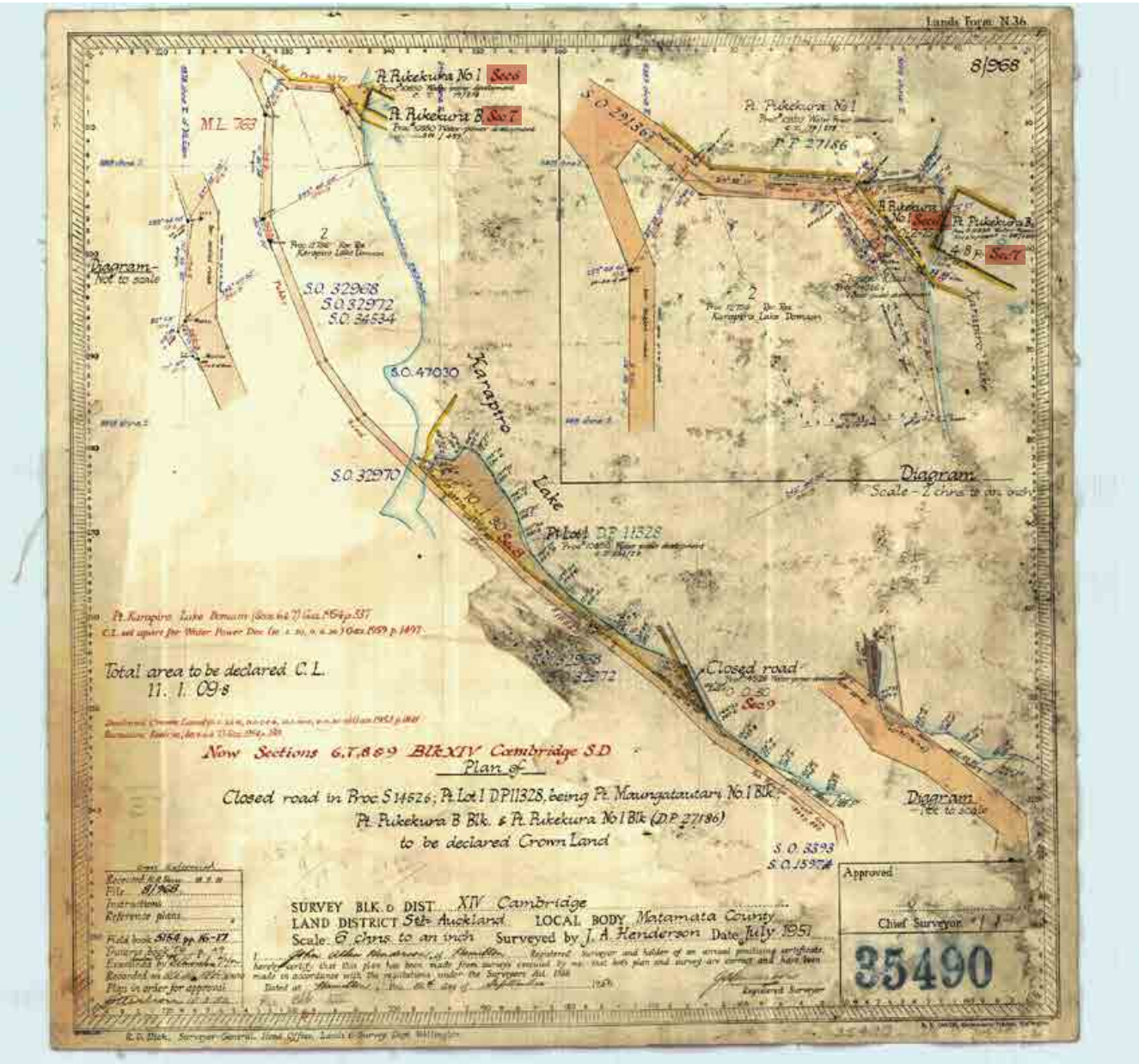
The easements created by Easement Instrument 12677592.5 are subject to Section 243 (a) Resource Management Act 1991



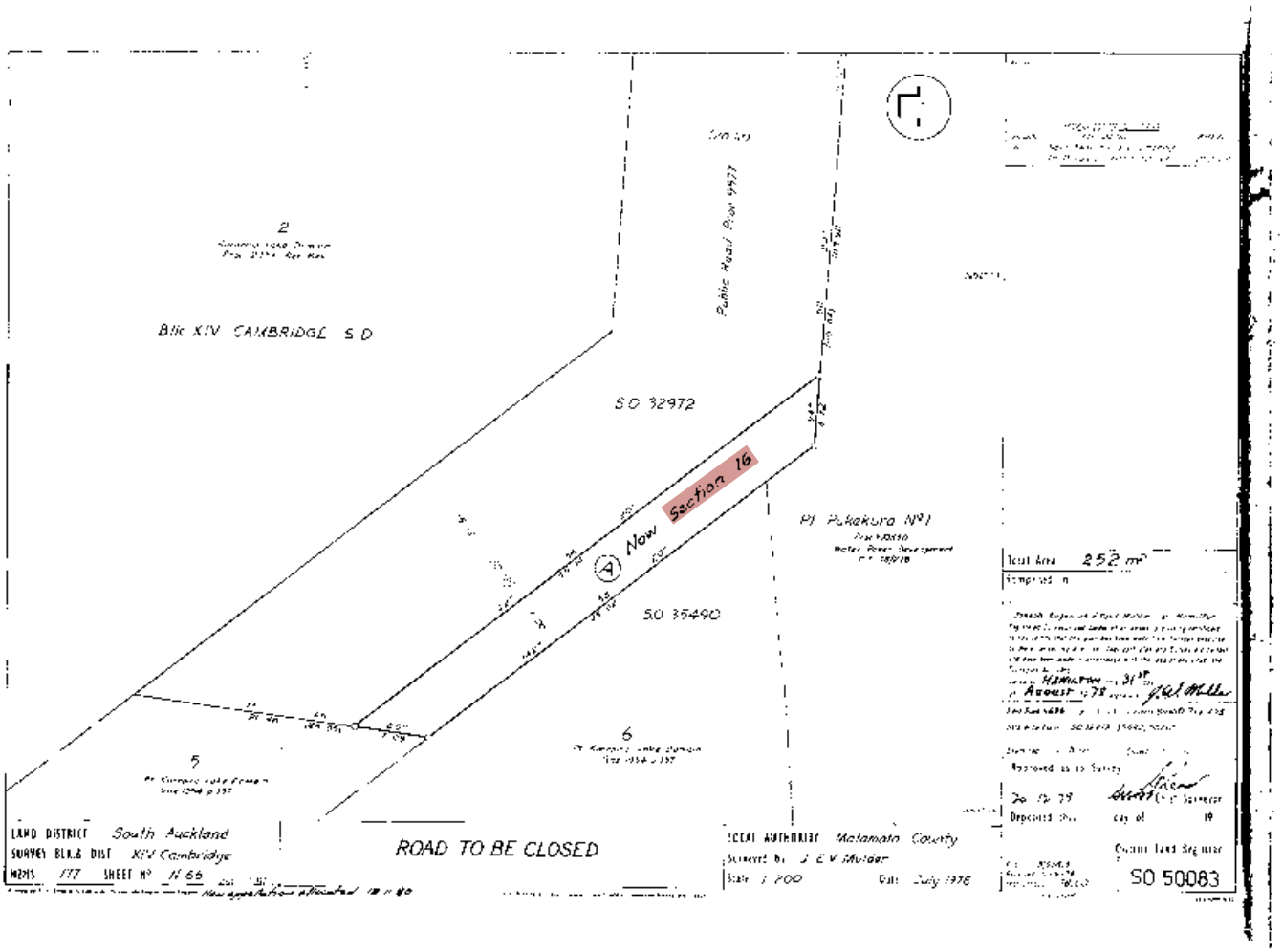
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Version: 1, Version Date: 21/09/2026



Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

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)

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

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Historical Search Copy

R W Muir
Registrar-General of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

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

Original Registered Owners

Waipa District Council

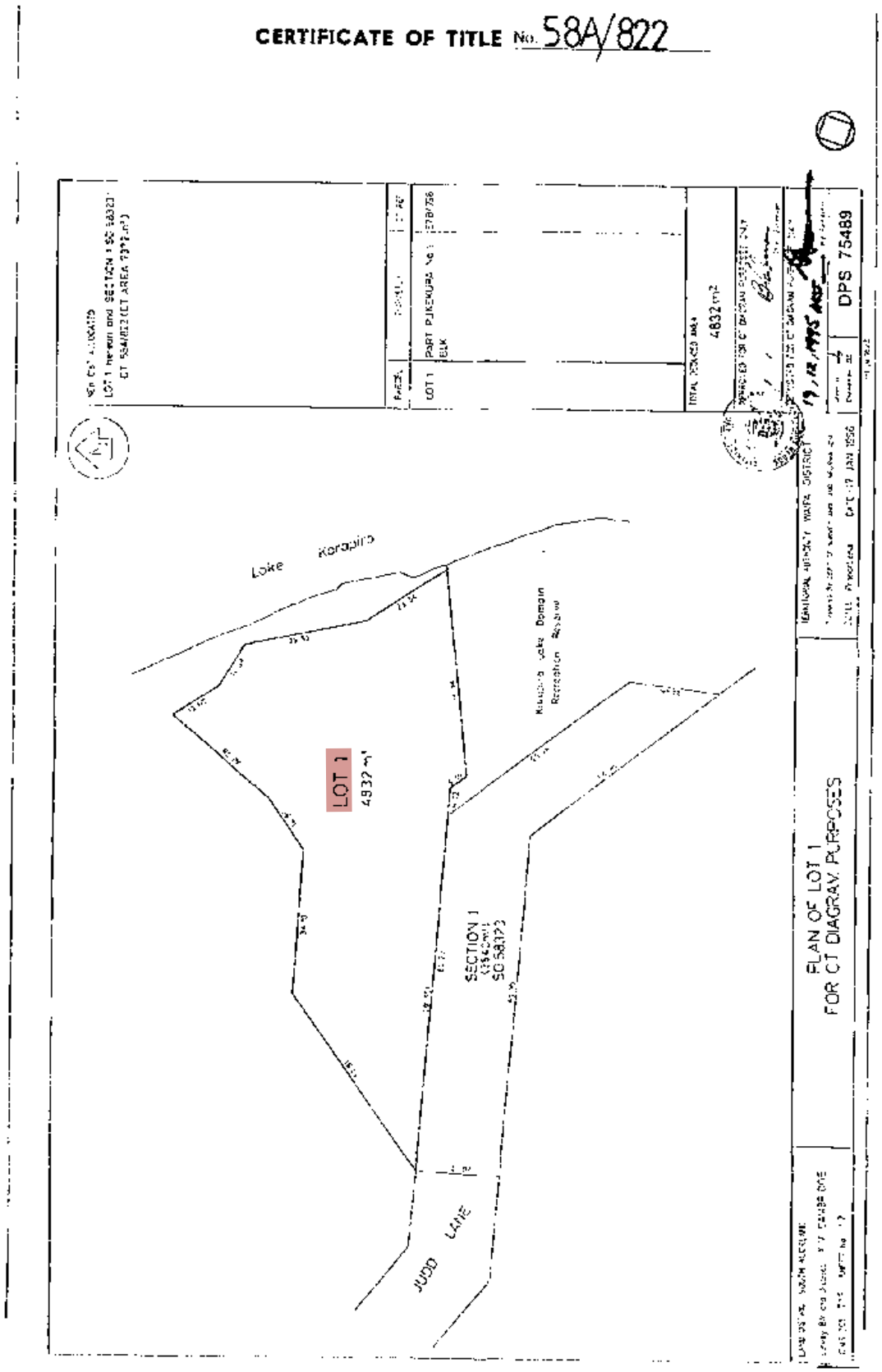
Interests

SUBJECT TO THE RESERVES ACT 1977

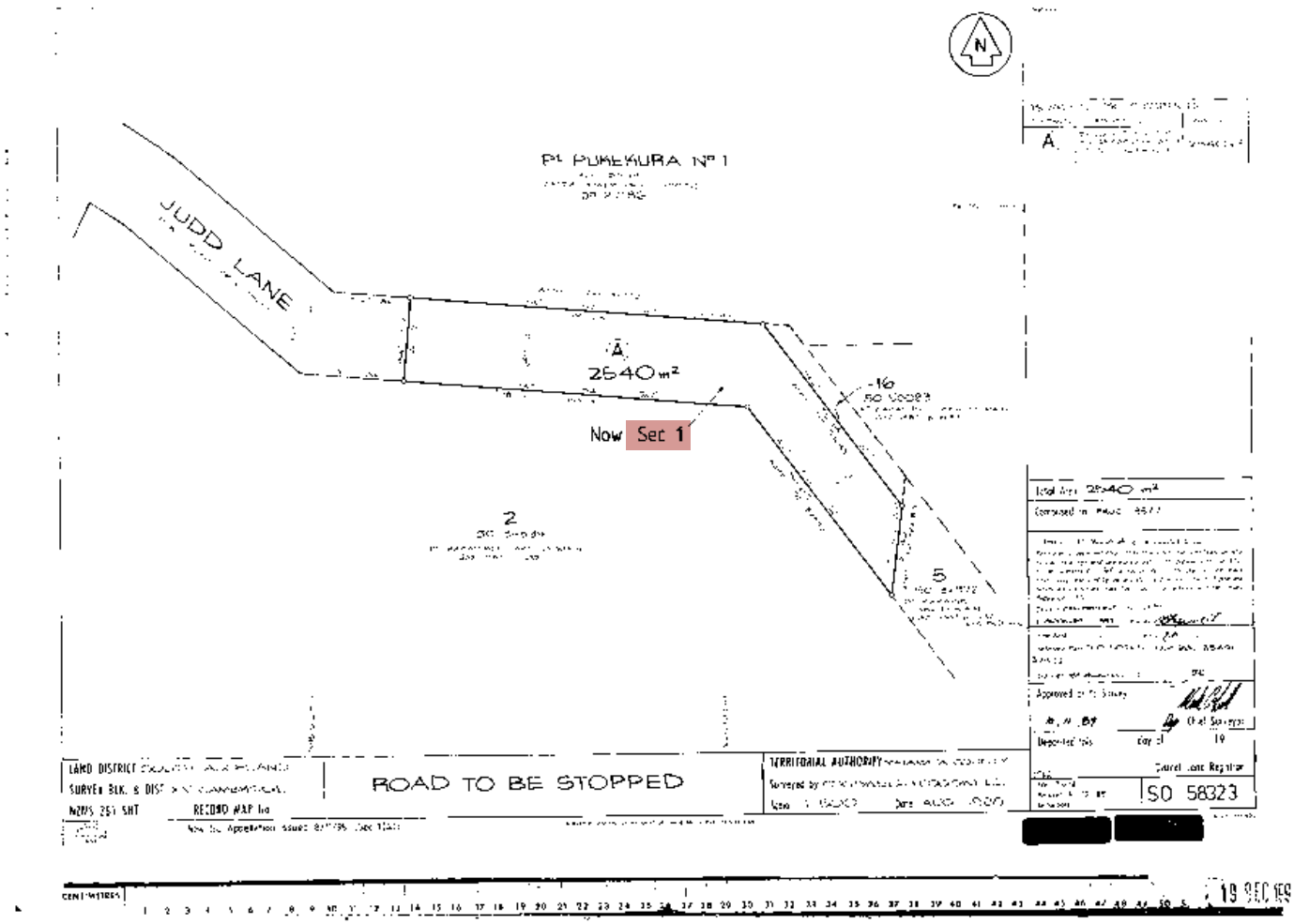
7922533.1 Gazette Notice (NZ Gazette 21.8.2008, No 131, p.3422) classifying the within land as a recreation reserve subject to the Reserves Act 1977 - 29.8.2008 at 9:00 am

Subject to a right of way over part marked C on DPS 89336 created by Easement Instrument 10384778.3 - 2.6.2016 at 10:45 am

Identifier **SA58A/822**



Transaction ID 5867202
Client Reference Karapiro
Historical Search Copy Dated 05/06/25 11:06 am, Page 3 of 3
Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026



Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Land Notices

Classification of Reserve—Part Karapiro Lake Domain, Waipa District

21
AUG
2008

Tags

Reserves Act

Land notices

Notice Number
2008-ln6012

Page Number
3422

Issue Number
131

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 m2 Description

7372 Lot 1 DP S75489 and Section 1 SO 58323(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)

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Version: 1, Version Date: 21/09/2026

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
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R W Muir
Registrar-General of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **544104**
Land Registration District **South Auckland**
Date Registered 06 January 2011 07:00 am

Type	Deed of easement under s60 Land Act 1948	**Instrument**	YEC 8672093.1
Area	1070.8577 hectares more or less		
Legal Description	Section 1-10 Survey Office Plan 326117		
Purpose	Easement In Gross to store water and install and operate hydro electricity works		

Original Registered Owners
Mighty River Power Limited - Grantee

Interests

Reservation of Land and Classification of Reserves

Under section 167 of the Land Act 1948, the Director Operations for the Hauraki/Waikato/Taranaki Region, of the Department of Conservation, Hamilton, with the consent of the Minister for Land Information, hereby sets apart the land described in the Schedule as a reserve under the Reserves Act 1977, and further declares the land to be classified as a recreation reserve, subject to the provisions of the Reserves Act 1977.

South Auckland Land District—Waipa District

Schedule

Area ha	Description
2.4800	Section 6 SO 326117, subject to the easement registered as Record of Title 544104, Secondary Use Purpose revoked by *New Zealand Gazette*, 14 December 1995, No. 147, page 4795, as shown on SO 44136, known as Bob's Landing
0.1644	Section 7 SO 326117, subject to the easement registered as Record of Title 544104 Secondary Use Purpose revoked by *New Zealand Gazette*, 14 December 1995, No. 147, page 4795, as shown on SO 47030, known as Pukekura Island
9.8868	Sections 1 and 3 SO 465103, subject to the easement registered as Record of Title 544097, Secondary Use Purpose revoked by *New Zealand Gazette*, 14 December 1995, No. 147, page 4795, as shown on SO 43500 and SO 45024, known as Bulmers Landing

South Auckland Land District—South Waikato District

Schedule

Area ha	Description
0.2100	Section 3 SO 326117, subject to the easement registered as Record of Title 544104, Secondary Use Purpose revoked by *New Zealand Gazette*, 14 December 1995, No. 147, page 4795, as shown on SO 48111, known as Aniwaniwa Island.
8.0000	Section 4 SO 326117, subject to the easement registered as Record of Title 544104, Secondary Use Purpose revoked by *New Zealand Gazette*, 14 December 1995, No. 147, page 4795, as shown on SO 48111, known as Aniwaniwa Reserve.
1.3780	Section 3 SO 326129, subject to the easement registered as Record of Title 544097, Secondary Use Purpose revoked by *New Zealand Gazette*, 14 December 1995, No. 147, page 4795, as shown on SO 43039, known as Jones Landing.
5.9845	Section 5 SO 326120, subject to the easement registered as Record of Title 544105, Secondary Use Purpose revoked by *New Zealand Gazette*, 14 December 1995, No. 147, page 4795, as shown on SO 44119, known as Durham Point.

Dated at Hamilton this 21st day of September 2021.

DAN HEINRICH, Director Operations, Department of Conservation, Hamilton.

(DOC File: PAL-05-06-21-01)

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Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Appointment of Local Authority to Administer a Reserve

Under section 28 of the Reserves Act 1977, the Director Operations for the Hauraki/Waikato/Taranaki Region, of the Department of Conservation, Hamilton, appoints the Waipa District Council to control and manage the reserves listed in the Schedule subject to the provisions of the Reserves Act 1977.

South Auckland Land District—Waipa District

Schedule

Area ha	Description
2.4800	Section 6 SO 326117, subject to the easement registered as Record of Title 544104, Secondary Use Purpose revoked by *New Zealand Gazette*, 14 December 1995, No. 147, page 4795, as shown on SO 44136, known as Bob's Landing
0.1644	Section 7 SO 326117, subject to the easement registered as Record of Title 544104 Secondary Use Purpose revoked by *New Zealand Gazette*, 14 December 1995, No. 147, page 4795, as shown on SO 47030, known as Pukekura Island
9.8868	Sections 1 and 3 SO 465103, subject to the easement registered as Record of Title 544097, Secondary Use Purpose revoked by *New Zealand Gazette*, 14 December 1995, No. 147, page 4795, as shown on SO 43500 and SO 45024, known as Bulmers Landing

Dated at Hamilton this 21st day of September 2021.

DAN HEINRICH, Director Operations, Department of Conservation, Hamilton.

(DOC File: PAL-05-06-21-01)

2021-ln4107 23-09-2021 09:15

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UNDER LAND TRANSFER ACT 2017
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R.W. Muir
Registrar-General of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier	**SA53A/502**
Land Registration District	**South Auckland**
Date Issued	27 October 1993

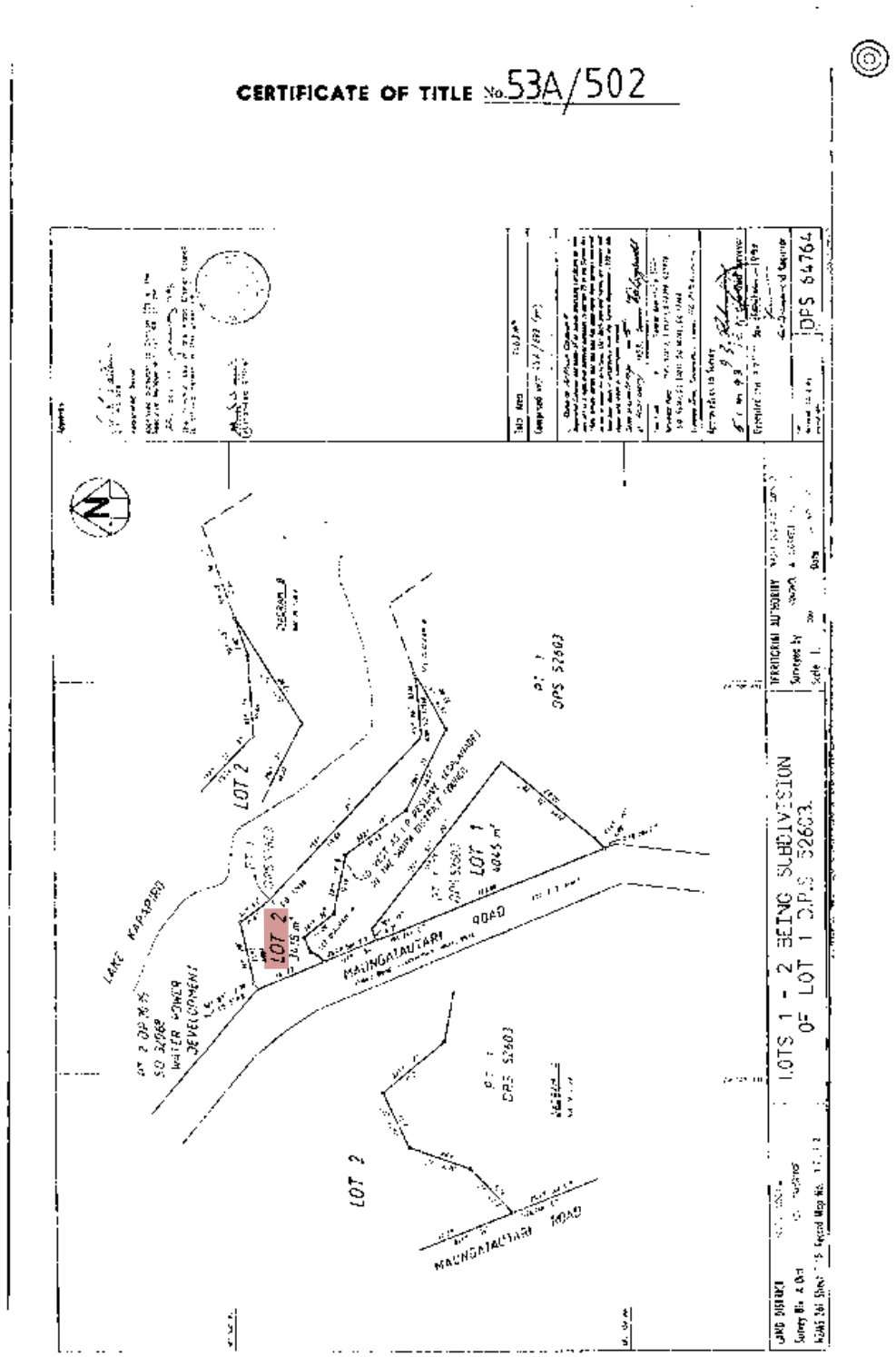
Prior References
SA45A/692

Estate	Fee Simple
Area	3418 square metres more or less
Legal Description	Lot 2 Deposited Plan South Auckland 64764
Purpose	Local purpose (Esplanade) reserve

Original Registered Owners
Waipa District Council

Interests
SUBJECT TO THE RESERVES ACT 1977

Identifier **SA53A/502**



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017

Historical Search Copy

R W Muir
Registrar-General of Land

Identifier	**998562**
Land Registration District	**South Auckland**
Date Registered	23 April 2021 07:00 am

Prior References
12097772.1

Type	Deed of easement under s60 Land Act 1948	**Instrument**	YEC 12097772.1
Area	1016.5512 hectares more or less		
Legal Description	Section 7 Survey Office Plan 461172		
Purpose	Right to take and convey water over part marked A on SO 519186 and Right to convey water, electricity and telecommunications over part marked B on SO 519186		

Original Registered Owners
Her Majesty the Queen - Grantor

Interests

Transaction ID 5867164
Client Reference Karapiro

Historical Search Copy Dated 05/06/25 11:04 am, Page 1 of 1

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Appendix 5 | Memorandum of Understanding Between Waipa District Council and Ngaati Koroki Kahukura and Ngaati Hauaa; 18 August 2009

DATED 18 August 2009

MEMORANDUM of UNDERSTANDING

BETWEEN

WAIPA DISTRICT COUNCIL
("the Council")

AND

NGAATI KOROKI KAHUKURA and NGAATI HAUAA
("Tangata Whenua")

1

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is made the 18th day of August 2009

BETWEEN

WAIPA DISTRICT COUNCIL, the local authority responsible for the management and operation of the Karapiro Lake Domain ("the Council")

TANGATA WHENUA with mana whenua and kaitiaki for the land that comprises the Karapiro Lake Domain and the land that surrounds it ("Tangata Whenua")

IN RELATION TO

KARAPIRO LAKE DOMAIN ("the Domain")

Introduction

This Memorandum of Understanding has been prepared and agreed to support the objectives of Council's Strategic Plan and Reserve Management Plan for the Karapiro Lake Domain.

Council is the local authority responsible for management and development of the Domain.

Ngaati Koroki Kahukura and Ngaati Hauaa are the Tangata Whenua for the area.

In principle this Memorandum has an indefinite term. It remains until such time as legislative changes or the parties to it determine otherwise. A review period is available to both parties at 12 monthly intervals from the date it is signed or at a lesser interval with the agreement of both parties. If any dispute arises between the parties about interpreting or implementing its provisions the parties will attempt to resolve the dispute in the spirit of mutual cooperation.

2

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Background

The Karapiro Lake Domain is located between Maungatautari Road and the western shore of Lake Karapiro approximately 10 km southeast of Cambridge. It was established for recreational purposes in 1947 when construction of the Karapiro hydro dam flooded the Waikato River and created Lake Karapiro. The Domain comprises approximately 19 hectares of land on the shore of the lake. The power company, Mighty River Power, owns and operates the dam and power station associated with the lake and the Waikato Regional Council is responsible for activities on the lake.

The land comprising the Domain is legally described as:

Section 2 Block XIV Cambridge Survey District comprising 17.8497 ha
Section 6 Block XIV Cambridge Survey District comprising 0.2656 ha
Section 16 Block XIV Cambridge Survey District comprising 0.0252 ha
Section 5 Block XIV Cambridge Survey District comprising 0.1138 ha
Section 7 Block XIV Cambridge Survey District comprising 0.0121 ha
Lot 1 DPS 75489 held in CT 58A/822 comprising 0.4832 ha
Section 1 SO 58323 held in CT 58/822 comprising 0.2540 ha

Lake Karapiro is a dominant feature of the local environment and is the primary reason for the existence of the Domain.

The Domain was created in 1947 as a recreational camping ground and picnic area. It was under the control of a Domain Board until 1989 when local government reorganisation transferred responsibility to the Waipa District Council ("Council").

The Domain has been developed over the years to make it a premier water sports venue that provides for a range of sports and complementary activities. Most recently, extensive development being undertaken by Council will establish the Domain and the lake as a world class venue for a variety of water sports and other activities.

The Domain and the surrounding area are of particular significance to Tangata Whenua. There are several significant archeological sites around the Domain and the area has particular historic and cultural significance. The extent of archeological, cultural and historic sites in the vicinity of the Domain highlights the significance of the cultural history associated with the general area. The area was subject to several years of tribal unrest and fighting over ancestral lands when much was at stake. In the area of the Domain and the terrace of land called Taumatawiwi one last battle took place in 1830 involving thousands of men, women and children. Hundreds were killed including many rangatira. The bodies of the rangatira killed in battle were burned on a rock outcrop while others were placed in the river to avoid them falling into enemy hands. After the battle peace was made between the parties and this was the last bloody tribal struggle for possession of the upper Waikato.

The Domain comprises several large open grassed spaces situated on two large river terraces surrounded and enhanced by mature trees. Activities on the Domain are many and varied. They include rowing, waka ama, dragon boat racing, power boat racing,

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

water skiing, yachting, triathalons and school camps. The Domain is home to several sports clubs and activity groups and they have leased parts of the Domain for their buildings and specialist facilities. Situated on the Domain are Rowing New Zealand and an associated High Performance Centre, the Cambridge Yacht and Motor Boat Club, Karapiro Rowing Inc, Waikato and Cambridge Rowing Clubs, Karapiro Water Ski Club, Waikato Recreational Charitable Trust's sand sport courts, a site manager's house, an administrative office, storage sheds, an accommodation lodge and cabins, high and low rope courses, a camping ground, and an Events and Community Centre that serves as the headquarters, official reception area and administration centre for events on the Domain.

Management and development of the Domain is explained in Council's Karapiro Domain – Strategic Plan and Reserve Management Plan (February 2005). There are links to Council's Community Leisure Plan (May 2002), the Waipa District Plan, the Waikato Regional Policy Statement, the Waikato Regional Plan, the Regional Council's navigational safety bylaw, Camping Ground Regulations, Council's Dog control bylaw and specific resource consent conditions.

The Karapiro Domain - Strategic Plan and Reserve Management Plan (February 2005) was prepared in consultation with key stakeholders including Tangata Whenua. This Memorandum of Understanding is based on the Plan's objectives and polices relating to the protection of the historic and cultural values of the Domain and the surrounding area.

Purpose

The purpose of this Memorandum of Understanding is:

1. To acknowledge and achieve the objectives and polices in Council's Karapiro Domain - Strategic Plan and Reserve Management Plan (February 2005) and any revisions of it; in particular, those objectives and polices regarding the protection of historic and cultural values;

2. To acknowledge that Tangata Whenua has mana whenua and kaitiaki for the land that comprises the Karapiro 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 the cultural room 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.

MAD

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Understanding

1. The parties to this Memorandum of Understanding ("the Memorandum") will work together to protect the historic and cultural values of the Domain, the features in it and the area around it while promoting the Domain, its features and its amenities to the best advantage of stakeholders, users and the community.

2. Both parties to the Memorandum are committed to ensuring that the maintenance, operation, management and development of the Domain will provide a high standard of recreational and sporting amenity and that the protection of historic and cultural values will be an integral part of this.

3. The parties will work together to implement and periodically review the Karapiro Domain - Strategic Plan and Reserve Management Plan 2005 and any plan that may supersede it.

4. The cultural room that will be established in the Events and Community Centre will be retained and maintained for the purpose of recognising and protecting the historic and cultural values of the site which includes Tangata Whenua involvement in events that are held on the Domain. The ownership, the cost and approval of maintenance and refurbishment of this room will be determined and described in a separate agreement between the parties to the Memorandum.

5. Council will establish and maintain a Domain Management Committee (or similar group know by some other name) comprising members of key stakeholders which include Council and Tangata Whenua. The purpose of the committee is to ensure the achievement of the goals and objectives of the Karapiro Domain - Strategic Plan and Reserve Management Plan (February 2005) or any plan that may supersede it and to contribute to the successful use, management and development of the Domain as a high quality venue for a variety of activities in the interests of all users, stakeholders and the community.

Waikato Settlement

This Memorandum of Understanding recognises the mana whakahaere of Ngaati Koroki Kahukura and Ngaati Hauaa and will not prejudice any future Crown negotiations with these groups. This Memorandum of Understanding also acknowledges the Waikato Settlement which provides for the Crown and Waikato Tainui to enter into a new era of co-management over the Waikato River.

Council's expectations

1. That Council will be advised of any issues that may affect or impact on the successful outcome of events on the Domain or the fulfillment of the objectives and policies in the Karapiro Domain - Strategic Plan and Reserve Management Plan.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

2. That Tangata Whenua will not conduct any activities that may compromise or be contrary to the objectives of Council's Karapiro Domain - Strategic Plan and Reserve Management Plan (February 2005), the Memorandum or any events on the Domain.

3. That Tangata Whenua will participate in events on the Domain to receive and host visitors, promote the site and protect its cultural and historical values.

4. That Tangata Whenua will provide a representative on any Domain management committee or other body that Council may form for the operation, management and development of the Domain.

5. That Tangata Whenua will meet the cost of constructing and establishing the cultural room in the Events and Community Centre. (Council will meet the total cost of the building at the time of construction. The cost of the cultural room will be identified within this total cost and Tangata Whenua will provide to Council an amount equal to the cost of the room at an agreed time in the future.)

Tangata Whenua's expectations

1. That the historic and cultural values of the Domain and the area impacted by it, particularly mana whakahaere will be adequately and appropriately protected.

2. That the rocks, koowhatu tapu, will be protected and retained as a key feature and focal point near the entrance of the Events and Community Centre.

3. That Tangata Whenua will have the opportunity to be involved in events on the Domain for the purpose of acknowledging and protecting historic and cultural values of the site.

4. That appropriate cultural protocols will be followed in relation to any significant development of the Domain, relocation or alteration of the rocks, or any significant event on the Domain.

5. That the purpose of the cultural room will be to provide for the protection of the cultural and historic values of the site and that Tangata Whenua will determine appropriate use of the room.

6. That Tangata Whenua will meet the cost of building and establishing the cultural room. (Council will meet the total cost of the building at the time of construction. The cost of the cultural room will be identified within this total cost and Tangata Whenua will provide to Council, an amount equal to the cost of the room at an agreed time in the future.)

7. That the protection of open grassed areas and large mature trees will include Maaori heritage sites and features and that a planting strategy will include native shrubs and groundcover planting around existing and proposed building sites.

6

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Signed by **NGAATI KOROKI KAHUKURA TRUST**
as TANGATA WHENUA
In the presence of:

Trustee

Trustee

Signed by **TE WHAKAMINENGA O NGAATI HAUAA**
as TANGATA WHENUA
In the presence of:

Trustee

Trustee

SEALED by the **WAIPA DISTRICT COUNCIL** in the presence of:

Chief Executive

WAIPA DISTRICT COUNCIL
The Common Seal Of

7

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Appendix 6 | Schedule of Leases and Management Agreements on Karāpiro Lake Domain

LESSEE	DESCRIPTION	FINAL EXPIRY DATE AND FUTURE PLANS
Cambridge Rowing Club Inc	Ground lease for club-owned building and adjoining land for the purpose of clubrooms, changing facilities and utility area.	Expired 30/06/18. New lease (currently being finalised) will expire 31/10/29 with two rights of renewal for 5 years (Final expiry 31/10/39). Work with lessee in relation to plan for new multi-purpose building in accordance with this Plan and the Masterplan and grant new lease to enable occupancy of this facility.
Cambridge Yacht and Motor Boat Club Inc	Ground lease for club-owned building for the purpose of storage and use of yachts, motor boats and other watercraft and other activities associated with the running of the Cambridge Yacht and Motor Boat Club Inc.	Expires 14/11/28 with one right or renewal for 5 years (Final expiry 14/11/38). Following expiry, work with lessee to understand aspirations and if adequate level of compliance and authorised use, grant new lease.
Canoe Racing New Zealand	Lease of Council-owned building for the purpose of providing training of canoe racing athletes, storage of boats associated with canoe racing and administration by the Tenant.	Expires 18/04/2051 with no rights of renewal. Following expiry, work with lessee to understand aspirations and if adequate level of compliance and authorised use, grant new lease.
Karapiro Kayak Racing Club Inc	Ground lease for club-owned building and surrounding land for the purpose of sport and recreation storage facilities.	Expires 01/05/2029 with two rights of renewal for 5 years (Final expiry 01/05/2039). Following expiry, work with lessee to understand aspirations and if adequate level of compliance and authorised use, grant new lease.
Karapiro Rowing Inc (future management agreement)	Management agreement to use Council-owned building for the purpose of storage of watercraft, skiff and oar racks and other equipment.	Work with lessee in relation to plan for new multi-purpose building in accordance with this Plan and the Masterplan and grant new lease to enable occupancy of this facility.
Karapiro Rowing Inc	Ground lease for tenant-owned Finish Tower and Flynn Cove facilities including KRI-owned Stevenson's Lodge, Don Swales Boat Shed, workshops and additional lease areas. Facilities are for the purpose of use, storage and repair of watercraft and other equipment associated with the running of rowing events on Lake Karāpiro and such other activities as may be associated with the running of Karāprio Rowing Incorporated, e.g. volunteer facilities and offices.	Finish Tower (ground lease) - expires 12/01/34. Flynn Cove facilities (ground lease) - expires 11/01/39. Following expiry, work with lessee to understand aspirations and if adequate level of compliance and authorised use, grant new lease. Council recognises that funding and grant agencies typically require secure long-term tenure to support capital investment, and will consider lease terms (including rights of renewal) up to the maximum permitted under the Reserves Act 1977.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Karāpiro Water Ski Club	Ground lease for club-owned buildings for the purpose of clubrooms and ancillary facilities.	Expires 30/06/2030 with right of renewal for similar term, that is, 33 years Work with lessee in relation to plan for new multi-purpose building in accordance with this Plan and the Masterplan and grant new lease to enable occupancy of this facility.
Ngaati Koroki Kahukura Trust (Taumatawiwi Trust)	Lease of portion of Sir Don Rowlands Centre to protect and promote cultural/historic value of the Domain.	Expires 30/04/2049 Following expiry, work with lessee to understand aspirations and if adequate level of compliance and authorised use, grant new lease.
NZ Rowing Association Inc (Rowing NZ)	Ground lease for organisation-owned building for the purpose of athlete training, boat storage and sports administration.	Expires 01/07/2041 with no rights of renewal. Following expiry, work with lessee to understand aspirations and if adequate level of compliance and authorised use, grant new lease.
Podium Cafe - Gourmet Delicious Ltd	Ground lease to build and operate a café on the Premises in accordance with the conditions laid out in the Council land use consent.	Expires 14/12/31 with two rights of renewal for 5 years (Final expiry 13/12/41) Following expiry, work with lessee to understand aspirations and if adequate level of compliance and authorised use, grant new lease.
St Peter's School Trust Board	Ground lease for club-owned building and adjoining land for the purpose of clubrooms, changing facilities and utility area.	Expired 30/06/18. New lease (currently being finalised) will expire 31/10/29 with two rights of renewal for 5 years (Final expiry 31/10/39). Work with lessee in relation to plan for new multi-purpose building in accordance with this Plan and the Masterplan and grant new lease to enable occupancy of this facility.
Te Mana Visions Charitable Trust	Management agreement to use Council-owned building for the purpose of storage and repair of watercraft and other equipment associated with the running of Te Mana Visions Charitable Trust	Work with lessee in relation to plan for new multi-purpose building in accordance with this Plan and the Masterplan and grant new lease to enable occupancy of this facility.
Waikato Cycling Sports Academy Inc		Expired December 2019. Lease holding over. Work with lessee in relation to plan for new multi-purpose building in accordance with this Plan and the Masterplan and grant new lease to enable occupancy of this facility.
Waikato Recreation Charitable Trust	Ground lease for organisation-owned sand courts for recreational use.	Expires 31/10/28. Work with lessee to remove and remediate site at specified time after expiry of current lease.
Waikato Rowing Club	Ground lease for club-owned building for the purpose of rowing related activity.	Expires 22/12/2027 with two rights of renewal for 5 years (Final expiry 22/12/37). Work with lessee in relation to plan for new multi-purpose building in accordance with this Plan and the Masterplan and grant new lease to enable occupancy of this facility.

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

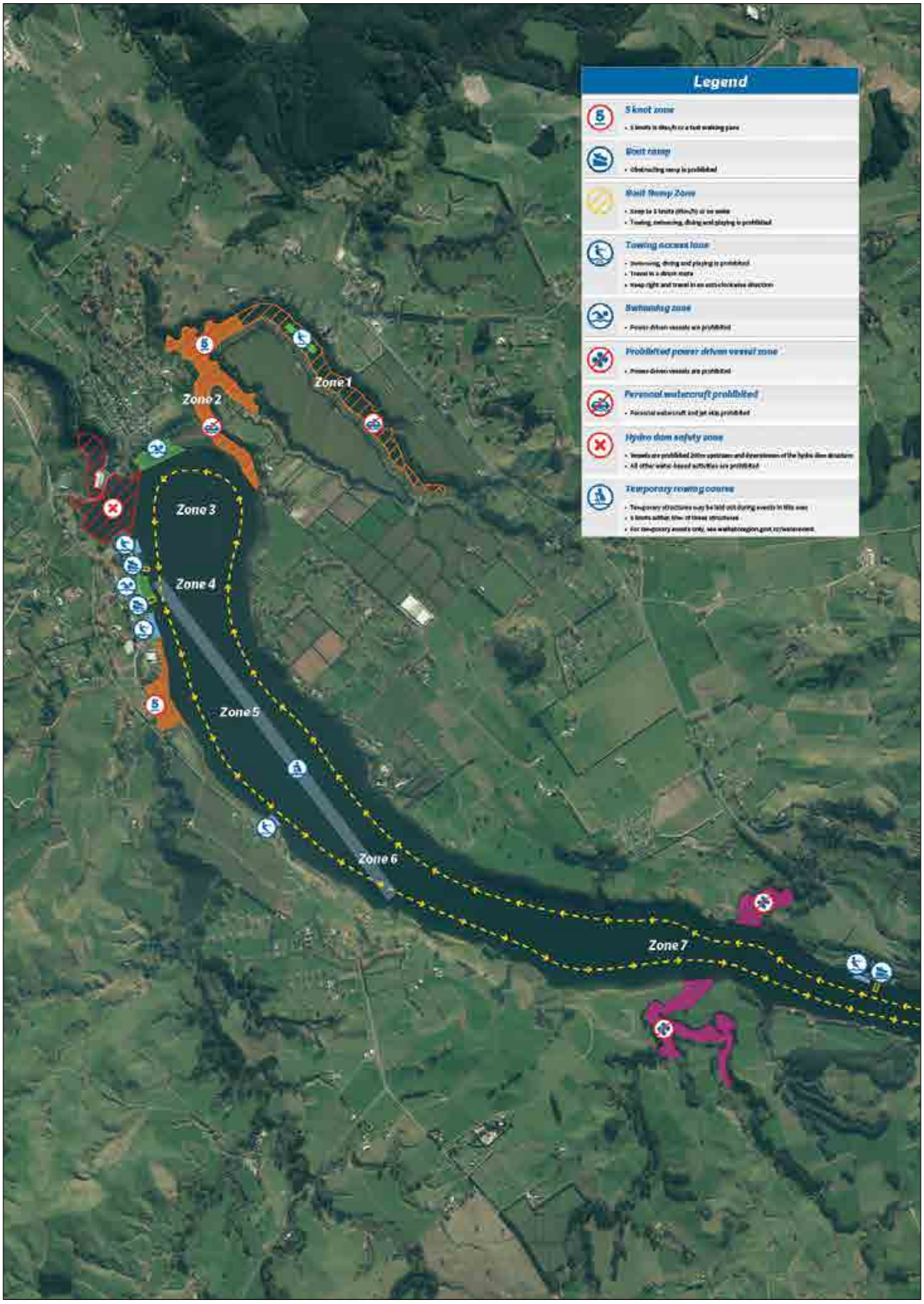
Appendix 7 | Flood Level Map



Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

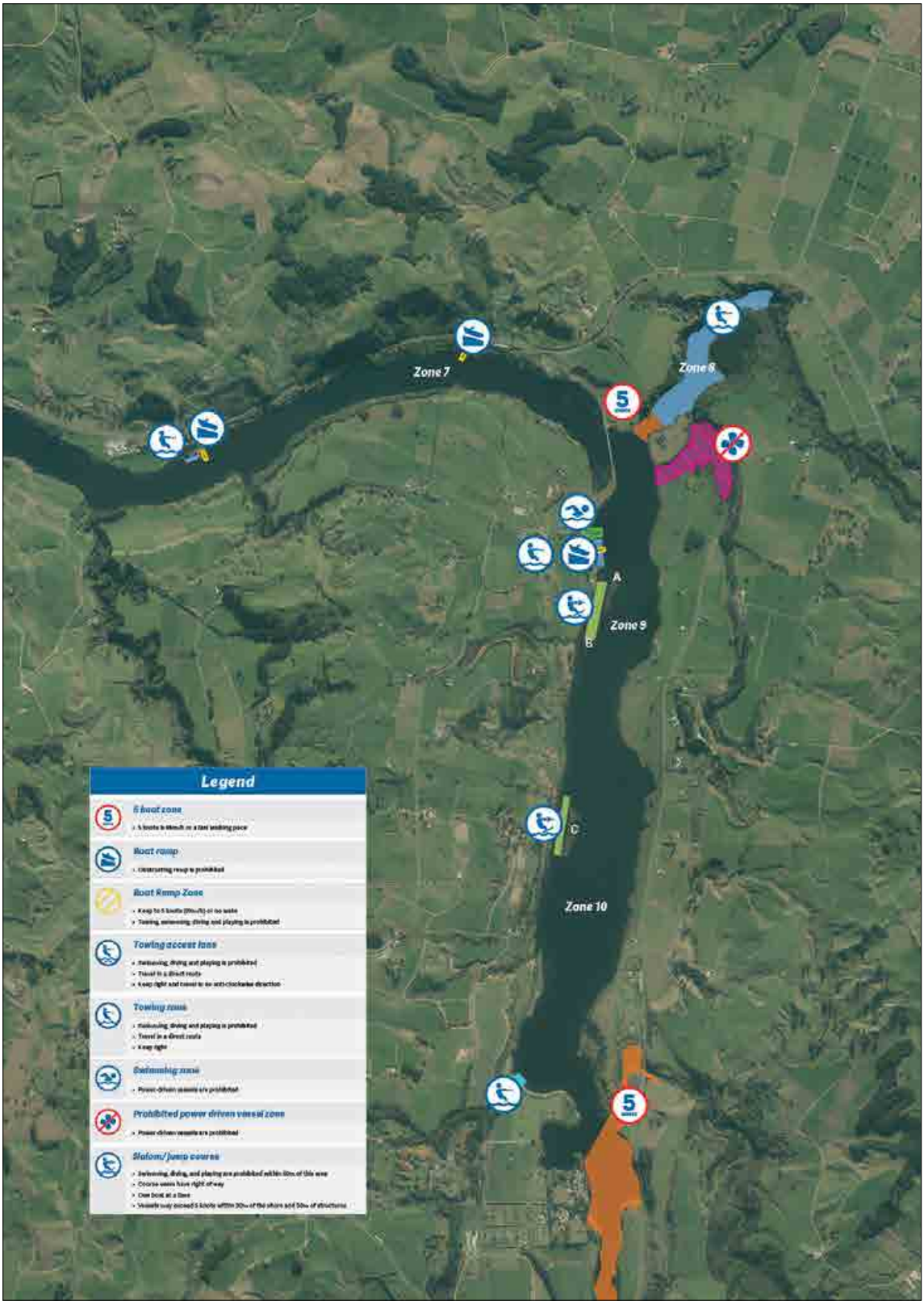
Appendix 8 | Current Lake Activity Zones - Waikato Regional Council 2013 Navigation Safety Bylaw

MAP 17.1 – LAKE KARĀPIRO



Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

MAP 17.2 – LAKE KARĀPIRO



Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

Waipā DISTRICT COUNCIL

Document Set ID: 11780863
Version: 1, Version Date: 21/09/2026

APPENDIX 4

Final Karāpiro Lake Domain Masterplan – Clean [ECM: 11780838]

KARĀPIRO LAKE DOMAIN MASTERPLAN

SEPTEMBER 2026



Waipā DISTRICT COUNCIL

Ngaati Koroki Kahukura

Ngāti Hauā Iwi Trust

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Ngā Kaupapa : Contents

Section One

Introduction 4

Purpose of this Plan 4

Engagement Overview 6

Masterplan Scope 10

Masterplan Scope Plan 11

Existing Site Plan: Karāpiro Lake Domain 12

Existing Site Plan: Start Zone 13

Sites and Features of Significance to Mana Whenua 14

Indigenous Biodiversity and Amenity Context 15

Section Two

Masterplan 16

Design Principles 16

Key Masterplan Moves 18

Activity Zones 21

- Karāpiro Lake Domain Activity Zones Plan 22
- Start Zone Activity Zones Plan 23
- Event Zone 24
- Sports Zone and Sports Water Access Zone 25
- Built Accommodation Zone 26
- Camping Zone 27
- Informal Recreation Zone and Public Lake Access Zone 28
- Spectator Zone 29
- Domain Green Zone 30
- Operational Zone 31
- Conservation Zone 32

Pedestrian and Cycle Circulation 35

- Karāpiro Lake Domain Pedestrian and Cycle Circulation Plan 36
- Start Zone Activity Pedestrian and Cycle Circulation Plan 37

Vehicle Circulation and Parking 39

- Karāpiro Lake Domain Vehicle Circulation and Parking Plan 40
- Start Zone Vehicle Circulation and Parking Plan 41

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Buildings, Play and Visitor Infrastructure **43**

Karāpiro Lake Domain Buildings, Play and Visitor Infrastructure Plan 44

Start Zone Buildings and Visitor Infrastructure Plan 45

Environment **47**

Karāpiro Lake Domain Environment Plan 48

Start Zone Environment Plan 49

Karāpiro Lake Domain Masterplan Overview Plan **50**

Start Zone Masterplan Overview Plan **51**

Section Three

Masterplan Implementation **53**

Implementation **53**

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

1 Section One
Introduction

Purpose of this Plan

The Masterplan sets out design principles and key actions required to deliver the long term vision, ensuring all initiatives are aligned with the strategic direction outlined in the Reserve Management Plan 2026 (RMP). It provides a high-level framework to guide investment, third-party occupancy and development decisions, offering a coordinated approach to achieving long-term objectives.

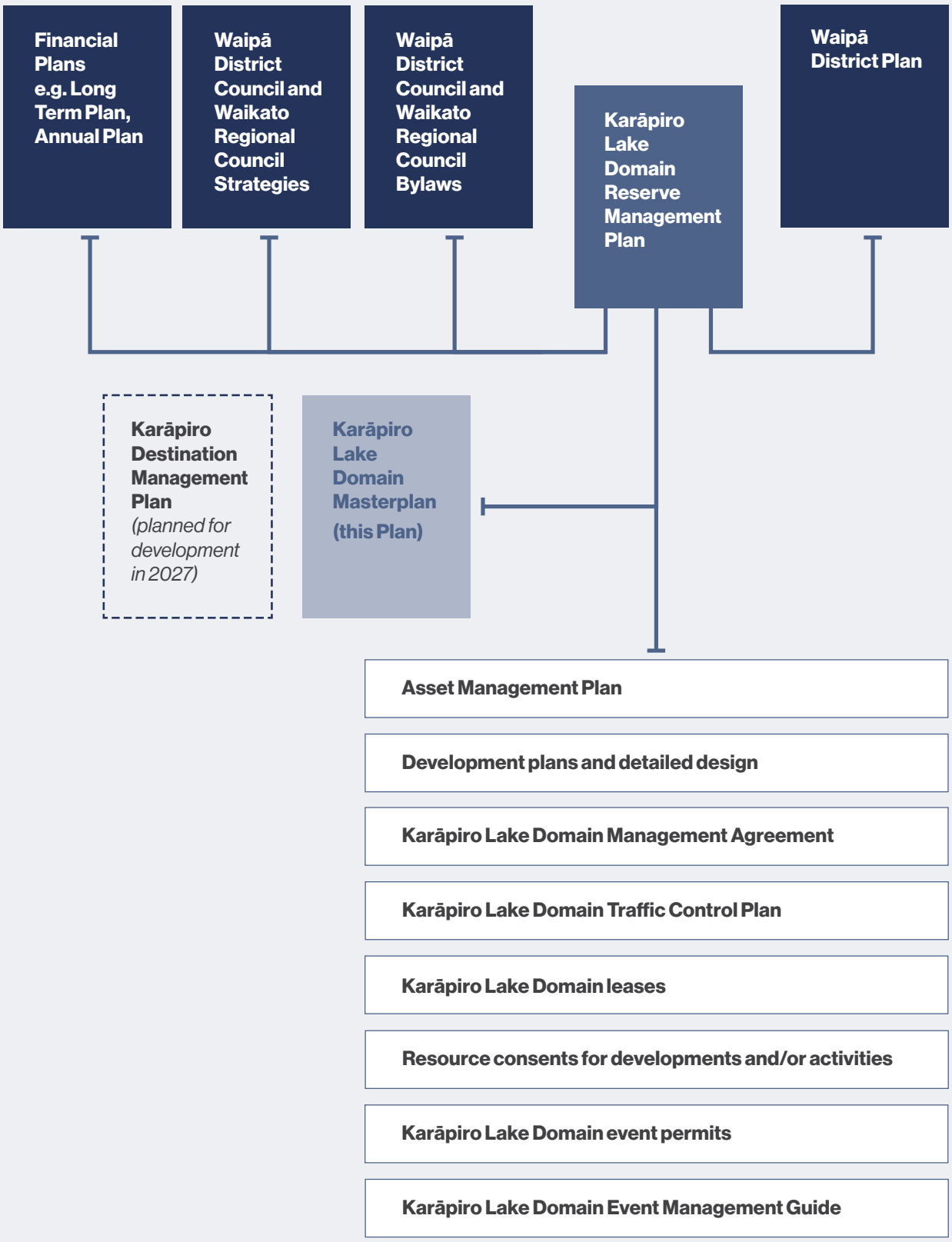
The Masterplan is conceptual in nature; technical assessments, detailed design, consenting processes, and discussions with lessees (existing and future) will refine specific actions. As projects progress, amendments to the Masterplan may be necessary to respond to new information, evolving needs, or regulatory requirements, while remaining true to the overarching vision.

The role of the Masterplan in relation to other Council plans, bylaws and agreements is shown in Figure 1.

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

As shown in Figure 1, the Masterplan will inform a range of operational documents and agreements.

Figure 1. Documents and agreements informed by this Plan



Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Engagement Overview

The Masterplan has been developed concurrently with the new RMP.

Council has worked directly with representatives of Ngaati Koroki Kahukura and Ngāti Hauā[1], as mana whenua at Karāpiro Lake Domain through the Masterplan process. Council has also maintained engagement with Waikato-Tainui and Raukawa, where appropriate, in recognition of their respective Treaty settlement interests and Council's wider partnership obligations.

Key partner organisations, including lessees, the Waikato Regional Harbourmaster, Sport Waikato, Mercury, Toitū Te Whenua Land Information New Zealand (LINZ) have contributed input into the Masterplan; with many of these organisations represented on the RMP Review and Masterplan Focus Group. This Focus Group, which also had representation from mana whenua, Council's elected members and the Cambridge Community Board, met several times through the review process. The purpose of the Focus Group was to seek input and feedback from mana whenua partners and key stakeholders on the project approach and potential policy directions and Masterplan moves.

The process followed to develop the Masterplan also provided for our communities to provide input and feedback. Key actions and timeframes are set out in Appendix 1. This input highlighted a wide range of aspirations, requirements and concerns which were all carefully considered.

Statutory framework, leases and technical reports

A wide range of legislation and policy documents and reports informed the development of the RMP and this Masterplan. These are set out in Section 1 and Appendix 2 of the RMP.

The Council commissioned Market Demand and Feasibility Study for Potential New Commercial Accommodation at Karāpiro Lake Domain, Horwarth HTL, June 2025 also informed decisions on accommodation in this Masterplan.

1 Ngaati Koroki Kahukura and Ngāti Hauā have differing preferences for the use of macrons throughout this document. Ngaati Koroki Kahukura does not use macrons, writing double vowels instead (e.g. 'Ngaati'), while Ngāti Hauā does (e.g. 'Ngāti').

Domain Development to Date

The following timeline outlines key moments in the history and development of Karāpiro Lake Domain. It traces the transformation of the site from its early cultural significance through to major infrastructural changes, governance milestones, and its emergence as a nationally and internationally recognised venue for recreation and sport.

Pre-European era

Ngaati Koroki Kahukura, Ngāti Hauā, and Raukawa establish ancestral connections to Karāpiro through whakapapa, occupation, and settlement that is evidenced by archaeological and cultural sites such as urupā (burial grounds), burial caves, and multiple pā (fortified villages) located around the Karāpiro Domain

The Waikato River is recognised as an awa tupuna – an ancestral river with spiritual, cultural, and economic significance.

1830
Battle at Taumatawīwī

Ngāti Hauā, with support from Ngaati Koroki Kahukura and Ngāi Te Rangi, defeat Ngāti Maru at Taumatawīwī.

Bodies of fallen warriors are burned on a pyre built at the foot of a column of rocks where Hauoria Stream met the Waikato River; others are placed in the river. The odour from cremation gives rise to the name Karāpiro – 'karā' (rock) and 'piro' (odiferous).

Te Waharoa (Ngāti Hauā rangatira) instructs Ngaati Koroki to remain in occupancy at Karāpiro.



Construction of Karāpiro Dam c1940's showing indicative outline of future Karāpiro Lake Domain. *Photo credit: Unknown*

1940–1947
Construction of Karāpiro Dam

Construction begins in 1940; completed in 1947 after delays due to World War II. Lake Karāpiro is formed, submerging sites including the Horahora Power Station and the Taumatawīwī battle site. The sacred rocks were also submerged. The dam becomes part of a system of hydroelectric stations on the Waikato River.



Rowing eights race, British Empire Games, Lake Karāpiro, Waikato with spectators on the Karāpiro Lake Domain embankment in background. *Photo credit: Whites Aviation, Alexander Turnbull Library.*

1947 - 1949
Establishment of Karāpiro Lake Domain

1947 - A camping ground and picnic area is established beside the new lake.

1949 - Domain formally placed under a Domain Board via the Public Reserves, Domains, and National Parks Act 1928.



England Men's Eight Oar Shell Rowing Team, British Empire Games, Lake Karāpiro, 1950 spectators on the Karāpiro Lake Domain embankment in background. *Photo credit: New Zealand Herald, Auckland Libraries Heritage Collections 1370-603-01*

1950
Hosting of British Empire Games

Lake Karāpiro hosts rowing events for the 1950 British Empire Games.

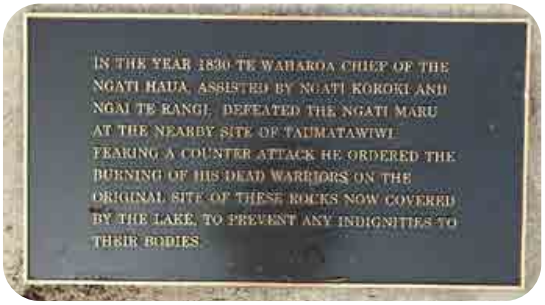
Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026



1978 World Championships at lake Karāpiro. *Photo credit: Cambridge Museum and Historical Society.*











Six vertical posts that were possibly created and installed for the opening of the Sir Don Rowlands Centre in 2010 positioned at the gate 2 entrance.

1978
World Rowing Championships

The World Rowing Championships were hosted at Lake Karāpiro - a first for the Domain as well as the first time they were held in the Southern Hemisphere. The event attracted 100,000 spectators and rowers from 28 nations.

An agreement with Iwi allowed the sacred rocks (that were previously submerged in 1947) to be removed for the 1978 World Rowing Championships and relocated. One rock is now at the Maungatautari Marae and others at the memorial site at the Karāpiro Domain.

1982–1989
Domain Land Management Changes

1982: Five reserve parcels are classified for recreation under the Reserves Act 1977.

1987: Domain vested in Matamata County Council.

1989: Management transfers to Waipā District Council following local authority amalgamation.

2008 – Title Consolidation

Council secures Certificate of Title 433904 for five parcels. Remaining two parcels classified as recreation reserve under Title 58A/822.

2009
Memorandum of Understanding (MoU)

MoU signed between Waipā District Council, Ngāti Hauā, and Ngaati Koroki Kahukura. Recognises mana whenua as kaitiaki and upholds protection of cultural values. Supports cultural use of Te Manawa o Matariki within the Events and Community Centre.

2010
Waikato River Settlement Act

Recognises Waikato-Tainui's role in restoring and protecting the river. Embeds Te Ture Whaimana o Te Awa o Waikato (Vision and Strategy) into the regional policy framework.

2010
Opening of Sir Don Rowlands Centre

Purpose-built event centre completed in June 2010, prior to hosting the World Rowing Championships.

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026



Grandstand on Karāpiro Lake Domain for the 2010 World Rowing Championships. *Photo credit: Unknown*

2010
World Rowing Championships

2014 – Treaty Settlements

Ngaati Koroki Kahukura confirmed as holding dominant mana whenua, ahi kā, mana whakahaere, and kaitiaki roles from Karāpiro to Lake Arapuni.

Ngāti Hauā and Raukawa receive statutory acknowledgements and deeds of recognition for Karāpiro and Lake Karāpiro.

2020s
Ongoing Development and Co-Management

Collaborative relationships with mana whenua continue to guide ecological restoration, cultural expression, and event support.

Whānau remain actively engaged in cultural, sporting, and environmental initiatives.

Strong national and international presence as a venue for recreation, sport, and major events.

The Domain now supports a wide range of uses, with established facilities for public access, accommodation, water sports, events, and high-performance training.

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Masterplan Scope

The Masterplan covers the seven parcels of land classified as recreation reserve covered by the previous reserve management plan, Pukekura Island that is classified as recreation reserve and one parcel of land at the 2000m race start area classified as Local Purpose (Esplanade) Reserve administered under the Reserves Act 1977. These nine parcels total an area of 19.508 hectares (see Masterplan Scope Plan and Appendices 3 and 4 of the Reserve Management Plan). The land is owned and administered by Council.

In agreement with Toitū Te Whenua – Land Information New Zealand (LINZ), the RMP also covers Crown land between Council administered land and the lake at the northern end of the Domain, the public boat ramp and the start zone.

The reserve land known as the Taumatawīwī between the Domain proper and the Race Course Start Zone is excluded from the scope of this Masterplan. This land is owned by Ngaati Koroki Kahukura and co-governed by Ngaati Koroki Kahukura and Council.

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Masterplan Scope Plan



Legend

Karāpiro Lake Domain Masterplan scope

Other Reserve

Taumatawīwī

Classification

Recreation Reserve

Local Purpose (Esplanade) Reserve

Land Ownership/Management

WDC Waipā District Council

C / L Crown ownership / LINZ management

NKK Ngaati Koroki Kahukura ownership co-governed by Ngā Pae Whenua

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Existing Site Plan: Karāpiro Lake Domain

Legend

- Site extent
- Gate
- Te Awa River Ride

Facilities:

1. Site office
2. Sir Don Rowlands Centre
3. Finish tower
4. Public boat ramp
5. Sand court
6. Grandstand
7. High and low rope courses
8. Campground amenity block
9. Overflow carparking area
10. Podium Cafe
11. Perry Community Water Sports Centre
12. Maintenance shed
13. Spectator embankment
- Toilets
- Boat ramp
- Campground
- Playground
- Rob Waddell Lodge
- Chalets
- Public parking
- Rowing course

Lease areas:

*Lease areas as of October 2024 (approximate extents)

- A Karāpiro Water Ski Club
- B Cambridge Rowing Club Inc.
- C St Peters School Trust Board
- D Te Mana Visions Charitable Trust / Karāpiro Rowing Club *rented (not leased)
- E Waikato Cycling Sports Academy Inc.
- F Te Manawa o Matariki (Ngaati Koroki Kahakura Trust and Ngaati Hauaa Iwi Trust)
- G Karāpiro Rowing Inc.
- H Gourmet Delicious Limited
- I Waikato Recreation Charitable Trust
- J New Zealand Rowing Association Inc.
- K Cambridge Yacht and Motor Boat Club Inc.
- L Karāpiro Kayak Racing Club Inc.
- M Canoe Racing New Zealand Inc.
- N Waikato Rowing Club Inc.



Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Existing Site Plan: Start Zone

Legend

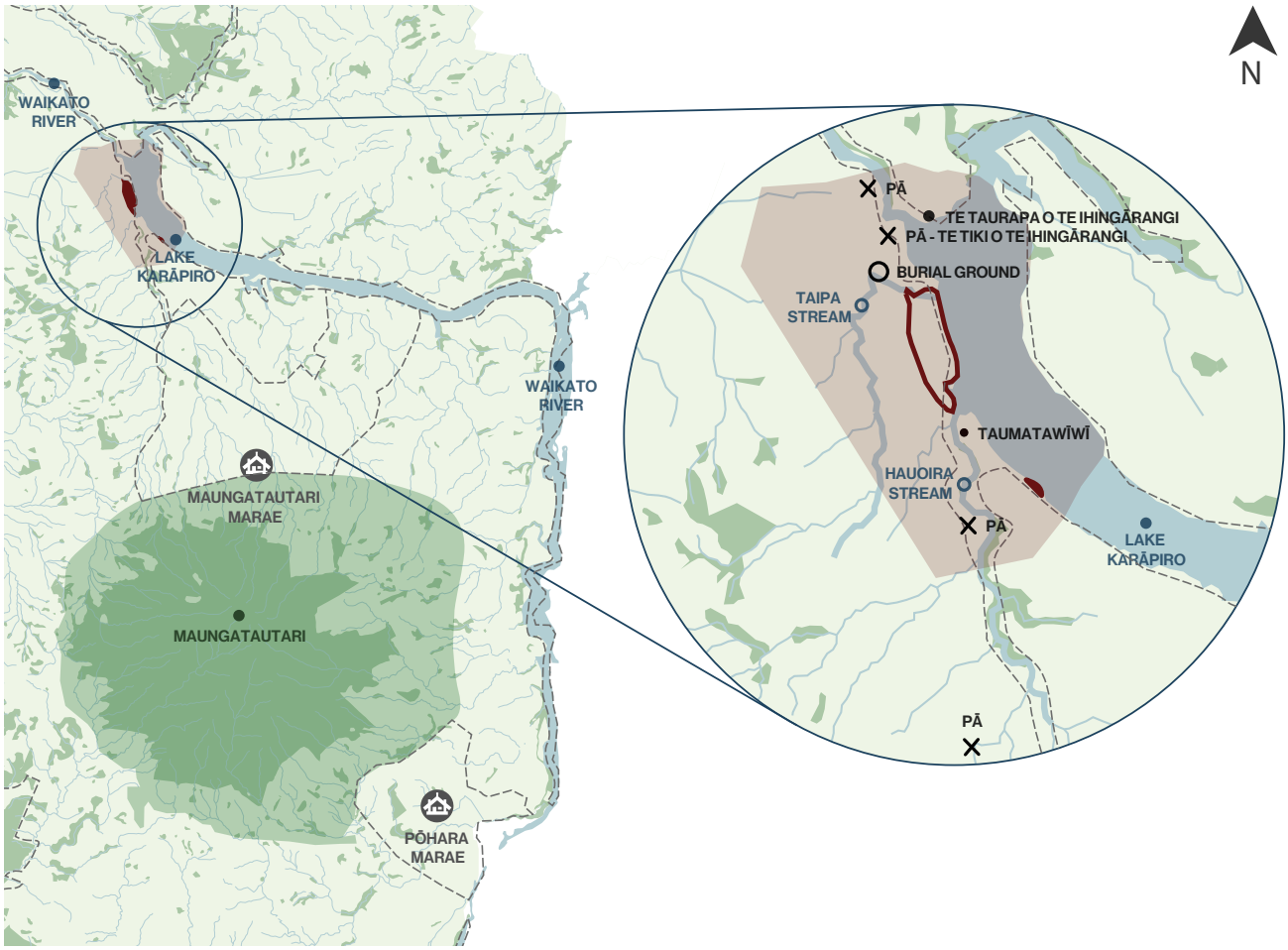
- Site extent
- Te Awa River Ride

Facilities:

- (14) Access road
- (15) Path access to pontoons
- (16) Rowing - aligners deck
- (17) Rowing - pontoons
- (18) Rowing - start tower
- (P) Parking
- Rowing course



Sites and Features of Significance to Mana Whenua



Legend

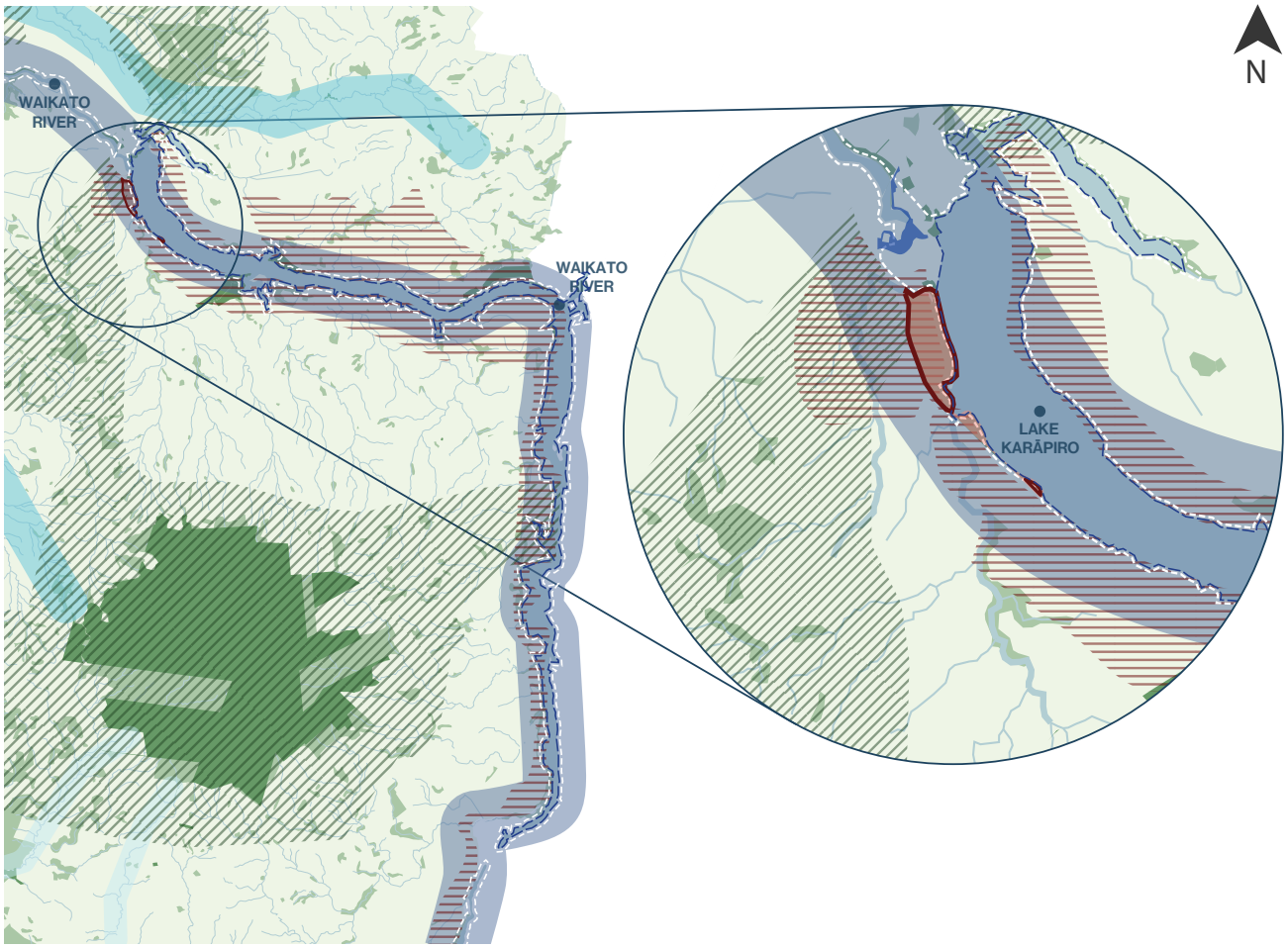
- Karāpiro Lake Domain Reserve Management Plan scope
- Waipā District
- Significant Natural Areas

Waipā District Plan Cultural Landscape Areas:

- Cultural Landscape Area Mountain
- Cultural Landscape Area Battle Site
- Cultural Landscape Area Alert

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Indigenous Biodiversity and Amenity Context



Legend

- Karāpiro Lake Domain Reserve Masterplan Scope
- Waipā District
- Significant Natural Areas
- Reserves Zone
- Lake Karāpiro Events Zone
- 750m River Stream Corridor
- 500m River Stream Corridor
- 250m River Stream Corridor
- Hydro Electric Power Generation Infrastructure Area (Zone Overlay)
- Hydro Operating Easement
- Indigenous Forest Corridor
- River and Lake Environs
- High Amenity Landscapes

2 Section Two Masterplan

Design Principles

The six Masterplan design principles provide a framework to guide the future development of the Domain. The design principles have been shaped by the cultural values identified in the Reserve Management Plan. With a commitment to recognising mana whenua and iwi with recognised Treaty settlement interests, and upholding the significance of the Waikato River, these principles balance the needs of local communities, visitors, and elite athletes while ensuring that future developments remain feasible, adaptable, and aligned with long-term aspirations.

1 Whakapapa and Mana

Increase mana whenua and iwi recognition and partnership through:

- respecting intergenerational connections to the Domain and honouring the Waikato River as an awa tupuna (ancestor), a taonga (treasure), and the mauri (life force) of mana whenua and iwi with recognised Treaty settlement interests,
- embedding mana whenua values and mātauranga Māori in the design and development of the Domain,
- weaving the stories of mana whenua into the fabric of the Domain, ensuring Māori cultural values, traditions and connections are seen, heard, felt and realised,
- exploring opportunities to support other mana whenua aspirations at the Domain and the adjoining Taumatawīwī, and
- active involvement of mana whenua in site-specific planning, environmental assessments, and consenting processes.

2 Taiao

Protect and restore the Domain's environment and the health and wellbeing of the Waikato River and surrounding ecosystems through:

- minimising increases in impervious surfaces and implementing water sensitive design options,
- naturalising or remediating the Taipa stream,
- providing for lake biosecurity facilities,
- identifying and addressing environmental risks,
- retaining mature trees where possible and providing for succession planting, and
- increasing native biodiversity through environmental restoration using whakapapa seed source.

3 Whakawhanake

Further develop the Domain as a world-class event and training venue by:

- enabling the development of high-quality, adaptable and functional facilities that support local through to elite aquatic sporting events and training activities,
- retaining and enhancing multi-use spaces that enable national and international events to be hosted and outside of these times community use and enjoyment of these spaces, and
- exploring hubbing facilities and altering the range of accommodation to efficiently use space, meet needs and generate sustainable revenue streams while avoiding duplication.

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

4

Hauora, whanaungatanga and manaakitanga

Enhance community wellbeing and inclusion and ensure the Domain is a place where mana whenua, Council, lessees and event organisers can show kindness, respect, and support to visitors through:

- creating a welcoming, accessible, and safe environment for all,
- providing facilities for mana whenua cultural activities and everyday community use that respond to needs and aspirations,
- fostering connections to Lake Karāpiro, the Waikato River, the Domain and to each other,
- identifying and addressing hazards, and
- encouraging partnerships that support local identity, storytelling, and heritage preservation.

5

Huarahi

Improve safety, accessibility and ease of access by:

- improving vehicle, pedestrian, cyclist connectivity to and through the Domain,
- ensuring the path and road network is designed from the outset to be inclusive and functional for all users regardless of age, ability, or circumstance, thereby reducing the need for separate solutions or future adjustments,
- enhancing wayfinding, and user experiences to support a more enjoyable and intuitive visit,
- creating more distinctive activity zones that are easy to understand and integrated,
- exploring ways to reduce adverse effects of vehicle movements, and
- integrating planning with adjoining land uses.

6

Whakamārohirohi

Ensure best practice asset management and developments that are feasible and resilient by:

- adopting a safety in design approach,
- investigating ways to improve operational efficiency and meet future demands,
- considering parks maintenance and whole of life asset costs,
- promoting realistic projects that will be operationally and financially sustainable,
- exploring opportunities to increase revenue streams that are aligned to the Reserve Management Plan,
- planning for climate change, projected increased visitation and potential new activities, and
- ensuring future assets are resilient to fluctuations in lake levels, without affecting or breaching Mercury's operational easement.

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Key Masterplan Moves

The key Masterplan moves outline how developments on the Domain will help achieve the RMP Vision:

> ***Karāpiro Lake Domain, a wāhi tūpuna and a taonga to mana whenua, is a valued community lakeside reserve for recreation and a premier event and training venue for aquatic sport on the banks of a healthy Waikato River.***

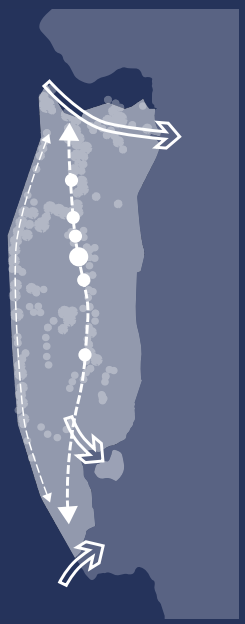
1. Embedding mana whenua values and mātauranga Māori



Enable mana whenua to exercise their kaitiakitanga for the land that comprises Karāpiro Lake Domain, to identify, protect, enhance and interpret significant values, features and viewshafts and to have a living connection with the Domain through:

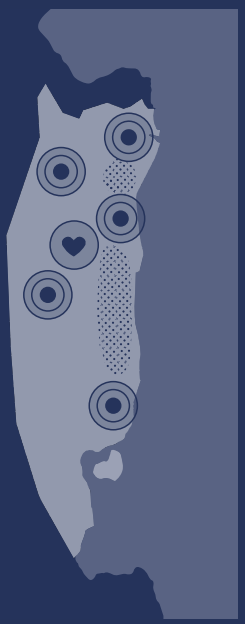
- Retaining the historic rocks (kōwhatu tapu), waharoa, and interpretation signage near the entrance to the Sir Don Rowlands Centre as a key focal point.
- Retaining Te Manawa o Matariki, the tangata whenua facility within the Sir Don Rowlands Centre, for the purpose of recognising and protecting the historic and cultural values of the site. Investigating options for expansion of Te Manawa o Matariki for a future river and research centre.
- Sharing the history and stories of the area by developing mana-whenua led cultural interpretation opportunities at the main gates and throughout the site, potentially linking with a wider heritage trail to Taumatawīwī.
- Restoring traditional Māori names for natural features such as streams.
- Partnering with mana whenua during the detailed design phase to embed cultural values into infrastructure and landscape design.

2. Enhancing the environment



- Naturalising or remediating the Taipa Stream to slow and filter stormwater before it enters the lake.
- Strengthening the central green spine with low-growing native vegetation, especially on steep banks, around facilities, and near stormwater outlets.
- Strengthening the Maungatautari Road green edge with additional tree planting.
- Enhancing ecological connectivity by reinforcing the District Plan's biodiversity corridor, linking Maungatautari to the Waikato River across the northern area of the Domain.
- Creating a consistent and cohesive native planting palette using whakapapa seed source where applicable that reflects both natural ecosystems and cultural values.
- Maintaining significant mature exotic trees that contribute to the Domain's character.
- Undertaking necessary retaining wall upgrades to prevent erosion and protect the lake edge.

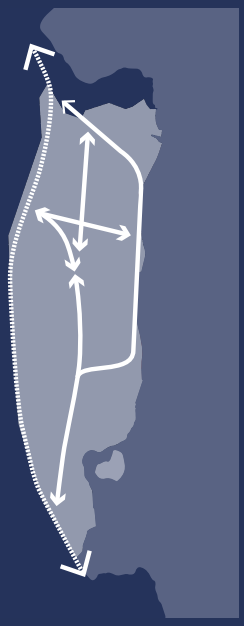
3. Developing multi-use, flexible zones and meeting operational requirements



- Retaining flexible spaces such as the campground/rigging area, grassed open spaces used for informal recreation and temporary parking, and embankments used for picnicking and viewing.
- Encouraging amalgamation of clubs to better utilise space and enable shared facilities.
- Increasing boat storage.
- Providing essential infrastructure to support management operations, including transitioning Flynn Cove into a dedicated operational zone and developing a new maintenance depot.

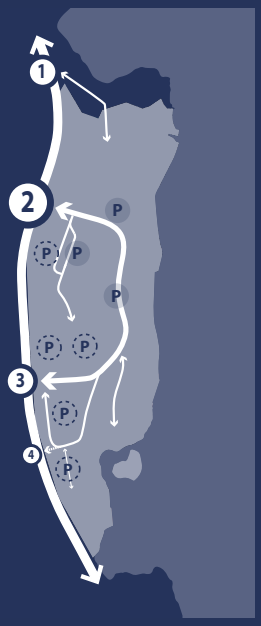
Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

4. Connecting people to the Domain and Lake



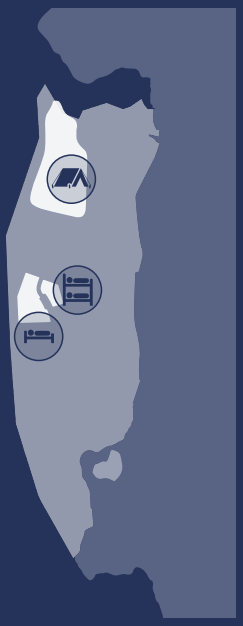
- Enhancing physical and visual connections to Lake Karāpiro and the Waikato River.
- Strengthening links between major destinations like the Sir Don Rowlands Centre, playground, café, accommodation, and carparks.
- Creating walking circuits that better connect the wider Domain, catering to both local residents and visitors.
- Enhancing universal access for all abilities.

5. Providing safe, accessible and easy to navigate vehicle circulation and parking



- Reducing unnecessary vehicle movement through the Domain and managing parking to prevent congestion during both event and non-event times.
- Continuing the two-way arterial route from Gate 2 to Gate 3 with improved southern-end traffic management.
- Enhancing safety at all gate entrances.
- Retaining maximum capacity for temporary event parking while managing impacts on the site.

6. Providing a range of accommodation



- Upgrading and potentially expanding existing infrastructure.
- Develop new affordable, universally accessible, and high amenity accommodation that improves and expands the acomodation offering.

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026



Image: View of the spectator embankment and retaining wall from Lake Karāpiro during the Maadi Regatta

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Activity Zones

Activity zones are essential to the Masterplan, organising the site in a way that balances sports, recreation, events, accommodation, operational needs and conservation. Clear zoning ensures that different activities complement rather than conflict with each other, supporting a safer, more enjoyable experience for visitors and athletes alike.

It allows the Domain to operate efficiently during major events, protect valuable green spaces and lakefront areas, and adapt to future growth. By defining these zones carefully, the Masterplan strengthen the Karāpiro Lake Domain's identity as a premier destination for high-performance sport, club and school sport, and everyday recreation, ensuring the site remains welcoming, functional, and resilient for the future.

Existing site photographs - Activity Zones



Informal Recreation Zone and Spectator Zone



Sports Zone and Sports Water Access Zone (start area)



Informal Recreation Zone



Events Zone / Camping Zone



Camping Zone

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Karāpiro Lake Domain Activity Zones Plan

Legend

- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Main gate
- Minor gates
- Minor temporary event gate
- Rowing events course
- E1 — Events Zone 1 / camping zone
- E2 — Events Zone 2 (Sir Don Rowlands Centre)
- E3 — Events Zone 3 (podium, tower, grandstand)
- S1 — Sport Zone 1 (local clubs)
- S2 — Sport Zone 2 (high performance / local clubs)
- SA1 — Sport Water Access Zone 1 (club pontoons/boat ramp)
- SA2 — Sport Water Access Zone 2 (High performance/club pontoons and boat ramp)
- A1 — Built Accommodation Zone 1 (potential location for refurbished and extended lodge or new lodge)
- A2 — Built Accommodation Zone 2 (chalets and new motel-style modular units)
- C1 — Camping Zone 1
- C2 — Camping Zone 2
- R1 — Informal Recreation Zone 1 (lake edge)
- R2 — Informal Recreation Zone 2 (cafe, playground, picnic area)
- R3 — Informal Recreation Zone 3 (picnicing, lake viewing area)
- S — Spectator Zone
- G1 — Domain Green Zone 1 (mutli-use grassed area community/temporary VIP event parking)
- G2 — Domain Green Zone 2 (mutli-use grassed area – community/temporary public event parking)
- G3 — Domain Green Zone 3 (mutli-use grassed area – community/temporary public event parking)
- O1 — Operational Zone 1 (Domain admin centre)
- O2 — Operational Zone 2 (Domain maintenance)
- O3 — Operational Zone 3 (KRI centre)
- OA1 — Operational Water Access Zone 1
- PA1 — Public Lake Access Zone 1 (boat ramp / boat mooring zone)
- PA2 — Public Lake Access Zone 2 (swim zone)
- CO1 — Conservation Zone 1 (Taipa Stream)
- CO2 — Conservation Zone 2
- CO3 — Conservation Zone 3 (Pukekura Island)
- CO4 — Conservation Zone 4 (Hauoira Stream riparian margin)

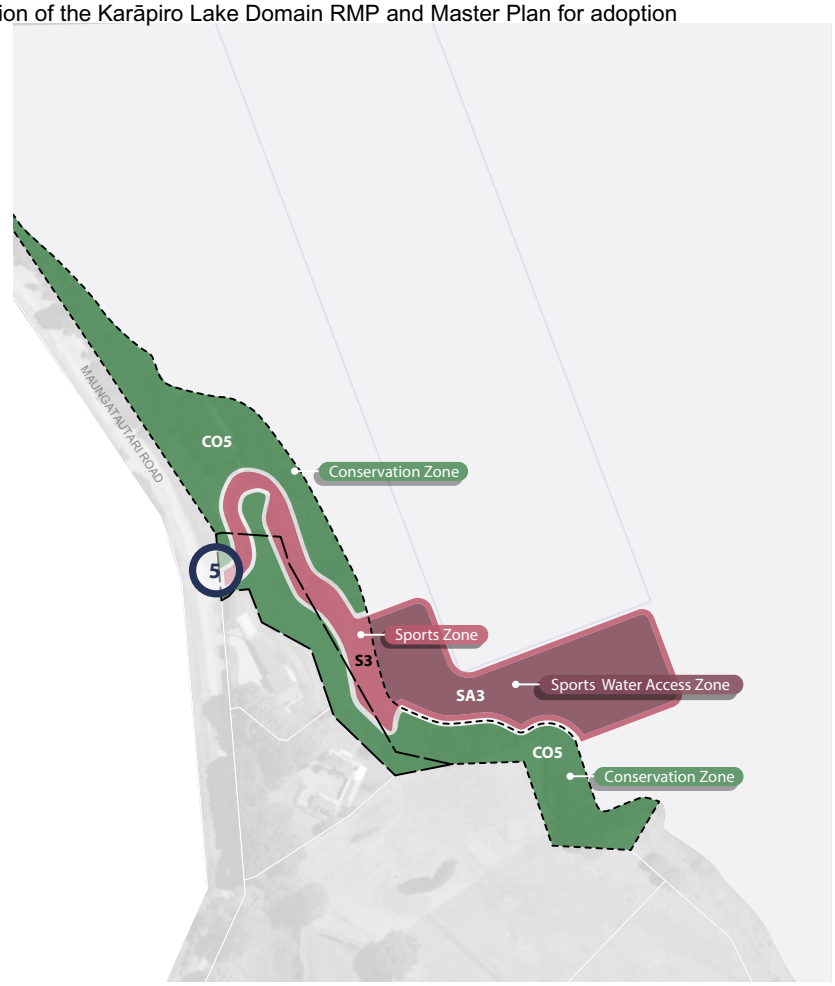


Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Start Zone Activity Zones Plan

Legend

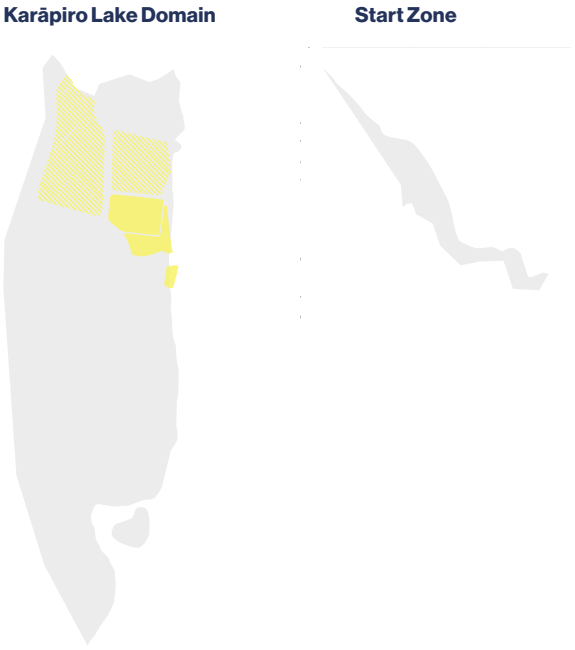
- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Minor gate
- Rowing events course
- S3 — Sport Zone 3 (rowing start zone)
- SA3 — Sport Water Access Zone 3 (rowing start zone)
- CO5 — Conservation Zone 5 (Start Zone)



Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Event Zone

This zone is designed to host a wide range of small to large-scale, organised sport and recreational events. As a versatile, multi-functional space, it supports indoor activities at the Sir Don Rowlands Centre, accommodates temporary infrastructure, and facilitates boat storage, event staging, and spectator seating. When not in use for events, the area serves as a camping ground, enabling year-round activation. Strategically located in the northern part of the site, the zone minimises disruption to other park users while strengthening Karāpiro Lake Domain's role as a premier regional events hub.



KEY DESIGN GUIDANCE FOR THIS ZONE:

Celebrate Cultural Heritage and Significance
Preserve and provide interpretation of the historic rocks, waharoa, and mahi toi in front of the Sir Don Rowlands Centre to support greater understanding of the area's significance to mana whenua.

Design for Flexibility and Scale
Provide a layout that can easily scale up or down depending on the size and nature of events. Ensure open areas are unobstructed and have level, durable surfaces to accommodate temporary infrastructure such as tents, marquees or boat racks.

Integrate Indoor and Outdoor Event Functions
Improve connections between the Sir Don Rowlands Centre and adjacent outdoor spaces to support combined indoor-outdoor events. Design external areas to complement the indoor facilities, allowing for fluid crowd movement and multi-zone programming.

Preserve Usability Outside of Events
Design the zone so it remains attractive and functional when not in use for events by retaining open grassed areas. Allow for camping, casual recreation, or overflow uses without compromising the quality of the space.

Manage Access and Circulation
Provide clear and logical vehicle and pedestrian access to support large crowds and smooth event operation. Design drop-off areas, parking, and pedestrian routes to reduce congestion and maintain safety. Include wayfinding that can be adapted for different event types.

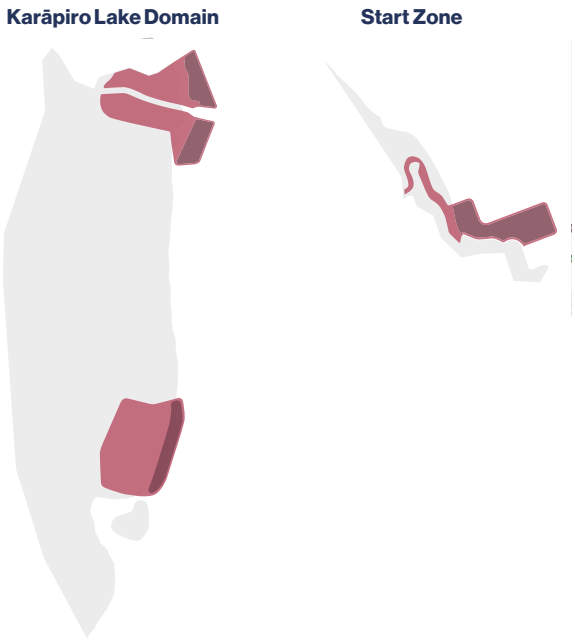
Improve Event Seating Capacity and Comfort
Upgrade existing spectator seating to increase capacity, improve comfort, and enhance the overall event experience. Plan for a mix of permanent and temporary seating solutions to suit different event scales.

Accommodate Variable Lake Levels
Ensure all future infrastructure is planned and constructed to accommodate fluctuations in lake levels enabled by Mercury's operational easement.

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Sports Zone and Sports Water Access Zone

These zones support a range of water-based and land-based sporting activities, with facilities arranged to suit different user needs. Sport club activities are predominantly concentrated in the northern part of the Domain, while high-performance centres, some sports clubs and support services are located to the south. The layout ensures safe, accessible movement between storage areas, support facilities, and the lake. Dedicated pontoons, boat ramps, and purpose-built infrastructure provide appropriate water access for each sporting code, supporting both everyday use and major sporting events.



KEY DESIGN OBJECTIVES FOR THIS ZONE:

Zoning and Spatial Organisation
Cluster club and school sport facilities in the north to form a local hub. Enable high-performance facilities in the southern sector to extend to meet future requirements and ensure developments and activities support an environment conducive to focused training and elite athlete preparation while also accommodating use by clubs.

Purpose-Built Multi-Use Club Facility
Rationalise individual club facilities to develop a new facility that incorporates specialised infrastructure that supports the varied demands of club and school group users in the northern Domain. Ensure facilities are flexible to adapt to changing needs over time without significantly impacting the capacity of the Camping Zone (C2) and Events Zone (E1).

Encourage Social Interaction and Community
Include communal indoor and outdoor spaces such as lounges, kitchens, and meeting rooms that foster group cohesion and encourage shared experiences.

Respect the Domain's Character
Minimise visual impact through thoughtful siting and architectural designed facilities that complement the landscape, maintain views and signal connection to the Waikato River and the signficiance of the area to mana whenua. Preserve existing trees and natural features where possible to enhance amenity and biodiversity values and provide natural shade.

Safe, Accessible and Efficient Pedestrian Movement
Design clear, accessible pathways and event routes that enable safe, direct movement between boat storage, support facilities and the lake for all abilities. These connections should accommodate pedestrians and athletes carrying equipment and boats without conflict or congestion with vehicles.

Water Access Infrastructure
Provide dedicated pontoons and boat ramps tailored to the specific needs of different sporting codes, ensuring safe and efficient launching and retrieval of boats. Design pontoons to accommodate peak use during major events and everyday training.

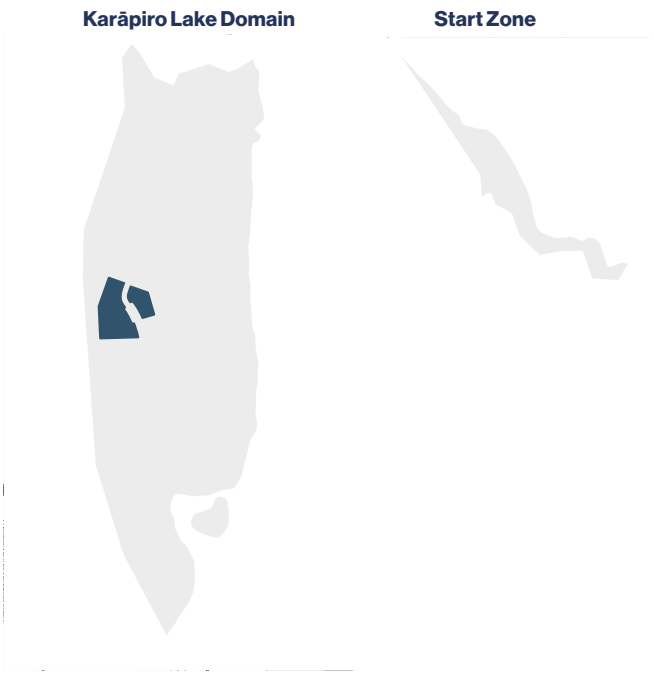
Accommodate Variable Lake Levels
Ensure all future infrastructure is planned and constructed to accommodate fluctuations in lake levels enabled by Mercury's operational easement.

Design Safe, Functional Vehicle Access
Create vehicle access and parking that supports daily use and events, minimises conflict with pedestrians and athletes, and includes separate routes for service vehicles and trailers. Ensure clear signage and safe turning areas throughout.

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Built Accommodation Zone

This zone provides a variety of accommodation options, including a lodge, chalets and the potential development of motel-style modular units. It supports extended stays, reduces off-site travel, and provides direct access to recreational and event facilities. This accommodation strengthens the Domain's role as a multi-day destination for sport and leisure for a wide variety of groups or individuals.



KEY DESIGN GUIDANCE FOR THIS ZONE:

Provide Flexible and Adaptable Accommodation
Design and deliver spacious, multi-purpose accommodation with increased bed capacity, enhanced heating, and accessibility. The facilities should comfortably accommodate a diverse range of users, including families, sports teams, training camps, elite and adult athletes, international visitors, and community organisations.

Improve Accessibility and Connection
Enhance accessible pathways and wayfinding signage to support clear and inclusive movement from the lodge, chalets, and potential motel-style units to key destinations across the Domain. Upgrade drop-off zones and short-term parking areas to better accommodate visitor arrivals and departures, reducing congestion and improving overall circulation.

Respect the Domain's Character
Minimise visual impact through thoughtful siting and architectural designed facilities that complement the landscape, maintain views, signal connection to the Waikato River and identify the signficance of the area to mana whenua. Preserve existing trees and natural features where possible to enhance visual amenity and provide natural shade.

Enhance User Safety and Comfort
Incorporate natural surveillance, appropriate lighting, clear wayfinding, and well-defined zones to support visitor safety and comfort, particularly at night.

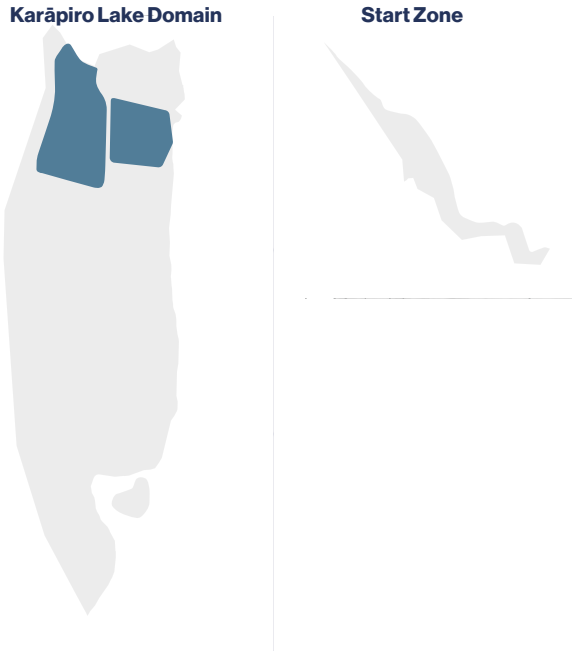
Encourage Social Interaction and Community
Include communal indoor and outdoor spaces such as lounges, kitchens, and meeting rooms that foster group cohesion and encourage shared experiences.

Support Operational Efficiency
Design for easy maintenance and management, including clear service routes, waste management, laundry facilities, and provisions for catering or group dining.

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Camping Zone

This zone offers dedicated space for short-term, affordable campsite accommodation, catering to a wide range of camping experiences. Strategically located to take advantage of lake views and nearby amenities, it provides convenient access to sport and recreation areas while maintaining a sense of privacy and separation for overnight guests. The zone is designed for flexibility, with infrastructure that can be adapted to meet seasonal fluctuations and event-driven demand. Facilities support both individual campers and larger group stays.



KEY DESIGN OBJECTIVES FOR THIS ZONE:

Provide for Flexible and Adaptable Camping Areas
Cater to a variety of camping styles, including tents, campervans, and group setups, with appropriate supporting infrastructure. Ensure the zone continues to be adaptable, allowing for increased capacity during peak seasons and major events without compromising the visitor experience.

Improve Accessibility and Connection
Improve access for all abilities to the main campground amenities and from the campground to major destinations within the Domain such as toilets and kitchen facilities, the site office, play space, lake edge and club buildings. Improve safe vehicle access into the campsites.

Respect the Domain's Character
Preserve and enhance existing vegetation, particularly large specimen trees to maintain visual amenity, provide natural shade and enhance the amenity between the campground and adjoining Maungatautari Road.

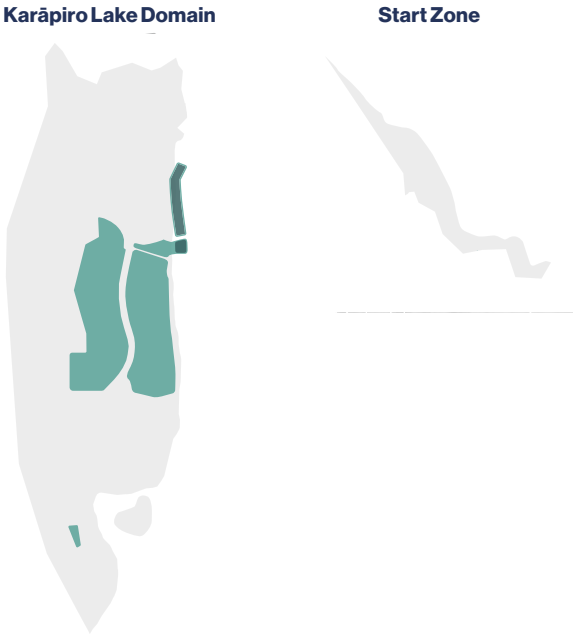
Enhance User Safety and Comfort
Incorporate natural surveillance, appropriate lighting, clear wayfinding, and well-defined zones to support visitor safety and comfort, particularly at night.

Support Operational Efficiency
Design for easy maintenance and management, including clear service routes, waste management, laundry facilities, and provisions for catering or group dining.

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Informal Recreation Zone and Public Lake Access Zone

This zone is designed to support everyday park use and unstructured leisure activities. This open, accessible space caters to a wide range of community members by offering opportunities for relaxation, play, casual exercise, and social connection. The zone is closely integrated with the adjoining Public Lake Access Zone, enhancing the community's interaction with the water for swimming, picnicking, and lakeside enjoyment.



KEY DESIGN GUIDANCE FOR THIS ZONE:

Shade and Amenity
Retain significant mature trees to preserve natural shade and contribute to the Domain's amenity. Where additional cover is needed, especially around play and picnic areas, incorporate further specimen planting or shade structures that complement the landscape and provide relief during warmer months.

Picnicking and Seating
Offer a mix of informal and formal seating and picnicking options for both individuals and groups. Seats should be strategically placed throughout the zone, with emphasis on shaded areas and spots that offer views of the lake or key recreational features.

Informal Recreation Areas
Maintain open, flexible lawn areas for unstructured recreational activities such as casual sports, family activities, and quiet relaxation. Keep these spaces free of permanent obstructions to support adaptable use throughout the year.

Improving Connections
Establish clear, accessible pathways linking the informal recreation zone to key destinations such as the café, Sir Don Rowland Centre, playground, car parks, restrooms, and along the lake edge. Paths should be intuitive, well-marked, and constructed with materials that ensure mobility for users of all ages and abilities.

Improvements to Play Experiences
Introduce a broader range of age-appropriate, inclusive play experiences to create a destination play space. Consider nature-based play features, like timber climbing structures, boulders, and water play, that reflect the lakeside setting and encourage unstructured exploration. Investigate the opportunity for a new fitness equipment area.

Enhance Lake Edge Access and Safety
Improve access and safety along the central lake edge by replacing the deteriorating retaining wall and lowering it to meet Building Code requirements. Create a shared-use path closer to the water to improve accessibility, and add stepped access into the lake. Include clear signage and cultural interpretation to guide and inform visitors.

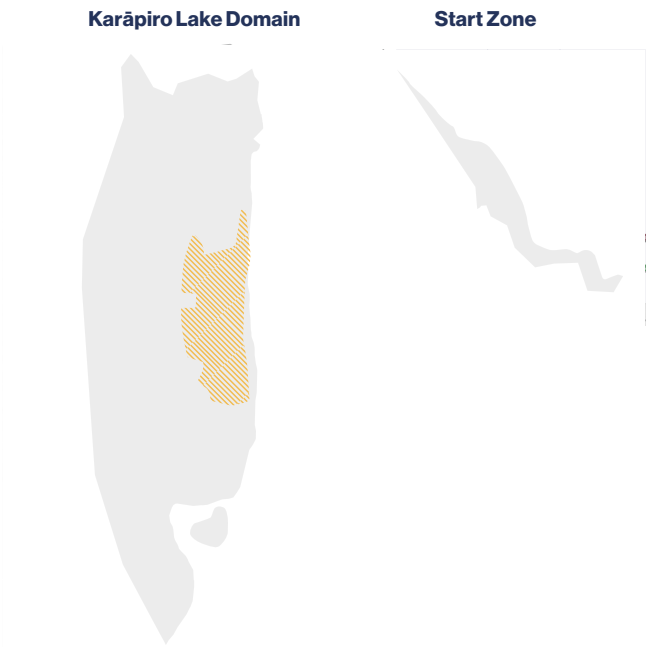
Improve Boat Ramp and Trailer Parking Provision
Improve the functionality, safety, and aesthetics of the boat ramp area to better serve recreational and operational users including ongoing use by dragon boating and hydroplanes (which require a wider ramp).

Accommodate Variable Lake Levels
Ensure all future infrastructure is planned and constructed to accommodate fluctuations in lake levels enabled by Mercury's operational easement.

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Spectator Zone

The grandstand and grassed embankment at Karāpiro Lake Domain is the primary gathering and viewing area during major events and plays a vital role in shaping the visitor experience. As a multi-functional space, it must balance accessibility, comfort, sightlines and event use to meet the needs of a wide range of users. It should also integrate environmental enhancements and operational upgrades to ensure the space remains resilient.



KEY DESIGN OBJECTIVES FOR THIS ZONE:

Flexibile Use
Design the embankment to accommodate both passive recreation and large-scale events by enabling the installation of temporary infrastructure such as marquees, food vendors and grandstand seating, while maintaining the site's natural character and enhancing year-round usability through clearly defined zones for gathering, circulation and viewing.

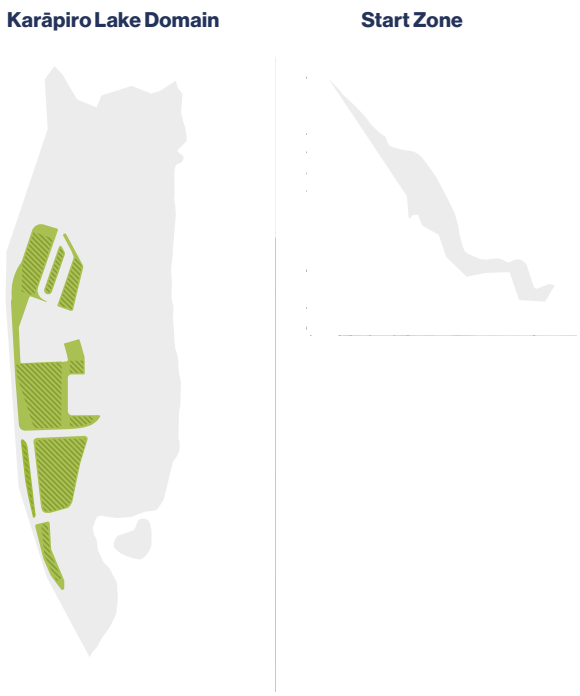
Improve Accessibility
Overcome movement challenges posed by the sloping terrain by providing accessible connections to and along the lake edge. Link key amenities such as rest areas, toilets, swim zones, lake access points, and primary pathways using slip-resistant materials suitable for all weather conditions. Enhance seating opportunities through a mix of well-designed, permanent seating and flexible areas suitable for informal gatherings and event viewing.

Maintain Sightlines
Preserve clear views to the lake and between key event infrastructure for both spectator enjoyment and effective event operation. Any permanent or temporary features such as planting, shade structures/marquees, or seating should be carefully positioned to avoid obstructing these sightlines.

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Domain Green Zone

This zone preserves and enhances the premier park setting of the Domain through a continuous north-south green corridor. It provides a relaxed, versatile space for everyday park users, while accommodating temporary event parking during major gatherings. Parking is carefully organised to meet diverse needs - VIP, coach, and judge parking is accessed via Gate 2, with general event parking managed through Gate 3. This flexible arrangement optimises space use, limits event parking to what is necessary, and maintains the zone's natural setting.



KEY DESIGN GUIDANCE FOR THIS ZONE:

Preserve the Character of the Domain
Maintain and enhance the open, green landscape that defines the Domain's identity. Reinforce the continuous north–south green corridor.

Support Informal Recreation
Provide a relaxed, flexible space that caters to everyday users - walkers, picnickers, families, and casual visitors. Ensure the landscape encourages passive recreation while remaining resilient for event use.

Manage Access and Circulation Effectively
Support a clear access strategy by directing VIP, coach, and judge parking through Gate 2, and general event parking through Gate 3 and temporary event egress through gate 4 as required. Ensure traffic flows are logical, safe, and separated from recreational areas wherever possible.

Optimise Space Use
Design the layout to efficiently accommodate multiple uses - recreation, overflow parking, and event support without overdeveloping or hardening the space. Prioritise multi-functionality over permanent infrastructure.

Maintain Visual and Ecological Quality
Plan for future native succession shade and amenity tree planting that contributes to both amenity and biodiversity. Preserve clear views to the lake by undertaking canopy uplift of existing trees or ensuring future trees do not block key sightlines.

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Operational Zone

This zone supports the day-to-day management and maintenance of Karāpiro Lake Domain, including the delivery of water-based events by Karāpiro Rowing Inc. It provides for staff and volunteer facilities, service areas, and storage for boats, equipment, supplies, and waste as well as offices and temporary officials accommodation, ensuring the efficient and unobtrusive operation of the Domain and its activities.



KEY DESIGN OBJECTIVES FOR THIS ZONE:

Enable Efficient Daily Operations
Design the zone to support the smooth, safe, and efficient operation of Karāpiro Lake Domain, with well-organised facilities for staff, equipment, and vehicles. Layouts should prioritise functionality and ease of access.

Support Event Delivery
Ensure Karāpiro Rowing Incorporated has sufficient space to meet its needs associated with facilitating water-based events and other large-sacle activities including equipment staging, boat trailer access, waste management, and logistical coordination.

Minimise Impact on Visitors
Locate and design operational facilities to be discreet and unobtrusive, minimising visual and noise impacts on public areas. Use screening, planting, and building orientation to maintain the Domain's high visual amenity.

Ensure Safe Separation of Activities
Maintain clear separation between operational functions and public or athlete areas. Provide designated access routes for service vehicles that avoid key pedestrian and recreational zones.

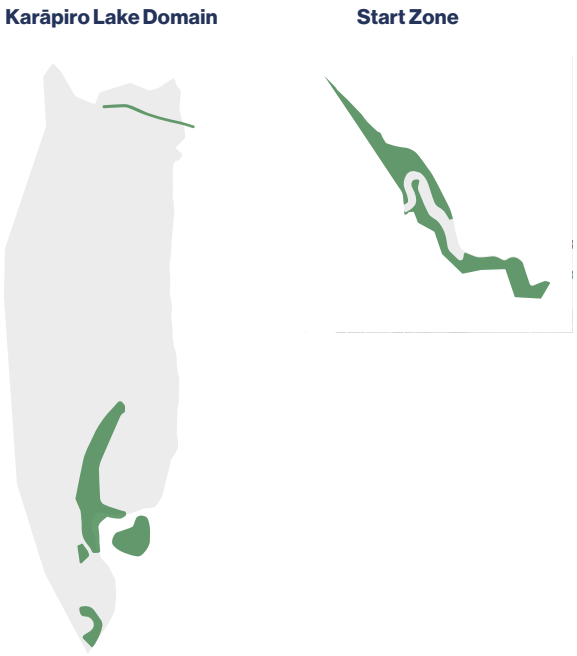
Maintain Sightlines
Site any future buildings or structures to preserve open sightlines to Lake Karāpiro. Ensure that built form, height, and landscaping do not obstruct key viewshafts, maintaining the visual connection to the lake that defines the character and appeal of the Domain.

Accommodate Variable Lake Levels
Ensure all future infrastructure is planned and constructed to accommodate fluctuations in lake levels enabled by Mercury's operational easement.

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Conservation Zone

This zone is dedicated to protecting and enhancing native habitats along waterways through and adjoining the Domain. It provides an opportunity to increase the range and number of indigenous flora and fauna and improve water quality flowing from and through the Domain.



DESIGN GUIDANCE FOR THIS ZONE:

Protect and Restore Native Ecosystems
Prioritise the protection of existing native vegetation and habitat areas. Focus on ecological restoration using locally-sourced native plant species that reflect the natural character of the region. Design planting to enhance species diversity, support pollinators, and encourage natural regeneration over time.

Support Habitat Connectivity
Strengthen ecological links within the District Plan's biodiversity corridor connecting Maungatautari to the Waikato River across the northern area of the Domain. Extend planting along waterways where possible to support the riparian corridor along the Waikato River.

Incorporate Water-Sensitive Design
Use natural systems for managing at-source stormwater within the zone, such as swales, rain gardens and naturalisation or remediation of streams or overland flow paths. These should be designed to support water quality improvement, reduce erosion, and provide additional habitat.

Promote Community Stewardship
Support opportunities for iwi, local schools, community groups, and volunteers to engage with conservation through interpretive signage that shares the story of restoration and the species being protected.

Ensure Long-Term Resilience
Design for long-term ecological sustainability by considering future climate conditions, including increased rainfall variability and temperature extremes. Choose plant species and restoration approaches that build resilience into the landscape over time.

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026



Image: Pukekura Island and Flynn Cove

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

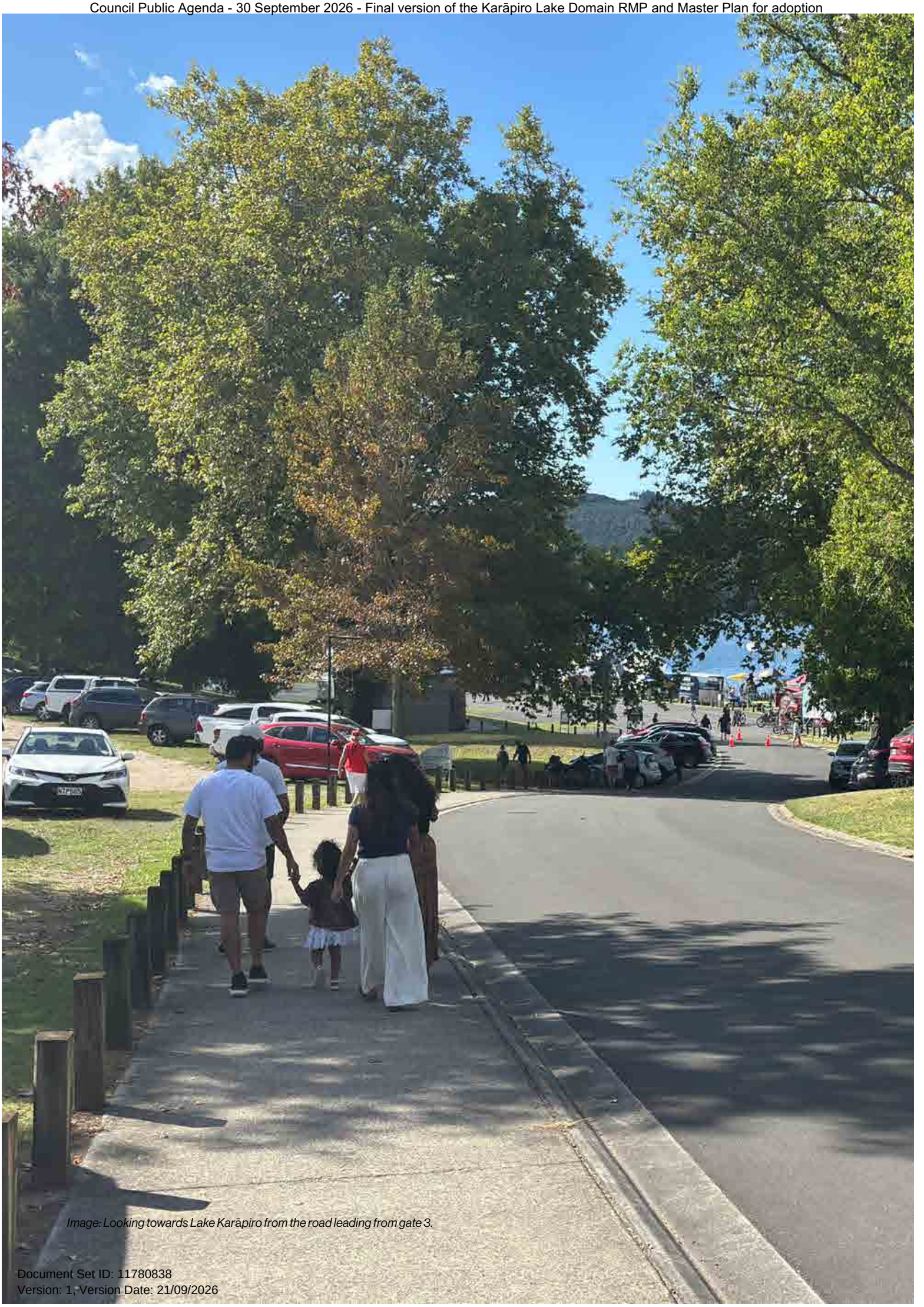


Image: Looking towards Lake Karāpiro from the road leading from gate 3.

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Pedestrian and Cycle Circulation

Planned improvements to pedestrian and cyclist circulation aim to enhance the visitor experience, address health and safety concerns, improve community health outcomes, and support sustainable transport goals. A new shared path will be developed from Gates 1 and 2, through the centre of the Domain past the cafe and up to the Te Awa River Ride at the southern boundary. Further enhancements include new path connections to key destinations such as the café, accommodation and Sir Don Rowlands Centre and the relocation and redesign of internal road crossings to improve safety and legibility.

Targeted improvements at Gates 1, 2, and 3 will be made to enhance safety for Te Awa River Ride users and adjoining residents accessing the Domain by foot or cycle. Improved way-finding signage throughout the Domain will help visitors, locals, and event participants navigate easily between key destinations, parking areas, and facilities.

These changes are intended to provide well-designed, direct, and accessible routes that enable visitors and nearby residents to reach key destinations safely and easily, reducing pedestrian-vehicle conflicts and improving access to and along the lake. A new perimeter circuit pathway will increase recreational opportunities and may also highlight cultural, historical, and environmental points of interest. The new and improved paths will also support off-site event parking arrangements, offering safe walking access along Te Awa River Ride to the Domain.

In the future, when the Te Awa River Ride is extended southward, the upgraded network will also help attract users into the Domain, enhancing its profile and usability.

Existing site photographs - Pedestrian and Cycle Circulation



Lack of pedestrian and cycle routes leading from Te Awa River Ride to key Domain destinations including the lake



Pontoons



Temporary road closures during events serve as pedestrian pathways



Pathway to the playground and cafe



Existing pathway to the north of Sir Don Rowland Centre on the lake edge



Grassed pedestrian access along the embankment with retaining wall that requires replacement

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Karāpiro Lake Domain Pedestrian and Cycle Circulation Plan

Legend

- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Buildings
- Proposed new buildings or building extensions
- Proposed northern redevelopment area
- Proposed central play and visitor infrastructure area
- Proposed accommodation development area
- Pontoon
- Podium
- Grandstand
- Main gate
- Minor gates
- Minor temporary event gate
- Te Awa River Ride (external)
- Shared pedestrian / cycle pathways
- Major pathways
- Minor / connector pathways
- Minor shared road / pedestrian pathways
- Minor grassed route
- Proposed naturalisation or remediation of Taipa Stream
- Proposed naturalisation of existing overland flow path

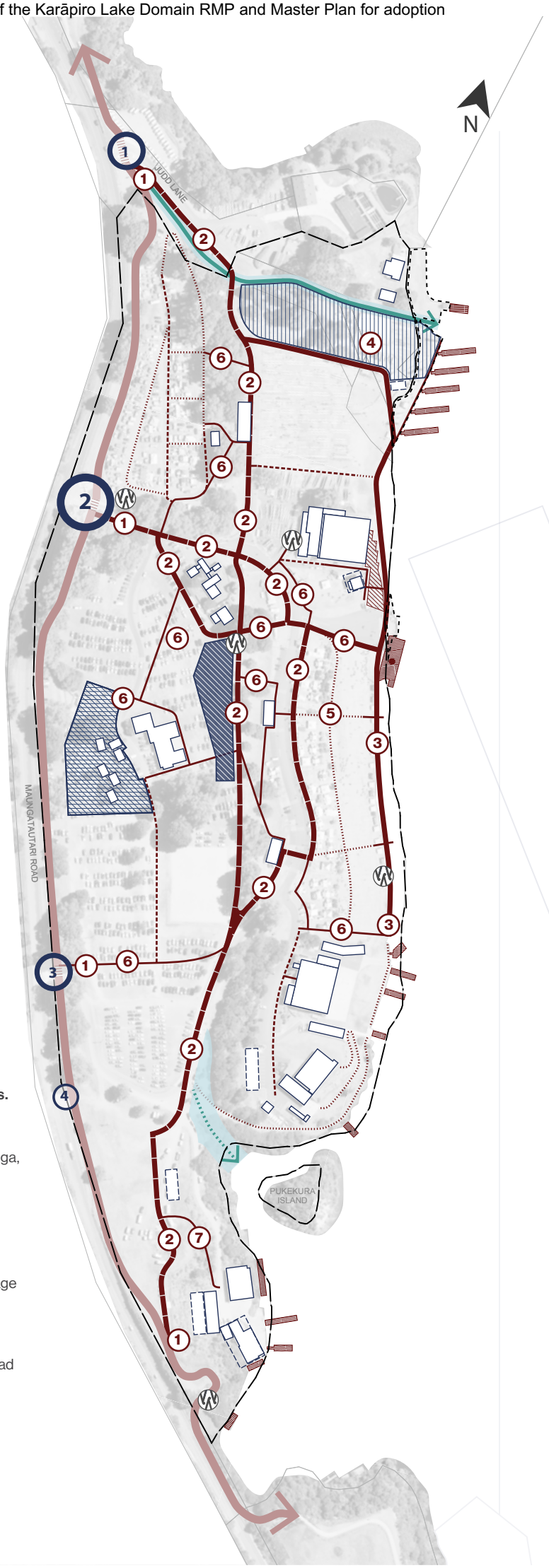
Investigate opportunity to develop new or realign existing pathways:

1. Improve access and install dedicated shared pedestrian and cycle pathways connecting to Te Awa River Ride at gates 1, 2, 3 and the southern Te Awa access including directional signage, and safe crossing points to separate users from vehicle traffic and promote active transport.
2. Develop a new shared accessible path through the centre of the site to provide direct access to key destinations such as the cafe, play space and back onto the Te Awa River Ride.
3. Develop a continuous accessible path along the lakefront, from the boat ramp to the Rowing NZ leased buildings. Replace the deteriorating retaining wall and create a promenade at least 3 metres wide, located within 1 metre of lake level. This route will connect to the central shared path and include permanent seating for public enjoyment.
4. Develop new access pathways and infrastructure within and alongside the northern redevelopment area for safe access between the multi-purpose club and storage facility and the lake.
5. Continue to provide flat grassed areas at the top of the spectator embankment to accommodate temporary event tents and marquees, while maintaining key viewshafts and public access. Retain informal grassed desire lines from the toilet facilities to the lake, and incorporate direct lake access via steps or ramps along these routes. Preserve the sloped grass areas for informal seating.
6. Improve and develop additional pathway connections to key destinations.
7. Develop an accessible path connection to the operational area for Karāpiro Rowing Inc.

Collaborate with mana whenua to develop a cultural trail or site-specific interpretation that connects to Taumatawīwī and incorporate mahi toi and/or tohu that highlight key sites, iwi narratives, and underlying themes.

Considerations may include:

- Preserving sightlines to maunga, awa, and wāhi tapu.
- Integrating design elements that acknowledge significant historical events e.g. battle of Taumatawīwī.
- Providing interpretation signage and wayfinding maps at key points.
- Embedding mahi toi into built elements such as path and road surfaces, and key entrances.



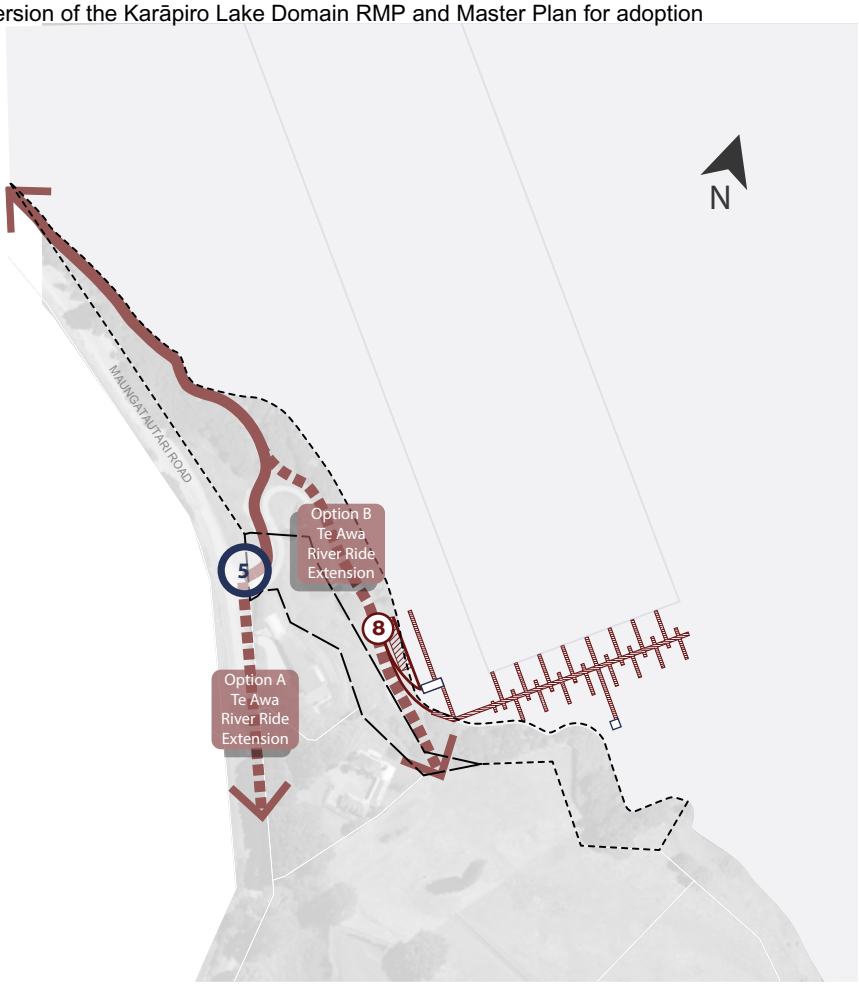
Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Start Zone Activity Pedestrian and Cycle Circulation Plan

Legend

- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Pontoons
- Minor gate
- Rowing events course
- Buildings
- Te Awa River Ride
- Investigate future extension to Te Awa River Ride:
  Option A - (Road Reserve)
  Option B - (LINZ land, base of slope)
- Minor connector pathways
- 8 Investigate opportunity for accessible pathway access to pontoons and start zone.

Note: Developments on LINZ land are subject to agreement in principle by LINZ as the landowner.



Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026



Image: View of boat ramp, finish tower, and major central road in foreground with Rob Waddell Lodge and chalets in the background.

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Vehicle Circulation and Parking

The proposed changes to vehicle movements and parking across the Domain are designed to create a safer and more accessible environment for both everyday visitors and event users, to retain as much temporary event parking as possible and to minimise environmental impacts.

Improvements at Gate 2 will strengthen its role as the main public entrance. A new slip lane will provide more direct access to the campground, while upgrades to internal circulation and parking will enhance visitor experience at the café and accommodation areas.

A dedicated boat and bus pedestrian drop-off loop at Gate 1 will better manage larger vehicles, while a potential temporary event egress further south and a realigned road adjoining Gate 3 will ensure a consistent vehicle circulation pattern during both events and regular use. This will reduce confusion and ease event-related traffic congestion while supporting improved access for high-performance athletes based in the Sports Activity Zone 2.

Parking areas will be better defined to separate drop-offs, buses, operational vehicles, clubs, and public parking, reducing congestion and improving safety.

Additional formed public parking near the café will respond to increasing demand. Operational staff parking will be separated near the site office, allowing a new pedestrian and cyclist pathway to the café without requiring additional road crossings.

Way-finding signage upgrades will further reduce unnecessary vehicle movements, particularly between the Sir Don Rowlands Centre and the Rowing NZ facility, improving the overall experience and safety for visitors.

These changes align with broader principles of creating an accessible, welcoming, and environmentally sensitive space. By supporting clearer movement patterns and more logical site use while minimising the increase in impervious surfaces, they contribute to enhanced event management, day-to-day usability, and the protection of key environmental and cultural values.

Existing site photographs - Vehcile Circulation and Parking



Main entrance (Gate 2)



Judd Lane (Gate 1)



Temporary event traffic lane seal (Gate 3)



Permeable parking near the existing chalets



Temporary event parking



Temporary event boat storage within the Sir Don Rowlands Centre carpark

Karāpiro Lake Domain Vehicle Circulation and Parking Plan

Legend

- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Buildings
- Proposed new buildings or building extensions
- Proposed northern redevelopment area
- Proposed accommodation development area
- Pontoon
- Podium
- Grandstand
- Main gate
- Minor gates
- Minor temporary event gate
- External roads
- Major internal roads - public access
- Minor internal roads - public access
- Minor internal roads - controlled access
- Temporary event Gate 4 exit
- Internal road circulation
- Sealed public car parks
- Public car parks (Permeable Surfacing)
- TP — Trailer car parks
- V/C/J — Internal temporary event parking - VIP / coach / judge Gate 2
- S — Internal temporary event parking - spectator Gate 3
- B D/O — Internal temporary event drop off - buses, boats/ trailers/ competitors Gate 1

Explore design interventions to:

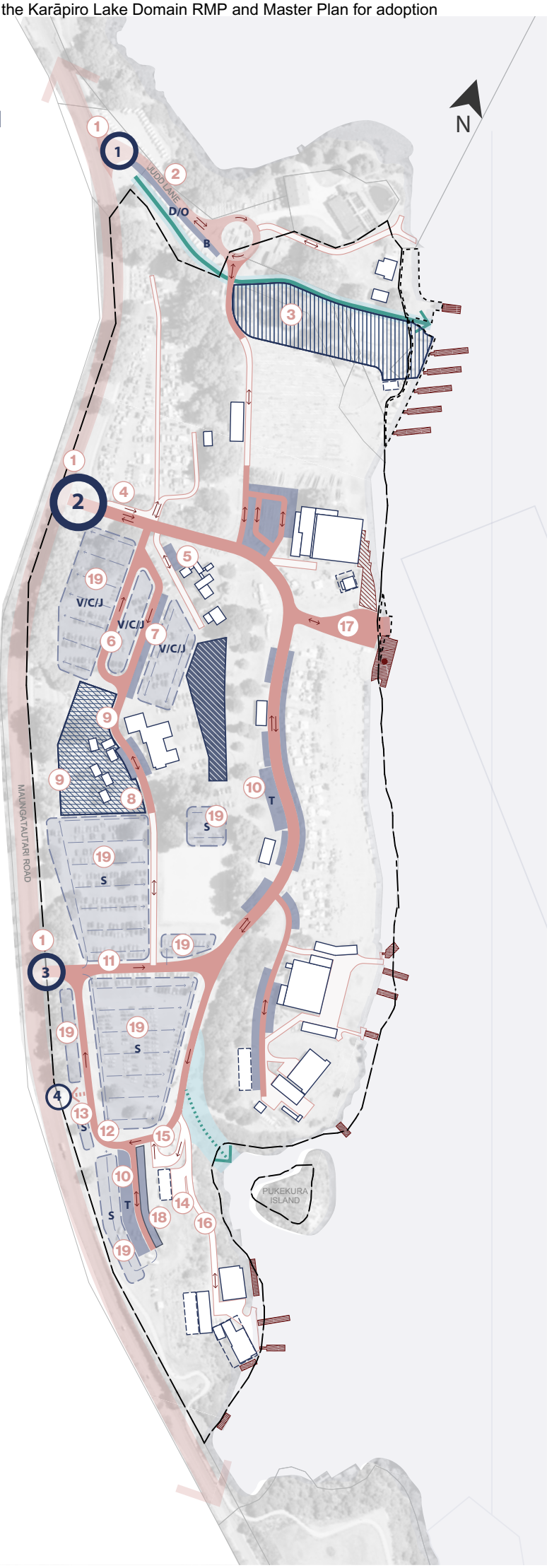
1. Strengthen the prominence of the main entrance (gate 2) for public vehicle access outside of events while discouraging use of secondary gates (1 and 3). Investigate a pull-off lane from Maungatautari Road for vehicles entering Gates 2 and 3.

Investigate opportunity to develop new or realign existing roads:

2. Investigate the realignment of Judd Crescent to allow a lane for bus and visitor drop-off parking during events. Work with Mercury to explore formalisation of visitor parking on its land north of Judd Lane.
3. Develop new access roads to new multi-purpose facility
4. New slip lane into the campground from gate 2.
6. Realigned/new access road to public parking area including bus turnaround.
8. Develop new access roads to service new motel-style accommodation
11. Realign road at gate 3 as the main entrance for temporary event parking to improve vehicle circulation and flow, particularly on event days.
12. Establish a new one-way route through gate 3 to avoid conflicting vehicle flow during events and ensure priority access and egress for high performance atheletes.
13. New temporary gate 4 exit.
14. New maintenance shed access road.
15. New designated turning area for maintenance vehicle rubbish collection.
16. Widen and seal existing access driveway for operational access.
17. Improve the functionality, safety and aesthetics of the boat ramp area.

Investigate opportunity to develop new or improve existing parking areas:

2. Develop bus and visitor drop-off parking along Judd Crescent during events.
3. Develop new parking areas to service the new multi-purpose facility.
5. Redevelop staff and VIP visitor parking area near the site office to allow for a shared pedestrian/cycle route through the centre of the Domain.
7. New formed visitor parking
9. New formed parking for lodge, chalets and motel-style accommodation
10. New formed, designated boat trailer parking
18. New permeable parking provision to service operational requirements.
19. Develop safe and efficient new temporary event parking areas.



Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Start Zone Vehicle Circulation and Parking Plan

Legend

- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Pontoons
- Minor gate
- Rowing events course
- Minor internal roads - controlled access
- Event staff / drop-off car - Gate 5

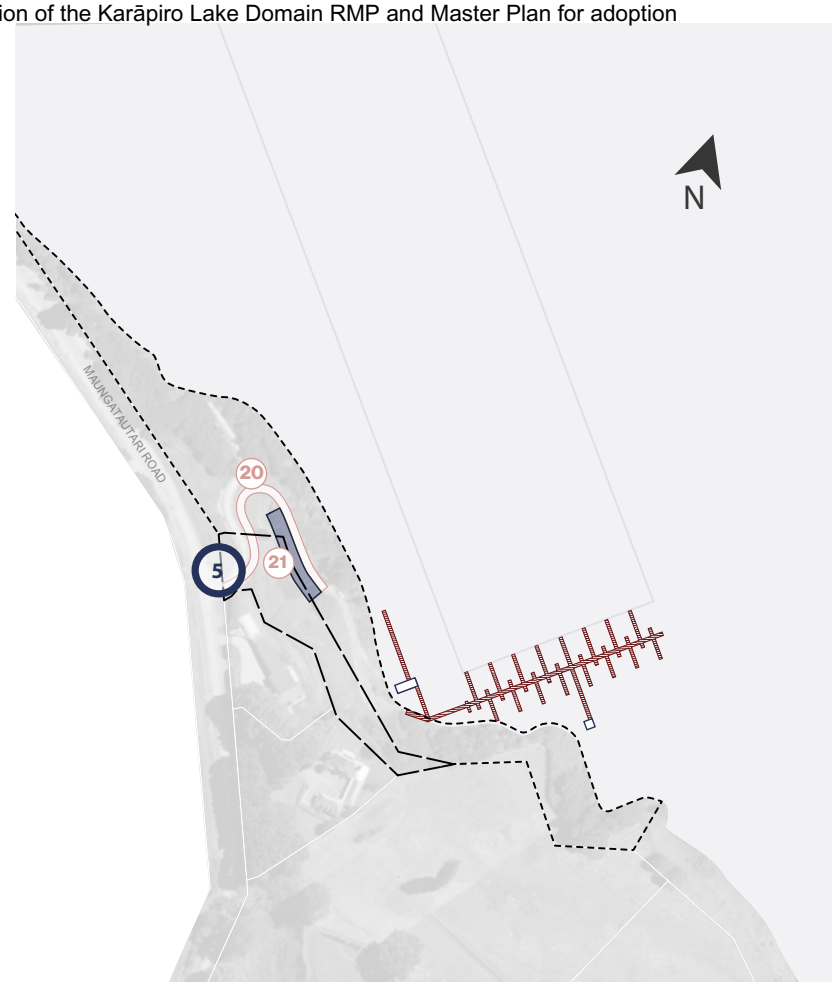
Investigate opportunity to develop new or realign existing roads:

20 Form and seal access to pontoon area to provide emergency access.

Investigate opportunity to improve parking for event officials and discourage public parking :

21 Create formed permeable parking area.

Note: Developments on LINZ land are subject to agreement in principle by LINZ as the landowner.



Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026



Image: Looking north across the spectator grandstand.

Buildings, Play and Visitor Infrastructure

A range of proposed built infrastructure developments will enhance the Domain's position as both a premier aquatic events venue and a valued lakeside community park. Key upgrades include extensions or redevlopment of existing leased facilities, a potential new multi-purpose facility in the northern area, additional or upgraded pontoons, and expanded grandstand and finish tower facilities. Together with the retention of core amenities such as the public boat ramp, campground, and Sir Don Rowlands Centre, these changes will support both elite training and broader community participation in water sports and reinforce the Domain's status as the North Island's leading aquatic centre for sports codes such as rowing, waka ama, canoeing and dragon boating.

Potential improvements to existing multi-purpose accommodation and the potential development of new, affordable motel-style options for smaller groups will allow a greater range of visitors to stay at the domain during events. Outside of these event periods, this accommodation will also cater to sporting groups, schools and tourists, providing an important source of revenue to reinvest in the Domain's ongoing development.

The plan also broadens the Domain's appeal beyond sport by introducing a wider range of visitor experiences. Proposed additions include a destination playspace, fitness equipment and upgraded visitor infrastructure such as shelters, picnic tables, and seating. The aim is to create a more vibrant and inclusive community space that enables visitors to connect with Lake Karāpiro and the Waikato River and each other.

Strategic relocations - including the maintenance depot and the wastewater pump station - are essential to achieving the site's broader objectives. These changes will help rationalise space and group complementary activities.

Detailed design planning will ensure future developments align with the Domain's design principles, recognising the significance of the Domain to mana whenua, and protecting and enhancing the environment and visual character and improving the functional integrity and accessibility.

Existing site photographs - Buildings, Play and Visitor Infrastructure



Potential Northern building and redevlopment area (multi-purpose hub)



Existing lodge



Existing chalets



Potential grandstand and Finish Tower extension area



Potential future operational/ maintenance area

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Karāpiro Lake Domain Buildings, Play and Visitor Infrastructure Plan

Legend

- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Swim zone (refer to WRC Navigation Safety Bylaw)
- Existing buildings
- Proposed new buildings, building extensions or relocations
- Buildings to be removed or relocated
- Proposed northern redevelopment area
- Potential accommodation development area
- Proposed central play and visitor infrastructure area
- Proposed visitor infrastructure area (other)
- Existing pontoon
- Existing podium
- Grandstand
- Extension to grandstand or new pontoon
- Main gate
- Minor gates
- Minor temporary event gate

Investigate developing new facilities:

6. Multi-purpose club and boat storage facility and lake access infrastructure.
8. Built structure for events and community use.
11. Shade cover over the existing grandstand
17. New motel-style modular units
18. New Karāpiro Kayak building
19. New club pontoon
20. New or relocated maintenance shed and yard
21. New picnic / seating area to capture views.
22. Karāpiro Rowing Inc. building
23. extensions/ redevelopment.

Investigate relocating, extending and/or improving existing facilities:

1. Removing or relocating maintenance shed and yard.
9. Improve campground amenity block

* Investigate options for expansion of Te Manawa o Matariki for a future river and research centre in accordance with the draft RMP policy 2.2d.

10. Finish tower extension
11. Grandstand extension
12. Upgrade of pontoon and podium
14. Redevelop the existing play area to reflect the cultural significance of the Waikato Awa and wider landscape and create a destination play space with visitor infrastructure such as seating, picnic tables and shelter structures to support extended family visits.
15. Refurbishment and potential extension of existing lodge
16. Refurbishment of chalets
- Investigate improving boat cleaning facilities

Investigate removing facilities:

4. Waikato Cycling Sports Academy leased storage building
5. Te Mana Visions Charitable Trust / Karāpiro Rowing Club rented storage building
7. Cambridge Rowing Club and Karāpiro Rowing Club buildings
13. Site office storage building

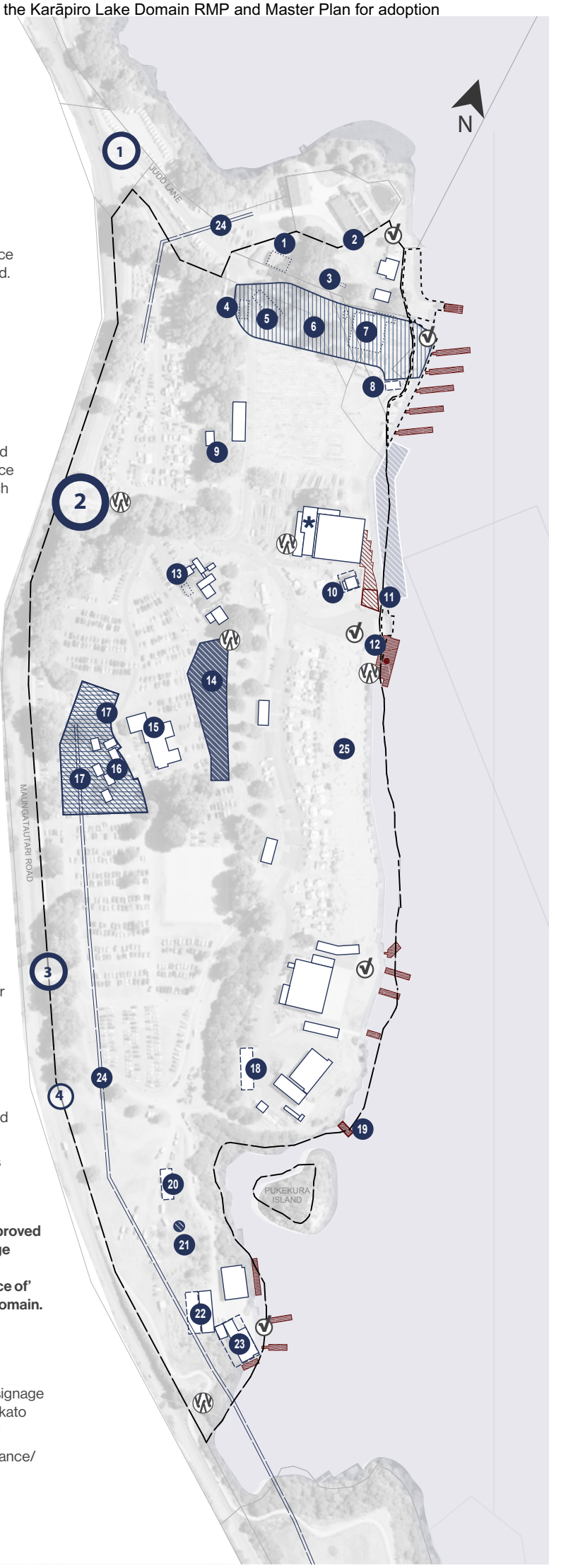
Investigate upgrade, relocation or undergrounding of utilities:

2. Explore need to extend water treatment plant
3. Determine the feasibility of relocating the wastewater pump station.
24. Determine the feasibility of undergrounding the overhead electrical lines.
25. Provide underground utilities on embankment area to improve services for events.

Investigate the opportunity for improved wayfinding and interpretive signage including ways to strengthen the 'connection to' and the 'significance of' the Waikato Awa throughout the domain.

Considerations may include:

- improved wayfinding signage,
- bilingual te reo Māori/english signage including the vision for the Waikato River in Maori and English, and
- mahi toi along main gate 2 entrance/ path/road towards the Awa.



Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Start Zone Buildings and Visitor Infrastructure Plan

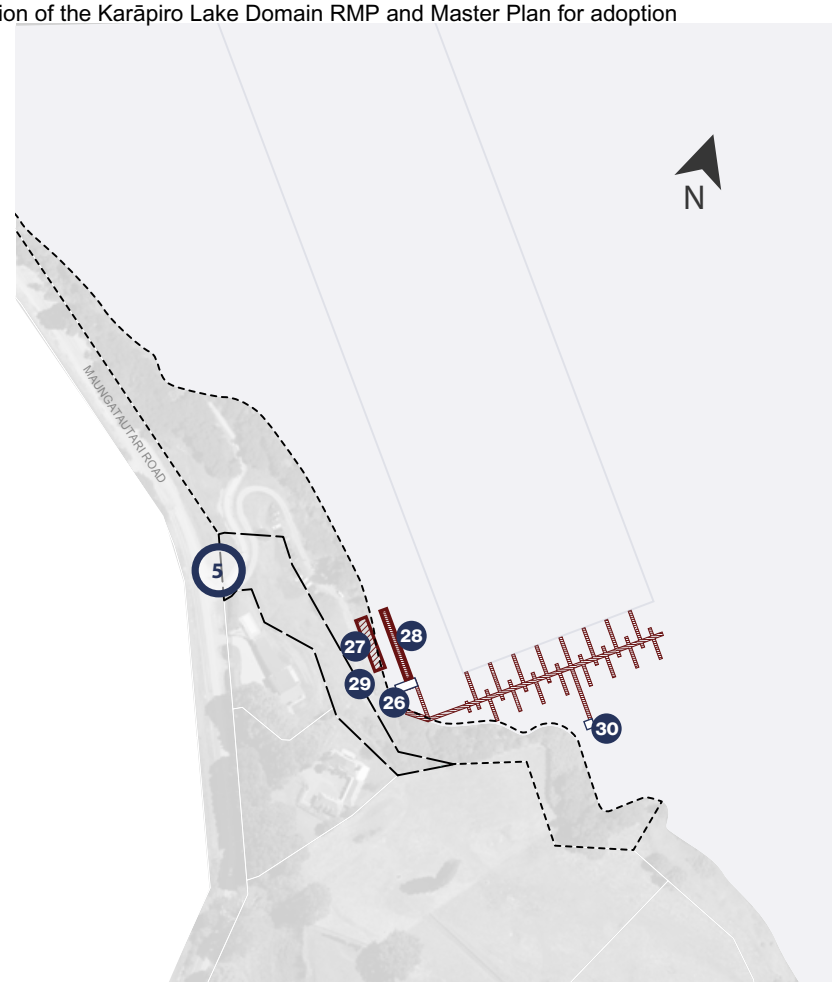
Legend

- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Minor gate
- Rowing events course
- Existing buildings
- Proposed new buildings
- Existing pontoon
- Extensions or new seating
- 26 Aligners Hut

Investigate developing new facilities:

- 27 New embankment seating
- 28 Extension to pontoon (aligners deck)
- 29 Area for temporary event toilet
- 30 Redevelopment of Start Tower

Note: Developments on LINZ land are subject to agreement in principle by LINZ as the landowner.



Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026



Image: Native revegetation on the embankment below the Perry Community Water Sports Centre.

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Environment

The Masterplan seeks to enhance the environmental health, resilience, and amenity of the Domain through a series of integrated actions. One initiative is determining the feasibility of naturalising or remediating the Taipa Stream in it's current location, which will slow and filter water entering the lake, provide for fish passage, increase native biodiversity, and significantly improve visual amenity. Further environmental improvements include succession planting of mature trees, enhancement planting and weed control on Pukekura Island and along key streams, and naturalisation of the southern lake edge using native species like oioi behind new retaining structures. Native amenity planting will feature throughout the Domain, strengthening habitat corridors and reinforcing a strong ecological identity.

Water management is a key priority, with future buildings to incorporate stormwater capture and reuse systems, and new swales or raingardens proposed alongside formed parking areas to filter runoff. Boat wash facilities will also be developed to prevent contaminants from directly entering waterways. Replacing the current central lake edge retaining wall with lower, better-engineered structures will reduce erosion, including wake damage, and further protect the lake edge.

Together, these actions will slow stormwater entry into the lake during high-flow events, improve water quality through native planting and sediment trapping, enhance biodiversity, create healthier fish passageways, and deliver a more visually appealing and environmentally resilient Domain for generations to come.

Existing site photographs - Environment



Mature exotic trees (Lake Karāpiro in the background)



Taipa Stream (Judd Lane open culvert)



Eastern section of Taipa Stream on the Domain



Pukekura Island



Retaining along lake edge and stormwater outlet into the lake below Rowing NZ



Elcorock sandbags below Canoe Racing NZ

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Karāpiro Lake Domain Environment Plan

Legend

- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Main gate
- Minor gates
- Minor temporary event gate
- Existing mature trees (succession plan required)
- Existing native planting
- Potential planting removal to allow for planned building extensions or redevelopment. Feasibility to be determined through concept and detailed design and further consultation with WDC as the landowner
- Investigate trees for removal to allow for multi-purpose facility
- Existing alignment of Taipa Stream

Investigate future planting opportunities including:

- Specimen / shade tree planting with a focus on suitable native trees where possible.
- Native low growing amenity entrance feature planting
- Native low growing amenity planting
- Native riparian planting
- 1 Enhancement planting and weed control on Pukekura Island.
- 2 Retain important viewshafts by ensuring native vegetation remains at a low height or a high canopy on specimen trees.

Investigate future stormwater improvements including:

- 3 Improvements such as naturalisation or remediation of the Taipa Stream.
- 4 Naturalisation of overland flow path at southern end of reserve.
- 5 Improve at-source treatment of stormwater from road and parking surfaces through low impact design such as permeable surfaces, swales, raingardens or other stormwater filtration devices.
- Improve stormwater outlets
- 6 Investigate improving boat cleaning facilities.



Start Zone Environment Plan

Legend

- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Minor gate
- Existing mature trees (succession plan required)
- Existing native planting

Investigate future planting opportunities including:

- Native low growing amenity planting
- 8 Removal of gum trees and revegetation
- 9 Bank stabilisation with native planting

Investigate future stormwater improvements including:

- 10 Improve at-source treatment of stormwater from road and parking surfaces through water sensitive urban design such as permeable surfaces, and stormwater filtration devices.

Note: Developments on LINZ land are subject to agreement in principle by LINZ as the landowner.



Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Karāpiro Lake Domain Masterplan Overview Plan

Legend

- Site extent
- LINZ land included in Masterplan site extent
- Lake Karāpiro
- Main gate
- Minor gate
- Minor temporary event gate
- Te Awa River Ride (external)
- Shared pedestrian / cycle pathways
- Minor / connector pathways
- Minor shared road / pedestrian pathways
- Minor grassed route
- External roads
- Internal roads - public access
- Internal roads - controlled acces
- Public parking
- Public trailer parking
- Overflow parking
- Drop-off parking
- Public boat ramp
- Buildings
- Campground
- Rob Waddell Lodge
- Chalets and motel-style modular units
- Public toilet
- Northern redevelopment area
- Proposed accommodation development area
- Pontoons
- Central play and visitor infrastructure area including destination playground
- Visitor infrastructure area (other)
- Interpretive signage, wayfinding or mahi toi to strengthen the 'connection to' and the 'significance of' the Waikato Awa throughout the domain.
- Swim zone
- Rowing course
- Existing amenity and shade trees
- New amenity and shade tree planting
- Trees for removal
- Native low growing amenity entrance feature planting
- Native low growing amenity planting
- Low growing native embankment planting
- Stream and stormwater improvements
- (1) Multi-purpose club and boat storage facility and lake access infrastructure.
- (2) Built structure for events and community use
- (3) Campground amenity block
- (4) Ngaati Koroki Kahukura room in the Sir Don Rowlands Centre - Te Manawa o Matariki
- Investigate options for expansion of Te Manawa o Matariki for a future river and research centre in accordance with the draft RMP policy 2.2d.
- (5) Sir Don Rowlands Centre
- (6) Grandstand and shade cover
- (7) Finish tower
- (8) Podium
- (9) Site office
- (10) Podium cafe
- (11) Spectator embankment
- (12) High and low ropes course
- (13) Volleyball sand courts
- (14) Perry Community Water Sports Centre
- (15) Domain maintenance and operations area
- (16) Rowing maintenance and operations area
- Boat cleaning facilities.



Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Start Zone Masterplan Overview Plan

Legend

- Site extent
- LINZ land included in masterplan site extent
- Te Awa River Ride
- Minor gate
- Te Awa River Ride (external)
- Future extension of Te Awa River Ride:
  Option A - (Road Reserve)
  Option B - (LINZ land, base of slope)
- Minor / connector pathways
- Internal roads - controlled access
- Parking - event officials and staff
- Buildings
- Temporary event toilet
- Pontoons
- Existing amenity and shade trees
- Native low growing amenity planting
- Trees for removal
- 15 Embankment seating
- 16 Rowing - Aligners Hut
- 17 Rowing - pontoons
- 18 Rowing - Start Tower
- Rowing course

Note: Developments on LINZ land are subject to agreement in principle by LINZ as the landowner.



Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026



Image: Looking north across the Domain from above the rowing maintenance and operations area

Document Set ID: 11780338
Version: 2, Version Date: 21/09/2026

3 Section Three
Masterplan Implementation

Implementation

Implementation of the Masterplan will occur through a staged and prioritised approach, ensuring projects are feasible, financially viable, and sensitive to the site's cultural, environmental, and recreational values.

Initial efforts will likely focus on developments along the lake edge between the boat ramp and Rowing New Zealand's building, planting and investigating the feasibility of developing the proposed multi-purpose club and boat storage facility and ancillary infrastructure.

Detailed design processes will be undertaken for each stage, involving mana whenua partners and lessee engagement, technical assessments, and refinement of concept elements. Resource consents and other regulatory approvals will be sought where needed. As each detailed design progresses, consideration will be given to minimising disruptions to current Domain activities and maintaining public access wherever possible.

Funding will come from a combination of sources, including Council's captial budgets, external grant opportunities, partnerships with mana whenua and/or key stakeholders (such as sporting bodies), and potential private investment where aligned with RMP objectives. Implementation will be flexible to allow for staged delivery based on funding availability, construction logistics, and evolving community needs.

Wherever possible, projects will integrate opportunities for early wins—such as habitat restoration, signage upgrades, and minor path connections.

Monitoring, review, and reporting processes will play a critical role in guiding the implementation of the Masterplan. Regular assessment against the Masterplan's design objectives will help ensure projects remain aligned with environmental conditions, community aspirations, and operational needs. These insights will also support informed decision-making about any necessary variations to the Masterplan over time.

This ongoing, adaptive approach will help realise the Vision:

Karāpiro Lake Domain, a wāhi tūpuna and a taonga to mana whenua, is a valued community lakeside reserve for recreation and a premier event and training venue for aquatic sport on the banks of a healthy Waikato River.

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

Waipā DISTRICT COUNCIL

Document Set ID: 11780838
Version: 1, Version Date: 21/09/2026

APPENDIX 5

Karāpiro Lake Domain and Masterplan Deliberations minutes *[ECM: 11718483]*

COMMITTEE MINUTES

Waipā DISTRICT COUNCIL

Committee:	Strategic Planning and Policy
Time:	9.15am
Date:	Friday 26 June 2026
Venue:	Council Chambers, Waipā District Council 101 Bank Street, Te Awamutu

PRESENT

Deputy Chairperson
JM Davies-Colley

Members

Mayor MJ Pettit, LV Bennett, AA Camson, ML Gower, MG Montgomerie, CS St Pierre, DH Taylor, SL Walsh, DM Morgan.

Opening Karakia – Committee Members and staff

Chairperson Davies-Colley opened the meeting by welcoming everyone and acknowledged the significance of the day and the considerations that will be discussed.

1 APOLOGIES

RESOLVED
2/26/38

That the apologies for personal reasons from Councillor Kempthorne and Councillor Gordon, for partial attendance for personal reasons from Councillor Gower and for late attendance for personal reasons from Councillor Camson be received.

St Pierre/Morgan

2 DISCLOSURE OF MEMBERS' INTERESTS

None.

Document Set ID: 11718483
Version: 10, Version Date: 22/09/2026

COMMITTEE MINUTES

Waipā DISTRICT COUNCIL

3 LAKE KARĀPIRO RESERVE MANAGEMENT PLAN DELIBERATIONS

[Councillor Gower left the meeting at 9.43am and rejoined at 12.04pm]
[Councillor Camson joined the meeting at 10.13am]
[The meeting was adjourned at 10.27am and recommenced at 10.47am]
[The meeting was adjourned at 10.56am and recommenced at 10.58am]
[The meeting was adjourned at 11.59am and recommenced at 12.04pm]

The purpose of this report was to support the Strategic Planning and Policy Committee (the Committee) considering the submissions on the draft Karāpiro Lake Domain Reserve Management Plan (RMP) and draft Karāpiro Lake Domain Masterplan (Masterplan) and decide on any amendments to those documents for recommendation to Council for adoption.

The Committee acknowledged and thanked partners, stakeholders and the wider community for their engagement through the consultation process, noting that nearly 800 submissions had been received. Key matters raised for consideration included issues raised by mana whenua, the role of non-motorised aquatic sports within the Domain, the northern development area, the future of Taipa Stream, volleyball court provision, and proposed accommodation expansions.

David Varcoe, Property Services Manager; Ngira Simmonds, Strategic Māori Partnership Director; Diana Aquilina, Legal Counsel; and Liz Oldfield and Dafydd Pettigrew, representatives from Xyst Consultants, spoke to the proposed changes and provided clarification on matters raised through submissions.

Ngira Simmonds was available to answer questions on the role of mana whenua and advised the Committee that staff had engaged appropriately and in good faith with mana whenua throughout the development of the plan.

The Committee considered Policy 3.8 relating to the removal of sand volleyball courts. Members expressed concern that there was insufficient evidence to support reducing the courts from four to one and noted the potential future value of the facility. Following discussion, the Committee did not support the staff recommendation and agreed that Policy 3.8 be removed from the Reserve Management Plan. Staff were requested to continue engagement with Volleyball New Zealand.

The Committee considered submissions relating to the desired future state outcomes. Members agreed the outcomes were intended to operate collectively rather than as a hierarchy and requested the numbered outcomes be replaced with bullet points.

Document Set ID: 11718483
Version: 10, Version Date: 22/09/2026

The Committee considered minor amendments relating to future development within the domain and supported the inclusion of additional wording requiring consideration of cumulative impacts arising from future development and activities.

Amendments were made to recommendations e) through to h) to reflect the Lake Karāpiro Reserve Management Plan Deliberations.

RESOLVED
2/26/39

That the Strategic Planning and Policy Committee

a) Receives the report of Manager Property Services, titled Karāpiro Lake Domain Reserve Management Plan and Masterplan Deliberations (document number 11681518);

b) Notes that Waipā District Council, as administering body of the Karāpiro Lake Domain Recreation Reserve, consulted on the draft Karāpiro Lake Domain Reserve Management Plan (RMP) and draft Karāpiro Lake Domain Masterplan (Masterplan) in accordance with section 41 of the Reserves Act 1977;

c) Notes that the Committee received written submissions and heard verbal submissions on the RMP and Masterplan at its meeting held on 4 May and reconvened on 6 May 2026 ("Submissions");

d) Considers the Submissions;

St Pierre/Montgomerie

e) Approves the amendments to the RMP as set out in Appendix 1 to the report, subject to the following:

i) Remove policy 3.8 (relating to sand courts) from the RMP;

ii) Replace recommended change 4 in Appendix 1 (relating to desired future outcomes on page 3 of the RMP) so the recommendation reads:
Replace numbering with bullet points;

iii) Amend recommended change number 22 in Appendix 1 so the recommendation reads:
Amend 2nd bullet point:
*New Zealand's Premier Non-Motorised Water Sports Hub: Development and management that positions the Domain as New Zealand's leading venue for sports **such as** ~~like~~ rowing, waka ama **and** kayaking, **which** attract~~ing~~ regional, national and international events.*

iv) Amend recommended change number 23 in Appendix 1 so the recommendation reads:
Amendments to Karāpiro Rowing Incorporated definition.
Maintains and develops the rowing course and regatta facilities and supporting infrastructure at Lake Karāpiro.

Document Set ID: 11718483
Version: 10, Version Date: 22/09/2026

Organises and holds regular international championships, and national and regional regattas for the rowing community and a variety of other sporting codes and community groups.

Provides infrastructure, facilities and support to a wide range of sporting and community groups which hold their events (on and off the water) at Lake Karāpiro.

Has in the past funded development of public assets on the Domain.

v) Amend policy 3.33 of the RMP so it commences as follows;

Consider Upgrading the campground in accordance with the Masterplan, including…

vi) Amend policy 3.34 of the RMP so it commences as follows:

Consider Improving and increasing the existing…

f) Approves amendments to the Masterplan as set out in Appendix 2 to the report, subject to following:

i) Amend recommended change number 48 in Appendix 2 so the recommendation reads:

Add a new key item:

Investigate upgrading facilities: Pontoon and podium adjacent to the central boat ramp.

Update all relevant plans and text references to reflect these changes.

ii) Amend Masterplan to reflect the removal of policy 3.8 from the RMP (relating to sand courts) so that the current 4 sand courts remain at the site;

g) Recommends to Council adoption of the RMP and Masterplan, as amended in accordance with recommendations (e) and (f); and

h) Delegates authority to the Manager Property Services to make non-material changes to the RMP and Masterplan prior to submission to Council under recommendation g).

Davies-Colley /St Pierre

[Councillor Gower abstained from the vote]

There being no further business the meeting closed at 12.14 pm

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CONFIRMED AS A TRUE AND CORRECT RECORD

CHAIRPERSON: _____

DATE: 5 August 2026

Document Set ID: 11718483
Version: 10, Version Date: 22/09/2026

COUNCIL REPORT

Waipā DISTRICT COUNCIL

To:	The Mayor and Councillors
From:	Head of Insights and Innovation
Subject:	**Future Us – Plan on a Page and Year One Implementation Outline**
Meeting Date:	30 September 2026

1 PURPOSE - TAKE

The purpose of this report is to present the Draft Future Us Roadmap Year One Implementation Outline to Council for endorsement.

2 EXECUTIVE SUMMARY – WHAKARĀPOPOTOTANGA MATUA

At its core, the Future Us Roadmap is about supporting strong community delivery now while setting Council up to be more capable, focused and ready for the future. It recognises that Council is operating in a complex and changing environment, and that a more deliberate approach is needed to make sure effort is directed to the areas that will have the greatest impact for the organisation and the community.

The Roadmap provides a practical, no-regrets response to the current challenges, including the waters transition, possible future regional structural reform, financial constraints, major planning commitments and increasing community expectations. It brings together improvement activity already underway and gives it clearer structure, governance and focus.

In Year One, effort will be concentrated on: saving time and effort, focusing on what matters most, making work easier to do well, and finding sensible savings. These objectives are intended to support better delivery discipline, reduce duplication and help teams work in a more joined-up and purposeful way.

The revised Future Us Roadmap and Year One Outline responds to Elected Member feedback by providing more detail on Year One deliverables, expected benefits, measures of success and confirms Year One is being funding from existing 2026/27 operational budgets.

The recommended option is to proceed with Year One detailed planning and implementation. This maintains momentum while retaining flexibility as Head Start, the 2027-37 Long Term Plan and wider reform settings continue to evolve. Key risks

will be managed through dedicated transformation leadership, a dynamic programme approach and formal review points, with the first review point scheduled in line with Head Start announcements.

3 RECOMMENDATION – TŪTOHU Ā-KAIMAHI

That Council:

a) Receives the report of Georgina Knapp, Head of Insights and Innovation, titled Future Us – Plan on a Page and Year One Implementation outline [ECM 11767857];

b) Endorses the Future Us Roadmap Year One three key products; Future Year One initiative outline, benefits realisation map and benefits register as included in Appendix 1 Draft Future Us Roadmap Programme Outline and notes that a number of initiatives are already underway and have been brought into the Future Us programme;

c) Acknowledges that the next step will be the development and delivery of the Year One implementation plan;

d) Acknowledges that Year One implementation will be funded from within existing 2026/27 Annual Plan operational budgets;

e) Acknowledges the Future Us Roadmap Programme will be dynamic with formal reviews scheduled at timeframes aligned with Head Start and 2027-37 Long Term Plan milestones.

4 BACKGROUND – KŌRERO WHAIMĀRAMA

Council is operating in a period of significant change, driven by the waters transition, possible future regional structural reform, major planning commitments, financial pressure, and rising expectations from customers, communities, stakeholders and central government.

The Future Us Roadmap is a practical, no-regrets response to these drivers. It brings together work already underway and focuses effort on improvements that are worth making regardless of what future reform looks like: stronger leadership, clearer priorities, better delivery discipline, and more effective use of people, systems and resources.

The overall objective of Future Us is to make sure Council is organised, resourced and focused in the right way to deliver for the community now, while building the capability and flexibility needed for the future. It aims to create a more aligned, high-performing and financially sustainable organisation that can deliver its priorities, adapt to change and make the best use of its people, systems and resources.

- In simple terms we want to make it easier for our people to do good work, reduce the things that slow us down, focus on what matters most, and find sensible savings while continuing to deliver well for our community:

Document Set ID: 11767857
Version: 6, Version Date: 24/09/2026

- **Optimise time and effort** by removing duplication, simplifying processes, and making better use of the systems and tools we already have.
- **Focus on what matters most** by being clearer about priorities, sequencing work sensibly, and directing effort to the activities that provide the greatest value for our community and organisation.
- **Make the job easier** to do well by giving people clearer direction, reducing unnecessary complexity, and improving the way teams work together across the organisation.
- **Find sensible savings** by identifying practical efficiencies, making better use of existing budgets and resources, and supporting a more financially sustainable way of delivering services.
- **Trusted delivery** by strengthening delivery discipline across the organisation, so priority work is planned well, sequenced realistically, governed consistently and delivered effectively.

The proposed draft high-level Future Us Roadmap was presented to Elected Members on 26 August as a public excluded item. Endorsement was given to staff to proceed to Year One detailed implementation planning for further discussion with Council.

Elected Members requested the following further detail:

- More detail on the plan and deliverables for Year One.
- Detail on the benefits that the Future Us Roadmap will deliver and how they will be measured.
- Confirmation that Year One implementation will be delivered from existing operational budgets.

This further detail is provided in Appendix 1 - Draft Future Us Roadmap Programme Outline - Year One Implementation Outline.

The Future Us Roadmap will remain dynamic, with formal review points built into the programme to ensure it continues to align with Council priorities and the wider operating environment. These review points will be timed around key Head Start and 2027-37 Long Term Plan milestones, so decisions about scope, sequencing, investment and delivery can be tested and adjusted as more information becomes available.

5 SIGNIFICANCE & ENGAGEMENT – KAUPAPA WHAI MANA ME NGĀ MATAPAKINGA

Staff have considered the key considerations under the Significance and Engagement Policy, in particular sections 7 and 8 and have assessed that the matter(s) in this report have a medium level of significance.

Document Set ID: 11767857
Version: 6, Version Date: 24/09/2026

6 OPTIONS – NGĀ KŌWHIRINGA

Option	Advantages	Disadvantages
Option 1: Do nothing – do not proceed with the Year One detailed implementation planning and delivery and stop initiatives already underway.	▪ No additional immediate staff time or resources are required to develop the Year One implementation plan.	▪ Identified benefits are not delivered. ▪ Risks losing momentum on work already underway to strengthen organisational capability, delivery discipline and readiness for future change. ▪ May result in fragmented or reactive improvement activity rather than a coordinated programme aligned to the Annual Plan, Long Term Plan and wider reform context.
Option 2: Proceed to Year One detailed implementation planning and delivery	▪ Provides a disciplined next step without committing Council to full programme delivery post Year One. ▪ Identified benefits are delivered. ▪ Allows Council to retain flexibility as Head Start, Long Term Plan and wider reform settings continue to evolve	▪ Requires staff time and focus while the organisation is also managing Annual Plan delivery, development of the 2027-37 Long Term Plan, organisational realignment and wider reform pressures.

The recommended option is Option 2 for the reasons outlined above.

7 OTHER CONSIDERATIONS – HEI WHAIWHAKAARO

Council's Vision and Strategic Priorities

The overarching goal of the Future Us Roadmap is to build an effective, future-ready organisation that operates within its means, puts customers and communities at the centre, and delivers on its commitments with confidence. This directly supports the delivery of Council's Vision and Strategic Priorities.

Legal and Policy Considerations – Whaiwhakaaro ā-Ture

Staff confirm that the Proposed Future Us Roadmap Programme Outline complies with Council's legislative requirements.

Financial Considerations – Whaiwhakaaro ā-Pūtea

- The total costs to develop the Year One Implementation Plan will be funded from existing operational budgets in the 2026/27 year. Any investment required for Year

Document Set ID: 11767857
Version: 6, Version Date: 24/09/2026

Two of the Roadmap will be a part of the development of the 2027-37 Long Term Plan.

Risks - Tūraru

The following significant risks have been identified and will be treated as set out below:

Risk Description	Current Residual Risk Rating	Current Treatments
There is a risk that staff capacity is stretched by concurrent work programmes, including Annual Plan delivery, organisational realignment, Long Term Plan preparation and wider reform activity. This could affect the pace and quality of Year One implementation.	Moderate	A dedicated Transformation Director is allocated to this work.
There is a risk that future decisions relating to Head Start, the 2027–37 Long Term Plan, regional structural reform or central government direction may change the programme context. This could require priorities, timing, investment assumptions or delivery activity to be adjusted.	Moderate	The Roadmap has been designed to remain flexible and dynamic, with formal review points aligned to Head Start, Long Term Plan and other key reform milestones. The Year One plan is focused on no-regrets activities that strengthen organisational capability and delivery discipline, while avoiding premature commitment to later-stage investment or activity that may need to change as the external environment becomes clearer.

Iwi and Mana Whenua Considerations - Whaiwhakaaro ki ngā Iwi me ngā Mana Whenua

A key objective of the Future Us Roadmap is that Te Ao Māori is embedded in how Waipā works, thinks and decides and is no longer considered a separate activity.

Document Set ID: 11767857
Version: 6, Version Date: 24/09/2026

8 NEXT ACTIONS

Action	Responsibility	By When
Commence with Year One detailed planning and delivery	Transformation Director	As per plan
Complete Review point	Transformation Director	March 2027

9 APPENDIX - ĀPITITANGA

No:	Appendix Title
1	Draft Future Us Roadmap Programme Outline (ECM 11782765)



Georgina Knapp
HEAD OF INSIGHTS AND INNOVATION



Approved by Kevan Scott
TRANSFORMATION DIRECTOR

Document Set ID: 11767857
Version: 6, Version Date: 24/09/2026

APPENDIX 1

Draft Future Us Roadmap Programme Outline (ECM 11782765)

DRAFT FUTURE US ROADMAP PROGRAMME
YEAR ONE IMPLEMENTATION OUTLINE

First version 26 August 2026
Revised version 30 September 2026

For this update the document has continued to evolve from a high-level Future Us roadmap into a more detailed Year One plan outline. The latest updates provide greater clarity on the first-year initiatives, deliverables, review points, benefits and how these will be measured.

The plan also now more clearly recognises that some elements can be confirmed with greater certainty, while others will need to remain flexible as delivery progresses, evidence emerges, reform settings become clearer, and Council makes future Long Term Plan decisions.

As a dynamic document, it will continue to be refined through engagement, programme governance, review points and ongoing testing of what is delivering value for Waipā.

Document Set ID: 11782765
Version: 3, Version Date: 24/09/2026

FUTURE US ROADMAP

Waipā DISTRICT COUNCIL

HORIZON 1 - STRENGTHEN THE FOUNDATIONS (TŪĀPAPA) - Organisational reshaping and ways of working

HORIZON 2 - BUILDING TOGETHER (WHAKATŪ) - Ways of working and performance uplift

HORIZON 3 - ENDURING FUTURE (TOITŪ) - Continuously improving

	FIRST YEAR (26/27)	SECOND YEAR (27/28) TENTATIVE		THIRD YEAR (28/29)/END STATE TENTATIVE
Future Us Team	Team in place. Roadmap agreed. Year One plan confirmed. Benefits identified.		Review Year One delivery. Measure benefits. Develop Year Two plan.	Future Us is delivering measurable benefits.
Organisational reshaping	Realign organisation. Confirm structure, roles and accountabilities.			Clear roles and decisions. Fewer overlaps. Faster delivery.
Operating model	Set up ePMO/iPMO. Performance framework. Financial systems fit. Enhance risk execution.			Model proven to fit. Adjusted deliberately as demands change.
Continuous improvement	Introduce Lean tools and coaching. Customer focus programme.	Grow Lean capability. Build improvement pipeline.		Continuous improvement part of normal work. Customer focus embedded.
Strategic Māori partnerships	Build knowledge, education and partnership framework.	Implement framework.		Responsible Treaty partner. Te Ao Māori reflected in everyday advice.
Leadership framework	Leadership programmes for ELT, Tier 3 and targeted groups.	Extend to Tier 4. Develop priority leadership gaps.		Leader-led performance. High capability and self-awareness.
Digital enablement	Embed Copilot. New digital CX platform. Payable. T1. Build data platform.	Progress automation. Contractor portal. Build data and AI use cases.	Implement solutions that enhance CX and leverage AI.	Improve customer experience, productivity and insights.
Functional reviews and deep dives	Review CDEM, communication and engagement, procurement, governance and health and safety.	Improve revenue, billing, admin and other high-volume processes.	Regular review cycle. Identify new reviews as needed.	Core functions remain efficient and aligned and priorities.
Legislative reforms	Set up reform programme. Monitor direction. Prepare for transitional requirements.	Respond to national direction. Work with regional partners.	Embed new requirements into processes and work programmes.	Ready for new environment. Compliant and responsive to change.
Ongoing	Explore revenue opportunities. Implement property strategy. Leverage partnerships.			

SEPT 2026 HEAD START

MARCH 2027

JUNE 2027

DEC 2027

OCT 2028 LOCAL GOVERNMENT ELECTIONS

REVIEW POINTS
Regular reviews ensure we stay aligned, adapt when needed and deliver the right outcomes at the right time.

DELIVERING BAU
Delivering core services well and keeping our commitments.

SUPPORTED BY CHANGE MANAGEMENT
People are supported through change. Communication is clear. Impacts are managed.

DELIVERY BAU THROUGHOUT • UNDERPINNED BY CHANGE MANAGEMENT • REGULAR REVIEW CYCLE

Document Set ID: 11782765
Version: 3, Version Date: 24/09/2026

Section 1 – Roadmap foundations

Two years ago, Council asked the Chief Executive (CE) to ensure the organisation was future-fit and well positioned to respond to the changing environment ahead. Since then, under the banner of Future Us, substantial due diligence, analysis and foundational work has been undertaken, consistent with the CE's agreed Key Performance Indicators and Council's priorities.

The Future Us programme is framed around four phases.

- **Phase One** – Discovery and ELT Reset (complete)
- **Phase Two** – Interim Structure Realignment (complete with effect from 1 July 2026)
- **Phase Three** – Permanent Structure Processes (underway, expected to be completed by December 2026)
- **Phase Four** – Implementation and Transformation (detailed planning is underway and will be delivered in stages over the next 2 (possibly 3) years.

Considerable work has been completed through Phases One and Two of Future Us. This included an extensive discovery process, with one-on-one discussions, interviews and meetings with staff, stakeholders and partners to better understand the organisation's current state, opportunities and challenges. This work informed the establishment of the five-group structure and the interim realignment that took effect from 1 July 2026.

The programme is now in Phase Three, with Directors undertaking more detailed discovery within their groups. This work is focused on understanding the capability, capacity and ways of working needed to deliver Council's organisational priorities and support the next stage of change.

Both Phase three and Phase four are interdependent and occurring in parallel. The phases continue the CEs work to shape an organisation that is fit for its current environment and ready for what lies ahead - appropriately structured following the transfer of waters, with the right capability and capacity to deliver Council's priorities, while placing customers at the heart of what we do and embedding a culture of continuous improvement.

The work remains an organisational priority and continues to respond to a changing and increasingly complex operating environment. Council is serving a growing district while navigating affordability pressures, rising community expectations, and ongoing uncertainty across the local government sector.

At the same time, the organisation is managing the impacts of the waters transition and preparing for possible future regional structural change while maintaining momentum on major planning and delivery commitments. This also means lifting its focus on priority areas that will be critical to future performance: better customer experiences, smarter use of resources, clearer organisational priorities, more collaborative and adaptive ways of working, leadership that connects teams, digitisation and better use of information, and Council's role in shaping places and communities for the future.

Document Set ID: 11782765
Version: 3, Version Date: 24/09/2026

Future Us builds on the significant mahi already delivered and underway across the organisation, including work to strengthen planning, improve service delivery, support the waters transition, develop our people and leaders, and respond to the evolving needs of our district. Together, this work provides a strong foundation to build from, rather than a need to begin again.

The opportunity now is to bring these efforts together in a more connected and intentional way. This includes strengthening how we work with our stakeholders and partners, including mana whenua/iwi, so that change is informed by strong relationships, shared understanding and the needs of our communities.

There is a clear case for change. To keep delivering well for our communities, Council needs to be deliberate about how it is organised, how leaders and teams work together, how decisions are informed, and how effort is directed to the areas that will make the greatest difference. The goal is to build an effective, future-ready organisation that operates within its means, puts customers and communities at the centre, and delivers on its commitments with confidence. To achieve this change, intentional investment is required.

Outcomes sought

The Future Us Roadmap seeks the following outcomes:

- **Community partnering and leadership** – putting customers, communities and people at the heart of what we do, and working *with* partners, stakeholders and communities to shape better outcomes.
- **High-performing teams** – building a leader-led organisation that is cohesive, collaborative, well-aligned and equipped to deliver.
- **Adaptive and innovative culture** – creating a culture that is responsive, open to new ideas, and able to adapt confidently as needs and circumstances change.
- **Exceptional delivery** – focusing on meaningful outcomes and quality delivery, not just activity, spend or completion of projects.
- **Future-smart organisation** – preparing our people, systems and ways of working for the future, guided by evidence, insight and informed decision-making.
- **Strategic placemaking** – aligning our structure, capability and focus so we can deliver on key strategies and support thriving places and communities.

Guiding Principles

The Roadmap is guided by the following principles:

- **No regrets:** pursue continuous improvement in a manner that means that investment is worthy regardless of future changes.
- **Strategic leadership:** enable leaders to think beyond day-to-day operations, align people around a shared direction, and create long-term value.
- **Evidence-led:** use sound sources of information to support clear decisions, test assumptions, prioritise effort, and ensure the programme is focused on the areas where it can make the greatest difference.

Document Set ID: 11782765
Version: 3, Version Date: 24/09/2026

- **Current and future-ready:** set up the organisation to be in the best shape possible to improve organisational performance now and in the future.
- **High performing:** create the conditions for teams to be clear on purpose, well-led, appropriately supported, and organised at the right size and shape to work together effectively and deliver great outcomes for our community now and into the future.
- **Customer and community-centred:** keep the needs, experiences and outcomes of our customers and communities at the heart of how we design, prioritise and deliver change.
- **One effort, multiple outcomes:** look for opportunities to connect initiatives so the same work can solve more than one problem and make better use of our time, people and resources.

Roadmap horizons and approach

The Future Us Roadmap provides a high-level programme view, setting out the proposed key areas of focus, sequencing and review points needed to guide delivery over time.

It is framed strategically over three horizons to recognise that the programme will need to strengthen core foundations in the first year, build and embed new ways of working over years two to three (depending on local government reform decisions). This reflects the reality that meaningful culture change takes time and practice; shifts in behaviour, leadership practice and organisational mindset are built through consistent reinforcement over several years, not through a single programme phase.

This approach acknowledges that some activity can be planned with greater certainty now, while later phases will need to remain flexible and be refined as delivery progresses, evidence emerges, and the wider operating environment becomes clearer.

Headstart and review approach

The development of the Future Us Roadmap has been considered in the context of the Central Government Head Start proposal and the wider uncertainty around local government reform. Rather than waiting for all future decisions to be finalised, the roadmap provides a structured way to make progress now, while also building in clear review points.

These review points are currently aligned to the first Head Start decision points, the adoption of the 2027-37 Long Term Plan and 2028 local body elections. They will provide formal opportunities to test whether the roadmap remains aligned to the operating environment, whether early activity is delivering value for Waipā, and whether any changes are needed as government decisions, regional discussions or local priorities become clearer.

The roadmap has also been developed around a no-regrets investment approach. This means prioritising the changes, capability, systems and ways of working that will benefit Waipā people and communities regardless of the final shape of future reform. These are investments that make sense now because they strengthen how we support our staff, deliver services, make decisions, use information, engage with communities and work with

Document Set ID: 11782765
Version: 3, Version Date: 24/09/2026

partners. They are not dependent on one reform outcome; they are foundations that will hold value whether Waipā continues largely as it is, moves into a different regional arrangement, or participates in a more integrated operating model over time.

A key part of this approach is collaboration. Waipā does not need to wait for a Cabinet decision before working more deliberately with neighbouring councils, regional partners, central government agencies and other stakeholders. There are opportunities now to share knowledge, align work programmes where it makes sense, explore areas of common capability, reduce duplication and identify practical improvements that support better outcomes across the region. Building these relationships and developing shared understanding will be important under any future scenario and will help ensure Waipā is well placed to contribute constructively to regional conversations as they evolve.

The inclusion of review points means this approach can remain flexible and evidence based. At each review point, Council will be able to consider what has changed, what has been delivered, what benefits are emerging, and whether the next phase of investment and activity should continue, be adjusted, paused or accelerated. This creates a Future Us pathway that is practical, collaborative and future-focused — delivering tangible improvements in the short term while building the capability, resilience and regional relationships needed to support longer-term transformation.

In scope

- The Future Us Roadmap is focused on the organisational changes, capability, systems, processes and ways of working needed to strengthen Council now and prepare for the future.
- It includes deliberately striving for culture change by embedding the behaviours, leadership practices and ways of working needed to support a more adaptive, collaborative and high-performing organisation.
- It includes no-regrets improvements that support better leadership, collaboration, customer and community outcomes, delivery discipline, while retaining flexibility to adapt as government decisions and the wider operating environment become clearer.

Out of scope

- Determining, designing or implementing any future amalgamation model or outcome. Any work in this roadmap is limited to ensuring relevant activity can be handed over, adapted or aligned if an amalgamation process proceeds.
- Detailed review processes for each roadmap checkpoint. The roadmap will identify when review points occur and the matters they should consider, but the specific review approach, decision pathways and next-phase commitments will be confirmed closer to each review point based on progress, evidence and the operating context at the time.

Parallel work programmes

Delivery of the Future Us Roadmap will need to be carefully balanced alongside several significant organisational work programmes and commitments, including:

Document Set ID: 11782765
Version: 3, Version Date: 24/09/2026

- Maintaining delivery of the 2026/27 Annual Plan.
- Developing the 2027–2037 Long Term Plan.
- Responding to other central government reforms and other emerging policy changes.
- Delivering against the Chief Executive's key performance objectives.

Recognising these parallel commitments is essential to keeping the roadmap realistic, well-sequenced and appropriately resourced. It will help ensure effort is focused on the work that adds the greatest value, while avoiding unnecessary duplication or unsustainable pressure on leaders and teams.

Section 2 – Future Us Roadmap

The roadmap visual below provides a high-level view of the proposed Future Us Roadmap organised around key workstreams that will guide delivery over time. It is not intended to be a detailed implementation plan at this stage, but to show the proposed phasing, sequencing and areas of focus needed to build momentum while protecting business-as-usual delivery. The approach recognises that change must be manageable for the organisation.

The Future Us Roadmap will be supported by an integrated change management approach that connects strategic direction, organisational alignment and individual behaviour change. Staff engagement pulse surveys will also be undertaken approximately every three months to provide a regular check on how staff are experiencing the change, identify emerging issues or areas where additional support may be needed, and help inform programme decisions, communication and implementation planning.

Successful transformation is about more than implementing new structures, systems or processes - it is about helping people embrace and sustain change. Effective change management provides the leadership, communication, engagement and capability needed to embed new behaviours, build organisational resilience and create a high-performing culture over time.

Without effective change management, transformation risks becoming a series of projects rather than a lasting shift in organisational performance, culture and service delivery.

Document Set ID: 11782765
Version: 3, Version Date: 24/09/2026

Section 2- The Future Us Roadmap programme outline

	Horizon 1 - Strengthen the Foundations (Tūāpapa) - Organisational reshaping and ways of working	Horizon 2 – Build Together (Whakatū)- Ways of working and performance uplift		Horizon 3 – Enduring Future (Toitū) - Continuously improving
	First year (26/27)	**Second year (27/28) (tentative)**	**Third year (28/29) (tentative)**	**End State**
Future Us Team	Future Us team in place, Roadmap agreed, Year One implementation plan confirmed and expected benefits identified Building staff and EM understanding of the Future Us programme Development of year 2 implementation plan Reviews and programme adjusted in line with Head Start and LTP milestones.	Review of first year delivery. Measuring and monitoring expected benefits. Development of year 3 implementation plan Reviews and programme adjusted in line with Head Start and AP milestones.	Programme delivery is on track, benefits are being realised and the transition to business as usual is planned.	Future Us is well run, appropriately resourced and delivering measurable benefits.
Organisational reshaping	Complete the organisation-wide realignment and confirm the new structure, roles and accountabilities.	Review how the structure is working and fix obvious gaps, duplication or pressure points.	Make targeted adjustments as priorities, reform settings and workload change.	People, priorities and who makes which decisions are clear, with fewer overlaps and faster delivery.
Operating model	Set up simple enterprise Project Management Office and infrastructure Project Management Office. Establishment of organisational performance framework Financial systems/framework fits the business Enhancing understanding of risk execution	Targeted work to embed year one changes. Examples for year 2 could include: administration support model, billing	Refine the operating model and performance framework based on what is working, what is not and where effort is needed most.	The way we organise, govern and resource our work is proven to fit the job, and we adjust it deliberately as demands change — rather than letting it drift
Continuous improvement	Introduce Lean tools, coaching and support so teams can deliver improvements with clear measures, owners and timeframes. Delivery of a customer focus programme across all staff.	Expand the number of staff trained in Lean, creating a network of practitioners embedded in the business Set up an improvement pipeline — a visible list of opportunities, owners and expected savings, reviewed regularly Customer feedback loop — use complaints and customer insight to pick what gets improved next	improvement measures sit in team plans, performance conversations and reporting, not a separate programme Keep the capability fresh — ongoing practitioner training, refreshers and induction so it survives staff turnover Customer experience improvements continue	Continuous improvement is part of normal work, with teams regularly improving services, reducing waste and tracking benefits. Enhanced customer focus across all staff.
Strategic Māori Partnerships	Organisational benchmarking, development of focused education programmes, development of knowledge hub for Waipā DC, development of a partnership framework, improved support for delivery teams and EMs, partnership and relationship support.	Continued implementation of education programmes and resources for staff and EMs. Implementation of the partnership framework. Increased maturity in delivery and partnership activity. Enhanced treaty settlement compliance. Enhanced engagement model for WDC.	Embed Te Ao Māori expectations into planning, advice and decision-making processes, mature partnership arrangements with iwi and hapū, and report on capability and treaty obligations as part of normal organisational reporting	Council is a responsible treaty partner and we lift the organisations capability, capacity and confidence to work in Te ao Māori
Leadership framework	Focussed leadership programmes for ELT, Tier 3 people leaders and other identified groups Building awareness of accountabilities, adaptive leadership, continuous improvement and risk management integration into leadership.	Extend support to tier 4 leaders and provide practical development for priority leadership gaps.	Use the framework in recruitment, development, performance conversations and succession planning.	Specific focus on building leader-led performance. People Leaders are effective and have high levels of soft skills and self-awareness that enhance service delivery and execution.
Digital enablement	Embed Copilot use, improve self-service through a new digital customer experience platform, implement more efficient payment options through Payble, establish the data platform needed to support better insights and decision-making.	Progress automation opportunities through new TechnologyOne AI functionality, contractor portal to streamline contractor interactions and reduce manual processing. Build practical data and analytics outputs. Create efficiencies through feasible bespoke AI use cases	Continue to be flexible to implement solutions that enhance the customer experience and leverage new AI capability increasing productivity.	Continue to be flexible and responsive as new technology becomes available, adopting solutions that improve the customer experience, increase productivity and support better use of data, automation and AI across the organisation
Functional reviews including deep dives	Targeted reviews of specific services/ processes, and support teams to identify what can be simplified, stopped or improved. Year 1 - CDEM, communication and engagement, and procurement, governance, independent health and safety review	Identify and deliver practical efficiency improvements in revenue, billing, administration and other high-volume processes.	Use a regular review cycle to check whether core functions remain clear, efficient and fit for purpose. Identify any new functional reviews required.	Core functions are reviewed, improved and kept aligned with current priorities, legislation and community expectations.
Legislative reforms	Set up the legislative reform programme, confirm governance and internal accountabilities, monitor reform direction, and prepare for transitional consenting, planning and policy requirements.	Respond to national direction, work with regional partners on the Regional Spatial Plan process, and assess implications for Waipā's planning, infrastructure, growth, environmental and consenting functions	Embed new legislative requirements into Council's planning, policy, consenting and delivery processes, with work programmes, capability and resourcing adjusted as the new system becomes clearer.	Waipā is ready for the new planning and legislative environment, remains compliant, and can respond quickly and confidently as requirements, timeframes and regional arrangements change.
Ongoing	Exploring and leveraging new alternative revenue streams. Implement and leverage the property strategy. Exploring and leveraging partnership and regional collaboration opportunities			
Delivering BAU				
Support by a structured change management approach				

Review cycle			Sept 26' Head Start	March 27' Head Start 2027-37 LTP		June 27'		Dec 27'		June 28'		Dec 28'

Document Set ID: 11782765
Version: 3, Version Date: 24/09/2026

Year One Implementation Outline

The following outlines the Year One initiative schedule in more detail.

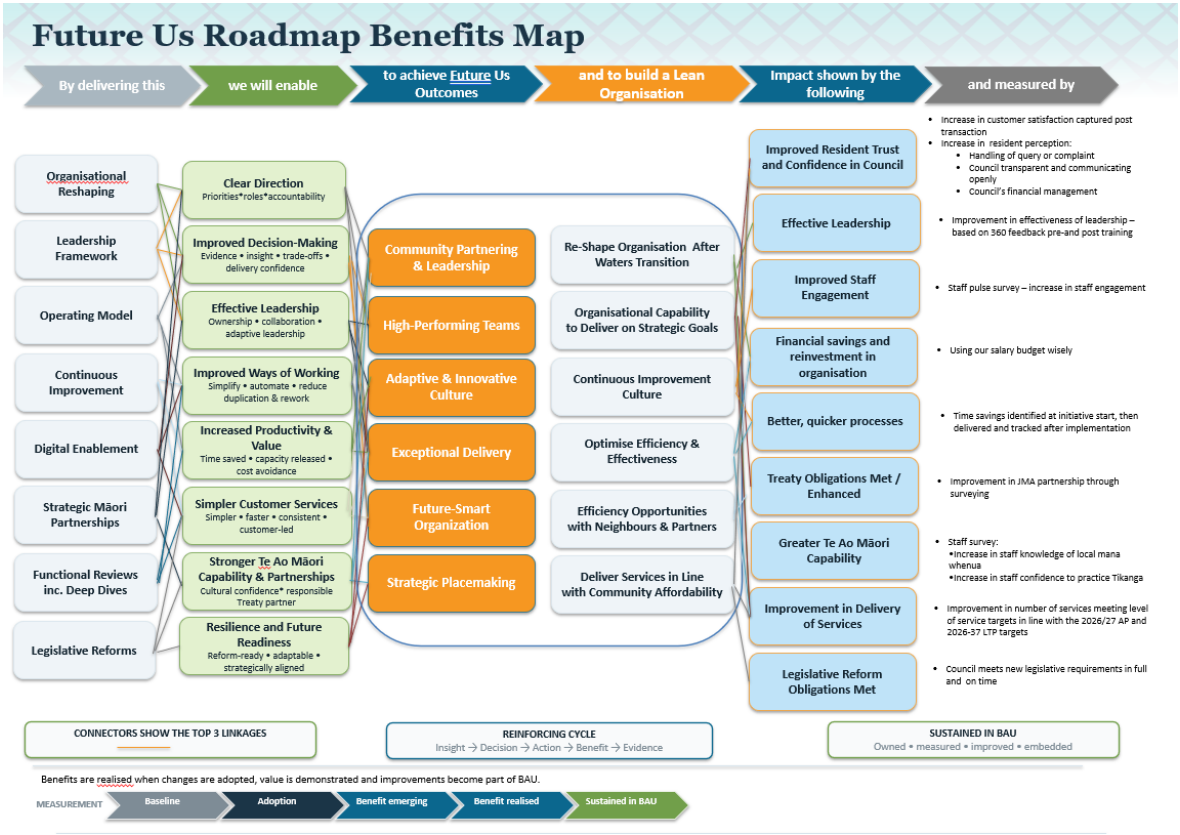


Benefits

The benefits of Future Us are interconnected and will be realised through the combined effect of the roadmap as an integrated programme of change, rather than through isolated initiatives. Improvements in leadership, structure, systems, information, customer focus, delivery discipline and ways of working all contribute to one another and will collectively support stronger organisational performance, increased efficiency and improved outcomes over time.

The benefits map and more specific measures and targets are outlined below:

Document Set ID: 11782765
Version: 3, Version Date: 24/09/2026



Future Us —Benefits Register

Twelve benefits, how each is measured and where the evidence comes from

Customer & community | People & leadership | Efficiency & value | Te Ao Māori & Treaty | Services & reform

Benefit	Key Performance Indicator	Measure	Baseline	Target by 30 June 2027/first 12 months post initiative	Source	Frequency
Improved Resident Trust and Confidence in Council Improved Resident Trust	Increase in customer satisfaction captured post transaction	Increase in customer satisfaction captured post-transaction	Result from first month of measurement	Continued increase over baseline	Post transaction sentiment capture	Monthly
	Increase in resident satisfaction with how Council handles complaints or queries	Resident Perception - How satisfied are you with how your complaint or query was handled? (8-10)	47%	>47%	Resident perception survey	Quarterly
	Increase in resident satisfaction with Council being transparent and communicating openly.	Resident Perception - How would you rate Council for being transparent and communicating openly? (8-10)	21%	>21%		
	Increase in resident satisfaction with Council's overall financial management	Councils Resident Perception Survey - How would you rate Council overall for its financial management? (8-10)	13%	>13%		
Effective Leadership	Increase in specific leadership competencies (TBC) as a result of targeted leadership training	Improvement in effectiveness of leadership – based on 360 feedback pre-and post training	Result from first pre-training assessment	Increase over base-line per programme	360 Leadership assessment	Per programme
Improved Staff Engagement	Increase in overall staff engagement	Overall staff engagement score measured through a pulse staff engagement survey	Result from first pulse check	Increase over baseline demonstrated over a 12 month period.	Increase over baseline demonstrated over a 12 month period.	Sept, Feb 2027, May 2027
Financial savings and reinvestment in organsiation	Financial savings target achieved in the 2026/27 year	Enhanced workforce planning	Salary budget of $36.1 m (2026/27 Annual Plan)	Salary budget of $34.6 m by 31 December 2027	Verified through 2026/27 and 27/28 Annual Reports	Quarterly
Better, quicker processes	Staff time saved through identified improvement initiatives completed as part of the Future Us programme	Time savings baselined at initiative start, then delivered and monitored post-implementation	0 hr saved	12,800 hours saved (capacity creation) over first 12 month period	Initiative benefit tracker	Quarterly
Treaty Obligations Met / Enhanced	Legislative obligations met	Legislative treaty obligations met	N/A	Increase over base-line over a 12 month period	Audit	Annual
	Improved Treaty Partners' trust and confidence in Council	Improvement in JMA partnership through surveying	N/A	Increase over base-line over a 12 month period	JMA partnership survey	Annual
Greater Te Ao Māori Capability	Improvement in staff knowledge of local mana whenua for those who work with our partners	Increase in staff knowledge of local mana whenua - percentage of respondents who work with local mana whenua and who report low local mana whenua knowledge	57%	<57% demonstrated over a 12 month period	Māori capability staff survey	Annual
Improvement in Delivery of Services	Increase in the number of services meeting agreed service levels	Improvement in number of services meeting level of service targets in line with the 2026/27 Annual Plan	75%	>75% demonstrated at 2026/27 year end	Verified through 2026/27 Annual Report	Monthly
Legislative Reform Obligations Met	Central Government reform legislative requirements met	Council meets new legislative requirements in full and on time	N/A	100% compliant at required dates	Assessment against legislative requirements	Key milestones

Baselines and targets confirmed at initiative start; benefits monitored post-implementation and sustained in BAU.

Document Set ID: 11782765
Version: 3, Version Date: 24/09/2026

Investment

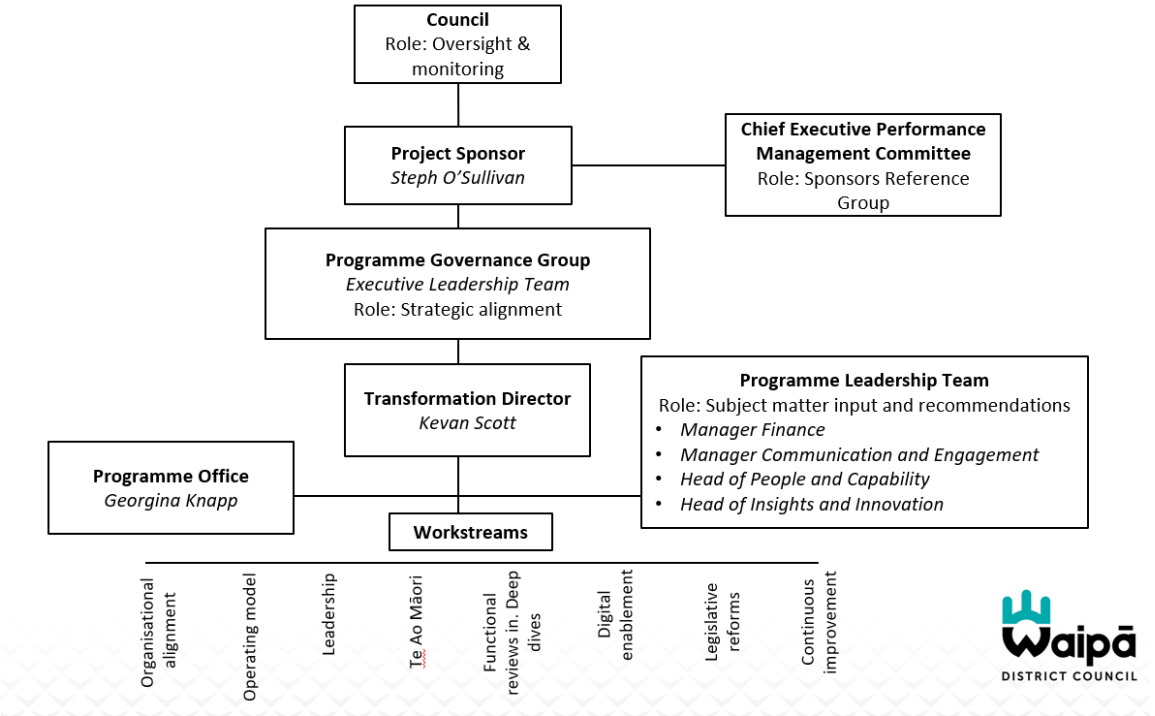
Year One implementation costs will be funded from within existing operational budgets. Any further investment required from Year Two onwards will be considered as part of the development of the 2027-37 Long Term Plan.

Section 3 – Programme Management

A structured programme management approach will provide the discipline needed to deliver Future Us alongside Council's wider organisational commitments. It will ensure priorities are clear, work is well-sequenced, risks are actively managed, and leaders have the information they need to make timely decisions.

Programme Governance

The governance model to be established for Future Us below reflects a programme and workstream approach, providing clear oversight of the overall Future Us programme while enabling individual workstreams to progress with defined accountability, coordination and reporting.



Programme planning

A detailed implementation plan will be developed for Year One. The table below outlines the high-level milestones currently known.

Timeframe	Milestone
Sept 2026	Council endorses year one implementation outline

Document Set ID: 11782765
Version: 3, Version Date: 24/09/2026

Timeframe	Milestone
Sept 2026	Staff engagement pulse survey
Sept 2026	First review point – post Head Start proposal - Ministerial outcome
Nov 2026	Council status report
Feb 2027	Council status report
Feb 2027	Staff engagement pulse survey
March 2027	Second review point
May 2027	Staff engagement pulse survey
June 2027	Third review point – 2027-37 LTP adoption

Risk management

A comprehensive programme risk register will be developed and actively monitored. Risk based reporting will occur through the Risk and Assurance Committee on a quarterly basis. This reporting will focus on very high, extreme, closed and new and emerging risks.

Procurement

Goods and services will be purchased in accordance with the Waipā DC Procurement Policy.

Health and Safety

The roadmap will be consistent with Council's health and safety framework and policy. Any health safety and well-being related risks will be captured in the programme's risk register.

Document Set ID: 11782765
Version: 3, Version Date: 24/09/2026

COUNCIL REPORT

Waipā DISTRICT COUNCIL

To:	The Mayor and Councillors
From:	Senior Policy Planner, Alice Morris
Subject:	**Waipā District Plan – Making Plan Changes 14 and 33 Operative**
Meeting Date:	30 September 2026

1 PURPOSE - TAKE

The purpose of this report is to seek Council approval for the following plan changes to the Waipā District Plan in accordance with Clause 17 of Schedule 1 to the Resource Management Act 1991 (RMA):

- Plan Change 14 - Rezoning part of C10 Growth Cell (Hautapu) (PC14); and
- Private Plan Change 33 - Hautapu Area 7 (PC33).

2 EXECUTIVE SUMMARY – WHAKARĀPOPOTOTANGA MATUA

This report seeks Council approval to formally approve the following plan changes and apply the Council seal under clause 17 of Schedule 1 to the RMA:

- Plan Change 14 – Rezoning part of C10 Growth Cell (Hautapu) (PC14); and
- Private Plan Change 33 – Hautapu Area 7 (PC33).

Following approval, Council will, under staff delegation, publicly notify the date the plan changes will become operative. That public notice must be given at least five working days before the operative date.

The approval of these plan changes is a mandatory duty, however, such approval is a procedural and technical step. This is because the plan changes themselves must already be treated as operative under section 86F of the RMA from 3 February 2026 for Plan Change 14 and 23 February 2026 for Plan Change 33.

Document Set ID: 11775804
Version: 9, Version Date: 17/09/2026

3 RECOMMENDATION – TŪTOHU Ā-KAIMAHI

That Council:

a) Receives the report of Alice Morris, Senior Policy Planner, District Plan Team titled Waipā District Plan – Making Plan Changes 14 and 33 Operative [ECM 11775804];

b) Approves, in accordance with Clause 17 of Schedule 1 to the Resource Management Act 1991:

i. Plan Change 14: Rezoning Part of C10 Growth Cell (Hautapu), as amended by the Decision of the Independent Hearing Panel dated 4 June 2025; and the Environment Court (Consent Order) dated 3 February 2026; and

ii. Plan Change 33: Hautapu Area 7 as amended by the Decision of the Independent Hearing Panel dated 9 December 2025;

c) Approves Plan Changes 14 and 33 being made operative on 15 October 2026 under Clause 20 of the First Schedule of the Resource Management Act 1991 and will be publicly notified at least five working days before this date;

d) Delegates to the Chief Executive authority to affix the Council seal to both Plan Change 14 and Plan Change 33, in accordance with Clause 17(3) of Schedule 1 to the Resource Management Act 1991.

4 BACKGROUND – KŌRERO WHAIMĀRAMA

Plan Change 14 – Rezoning Part of C10 Growth Cell (Hautapu) (PC14)

This Council plan change was for the rezoning of part of C10 growth cell at Hautapu (bounded by Zig Zag Road, Swayne Road and the Waikato Expressway) from rural to industrial.

PC14 was publicly notified on 20 June 2024; hearings held during March – April 2025; and the decision of the Independent Hearing Panel (refer to Appendix 1), approving the plan change with modifications, was notified on 12 June 2025 approving the plan change with modifications.

Three appeals were lodged with the Environment Court on 22 July 2025. The appeals were resolved by consent order through the Environment Court (refer to Appendix 2) on 3 February 2026.

Private Plan Change 33 - Hautapu Area 7

This private plan change was to rezone part of the C9 Industrial Growth Cell at Hautapu (bounded by Peake Road, the Mangaone Stream and Industrial zoned land) from Deferred Industrial to Industrial.

PC33 was publicly notified on 15 May 2025; hearings were held during October 2025; and the decision of the Independent Hearing Panel (refer to Appendix 3), approving the plan change with modifications, was notified on 18 December 2025. At the close of the appeal period on 23 February 2026, no appeals were received.

Plan Change Process

The preparation, change and review of a plan is set out in Schedule 1 to the RMA. The process requires public notification, submissions and further submissions, hearing, and decisions on submissions. If parties are dissatisfied with the decision, they have 30 working days to appeal to the Environment Court.

If no appeals are lodged, or once appeals have been resolved, clause 17 requires Council to approve the plan change to be effected by affixing the Council seal. Following this, the operative date must be publicly notified under clause 20 of Schedule 1.

The final approval of a plan change, and the affixing of the Council seal may not be delegated and only Council can approve this action. While the duty to give notice of a plan change becoming operative (clause 20, Schedule 1 to the RMA), has been delegated to staff.

The procedures in clauses 17 and 20 are required steps that must be completed. However, plan changes 14 and 33 already must be treated as though they are already operative. This is due to the requirements of section 86F of the RMA. This provision provides that a proposed plan change must be treated as operative (and the previous rule as inoperative) if the time for lodging appeals has expired and no appeals have been lodged, or when all appeals have been determined.

Plan change 14 accordingly was required to be treated as operative from 3 February 2026 and Plan Change 33 was required to be treated as operative from 26 February 2026.

It is noted that, due to an oversight, Plan Changes 14 and 33 were “publicly notified” to be operative in February 2026 and March 2026 respectively. This notification was made in error due to the required approvals under clause 17 of Schedule 1 to the RMA not being made first. The public notification of the plan changes will now be correctly made, if Council approves the recommendations of this report. It is noted that this previous notification error does not have any substantive effect given that the plan changes must already be treated as being operative under section 86F of the RMA, as noted above.

5 SIGNIFICANCE & ENGAGEMENT – KAUPAPA WHAI MANA ME NGĀ MATAPAKINGA

Staff have considered the key considerations under the Significance and Engagement Policy, in particular sections 7 and 8 and have assessed that the matter(s) in this report have a low level of significance. The plan change itself is of high significance, but this particular decision to make them operative is only a formality under the RMA to bring them into effect after following the processes set out in that Act.

6 OPTIONS – NGĀ KŌWHIRINGA

There are no alternative options as formally making these plan changes operative and applying the Council seal is required to complete a statutory process under the RMA.

7 OTHER CONSIDERATIONS – HEI WHAIWHAKAARO

Council's Vision and Strategic Priorities
This decision is in accordance with Council's vision and strategic priorities.

Legal and Policy Considerations – Whaiwhakaaro ā-Ture
Staff confirm that the recommendations comply with Council's legal and policy requirements.

Financial Considerations – Whaiwhakaaro ā-Pūtea
The total costs to complete this:

- Staff time
- Direct costs: public notices for PC14 and PC33 ($500).

This amount is budgeted for in the 2025/26 years of the LTP.

Risks - Tūraru
There are no known significant risks associated with the decisions required for this matter.

Iwi and Mana Whenua Considerations - Whaiwhakaaro ki ngā Iwi me ngā Mana Whenua
Iwi and mana whenua consultation requirements have been met for these plan changes. There are no additional obligations in formally approving and affixing the Council seal to the plan changes.

Climate Change – Hurihanga Āhuarangi
There are no direct climate change impacts from making the plan changes operative. Effects on climate change and effects of climate change, have been duly considered and determined in accordance with the Resource Management Act plan change requirements and in the decision of the hearing commissioners.

8 NEXT ACTIONS

Action	Responsibility	By When
Preparation to make PC14 and PC33 operative	District Plan Team Leader	5 October 2026

Action	Responsibility	By When
Public notice of the operative date of PC 14 and PC33	District Plan Administer	8 October 2026
Operative Date of PC14 and PC33	District Plan Team Leader	15 October 2026
Affix Council Seal to PC14 and PC33	EA, CEO	15 October 2026

9 APPENDICES - ĀPITITANGA

No:	Appendix Title
1	Decision on Plan Change 14 (ECM 11461328)
2	Order of the Environment Court (Consent Order) on Plan Change 14 (ECM 11619071)
3	Decision on Private Plan Change 33 (ECM 11598577)



Author – Alice Morris
SENIOR POLICY PLANNER, DISTRICT PLAN TEAM



Reviewed by Wendy Robinson
MANAGER DISTRICT PLAN & GROWTH



Approved by Katie Mayes
DIRECTOR GROWTH, STRATEGY & PLANNING

APPENDIX 1

Decision On Plan Change 14 (ECM 11461328)

Plan Change 14: Mangaone Precinct & C10 Industrial Growth Cell - Hautapu

Incorporating

Decisions of the Hearing Panel and Section 32AA Evaluation Report

Waipā DISTRICT COUNCIL

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

Table of Contents

Executive Summary **4**

Part A – Decision Report **6**

1 Introduction and Decision **6**

1.1 Introduction 6

1.2 Procedural Matters 6

1.3 Hearing 7

1.4 Site Visit 8

1.5 Format of Decision Report 8

1.6 Decision 8

2 Overview of Plan Change 14 ..... **8**

3 Submissions and Further Submissions **10**

3.1 Topic Areas and Related Submissions 10

3.2 Topic 1 – All of the Plan Change 12

3.3 Topic 2 – Bats 16

3.4 Topic 3 – Economics 17

3.5 Topic 4 – Industrial Zone Activities 22

3.6 Topic 5 – Infrastructure Capacity/Stormwater 24

3.7 Topic 6 – Kiwifruit Block 26

3.8 Topic 7 – Mangaone Stream 27

3.9 Topic 8 – National Grid Yard 27

3.10 Topic 9 – Rural/Rural Interface 28

3.11 Topic 10 – Structure Plan 31

3.12 Topic 11 – Transport 34

4 Statutory Context: Resource Management Act 1991 ..... **35**

4.1 General Considerations 35

4.2 Section 32AA Further Evaluation 37

5 Conclusion **42**

5.1 Summary of Amendments to Provisions 42

5.2 Overall Conclusion 42

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

Report Information

Author:	 Dave Serjeant **Independent Planning Commissioner and Hearing Chair** **on behalf of Commissioners Dave Serjeant, Clare St Pierre and Roger Gordon** 4 June 2025
Date publicly notified	**12 June 2025**

Executive Summary

Waipā District Council notified Proposed Plan Change 14 – Mangaone Precinct & C10 Industrial Growth Cell – Hautapu (**PC14**) on 20 June 2024. PC14 seeks to bring forward the development of part of the post-2035 C10 Growth Cell and to rezone an area of approximately 79ha from Rural Zone to Industrial Zone.

A total of 15 submissions, and three further submissions were received, making a number of submission points to various parts of PC14.

A hearing was held on 6 March and 8 April 2025. After hearing from submitters, the Hearing Panel has made decisions on each submission and further submission.

The Panel has determined that PC14 is to be approved and that amendments to the Waipā District Plan are made as detailed in Part C, for the reasons as outlined in Parts A and B of this report.

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

A

Part A – Decision Report

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

Part A – Decision Report

1 Introduction and Decision

1.1 Introduction

1.1.1 This decision is made on behalf of the Waipā District Council (**Council**) by Independent Hearing Commissioner Dave Serjeant (Chairperson) and Councillors Clare St Pierre and Roger Gordon (all comprising **the Panel**) appointed and acting under delegated authority under sections 34 and 34A of the Resource Management Act 1991 (RMA).

1.1.2 The Panel have been given delegated authority by the Council to make a decision on Plan Change 14 (**PC14**) to the Waipā District Plan (Operative 14 August 2017) after considering all the submissions, the section 32 evaluation, evidence presented during the hearing, and the reports prepared by the officers, including the reply at the conclusion of the hearing.

1.1.3 PC14 was originally promoted in May 2024 as a private plan change by Fonterra Limited (**Fonterra**) seeking to bring forward the development of part of the post-2035 C10 Growth Cell. The proposed plan change was presented to the Strategic Policy and Planning Committee on 5 June 2024 at which it was decided that the plan change be adopted and publicly notified by Council.

1.1.4 Public notification was undertaken on 20 June 2024 with submissions closing on 19 July 2024. During the submission period a total of 15 submissions were received and during the further submission period a total of three further submissions were received.

1.2 Procedural Matters

1.2.1 The section 42A report details the background of the adoption process including that Fonterra both prepared the plan change information and agreed to funding the PC14 process up to the point of notification. At that point the 'ownership' of PC14 transferred to Council and the recommendations of staff relied on their adoption of the Fonterra information, subject to the review of the information as presented in the section 42A report.

1.2.2 The Panel sought clarification of the independence of the section 42A report authors from the Council's decision to adopt PC14 and this was provided by Mr Skilton, the District Plan Team Leader prior to the hearing. The section 42A report authors were:

- Ms Hayley Thomas, Project Planner for the Council;
- Mr Bryan Hudson, Manager Transportation for the Council; and
- Mr Tony Coutts, Principal Engineer for Growth for the Council.

1.2.3 The section 42A report also relied on independent reviews of economic and landscape matters as follows:

- Economic matters, including the report by Property Economics commissioned by Fonterra and PC14 submissions, were reviewed by Mr Greg Akehurst of Market Economics Limited; and
- Landscape matters, focussing on the industrial/rural interface and the Urban Design Statement prepared by Harrison Grierson and PC14 submissions, were reviewed by Mr

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

Ben Frost of Beca Limited.

1.2.4 At the commencement of the hearing, Councillors St Pierre and Gordon both advised that they were not involved with the decision by the Council to adopt PC14 and were consequently sitting on the Panel as independent commissioners and without any conflicts of interest.

1.3 Hearing

1.3.1 PC14 was heard by the Panel on 6 March and 8 April 2025. The following record of attendance is provided as a minute of the hearing:

Table 1: Submitters in attendance

Submitter name	In attendance
Kama Trust	Malcolm and Ashley Boyd (Representatives)
	Michael Hall (Transport)
Waikato Regional Council	Katrina Andrews (Planning)
Fonterra	Daniel Minhinnick (Legal)
	Mark Chrisp (Planning)
	Lisa Jack (Landscape)
	Graham Ussher (Ecology)
	Tim Heath (Economics)
	Mark Apeldoorn (Transport)
	Suzanne O'Rourke (Corporate)
Lesley Dredge	Lesley Dredge
Reon Taylor	Reon Taylor
Henmar Trust	Phil Lang (Legal)
	Mary and Louise Bourke (Representatives)

Table 2: Waipā District Council Team in attendance

Council Attendees	
Hearing Secretary	Deborah Holmes
Hearing Technical Support	Zoe Vincent
Governance Support	Jo Gread
Reporting Planner	Hayley Thomas
Team Leader District Plan	Peter Skilton
Engineering	Tony Coutts
Transport	Brian Hudson
Economics	Greg Akehurst (Market Economics Ltd) online
Landscape	Ben Frost (Beca Limited) online

Tabled Evidence

1.3.2 All submissions and evidence given in relation to the hearing were made available to all parties pursuant to the Panel's directions[1]. This includes the following submissions and evidence from submitters who, following the receipt of the section 42A report and/or further consultation with Council, did not wish to attend the hearing but wanted their further submissions to be placed on record and considered by the Panel:

- Letter dated 26 February 2025 from the Department of Conservation addressing matters in the submission by the Director-General of Conservation; and
- Letters dated 17 February 2025 and 20 February 2025 from Transpower addressing its submission and further submission points.

1.4 Site Visit

1.4.1 Prior to Hearing Day 1 the Panel undertook a site visit of the PC14 area. We noted the location of submitters and important features of the local surroundings.

1.5 Format of Decision Report

1.5.1 This decision contains three parts. Part A contains the decision report, Part B contains the decision on Submissions and Further Submissions, and Part C contains a tracked change version of the District Plan amendments.

1.6 Decision

1.6.1 Pursuant to clause 10 of Schedule 1 of the RMA, the Panel decided that:

(a) proposed Plan Change 14 be approved;

(b) the submissions are either accepted in whole or in part, or rejected, as set out in Part B of this decision report; and

(c) amendments to the Waipā District Plan are made in accordance with Part C of this decision report.

2 Overview of Plan Change 14

2.1.1 The Executive Summary of the main application document prepared for Fonterra by Mitchell Daysh provides the following information on PC14 and its District Plan context. [2]

The purpose of the Proposed Plan Change 14 to the Waipā District Plan is to rezone approximately 79.2 ha of land at Hautapu from Rural Zone to Industrial Zone (referred to as the "Mangaone Precinct" – being the name that has been gifted by Ngāti Hauā and Ngāti Korokī Kahukura). The Mangaone Precinct is within the C10 Industrial Growth Cell (bounded by Swayne Road and Zig Zag Road) earmarking it for future industrial development as

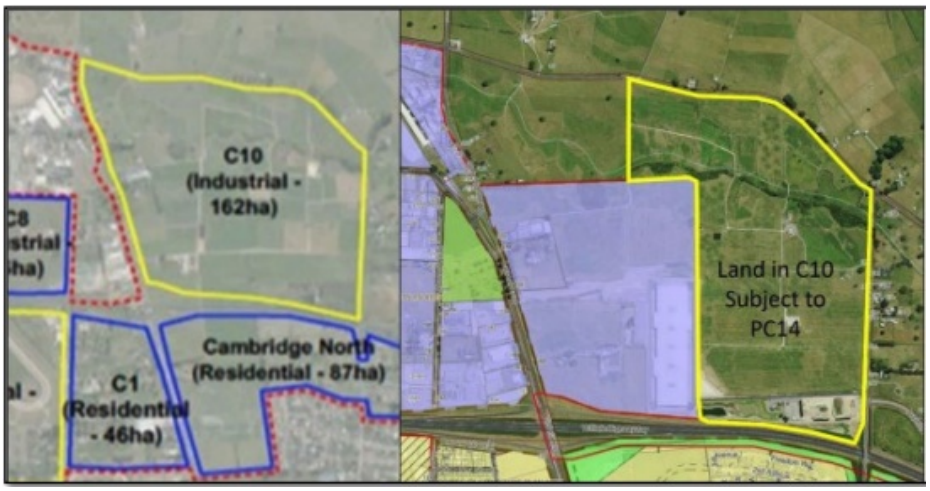
[1] See https://www.waipadc.govt.nz/our-council/waipa-district-plan/waipa-district-plan-plan-changes/current-publicly-notified-plan-changes/proposed-plan-change-14-rezoning-part-of-c10-growth-cell

[2] This text does not contain abbreviations shown in the original to avoid repetition in this decision

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

shown in Figure 1 below.

Plan Change 14 is effectively Stage 2 of the of the C10 Industrial Growth Cell being rezoned to Industrial Zone. Stage 1 was the creation of the Bardowie Industrial Precinct located immediately to the west of the Mangaone Precinct (shown in purple on Figure 1). It involved rezoning approximately 56 ha of land owned by Bardowie Investments Limited (BIL) and Shoof Properties Limited within the C10 Industrial Growth Cell to Industrial Zone by way of Plan Change 11 to the District Plan in 2018.



The majority of the land to be rezoned as part of Plan Change 14 is known as the "Bardowie Farm" (comprising 71.4 ha) owned by Fonterra located on the corner of Swayne Road and Zig Zag Road. It is one of several farms owned by Fonterra used for the spray irrigation of wastewater as part of the operation of the Hautapu Dairy Factory located at Hautapu approximately 4km north of Cambridge. The southern portion of the area proposed to be rezoned Industrial is an area of land known as the "Kiwifruit Block" (comprising 7.8 ha) owned by BIL that adjoins the Waikato Expressway and has now been largely developed and/or consented for industrial purposes (i.e. for stormwater management purposes and a maintenance facility) in conjunction with existing and proposed activities within the Bardowie Industrial Precinct which adjoins the Kiwifruit Block to the west (Figure 2). For that reason, the various technical reports supporting Plan Change 14 relate to the undeveloped /unconsented part of the land that is the subject of Plan Change 14 (i.e. the Bardowie Farm).



Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

2.1.2 The Section 42A report also contains the following information on the purpose and content of PC14:

PC14 seeks to bring forward the development of part of the post-2035 C10 Growth Cell. This is proposed to be achieved through the rezoning of the land from Rural Zone to Industrial Zone and amending the Operative Waipā District Plan as follows:

- *Rezone the following land parcels from Rural Zone to Industrial Zone;*
  - *Lot 2 DP 529042; and*
  - *Sections 1, 4 and 7 SO 499872.*
- *Insert new Appendix S27 – Mangaone Precinct Structure Plan;*
- *Amend Appendix S20 – Bardowie Industrial Precinct Structure Plan;*
- *Add new definitions and amend objectives, policies, performance standards and assessment criteria to the following sections of the Waipā District Plan:*
  - *Part B – Definitions;*
  - *Section 7 – Industrial Zone;*
  - *Section 15 – Infrastructure, Hazards, Development and Subdivision;*
  - *Section 16 – Transportation; and*
  - *Section 21 – Assessment Criteria and Information Requirements.*

2.1.3 The section 42A report also identified key elements of the Mangaone Precinct Structure Plan as follows:

- *Protection and enhancement of the Mangaone Stream and associated wetlands and ecology (including bat habitat) with the potential for a network of pedestrian and cycle paths to be provided;*
- *The identification of a Collector Road and Local Roads, as well as points of connectivity to the wider roading network;*
- *Stormwater detention and management devices (precise locations to be confirmed at the subdivision consenting phase);*
- *A Central Focal Area that will provide for small-scale retail and service activities to establish that will service the day-to-day needs of the industrial businesses in the area; and*
- *Proposed landscaping treatments at the site edges (particularly along the Mangaone Stream, Swayne Road and Zig Zag Road).*

3 Submissions and Further Submissions

3.1 Topic Areas and Related Submissions

3.1.1 The submissions and further submissions were grouped by the section 42A report into the topic areas listed below. The decisions on submissions will adopt this same topic area format.[3] However, by the time the matter came to hearing several of the topics and related submissions had been largely agreed. Our analysis of the topics and submissions will

[3] The Panel did not include the 'Rezoning' topic as referred to in the section 42A report as we considered the substantive matters in the relevant submission by Henmar Trust have been addressed in other topics such as the rural interface, transport and stormwater.

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

therefore focus on those topics that were still in contention at the time of the hearing:

- Topic 1 - All of Plan Change;
- Topic 2 - Bats;
- Topic 3 - Economic;
- Topic 4 - Industrial Zone Activities;
- Topic 5 - Infrastructure Capacity/Stormwater;
- Topic 6 - Kiwifruit Block;
- Topic 7 - Mangaone Stream;
- Topic 8 - National Grid Yard;
- Topic 9 - Rural/Rural Interface;
- Topic 10 - Structure Plan; and
- Topic 11 - Transport.

3.1.2 Sections 3.2 to 3.12. of this decision provide discussion and our findings under these topic headings. Table 3 shows which submitters lodged a submission point on the various topics.

Table 3: Topic and Submitter number and name

Topic	Submitter
All of Plan Change	1 – T M West 5 – Fonterra Ltd 6 – Kama Trust 7 – Bardowie Investments Ltd 10 – Waikato Regional Council 13 – Geoffrey and Beverly Laurent 14 – Fire and Emergency New Zealand FS1 – Henmar Trust FS2 - Fonterra
Bats	10 – Waikato Regional Council 12 - Director-General of Conservation FS2 – Fonterra FS3- Forest & Bird
Economic	6 – Kama Trust 8 – Lesley Dredge 10 – Waikato Regional Council FS1 – Henmar Trust FS2 – Fonterra Ltd
Industrial Zone Activities	7 – Bardowie Investments Ltd 9 – Henmar Trust 10 – Waikato Regional Council FS1 – Henmar Trust FS2 – Fonterra Ltd
Infrastructure Capacity/ Stormwater	6 – Kama Trust 9 – Henmar Trust 10 – Waikato Regional Council FS1 – Henmar Trust FS2 – Fonterra Ltd
Kiwifruit Block	7 – Bardowie Investments Ltd 8 – Lesley Dredge 9 – Henmar Trust 11 – Ken Dredge

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

Topic	Submitter
	FS1 – Henmar Trust FS2 – Fonterra Ltd
Mangaone Stream	4 - Waipā District Council 9 – Henmar Trust 10 – Waikato Regional Council 12 - Director-General of Conservation FS2 – Fonterra Ltd FS3 – Forest & Bird
National Grid Yard	3 – Transpower FS2 – Fonterra Ltd
Rural/Rural Interface	2 - H Wood & O'Sheas Trustees No 8 Ltd 7 – Bardowie Investments Ltd 9 – Henmar Trust 11 – Ken Dredge 14 – Fire and Emergency New Zealand 15 – Reon Taylor FS1 – Henmar Trust FS2 – Fonterra Ltd
Structure Plan	9 – Henmar Trust FS2 – Fonterra Ltd
Transport	2 - H Wood & O'Sheas Trustees No 8 Ltd 6 – Kama Trust 7 – Bardowie Investments Ltd 9 – Henmar Trust 10 – Waikato Regional Council 13 – Geoffrey and Beverly Laurent 14 – Fire and Emergency New Zealand 15 – Reon Taylor

3.2 Topic 1 – All of the Plan Change

3.2.1 Topic 1 submissions were considered by the section 42A report to be relevant to the whole District Plan. Many of the matters, including the effects on the local environment, transport matters and the sufficiency of industrial land are addressed to some extent under more specific topic headings below. The following matters were addressed in more detail by the section 42A report or during the hearing.

Initial Preparation by Fonterra and Independence of the Assessment

3.2.2 This matter has been addressed above at [1.2]. The Panel are satisfied as to the manner in which the Council adopted PC14, and the Council staff subsequently assessed the information provided and the submissions lodged. We have no reason to doubt the independence of the reporting process, or the professionalism of the officers involved.

Transport Infrastructure

3.2.3 Kama Trust, G & B Laurent and Henmar Trust raised concerns with regard to traffic effects and the requirement for the relevant infrastructure to be in place prior to development occurring. The section 42A report responded to these concerns with a recommendation that a performance standard (Rule 7.4.2.46) be included for the Mangaone Precinct which specifically addresses transport infrastructure works that are required as a result of PC14.

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

Mr Apeldoorn, for Fonterra, suggested some amendments to the proposed rule, following which a further iteration was proposed by Mr Hudson, for the Council, in his rebuttal evidence for the hearing. The standard, as amended in the right of reply by Council (in green) and agreed to by Mr Apeldoorn, is:

Rule – Mangaone Precinct – Transport *[6/3, FS2/21]*

7.4.2.46 The following transport upgrades are required prior to any development within the Mangaone Precinct being reliant on ~~them~~ *the existing transport network [Fonterra/WDC Right of Reply]*. These upgrades, along with when they will be required, are set out below:

	Transport Upgrade	Implementation Requirement
a)	Victoria Road / East-West Collector Road Intersection	To be completed prior to: ▪ Any Section 224(c) certificate for subdivision under the RMA being issued for the completion of any subdivision south of the Mangaone Stream; or ▪ Any activity located south of the Mangaone Stream being able to generate traffic.
b)	A 2-lane plus painted median Industrial Collector Road - Structure Plan East-West	
c)	Internal public road formation within the plan change area to be vested as 'local road'	
d)	Zig Zag Road carriageway ~~shoulder~~ widening and pavement strengthening Zig Zag Road / Victoria Road Intersection *[WDC]*	To be completed prior to: ▪ Any Section 224(c) certificate for subdivision under the RMA being issued for the completion of any subdivision north of the Mangaone Stream, with the potential to generate traffic movements directly to or from Zig Zag Road *[WDC]*.; or ▪ Any activity located north of the Mangaone Stream being able to generate traffic.
e)	Swayne Road / Site Access 2-lane T-intersection	To be completed prior to: ▪ Any Section 224(c) certificate for subdivision under the RMA being issued for the completion of any subdivision south of the Mangaone Stream with the potential to generate traffic movements directly to or from Swayne Road *[WDC]*; or ▪ Any activity located south of the Mangaone Stream being able to generate traffic.
f)	Swayne Road Rural Industrial Road formation – carriageway ~~should~~ *[WDC]* widening, potential localised pavement strengthening together with light/medium vehicle access restriction within the site and including a shared path connection to the south to adjoin existing facilities on Swayne Road.	

Activities that fail to comply with Rule (NEW) will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Amenity effects; and
- Road design and connectivity; and
- Safety, capacity, and efficiency of the transport network; and
- The design and sequencing of upgrades to the transport network; and
- Provision of cycling and pedestrian networks; and
- Enabling of public transport; and
- The ability to adequately manage stormwater.

These matters will be considered in accordance with the assessment criteria in Section 21.

3.2.4 Mr Lang, for Henmar Trust, submitted that Rule 7.4.2.46 lacked certainty in interpretation. Specifically, Mr Lang was critical of the reference to *"being reliant on…"* in the header clause, and of the interpretation of the word *"directly"* in clauses (d) and (f). A related criticism of the rule came from Mrs Bourke, for Henmar Trust, who considered that subdivision or land use within the Mangaone Precinct south of the Mangaone Stream, as expressed in subclauses (e) and (f), should trigger the transport upgrades listed for (d) relating to Zig Zag Road, as well as those for Swayne Road, assuming that considerable traffic exiting from such subdivision or land use would travel via Swayne Road and Zig Zag Road to Cambridge or the Waikato Expressway.

3.2.5 We had discussion during the hearing on the need for *"being reliant on…"* and *"directly"*. Mr Lang supported the suggestion from the Panel that the clause *"being reliant on the existing transport network"* could be removed as it served no purpose, with the timing for the transport upgrade being determined by the criteria in the column in the table headed Implementation Requirement.

Finding

3.2.6 We note that the implementation of infrastructure requirements for the Mangaone Precinct are to be determined in accordance with a Development Agreement as required by the provisions of Appendix S27 and Rule 7.4.2.36. That agreement would include the new transport infrastructure and upgrades referred to in Rule 7.4.2.46.

3.2.7 On the matter of the *"being reliant on the existing transport network"* we find that the criteria for implementation should be left for clear statement within the table, without the uncertainty of any other qualifiers within the introductory clause, so this clause is to be deleted.

3.2.8 On the matter of the word "*directly*", this word is part of the amendment to (d) which reads *"with the potential to generate traffic movements directly to or from Zig Zag Road"* [or *Swayne Road* in the case of (f)].

3.2.9 We note that the development of land within the Mangaone Precinct Structure Plan could be staged, but ultimately it must be *"designed in general accordance with the requirements of that structure plan"* (Rule 15.4.2.69) which would include the proposed local roads connecting north and east to Zig Zag Road and Swayne Road from subdivision to the north or south of the Mangaone Stream reserve respectively.

3.2.10 With the prohibition of new direct access to either Zig Zag Road or Swayne Road from proposed Rule 15.4.2.91A, direct access would relate to any traffic which travels along these local roads within the Structure Plan area to or from either Zig Zag Road or Swayne Road.

3.2.11 We consider that the words *"with the potential.."* set a fairly low trigger to the implementation of the required works in the case of either (d) or (f) in Rule 7.4.2.46. Likely exclusions would be a subdivision to create Mangaone Reserve or for utility provision purposes (water, electricity etc.). Any other subdivision would trigger the first bullet points in (d) or (f).

3.2.12 Accordingly, we find that the wording of Rule 7.4.2.46 (d) and (f) is to remain as set out above.

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

National Policy Statement – Highly Productive Land

3.2.13 In its original submission, the Waikato Regional Council stated that "at the commencement date of the NPS - HPL, the land subject to PC14 did not meet either of the exemptions under Clause 3.5(7)(b)", the exemptions being referred to determining the status of the land under the National Policy Statement – Highly Productive Land (**NPS-HPL**). This submission was addressed in the section 42A report which explained that, because the Waikato Regional Council had not yet mapped highly productive land for the purpose of the NPS-HPL, the transitional definition for highly productive land in Clause 3.5.(7) is applicable. This clause states:

Until a regional policy statement containing maps of highly productive land in the region is operative, each relevant territorial authority and consent authority must apply this National Policy Statement as if references to highly productive land were references to land that, at the commencement date:

(a) is

(i) Zoned general rural or rural production; and

(ii) LUC 1, 2 or 3 land; but

(b) is not:

(i) identified for future urban development; or

(ii) subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle.

3.2.14 The PC14 land is zoned Rural and comprises LUC Class 1 land. Consequently, the determination of whether the land is highly productive land rests solely on the land, at the commencement date of the NPS-HPL (17 October 2022), being identified for future urban development. The NPS-HPL defines *"identified for future urban development"* as meaning:

(a) identified in a published Future Development Strategy as land suitable for commencing urban development over the next 10 years; or

(b) identified:

(i) in a strategic planning document as an area suitable for commencing urban development over the next 10 years; and

(ii) at a level of detail that makes the boundaries of the area identifiable in practice.

3.2.15 The section 42A report advised that the Future Proof Strategy 2022 (**FPS 2022**) is a strategic planning document and that the subject land is part of the Hautapu Strategic Industrial Node identified for development between 2031 and 2050 (i.e. commencing development over the next 10 years) and had been mapped accordingly. The report concluded that the PC14 land was therefore not within the transitional definition of highly productive land and exempt from the from the NPS-HPL under Clause 3.5.(7)(b)(i).

3.2.16 Ms Andrews, for the Waikato Regional Council (**WRC**), noted her agreement with this further assessment in her statement of evidence.

Finding

3.2.17 We have examined the FPS 2022 document and agree that it is a strategic planning document to be had regard to by the Future Proof Partners, including the WRC and the Council, for the purposes of implementing the NPS-HPL, amongst other things. FPS 2022

existed at the commencement date.[4] In this regard, when it comes to mapping highly productive land within the region as required by Clause 3.4, WRC must comply with Clause 3.4(2) which states:

However, despite anything else in this clause, land that, at the commencement date, is identified for future urban development must not be mapped as highly productive land.

3.2.18 We note that the Hautapu Strategic Industrial Growth Node is identified on Table 2 (page 73 of FPS 2022) for development commencing 2031. The boundary of this area is shown on Map 6 (page 61 of FPS 2022). While Map 6 has some mapping errors (such as the Waikato Expressway being too far south) we find that the location and boundaries of the C10 Growth Cell and the PC14 land are clearly recognisable.

3.2.19 We agree that the subject land is exempt from the provisions of the NPS-HPL.

Fish Passage

3.2.20 In its original submission the Waikato Regional Council sought the addition of an information requirement in Section 21.2.7.1 regarding the Mangaone Stream Reserve Plan in relation to fish passage.

Finding

3.2.21 The section 42A report accepted this submission and we accordingly agree with the inclusion of the addition wording in Section 21.2.7.1 as noted in Appendix A to the Council's right of reply.

Urban Limits

3.2.22 Fire and Emergency NZ, Henmar Trust and Fonterra Ltd submissions sought the extension of the 'urban limit' notated on the Planning Maps to include the area subject to the plan change. The extension of the urban limit will ensure the firefighting provisions within Section 15 of the District Plan include the plan change area.

Finding

3.2.23 The section 42A report recommended acceptance of these submission and we accordingly agree with the update to the Planning Maps to have the 'urban limit' include the PC14 area.

3.3 Topic 2 – Bats

3.3.1 Several parties, including the WRC, the Director-General of Conservation, Fonterra and Forest & Bird made submissions on PC14 provisions that supported the long-tailed bat (pekapeka) habitat within the vicinity of the Mangaone Stream. The pekapeka have a Threatened – Nationally Critical status and are commonly found in and around Cambridge. The preparation of the plan change had included ecological investigations to identify the presence of the pekapeka and recommendations on measures for protection including the recognition of a 'High Value Bat Habitat Area' in the vicinity of the Mangaone Stream.

3.3.2 The above submissions targeted a number of PC14 provisions. Including a resource management issue and related objectives and policies for the pekapeka, the Mangaone Stream Reserve provisions and the trigger for the preparation of the Mangaone Stream

[4] The Future Proof Implementation Committee approved the updated 2022 Future Proof Strategy at its meeting on 16 June 2022 and recommended the endorsement of the updated Future Proof Strategy by the partner councils.

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

Reserve Management Plan, the Mangaone Precinct Plan provisions, the development agreement requirements, relevant assessment criteria and information requirements.

3.3.3 The submissions were generally not accompanied by specific wording amendments to the provisions however, where the section 42A report authors agreed with the submissions, the report provided wording. The section 42A report rejected some of the submissions. We note that this was not typically because the submission was disagreed with, but because the authors considered that the matter was already addressed or the amendment required was not specific to the Mangaone Precinct and would apply to other structure plans thereby raising scope issues.

3.3.4 At the hearing we received evidence in response from the submitters as follows:

(i) Ms Andrews, for WRC, supported all of the proposed amendments in the section 42A report in relation to bats and sought two further amendments in relation to a 20m buffer for the bats within the Mangaone Stream Reserve, to be referred to in Rule 21.2.7.1 Information Requirements and Appendix S27.2.26 Bat Habitat Values in the Mangaone Precinct Structure Plan.

The Council reply accepted these amendments subject to the provision of flexibility on the minimum buffer size, recognising that the reserve is a multi-purpose reserve and subject to detailed design for stormwater management purposes.

(ii) Dr Ussher, in his ecological evidence for Fonterra, supported the recommendations in the section 42A report.

(iii) The Director-General of Conservation did not attend the hearing but tabled a statement supporting all of the recommended amendments in the section 42A report and the amendments from the WRC.

Findings

3.3.5 The Panel appreciates the high level of agreement reached by the parties on these important provisions for the pekapeka and agrees with the final amendments contained in Appendix A to the Council's right of reply.

3.4 Topic 3 – Economics

3.4.1 Economics, more particularly the matter of sufficiency of industrial land supply, was a matter of broad interest for the submitters. A number of submitters were concerned that there was already sufficient industrial land in the Cambridge area and that PC14 was unnecessary.

3.4.2 The PC14 application material prepared by Fonterra and adopted by the Council included an economic assessment prepared by Mr Heath of PE.[5] Mr Heath was critical of the Future Proof Business Development Capacity Assessment 2023[6] (**BDCA 2023**) which predicted sufficient industrial land capacity within the Cambridge – Karāpiro local market, the Waipā

[5] *Plan Change 14 to the Waipā District Plan Mangaone Precinct Economic Assessment* prepared by Property Economics, May 2024

[6] *Business Development Capacity Assessment 2023 Future Proof Partners: Hamilton City, Waikato District, Waipā District and Waikato Regional Council* 3 April 2024 – Final M.E Consulting

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

District, and the broader Future Proof sub-region over the next 30 years.[7] He considered that this forecast was unreliable and not reflective of 'real world' practicalities such as:

(a) the potential underestimated employment growth and land demand within the relevant markets,

(b) inappropriate industrial capacity modelling approaches adopted,

(c) the relocation outcome of Carter's Flat industrial activity, and

(d) the Waikato Expressway proving attractive to industrial activity beyond those servicing the Cambridge market.[8]

3.4.3 Mr Heath's view was that the Future Proof sub-region would face a shortfall in industrial land capacity over the medium and long term. In weighing up the benefits and costs of making more industrial land available through PC14 he considered:

the economic benefits of advancing the PC14 Site (e.g., increased industrial land capacity, increased surety and market certainty for industrial land supply, improved land use efficiency, greater level of growth, potential decrease in industrial land price, etc) would significantly outweigh the economic costs associated with additional infrastructure investment requirement (if land supply to meet demand was provided in a separate less efficient location).[9]

3.4.4 We note that Mr Heath's analysis was based on the net developable area of industrial land being added by PC14 at approximately 48ha, accounting for the large area of reserve proposed along the Mangaone Stream and that the Kiwifruit Block land is already developed.

3.4.5 As noted above, the Council commissioned a peer review of Mr Heath's economic assessment by Mr Akehurst of ME. ME also provides economic advice to the Future Proof partners and had prepared the BDCA 2023. Mr Akehurst did not accept Mr Heath's criticism of the BDCA 2023 findings and considered that the industrial land demand identified, which was based on both WISE and NIDEA information,[10] *"offers a fair projection for the Future Proof area."*[11] Mr Akehurst noted that the NIDEA high growth projection series was an input to the WISE model, which incorporates population growth, export performance (by sector), national economic growth and capital formation to provide estimates of output, Gross Domestic Product and employment at the Statistical Area 2 and District level.

3.4.6 Mr Akehurst pointed out that the PE assessment, while being critical of the BDCA 2023 outputs, did not offer an independent or alternative projection to validate or challenge the BDCA's methodology for assessing industrial land demand and capacity. In particular, Mr Akehurst noted that:

"their analysis lacks specific information on occupancy and vacancy rates of industrial land

[7] Heath EIC at [2.2]
[8] Heath EIC at [2.2]
[9] Heath EIC at [2.7]
[10] WISE stands for Waikato Integrated Scenario Explorer, a model developed by ME incorporating land use, population and economic growth information; NIDEA stands for the National Institute of Demographic and Economic Analysis at Waikato University
[11] Market Economics Limited -Economics Review Appendix 3 to the Section 42A report at page 5.

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

in general. As a result, there is no clear indication of the available industrial land capacity—a critical component covered in the BDCA. Without data on occupancy and vacancy, the assessment may not fully account for the sufficiency or availability of industrial land, potentially impacting the reliability of the conclusions regarding demand and capacity."

3.4.7 Mr Akehurst nevertheless acknowledged that, since completion of the Waikato Expressway, Cambridge had experienced significant transformations in economic development and population growth, and that these recent changes were not reflected in the 2023 BDCA.

3.4.8 Both the PE economic assessment and the ME peer review described the growth potential and market attractiveness of the land within the C10 Growth Cell, which includes the PC14 land. Key factors in this attractiveness include extensive flat land, large sites, connectivity to local primary producers, proximity to the extended motorway system connecting to the wider Waikato region, Auckland and Tauranga, and the co-location or agglomeration advantages for industry the land offered.

3.4.9 Mr Akehurst agreed with Mr Heath's assessment that while the increase in land supply due to PC14 might result in some minor adverse economic effects on individual industrial land owners due to downward pressure on land prices, these effects were outweighed by the benefits.

3.4.10 Despite his criticisms of the economic assessment, Mr Akehurst concluded that "granting PC14 and bringing forward the development timeline for the C10 Growth Cell would create a stronger economic platform for Cambridge and the wider Waipā District, benefiting businesses, residents, and the regional economy as a whole." [12]

3.4.11 Three submitters, Kama Trust, Ms L Dredge and the WRC, raised concerns regarding the PE economic assessment and the economic effects of bringing forward the industrial growth cell as follows:

(i) Kama Trust submitted that the additional industrial land will have an impact on stakeholders within the C9 Growth Cell and requested that staging provisions are included in the District Plan to prevent an oversupply of industrial land;

(ii) Ms Dredge opposed the plan change and her submission was critical of the economic assessment assumptions and methodology. She requested an updated BDCA be prepared by Future Proof to support a decision on PC14. If this updated BDCA forecasts sufficient medium to long term capacity, Ms Dredge sought that a restriction on development within the C10 Growth Cell be imposed (e.g. development not being able to commence until 80% of the existing live zoned areas at Hautapu are developed); and

(iii) WRC raised general concerns about the adequacy and robustness of the economic assessment and how the PC14 application had addressed several of the Urban Form and Development policies and methods of the Waikato Regional Policy Statement and Proposed Waikato Regional Policy Statement Change 1 – Decisions version.

3.4.12 The Panel questioned Mr Heath on his economic assessment on Day 1 of the hearing, expressing similar concerns to the submitters on the adequacy of the economic justification for additional industrial land supply. Following the hearing adjournment, we issued Direction 2 seeking, amongst other matters, additional information from Mr Akehurst on

[12] Market Economics Limited -Economics Review Appendix 3 to the Section 42A report at page 9.

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

current land utilisation within the Hautapu area, wider industrial land demand data, and price information.

3.4.13 Mr Akehurst responded with a supplementary report as part of the Council's reply.[13] Following an overview of the BDCA spatial framework, existing industrial zones, and key growth cells in the Cambridge-Karāpiro area, the report provided the following information on supply and demand for industrial land:

(i) An analysis of employment and business growth trends influencing industrial land demand. This analysis emphasised the strong and continuing employment growth in Cambridge-Karāpiro (compound annual growth rate (CAGR) of 2.75%) compared with the wider Waipā District (CAGR of 1.77%) , in particular the Statistical Areas relevant to the Hautapu Industrial Area being Hautapu SA2 and Fencourt SA2 with growth rates over the 2020 – 2024 period of 17% and 193% respectively.

(ii) An assessment of currently zoned industrial land, including constraints on development due to landowner preferences or other limitations/factors. The report provided detailed land utilisation data for both the Hautapu Industrial Area and the Matos Segedin Industrial Area to the south. The information categorised land utilisation into land currently in use, land recently zoned and under development or committed, industrial land with deferred zoning, vacant industrial zoned land, both market available and where not available, background information on landowner intentions for future use (if known).

The report identified that in the Matos Segedin Industrial Area there were six sites available, totalling in the order of 4 – 5 ha, providing for smaller industrial development. An addendum to the report also estimated land availability in the Hautapu Industrial Area, identifying a total of 102ha of currently vacant industrial land but discounting in the order of 50% of this as being already committed to development and being subdivided (corner of Hautapu Road and Peake Road) or not available to the market (Hannon Block).

(iii) The impact of PC14 on market competition and business attraction in relation to industrial land price movements. The report explained that an analysis of local and regional land price movements would require access to data from CoreLogic, at considerable expense for the Council. In the absence of that data, the report provided some information on the relative price of Cambridge industrial land to industrial land in Hamilton, Tauranga and Auckland. The report advised that Cambridge was a competitive option but that the land within PC14 would strengthen Cambridge's position as an 'industrial hub'.

3.4.14 PE also provided a response to Direction 2, emphasising employment data, GDP growth, and industrial building consents for Waipā as supporting the provision of more industrial land through PC14.

Discussion and Findings

3.4.15 As with other matters in contention, the Panel's consideration of the whether additional live-zoned industrial land as proposed by PC14 is needed in Cambridge and Waipā District

[13] PC14 – Council Right of Reply – Appendix D Market Economics Response to Hearing Panel

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

is framed by the provisions of the RMA on plan changes and relevant policy documents. Key amongst the policy documents is the National Policy Statement on Urban Development 2020 (**NPS-UD**). The NPS-UD has identified Waipā District as a high-growth urban area and a 'Tier 1 Urban Environment' meaning that it applies to planning decisions by Council that affect an urban environment, and Council must give effect to it.

3.4.16 The section 42A report provides a table of NPS-UD objectives and policies that are relevant to the consideration of PC14.[14] We consider that the broadly expressed Objective 1 and the following policy clauses are the key provisions in relation to provision of industrial land.

Objective 1	New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
Policy 1	Planning decisions contribute to well-functioning urban environments, which are urban environments that, <u>as a minimum</u>: have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and …. <u>support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets</u>; and
Policy 2	Tier 1, 2, and 3 local authorities, at all times, <u>provide at least sufficient development capacity to meet expected demand</u> for housing and <u>for business land over the short term, medium term, and long term</u>.
Policy 8	Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is: unanticipated by RMA planning documents; or out-of-sequence with planned land release. [<u>our emphasis</u>]

3.4.17 The Panel had the benefit of briefs of evidence from Messrs Heath and Akehurst, both independent experts with considerable experience in the provision of urban land to meet NPS-UD requirements. Whilst the two experts expressed criticism of each other's findings, they both supported the provision of additional industrial land at Hautapu that would result from PC14. No other party presented expert evidence, however we note that Ms Dredge, while not presenting as an expert witness, was qualified in economics and the content of her submission contained informed and detailed questions that assisted our enquiry.

3.4.18 Both the economic assessment and the review contained a cohesive line of reasoning as to the benefits of the provision of more industrial land at Hautapu. Mr Heath's view was that in order to maximise these benefits there needs to be *"timely and efficient provision of additional industrial land to accommodate the faster growth (than the BDCA projects), likely industrial land deficits and ongoing industrial expansion of the economy."*[15] We note that Mr Heath focussed on the medium and longer term in terms of industrial land shortfall. Consistent with his BDCA findings that there was no industrial land shortfall, Mr Akehurst

[14] Section 42A report at [3.2.2]

[15] Heath EIC at [2.3]

emphasised the strategic importance of PC14, referencing the fact that the PC14 land was within the C10 Growth Cell and its live-zoning was simply being brought forward, that benefits outweighed costs, and the contribution the additional land would make to competitive land markets, particularly for larger sites.

3.4.19 The Panel's concern expressed in Day 1 of the hearing was that despite the very plausible arguments made by both Messrs Heath and Akehurst, it nevertheless sought additional hard data on industrial land supply and demand within the Cambridge area. This information was provided by Mr Akehurst in his supplementary report. Whilst it would have been reassuring to have price information, the Panel found the information on the Hautapu industrial land market to be sufficiently convincing to support the addition of the PC14 land.

3.4.20 Implicit in Objective 1 above, and a requirement of the section 32 evaluation that accompanies PC14, is the consideration of costs and benefits. We have described the benefits identified by Messrs Heath and Akehurst above. In terms of costs, we consider that a depressed industrial land price is a potential cost of too much land, but that scenario assumes that most of the land is available at the same time. The other potential cost factor identified is the lack of or inefficient provision of infrastructure to service the rezoned land. This cost was not addressed by any expert evidence and the matter of infrastructure provision is addressed in a later topic. We note that the Council has not expressed any reservation on the matter of infrastructure provision.

3.4.21 We find that the evidence indicates that sufficient industrial land currently exists but that the take up of land has accelerated beyond the most recent predictions in the 2023 BDCA and that the exposure of the Hautapu land to a multi-region industrial land market is likely to support ongoing growth and land utilisation, with the large flat sites offered being particularly attractive.

3.4.22 With reference to the relevant NPS-UD objectives and policies above, as noted by Mr Minhinnick in closing remarks for Fonterra, the policy setting refers to *"minimum"* provision of *"a variety of sites"* and *"support..[for] the competitive operation of land and development markets"*, provision of *"at least sufficient development capacity…"* and the Council being *"responsive to … plan changes that are out-of-sequence with planned land release"*. In summary, these provisions do not envisage an upper limit on land sufficiency, unless of course economic costs or adverse environmental effects outweigh the benefits in terms of meeting Objective 1. We have examined economic costs above and potential environmental effects are considered under other topics.

3.4.23 In summary, our finding supports the live-zoning of the additional Industrial Zone land as proposed by PC14.

3.5 Topic 4 – Industrial Zone Activities

3.5.1 This topic addresses the activity status and related provisions for activities within the Industrial Zone. As noted by the section 42A report:[16]

"The Industrial Zone provides for a wide range of industrial based activities, including but not limited to, those associated with manufacturing and processing of goods, machinery servicing, testing and repairs, storage, and transportation and distribution activities."

[16] Section 42A report at [4.5.1]

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

3.5.2 The Industrial Zone within the proposed Mangaone Precinct does not have a separate listing of activities but shares a list with the Industrial Zone of the wider district. However, previous plan changes had recognised specific constraints applying to the Hautapu Industrial Plan Structure Plan Area (**SPA**) and the Bardowie Industrial Precinct SPA relating to constraints on the wastewater system and the sensitivity of the Hautapu dairy industrial area.[17] Each of these constraints were addressed by specific rules restricting industrial activities as follows:

(i) Industrial activities were not provided for as permitted activities within the Hautapu Industrial SPA (Rule 7.4.1.1a). However dry industry, as defined in the District Plan,[18] is provided for within the Hautapu Industrial SPA (Rule 7.4.1.1w) as a permitted activity. If an industrial activity is not a dry industry, or otherwise provided for, then it is a non-complying activity pursuant to the 'default' rule, Rule 7.4.1.5m;

(ii) A more restrictive list of permitted activities applied to an area identified as the Specialised Dairy Industrial Area (Rule 7.4.1.1t), and any activity within either the Bardowie Industrial Precinct SPA or the Hautapu Industrial SPA that requires an air discharge permit from WRC is a restricted discretionary activity, with the Council exercising discretion in relation to adverse effects on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air (Rule 7.4.1.3.f). Further, and notwithstanding Rule 7.4.1.3.f, bitumen plants, incineration activities and concrete batching plants are to be considered as non-complying activities within either the Bardowie Industrial Precinct SPA or the Hautapu Industrial SPA (7.4.1.5p). We note that relocated buildings were also non-complying activities within these areas.

3.5.3 PC14 amended Rules 7.4.1.1a, 7.4.1.1w, 7.4.1.3f and 7.4.1.5p so that these rules also applied to the proposed Mangaone Precinct Structure Plan.[19] For the Mangaone Precinct SPA, the outdoor storage and handling of fertiliser or other dry bulk products was added to the list of non-complying activities.

3.5.4 The Henmar Trust submitted that the reference to 'dry industry' was so vague that it could include any industrial operation. The Trust considered that the vagueness or uncertainty arises due to the district plan definition of dry industry reference to 'industrial operations', which was then undefined. The Trust provided a definition of 'industrial operations' which it sought to be included in the district plan. It also sought that additional industrial activities be specifically listed in Rule 7.4.1.5p.

Findings

3.5.5 We agree with the Henmar Trust submission that the interpretation of activity status for industrial activities has an element of vagueness. The 'dry industry' definition introduces uncertainty as to how the reference to 'industrial operations' is to be interpreted against the specific reference to 'industrial activities' in Rule 7.4.1.1a.

[17] We note that this sensitivity also applies to the Te Awamutu dairy industrial area

[18] Means any industrial operation that does not use water for processing, manufacturing, or production purposes; and does not discharge nor generate any liquid effluent from its operation (aside from domestic wastewater).
Includes any industrial operation that uses and/or disposes of water from processing, manufacturing and production but is self-contained on site. The activity does not require the use of council water and wastewater infrastructure and is adequately able to treat primary discharge stormwater prior to soakage disposal on site.

[19] Reference to the Mangaone Precinct Structure Plan was also added to other rules but these amendments were not the subject of submissions or relevant to the topic.

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

3.5.6 On this definitional matter of 'industrial operations' we consider that this reference is the same as 'industrial activity'. Indeed, if the definition proffered by Henmar Trust for industrial operations is compared with the district plan definition of industrial activity, we consider that they both include the very wide range of activities involved in sourcing inputs, production or manufacturing, storage and distribution of finished products. While the use of the term industrial activity perhaps should have been used instead of the introduction of a new term, we do not consider that problematic.

3.5.7 As we have set out above, the interpretation of activity status within the Mangaone Precinct SPA (and the neighbouring areas referred to in the operative rules) is determined by the two rules, 7.4.1.1a and 7.4.1.5m, whereby industrial activities are not permitted, but non-complying unless otherwise provided for. Alternative provisions include dry industry (permitted), mineral extraction activities (Rule 7.4.1.3b) and activities for which a regional air discharge permit is required (both restricted discretionary activities) and the specifically listed industrial activities in Rule 7.4.1.5p we have referred to above.

3.5.8 We also note the controlling effect of Rules 7.4.1.3a and 7.4.1.4a, requiring that any activity not complying with the performance standards in Rule 7.4.2 are to be considered as either a restricted discretionary activity or discretionary activity.

3.5.9 The Henmar Trust relief of additional activities being added to Rule 7.4.1.5p needs to be considered in the context of the above plan provisions. Our review of the suggested additions, and potentially any other industrial activities, is that a key constraint on many of these activities would be the need for an air permit from WRC. The performance standards relating to noise, visual effects and traffic, in particular, also have the effect of creating the requirement for a resource consent to consider the adverse effects on surrounding environment if these standards are not met.

3.5.10 On the related relief of whether the discretion reserved for Council in Rule 7.4.1.3f should be broadened beyond consideration of the adverse effect on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air, we have the benefit of Mr Chrisp's explanation of the reason for this discretion, in addition to WRC's processing of the air permit. We understand that the discretion represents an additional precaution relating to effects on the production of milk products from the air discharge. It does not extend to the consideration of other effects. As noted, compliance with the performance standards of Rule 7.4.2 is required by the activity in addition to air discharge effects.

3.5.11 In summary, we find in favour of the provisions for industrial activities in Rule 7.4 as shown in Appendix 2 of the Council's right of reply.

3.6 Topic 5 – Infrastructure Capacity/Stormwater

3.6.1 This topic addresses submissions on infrastructure capacity of the PC14, in particular stormwater management and infrastructure connectivity.

3.6.2 Kama Trust and Henmar Trust submissions expressed concern at the potential downstream effects of additional stormwater from the PC14 area. Henmar Trust provided additional information on its concerns through Mr Lang and Mrs Bourke in the hearing, being:

(i) The modelling results from the Harrison Grierson report supporting PC14 predicted that some additional flooding could be expected on the Henmar Trust land as a result of PC14 land development; and

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

(ii) It was unclear whether the predicted overtopping of the Kiwifruit Block stormwater basin had been accounted for in the above modelling, and more generally what the drainage pathway for stormwater was from the Kiwifruit Block to the Mangaone Stream.

3.6.3 Mrs Bourke referred us to the Waikato Regional Council Guidelines for stormwater and submitted that it is imperative for any development upstream of the Henmar Trust property to control stormwater runoff within their boundaries so that it does not exceed pre-development levels.

3.6.4 The Council's reply on stormwater management relied on the provisions of Section 15 of the District Plan including:

(a) Rule 15.4.2.20 - Within the urban limits, all lots in a subdivision and any sites in a development in the Residential, Medium Density Residential, Commercial and Industrial Zones shall:

(i) Dispose of stormwater generated from within roads, reserves, and any lot to be vested in Council, into Council's reticulation system at predevelopment levels; and

(ii) Dispose of all stormwater generated from lots not to be vested in Council within the boundaries of the lot itself.

(b) Rule 15.4.2.25 – All lots or sites shall be of sufficient size to enable on-site detention and disposal of stormwater resulting from any future development permitted in the zone.

(c) Rule 15.4.2.26 - Development shall not obstruct overland and secondary flow paths.

3.6.5 The reply also noted that stormwater discharges associated with the development of PC14 land may require consent from WRC.

3.6.6 The preliminary stormwater strategy for the C10 Growth Cell was also brought to our attention as part of the reply.[20] The stormwater plan envisages several constructed stormwater detention devices in the form of offline basins within the Mangaone Stream Reserve land and public soakage basins elsewhere providing comprehensive stormwater management for the precinct as opposed to a lot-by-lot approach.

3.6.7 We also note the requirements of Rule 15.4.2.69 in relation to development of the SPA and the more specific Structure Plan requirements including S27.2.9 which refers to constructed wetlands that *"shall attenuate 100 yr post-development flows to appropriate pre-development levels to eliminate additional flood risk to downstream properties".*

3.6.8 At Day 2 of the hearing we questioned Mr Coutts on the above matters and also the drainage pathway for stormwater from the Kiwifruit Block. With reference to the Harrison Grierson flood mapping presented with the application, Mr Coutts considered that the additional post development flood mapping during the 1% AEP storm scenario would be indiscernible in its increase and that the total flood area shown within the Henmar Trust land would not increase (due to the topography). In relation to the drainage pathway, he

[20] Council's Right of Reply Figure 6

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

noted the Harrison Grierson advice that there was a sub-catchment in the southwest corner of the PC14 area that drained to the northwest, entering the Mangaone Stream approximately 500m downstream from Victoria Road. He further noted that the stormwater design for the Kiwifruit Block has been approved by both WRC and Council at the time of consent for the APL development. This design catered for the 1% AEP within the constructed basin and swale systems, controlling flows that may sheet flow across the balance of their land to predevelopment levels. Overall, Mr Coutts supported the District Plan provisions and the intent for stormwater devices, as referred to above, to manage flows to the pre-development level.

Findings

3.6.9 We have considered all of the stormwater information placed before us and the concerns expressed in the Henmar Trust submissions. The C10 Growth Cell is currently under development with some of the stormwater management provisions already implemented, such as the Kiwifruit Block stormwater ponds and the north-south swale structure along the boundary of the Bardowie Industrial Precinct SPA and the proposed Mangaone Precinct SPA. The management of the latter area and the balance of the Kiwifruit Block is provided for by the C10 Growth Cell preliminary stormwater strategy indicating likely flowpaths and locations for attenuation within the Mangaone Precinct SPA. Irrespective of these preliminary plans it is the District Plan provisions we have referred to above that set the standard for stormwater management. The C10 Growth Cell preliminary stormwater strategy appears to share the burden for stormwater management fairly between the respective landowners focusing offline basins and attenuation areas along the Mangaone Stream corridor. We agree with the Council right of reply that no further amendments or additional measures are needed to address stormwater management.

3.7 Topic 6 – Kiwifruit Block

3.7.1 For the reasons referred to above in the description of PC14, the Kiwifruit Block was included in the plan change. The 7.8ha block has been subject to a number of resource consents relating to industrial development within the Bardowie Industrial Precinct to the west. The section 42A report listed resource consents that had been granted in recent years for the land and despite maintaining a Rural zoning, the consented activities, comprising stormwater infrastructure and industrial activities were of an urban nature. Mr Chrisp, in his planning evidence for Fonterra, considered that the rezoning of the Kiwifruit Block to Industrial Zone reflected the reality of the current situation.

3.7.2 K and L Dredge's submissions noted the exclusion of the Kiwifruit Block from the Mangaone Precinct SPA, despite its inclusion in PC14. Henmar Trust's submission expressed concerns about the Kiwifruit Block not being assessed as part of the plan change, in particular the implications of the PC14 area for stormwater management. The submission accordingly sought its exclusion.

3.7.3 The section 42A report noted that in the consideration of the resource consents that had been granted "various technical reports covering construction, stormwater management, contaminated soil management and remediation, traffic, cultural and archaeological effects, noise effects, and effects on amenity were prepared. Taking into account the volume of assessment undertaken for the site through the consent processes which have enabled it to be developed and used for industrial purposes, Council staff consider there is sufficient justification for inclusion of the site within the plan change."

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

Finding

3.7.4 The Panel viewed the Kiwifruit Block from Swayne Road on our site tour. We agree with the Council advice and Mr Chrisp's view that the land is largely developed for industrial and infrastructure purposes and it makes practical sense to include the land as part of PC14. We also accept the advice from Council that the land has been subject to various assessments as part of the resource consent processes, and the recommendation that the block should be part of the Bardowie Industrial Precinct, given its functional connection to that land.

3.8 Topic 7 – Mangaone Stream

3.8.1 The section 42A report introduces this topic with the following description of the Mangaone Stream, which we adopt:

The Mangaone Stream bisects the northern part of the PC14 land, flowing from Swayne Road to the western property boundary and into the adjoining Henmar Trust land. The Mangaone Stream is described in the application as being 'incised and highly modified'. As part of PC14 a significant area on both sides of the Mangaone Stream are proposed to be set aside as reserve and vested to the Council. The reserve will incorporate cultural, ecological and stormwater management functions.

3.8.2 The section 42A report went on to note several minor amendments to the plan provisions for the stream and associated reserve in relation to the recession plane, lighting, the appropriate naming of the Mangaone Stream Development and Operational Maintenance Plan and the implementation of the plan. Henmar Trust, WRC, the Director-General of Conservation and Forest & Bird all made submissions on various matters supporting provisions relating to the stream. These were accepted fully or in part by the section 42A report, and not pursued in the hearing by the parties, noting however the matters addressed in Topic 2 - Bats.

Finding

3.8.3 We accept the recommendations of the section 42A report as set out in Appendix 2 of the Council's right of reply.

3.9 Topic 8 – National Grid Yard

3.9.1 The section 42A report introduces this topic with the following description of the interface between the plan change area and the National Grid Yard, which we adopt:

The National Grid Yard is the high voltage electricity transmission network which traverses the country and comprises of the towers, poles, lines, cable substations, a telecommunications network and other ancillary equipment associated with the network. The HAM-KPO A 110kV line, that is a 110 kV double circuit transmission line, traverses the subject site with two towers located in the northeastern part of the plan change area.

3.9.2 The PC14 provisions relating to the National Grid Yard were the subject of detailed submissions by Transpower and further submissions by Fonterra. The two parties and Council have worked together to produce an agreed set of amendments to various provisions in sections 7 and 15 of the District Plan. By the time the matter came to hearing all matters were agreed with the exception of minor amendments to vehicle access provisions to Transpower infrastructure. As recorded in the Council's right of reply this

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

matter was subsequently agreed between the parties.

Finding

3.9.3 Accordingly, we accept the recommendations of the section 42A report as set out in Appendix 2 of the Council's right of reply.

3.10 Topic 9 – Rural/Rural Interface

3.10.1 The submissions captured within this topic relate to the rural interface of the plan change area and the provisions which seek to address potential adverse effects on the adjacent rural properties. The PC14 land adjoins the Rural Zone along its western boundary and is separated from other Rural zoned land to the north and east by formed legal roads (Swayne Road and Zig Zag Road). We address each of the matters raised in submissions in turn.

Noise

3.10.2 H Wood & O'Sheas Trustees No 8 Ltd and Henmar Trust lodged submissions expressing concern regarding noise and associated provisions to manage noise from activities within the Industrial Zone. Ken Dredge and Reon Taylor have requested an acoustic report in their submissions to determine noise effects and include any recommendations.

3.10.3 The section 42A report noted that the same rules applying to other Industrial zoned land was recommended for application to the Mangaone Precinct SPA and considered that any acoustic assessment was unnecessary.

Finding

3.10.4 We find that the existing noise rules for the Industrial Zone in the District Plan are appropriate also for the Mangaone Precinct SPA. Further, that acoustic assessment is more usefully applied in a resource consent situation where the Council is able to seek confirmation that a proposed noise emission could comply with the standards.

Road Boundaries: Building Setback and Landscaping Provisions

3.10.5 PC14 proposed a building setback provision of 10m from Swayne and Zig Zag Roads and detailed landscaping requirements. H Wood & O'Sheas Trustees No 8 Ltd, Henmar Trust, Ken Dredge and Reon Taylor all requested an amendment to the proposed building setback provisions in their submissions, seeking an increase to a range of setback distances from 15m to 30m. The submitters also supported some landscaping provisions and sought others to be increased, including the addition of an earth bund. The matter of building setback from road boundaries and landscaping provisions was discussed at the hearing, with Henmar Trust and Mr Taylor appearing in support of their submissions.

3.10.6 The setback was a matter addressed by Mr Frost in his review of the industrial/rural interface controls for Council. Mr Frost advised:

Provided the landscape buffer recommendations can be satisfied, it is considered a 10m minimum setback for building is a suitable outcome for this context. While a 15m setback appears to be consistent with other industrial / rural residential interfaces in the Waipā District, this often occurs adjacent to State highways or building frontage or where the scale of landscape planting is substantially smaller than that proposed as part of PC14. Ultimately the scale of building at a 10m or 15m setback is proportional to the recession

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

plane rules. A 15m setback or more maybe more appropriate where planting cannot be adequately accommodated to mitigate effects."

3.10.7 Mr Frost also provided input on the landscaping provisions as follows:

(i) Overall he considered that the elements of the landscape buffer were appropriate and that bunding was not required;
(ii) He queried whether the 5m minimum depth was sufficient to accommodate all the buffer elements (2m high hedge, 12m high trees at 10m spacing , security fencing and post and rail character fencing) with respect to maintenance practicability; and
(iii) He recommended that planting be undertaking as soon as practicable for planting to be effective and reach maturity.

3.10.8 Ms Jack, in her landscape evidence for Fonterra agreed with Mr Frost's findings (as underlined above). She also agreed that the setback should be considered in the context of the landscape buffer required by the standards and provided examples of how the recession plane controlled the height of a building, and its related visual effects, from adjacent road and rural land. She advised that a 20m high building, being the maximum height for the zone, would need to be 29.4m back from the front boundary to comply with the recession plane. On the matter of landscape buffer, she recommended the addition of a maintenance plan over the first five years to ensure the continued success of plants to their maturity.

3.10.9 Importantly, we note that these road boundary setbacks are not building frontage setbacks as vehicle access to all sites must be from within the Industrial Zone. Consequently, the setbacks and landscaping pertain to vehicle circulation and storage areas generally to the rear of a site. In this regard, we note Mr Chrisp's comments at the hearing that while the height of a building, and thus its visibility, is governed by the recession plane through the 10m – 15m setback distances, the additional 5m setback (from 10m up to 15m) would result in more site activities, such as outdoor storage, being located between the rear of the building and the road frontage boundary.

3.10.10 The section 42A report provided details of other road boundary setbacks in the Hautapu Industrial SPA, noting a 15m setback and landscaping requirements being stipulated. Seeking to achieve a consistent approach, the report recommended a 15m setback. However, taking into account the evidence at the hearing, particularly Ms Jack's recommendations on the maintenance plan, and additional input from Mr Frost between the two hearing days, the Council's right of reply reverted to supporting the 10m setback as notified.

Findings

3.10.11 The Panel notes the importance of maintaining amenity values along the Industrial Zone road boundaries as expressed in Objectives 7.3.2 and 7.3.3 and Policies 7.3.2.1 and 7.3.3.2. We agree with the advice of both landscape experts that the road boundary provisions external to the zone need to be considered together to achieve visual screening, the perception of separation from the road and adjacent rural activities, and the setting back of buildings. Having considered the evidence we support the 10m setback as proposed in the notified PC14. We consider that there is little to be gained in the additional 5m, taking the other road boundary provisions into account, particularly the recession plane.

3.10.12 We also accept the views of the Council in relation to the practicability of maintaining the 5m landscape area and the appropriateness of earth bunds, and the amendments to all of

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

these provisions, as set out in Appendix 2.

Rural Zone Boundary Setback, Buffer Strip, Height and Recession Plane

3.10.13 Henmar Trust share an internal (non-road) zone boundary with the proposed Industrial Zone. Mrs Bourke, in her statement for the Trust, explained that there were five houses on the land, the nearest being 300m from the zone boundary. The Trust seeks that several provisions applying at this boundary be amended to better maintain the rural amenity of its land which could continue for an unknown period. These amendments are:

(i) the setback of buildings from their property boundary be increased from 5m to 25m;

(ii) industrial building height be restricted to 12m, instead of 20m;

(iii) a recession plane is included; and

(iv) the width of the planted buffer strip is increased from 3m to 5m

3.10.14 The section 42A report did not accept any of these amendments noting the use of the adjacent Henmar Trust land for grazing purposes, the substantial setback to existing dwellings, and a comparison with the setback applied to the rural/industrial interface along with the Bardowie Industrial Precinct SPA. The Council reply set out these comparisons noting that the following rules would be common to both SPAs:[21]

- Rule 7.4.2.2 - Minimum building setback from internal boundaries – 5m;
- Rule 7.4.2.6 – Height – 20m;
- Rule 7.4.2.7 – Daylight Control – Recession plane at 2.7m and 45 degree angle;
- Rule 7.4.2.15(e) – Landscape and Screening – this requires a 5m wide minimum screening and amenity planting strip to be provided along the north-west interface of Node 3, when Node 3 is developed, while the land immediately to the north is zoned Rural Zone (i.e. the common boundary with the Henmar Trust property). It is noted that S20.3.13.1(e) states that 'The amenity planting strip will consist of a combination of groundcovers (i.e. shrubs and/or grass) and trees, ….

3.10.15 Consequently, the only difference was the landscaping provisions, for which Rule 7.4.2.15(e) cross references to the Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct SPA (located in Appendix S20 – S20.3.13.1(c)) requiring a 5m wide minimum screening and amenity planting strip. This is to be compared with the 3m wide landscaped buffer strip including a hedge to a minimum height of 2m for the proposed Mangaone Precinct SPA, to be implemented at the time of first subdivision (proposed Rule 7.4.2.15A).

3.10.16 Neither Mr Frost nor Ms Jack provided detailed analysis of the PC14 provisions along this interface, however they generally considered them to be adequate for what they viewed as a transitional interface.

Finding

3.10.17 The Panel has considered the district plan provisions addressing rural amenity along the rural/industrial interface. It considers that in similar situations a reasonable level of consistency should be achieved (e.g. Bardowie Industrial Precinct SPA and the proposed

[21] Council Written Right of Reply at [4.44]

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

Mangaone Precinct SPA). The Panel is also concerned about the efficiency of committing what could be a large area of land along that interface for a transitional purpose, albeit one that currently has no timeframe. As set out above, the proposed rules for the Mangaone Precinct SPA are different only in the buffer strip standard, being 3m instead of 5m for the Bardowie Industrial Precinct SPA. However, the 3m must contain a 2m high hedge, which is a more stringent specification than for the Bardowie Industrial Precinct SPA. The landscape experts supported the standard and we therefore confirm our acceptance of it.

3.10.18 We find that the height limit and recession plan rules, being the same as they are for the Bardowie Industrial Precinct SPA, are appropriate.

Other Sub-Topics on Rural Matters

3.10.19 The section 42A report addresses several other matters in this topic for which we received no further submissions or evidence from the submitters. These matters are:

- The building setback from the Mangaone Stream;
- The reference to Zig Zag and Swayne Roads in Policy 7.3.4.5(c);
- Amendments to provisions in the Bardowie Industrial Precinct SPA;
- Lighting effects in the rural zone;
- Kiwifruit Block access;
- Low flammable planting; and
- Policy for landscaping and fencing on Swayne Road;

Finding

3.10.20 The Panel accepts the recommendations of the section 42A report, subject to any modifications of the Council's right of reply in Appendix 2.

3.11 Topic 10 – Structure Plan

3.11.1 This topic relates to submissions made by Henmar Trust on how development of the Bardowie Industrial Precinct SPA and the Mangaone Precinct SPA is depicted on the respective Structure Plans. Henmar Trust provided written statements and legal submissions in support of its position on this matter which included both the roading and service connections to the Trust land from the Bardowie Industrial Precinct SPA.

3.11.2 PC14 amended the location of the proposed east-west collector road connecting Victoria Road with the Mangaone Precinct SPA through the Bardowie Industrial Precinct SPA. The east-west collector road had previously been aligned to the south of Industrial Node 1B of the Bardowie Industrial Precinct. This is proposed to be removed and the collector road to the north of Industrial Node 1B is proposed to take over this function. This northern collector road is to connect at its western end to the proposed Victoria Road/Hautapu Road double roundabout system, traverse east across the Bardowie Industrial Precinct SPA, and then provide access to the Mangaone Precinct SPA local road network.

3.11.3 On the operative Bardowie Industrial Precinct SPA the collector road to the north of Industrial Node 1B was depicted as a collector road as far as a four-way roundabout situated at the northeast corner of Industrial Node 1B, thereafter the eastern extension of the road was shown as a local road. A connecting road north from this roundabout to the Henmar Trust land was depicted as an indicative collector road. The indicative collector road links to land outside the Bardowie Industrial Precinct SPA were notated on the Structure Plan with *"Roading and service connections to future development to the north*

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

[or east] (to be confirmed through master planning process)."

3.11.4 PC14 included the proposed new roading arrangements for the Bardowie Industrial Precinct SPA. The road status for the entire east-west link described above was collector road, the four-way intersection was no longer shown as a roundabout (noting that the southern leg had been removed so that this was now a three-way intersection), and the northern link to the Henmar Trust land was shown as an indicative collector road. We note that despite what was shown on the Bardowie Industrial Precinct Structure Plan, there is some suggestion in the section 42A report that the link to the Henmar Trust land is to be a local road.[22] The notations referred to remained unchanged. On the deletion of the roundabout notation, the Council's written reply was that *"While the Structure Plan shows a circle, there is nowhere in the District Plan that states or confirms that a 'roundabout' will or must be established in this location."*

3.11.5 The Council's recommended Mangaone Precinct Structure Plan depicts the collector roads and roundabout within the Bardowie Industrial Precinct SPA in an identical manner to the Bardowie Industrial Precinct Structure Plan for information purposes.

3.11.6 Mr Lang's submissions for the Henmar Trust referred us to several District Plan objective and policies that supported connectivity of urban infrastructure within the C10 Growth Cell. Mr Lang considered that the following policies were all particularly directive on the provision of connectivity to adjacent land:

Objective - Integrated development: efficient servicing
15.3.3 Achieving the efficient and cost effective servicing of land by ensuring that servicing is provided to areas proposed to be developed.
Policy - Servicing requirements
15.3.3.1 All proposed urban development and subdivision shall be serviced to a level that will provide for the anticipated activities approved in a structure plan, or otherwise anticipated within the zone. Servicing requirements shall include:….
i. Anticipating and providing for connections to identified adjacent future growth areas.

Policies - Roading infrastructure
15.3.3.4 The roading pattern shall ensure connectivity to adjacent land identified as Deferred Zones or future growth areas, and the provision of public transport infrastructure, such as bus stops.
Policy - Standard of infrastructure
15.3.3.5 Infrastructure services shall be provided to a standard that will allow the service to be extended to Deferred Zones or future growth areas.

3.11.7 Mr Lang also referred to the significant efforts that Henmar Trust had made during the PC11 process to ensure that the provisions for the Bardowie Industrial Precinct SPA accommodated the Henmar Trust land as anticipated by these provisions. Mrs Bourke provided details of an agreement that Henmar Trust had reached with Council to resolve outstanding issues in the PC11 process. The agreement included the commitment by Bardowie Investments Limited (the PC11 proponent) and Council to a collector road with

[22] Section 42A report at [4.13.9]

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

associated infrastructure services through the Bardowie land to meet the southern boundary of the Henmar Trust land, and a roundabout at the junction of the two collector roads. This arrangement is what was then depicted on the Bardowie Industrial Precinct Structure Plan and the C10 Growth Cell Preliminary Master Plan dated 2 March 2023.[23] Mrs Bourke provided a copy of that agreement signed by representatives of Bardowie Investments Limited and Council.

Finding

3.11.8 We have set out our understanding of the differences between the Council and Henmar Trust above. At the end of the hearing, these differences were relatively minor, relating to the depiction of the intersection of the east-west collector road and the indicative collector road north to the Henmar Trust land as a roundabout, or not. We also note that Henmar Trust sought that the word 'indicative' be clarified so that it meant 'indicative as to location' but not 'indicative as to road status'.[24]

3.11.9 The Panel finds that the depiction of a circle on the set of strategic documents including the C10 Growth Cell Preliminary Master Plan and the Structure Plans clearly signals that at the time of preparation the proposed intersection warranted consideration as a roundabout formation. We consider that these depictions, and any other feature common to the respective plans, and the accompanying notation in the key should be consistent between documentation to avoid confusion.

3.11.10 The Panel has also taken into account the commitments given by Council in the PC11 process in relation to road status and the roundabout. That is not to say that a comprehensive review as part of the current process could not have made a case for determination at this time that a roundabout was not necessary. However, that case was not made by the Integrated Transport Assessment, nor at a later date by Council staff.

3.11.11 In summary, we find that both Structure Plans should depict the intersection as a roundabout and the link north to the Henmar Trust land as an indicative collector road, as currently depicted in the operative Bardowie Industrial Precinct Structure Plan. On the matter of what 'indicative' is to mean in the future, we find that the notation recorded on the Bardowie Industrial Precinct Structure Plan and quoted above stands.

3.11.12 Having made each of these findings, we also acknowledge that the notation on the Bardowie Industrial Precinct Structure Plan "Roading and service connections to future development to the north [or east] (to be confirmed through master planning process)." indicates that the usual transportation design process should be followed at the time of development taking into account the anticipated land use, predicted traffic flows, intersection efficiencies, active mode travel considerations, etc.

3.11.13 Finally, on the matter of services linkages, in addition to the objectives and policies referred to by Mr Lang, the provisions of the Structure Plans and the C10 Growth Cell Preliminary Master Plan make it clear that connectivity of both roads and services are expected as part of infrastructure planning and development agreements.

[23] As provided in Appendix B of M Bourke statement

[24] Lang, Henmar Trust comments on further changes to PC 14 proposed by council officers' Right of Reply 3 April 2025 page 3 2nd para.

3.12 Topic 11 – Transport

3.12.1 The section 42A report provides the following overview statement in terms of the submissions received on transport matters:

Traffic and the effects on the roading network are an instrumental part of the District Plan direction to ensure an integrated approach to land use and transport. At a local scale the integration of new activities needs to ensure that the roading network can continue to function in a safe and efficient manner.

3.12.2 The submissions received mainly addressed the connections between the Mangaone Precinct SPA and local roads, including the form of the roads and their use during construction. Broader strategic transport matters were also raised by the Waikato Regional Council, as was the need for more information on traffic effects by G & B Laurent.

3.12.3 H Wood & O'Sheas Trustees No 8 Ltd have requested:

(i) A speed change to Swayne Road from that recommended in the Integrated Transport Assessment of 60km/hr to 50km/hr, and

(ii) Relocation of the intersection further north along Swayne Road.

3.12.4 The section 42A report addressed both of these matters in detail. In relation to road speed it advised the speed changes were subject to a separate process setting Land Transport rules and that the Council would be undertaking a review in the next 12 months. On the matter of the position of the road connection between the Mangaone Precinct SPA and Swayne Road, the report advised that the position shown on the Structure Plan was indicative, although the location shown was favourable in terms of use by Cambridge residents travelling to work within the Mangaone Precinct SPA and also avoided conflict with the higher number of existing entrances on the eastern side of the northern part of Swayne Road.

3.12.5 Fire and Emergency NZ and Henmar Trust submitted on the indicative road cross sections, particularly that for the minor accessway connecting to Swayne Road. The requirements of Appendix T4 of the District Plan for this road depict an 8m wide carriageway (2 x 4m lanes) whereas the carriageway for the above accessway in the Structure Plan was 5.4m (2 x 2.7m). The Council advised that an emergency vehicle, such as a fire truck, could traverse a 3.5m wide carriageway (i.e. using both lanes). This matter was the subject of questions by the Panel in the hearing, where the proposed cross-section in Appendix S27 for this accessway showed landscaping and vertical kerbs, potentially blocking an emergency vehicle. Mr Hudson explained that the depiction was a standard cross-section and that detailed design to ensure emergency vehicle access was enabled would be undertaken as the SPA was developed.

3.12.6 Henmar Trust's concerns, as expressed by Mrs Bourke in her statement, were the potential for relatively large vehicles, up to 12 tonnes, using the proposed minor accessway access. As we have discussed above, prior to any vehicle trips being generated south of the Mangaone Stream, the east-west collector road must be completed (Rule 7.4.2.46 (a),(b) and (c)). Consequently, the potential for the use of the accessway by most traffic, including larger vehicles is much diminished due to the east-west collector road being much more direct.

3.12.7 Kama Trust submitted on the provision of transport infrastructure to address the wider network effects of increased traffic. We note that we have addressed this matter above

under Topic 1 – All of the Plan Change.

3.12.8 Henmar Trust submitted on the absence of a direct roading link from the Mangaone Precinct SPA to its land. The Council response notes that roading linkages are provided from Bardowie Industrial Precinct SPA and potentially from Zig Zag Road in the future, and further that the Council Roading Team had concerns about additional roading connectivity within the Mangaone Precinct SPA and the potential effects on Zig Zag Road.

3.12.9 WRC submitted on a range of strategic transport matters including emissions reduction, climate change, transport modes and regional transport plans. The section 42A report response was that the first three of these submissions were related to the District Plan more broadly, were outside the scope of PC14 and should be addressed in an overall District Plan review. On the matter of consistency with regional transport plans the section 42A report agreed that this was an important matter and addressed on a continuing basis by the Council Roading Team.

3.12.10 G & B Laurent submitted that further information on anticipated traffic as result of PC14 was needed. The section 42A response was that the Integrated Transport Assessment had been reviewed by Council's Roading and Engineering Teams who had raised no concerns with the modelling and process used by Stantec, (the authors of the Integrated Transport Assessment).

Findings

3.12.11 We have considered each of these transport submission points and the related Council response. We find that the Council response in each case appropriately addresses the matters raised and will result in the safe and efficient functioning of the local road network.

4 Statutory Context: Resource Management Act 1991

4.1 General Considerations

4.1.1 PC14 is required to be *"in accordance with Part 2"* of the RMA. The section 42A report set out the key matters in Part 2 including the promotion of sustainable management of natural and physical resources in section 5, recognising and providing for matters of national importance in section 6, having particular regard to managing the use, development and protection of natural and physical resources as identified in section 7 and taking into account the principles of the Treaty of Waitangi.

4.1.2 For sections 6 and 7 the section 42A report identified the importance of the natural values of the Mangaone Stream, including the long-tailed bat, and public access to and along the stream. In relation to section 8 the report noted that local iwi had been engaged in the PC14 process and had prepared a Cultural Impact Assessment for the application. No concerns in relation to the relationship of Māori with ancestral lands, water and sites had been raised and we note that there were no submissions from iwi. The process had also addressed the Council's obligations pursuant to Joint Management Agreements with several iwi.

4.1.3 Section 75(3) of the RMA requires that a District Plan must give effect to any national policy statement, national planning standard and regional policy statement. The section 42A report identified key policies and provisions in this regard as follows:

(i) National Policy Statement on Urban Development 2020

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

(ii) National Policy Statement for Highly Productive Land

(iii) National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (**NES-CS**)

(iv) Waikato Regional Policy Statement: Te Tauākī Kaupapahere Te-Rohe O Waikato

(v) Te Ture Whaimana O Te Awa O Waikato – Waikato River Vision and Strategy

4.1.4 We have addressed the key elements of the NPS-UD for PC14 above, being the provision of not just sufficient land but a response to the exposure of the Hautapu land to a multi-region industrial land market that is likely to support ongoing growth and land utilisation, with the large flat sites offered being particularly attractive.

4.1.5 PC14 consequently responds to the key objective of the NPS-UD being the provision of a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

4.1.6 We have also found that the land is not highly productive land as defined in the NPS-HPL.

4.1.7 The Waikato Regional Policy Statement and Te Ture Whaimana O Te Awa O Waikato have also been addressed in detail in the section 42A report, particularly the 'out-of-sequence' and urban form and development provisions. These provisions were the subject of a submission by WRC. At the hearing, Ms Andrews, for WRC, confirmed her general agreement with the Council's response to the submission, maintaining however her understanding that the BDCA 2023 identified sufficient industrial land for the Future Proof sub-region overall.

4.1.8 Te Ture Whaimana O Te Awa O Waikato is the vision and strategy for the Waikato River, and an important guiding document for the Waikato region. It forms part of the WRPS and prevails over any inconsistent provision within the WRPS, any national policy statement, the New Zealand Coastal Policy Statement and any national planning standards. The section 42A report advised that PC14 involves enhancement of the margins of the Mangaone Stream which ultimately drains to the Waikato River. The report noted that the nature and scale of stormwater management and stream enhancement associated with PC14 provides the means by which the effects of urbanisation and future industrial land use are managed and assist in the restoration of the health and well-being of the Waikato River.

4.1.9 Our consideration of the growth implications of PC14 also encompasses the Future Proof criteria for out-of-sequence development and the aspirations of the Waipā 2050 District Growth Strategy as addressed in the section 42A report.

4.1.10 The provisions of the NES-CS in relation to one area of land within the Kiwifruit Block had also been addressed by a Preliminary Site Inspection Report in 2018 and a subsequent Detailed Site Investigation as part of a resource consent process.

Finding

4.1.11 Section 3 of the section 42A report contains a thorough assessment against the relevant sections of the RMA and as there was no specific contention (beyond the matters discussed above) raised through submissions or the hearing process, we have no further comment to make and agree with the findings within the Section 42A analysis.

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

4.2 Section 32AA Further Evaluation

4.2.1 A further evaluation under Section 32AA of the RMA is required to be undertaken by the Panel for any changes to the notified provisions of PC14 that are proposed by this decision.

4.2.2 Because the scale and significance of the changes are small the Panel has determined that the level of detail of the required further evaluation is appropriately contained within this decision, and that a separate evaluation report is not necessary in this instance.

4.2.3 A number of changes to the notified PC14 provisions have been recommended to us by the section 42A report and the reporting officers right of reply as part of the hearing. These changes are summarised in tables 4 and 5 below:

Table 4: Section 42A Report – Recommended Changes to Provisions

Provision / Proposed Change	Reason
Section 7 – Industrial Zone	
Introduction Include new paragraphs specific to National Grid Transmission Network and National Grid Corridor.	Incorporation of relief sought by submission and further submission. Not opposed by any party.
Resource Management Issue Include new resource management issues for bat habitat values and National Grid Transmission Lines.	Incorporation of relief sought by submission and further submission. Not opposed by any party.
Objective 7.3.4(h) Include reference to Bardowie Industrial Precinct Structure Plan Area in objective.	Incorporation of relief sought by submission. Not opposed by any party.
Policy 7.3.4.5(c) Delete reference to Zig Zag Road and Swayne Road in policy.	Incorporation of relief sought by submission.
New Objective 7.3.9 and Policies 7.3.9.1 & 7.3.9.2 Include new objectives and policies specific to long-tailed bat habitat values and long-tailed bats.	Incorporation of relief sought by submission. Not opposed by any party.
New Objective 7.3.10 and Policies 7.3.10.1 – 7.3.10.5 Include new objectives and policies specific to National Grid Transmission Networks and National Grid Corridors.	Incorporation of relief sought by submission and further submission. Not opposed by any party.
Rule 7.4.1.1(u)(iv) – Permitted Activity Deletion of reference to Innovation and Advanced technology Activities in rule and associated renumbering.	Incorporation of relief sought by submission. Not opposed by any party.
Rule 7.4.2.1(e) – Minimum Building Setback from Road Boundaries Increase minimum setback for buildings from Zig Zag and Swayne Roads from 10m to 15m.	Increase front yard setback to address concerns raised by submitters and ensure consistency with other industrial areas. Note opposed by Fonterra.
Rule 7.4.2.7A – Daylight control Increase minimum setback for buildings from 10m to 15m in diagram.	Increase front yard setback to address concerns raised by submitters and ensure consistency with other industrial areas. Note opposed by Fonterra.

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

Provision / Proposed Change	Reason
Rule 7.4.2.15A – Advice Note Add new advice note relating to the use of low flammable native plant species in landscaping.	Incorporation of relief sought by submission and further submission. Not opposed by any party.
Rule 7.4.2.41 – Light Spill in Structure Plan Areas Include reference to and specify lighting requirements for reserves as a receiving environment.	Incorporation of relief sought by submission. Not opposed by any party
Rule 7.4.2.42 – Light Spill in Structure Plan Areas Amend format of rule to ensure that (a) and (b) are both applied to lighting within the Mangaone Stream Reserve.	Correction of formatting error.
Rule 7.4.2.43 (d) and (e) - Buildings and structures within the National Grid Yard Delete subrules (d) and (e) which reference activities not undertaken in the Industrial Zone and subsequent renumbering.	Incorporation of relief sought by submission and further submission. Not opposed by any party.
Rule 7.4.2.44(c) - Buildings and structures within the National Grid Yard Delete subrule (c) which references activities not undertaken in the industrial zone.	Incorporation of relief sought by submission and further submission. Not opposed by any party.
New Rule 7.4.2.45 – Earthworks Add new performance standard specific to earthworks activities within the national grid yard.	Incorporation of relief sought by submission and further submission. Not opposed by any party.
New Rule 7.4.2.46 – Mangaone Precinct – Transport Add new rule which provides triggers for the undertaking of road upgrade works when development / subdivision within the Mangaone Precinct Structure Plan Area is proposed. Resource consent for a restricted discretionary activity required where non-compliance occurs.	New rule added to address concerns expressed by submitters. Proposed rule subject to discussion in evidence and rebuttal evidence tabled as part of the hearing.
Section 15 – Infrastructure, Hazards, Development and Subdivision	
Rule 15.4.2.91A(d), (f) and (g) - Mangaone Precinct Structure Plan Area Subrules amended to include reference to Mangaone Stream Reserve Development and Operational Management Plan	Incorporation of relief sought by submission and further submission. Not opposed by any party.
Rule 15.4.2.91A(i) and (j) - Mangaone Precinct Structure Plan Area New subrules added to include new provisions specific to building platforms outside of national grid yard and provision of vehicle access to national grid support structures.	Incorporation of relief sought by submission and further submission. Not opposed by any party.
Section 21 – Assessment Criteria and Information Requirements	
New Assessment Criteria 21.1.7.17B - Transport Include new criteria providing assessment criteria to be considered when new subdivision / development is proposed in the Mangaone Precinct and also where resource consent requirement is triggered by non-compliance with new transport Rule 7.4.2.46.	Incorporation of relief sought by submission and further submission. Not opposed by any party.

Provision / Proposed Change	Reason
Information Requirement 21.2.7.1 - Mangaone Stream Reserve Development and Operational Management Plan Amendment to include reference to Mangaone Stream Reserve Development and Operational Management Plan within rule.	Incorporation of relief sought by submission. Not opposed by any party.
New Information Requirement 21.2.7.1(j) - Mangaone Stream Reserve Development and Operational Management Plan New information requirement included with respect to matters of ecology.	Incorporation of relief sought by submission. Not opposed by any party.
Information Requirement 21.2.7.2(a) - Landscape Buffer Strip Planting and Implementation Plan Include new matters clarifying that information on plant size, height and growth rate is required as part of any landscaping plan submitted.	Incorporation of relief sought by submission and further submission. Not opposed by any party.
Appendix S27 – Mangaone Precinct Structure Plan	
Add New Text S27.2.26 & S27.2.27 – Bat Habitat Values New text added to structure plan on bat habitat values.	New text proposed to address matters raised by submission and further submissions. Subject to evidence submitted at hearing.
S27.3.3 – Issue 1 – Mangaone Stream Reserve Amendment to include reference to Mangaone Stream Reserve Development and Operational Management Plan within text.	Incorporation of relief sought by submission. Not opposed by any party.
S27.3.4 – Issue 2 – The Rural Interface Change reference to 10m front yard setback, to refer to 15m as to ensure consistency with recommended change to Rule 7.4.2.1(e).	Increase front yard setback to address concerns raised by submitters and ensure consistency with other industrial areas. Note opposed by Fonterra.

Table 5: Waipā District Council Right of Reply – Recommended Changes to Provisions

Provision / Proposed Change	Reason
Section 7 – Industrial Zone	
Resource Management Issue – 7.2.22 Deletion of duplicate text.	Incorporation of relief requested by evidence.
Rule 7.4.2.1(e) – Minimum Building Setback from Road Boundaries Revert minimum setback for buildings from Zig Zag and Swayne Roads back to 10m.	Expert opinion that reduction of yard setback is justified by landscaping provisions.
Rule 7.4.2.7A – Daylight control Revert minimum setback for buildings back to 10m in diagram.	Expert opinion that reduction of yard setback is justified by landscaping provisions.
Rule 7.4.2.17A – Building Colour Delete text that refers to facades facing a road or reserve, so that building colour requirements of rule apply to the elevations of all proposed buildings.	Recognition that the outcomes specified by the rule should be applied to all building elevations.

Provision / Proposed Change	Reason
Rule 7.4.2.43 – Buildings and Structures within National Grid Yard Include new criteria specific to availability of vehicle access to national grid support structures.	Strengthen provisions relating to the ability to access support structures for maintenance purposes.
Rule 7.4.2.46 – Mangaone Precinct – Transport Amendment to proposed new rule to reflect issues raised in evidence regarding road upgrades, including consideration of the Zig Zag Road / Victoria Road intersection.	Clarify when upgrade requirements are triggered and what upgrades need to be completed prior to development occurring.
Section 15 – Infrastructure, Hazards, Development and Subdivision	
Rule 15.4.2.91A(j) - Mangaone Precinct Structure Plan Area Amendment to ensure that vehicle access to national grid support structures is considered and provided for at the time of subdivision.	Strengthens rule and incorporates relief requested by evidence.
Rule 16.4.2.12A – Vehicle Access to Sites in Mangaone Precinct Structure Plan Area Amendment to ensure that access restrictions relate to vehicle access only.	Clarifies intent of rule and avoided unintended consequences.
Section 21 – Assessment Criteria and Information Requirements	
New Information Requirement 21.2.7.1(f) - Mangaone Stream Reserve Development and Operational Management Plan New requirement requiring a minimum 20m buffer between the High Value Bat Habitat Area and Industrial Zone.	Strengthens rule and incorporates relief requested by evidence.
Amend Information Requirement 21.2.7.2(a)(ii) - Landscape Buffer Strip Planting and Implementation Plan Change word “establish” to “establishing”.	Correct grammatical error.
New Information Requirement 21.2.7.2(a)(iii) - Landscape Buffer Strip Planting and Implementation Plan New requirement about outcomes for landscape buffer strips to comprise shrubs and groundcovers and not mowable lawn.	Strengthens landscaping outcomes and incorporates relief requested by evidence.
New Information Requirement 21.2.7.2(d) - Landscape Buffer Strip Planting and Implementation Plan New requirement for provision of maintenance plan as part of landscaping requirements.	Strengthens landscaping outcomes and incorporates relief requested by evidence.
Appendix S27 – Mangaone Precinct Structure Plan	
Change Figure S27A Replace and amend structure plan diagram to remove roundabout.	Incorporates relief requested by evidence.

4.2.4 The Panel agrees with all but two of the changes that have been recommended by the reporting planner in the section 42A report (including the updated recommendations in the Waipā District Council right of reply). Table 6 below identifies where our decision has departed from the section 42A report recommendation.

Table 6: Hearing Panel – Departure from Reporting Planner Recommended Provisions

Provision / Proposed Change	Reason
Section 7 – Industrial Zone	
Rule 7.4.2.46 – Mangaone Precinct – Transport Wording of rule preceding the table in this rule reverts to the text originally recommended by the Section 42A report.	Refer paragraph [3.2.7] of this decision.
Appendix S20 – Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines	
Amend Figure S27 Bardowie Industrial Precinct Structure Plan shall depict a circle at the intersection of the east-west collector road connecting Victoria Road with the Mangaone Precinct Structure Plan Area and the indicative collector road north to the Henmar Trust land.	Refer paragraphs [3.11.8] to [3.11.11] of this decision.
Appendix S27 – Mangaone Precinct Structure Plan	
Mangaone Precinct Structure Plan shall depict a circle at the intersection of the east-west collector road connecting Victoria Road with the Mangaone Precinct Structure Plan Area and the indicative collector road north to the Henmar Trust land.	Refer paragraphs [3.11.8] to [3.11.11] of this decision.

4.2.5 To a large extent the changes to the PC14 provisions reflect the relief sought by submitters and further submitters. In many instances there is agreement that the amendments are appropriate and accepted by the relevant parties. Where this has occurred, the Panel agrees that these changes to the notified provisions represent the most appropriate way to achieve the objectives of PC14.

4.2.6 The Panel is also satisfied that the other changes recommended by the reporting planner to the notified PC14 provisions which remain in dispute between submitters also represent the most appropriate way to achieve the objectives of PC14 and those objectives of the Operative Waipā District Plan that are not being altered. The Panel in making its decisions on these matters has considered the effects anticipated from the implementation of the PC14 provisions and for the reasons provided throughout this report has arrived at the conclusion that they represent the most efficient and effective options to achieve the objectives.

4.2.7 In relation to the matters where this decision has departed from the recommendations of the reporting planner, as outlined in Table 6 above, the Panel is satisfied that the changes to these provisions (in particular the amendments to the respective structure plans) are the most appropriate way to ensure that the Waipā District Plan continues to give effect to previous decisions and agreements made by Council.

4.2.8 In this respect the Panel considers that the cancellation of intersection notations shown on the Bardowie Industrial Precinct Structure Plan is not the most appropriate way to achieve the objectives of PC14. The roundabout notations should be retained on the structure plans to reflect decisions that have been previously made by Council.

4.2.9 For these reasons, this decision and the changes to the provisions of the Waipā District Plan

contained in Part C of this report represents what the Panel considers to be the most appropriate way to achieve the objectives of PC14 and the Operative Waipā District Plan as directed by sections 32 and 32AA of the Resource Management Act 1991.

5 Conclusion

5.1 Summary of Amendments to Provisions

5.1.1 With reference to our findings recorded for the various topics, the following amendments to the Council's right of reply version of the PC14 provisions are required:

(i) Amendment to Rule 7.4.2.46 to delete the words *"being reliant on the existing transport network"* from the header clause; and

(ii) The Bardowie Industrial Precinct Structure Plan and the Mangaone Precinct Structure Plan shall depict a circle at the intersection of the east-west collector road connecting Victoria Road with the Mangaone Precinct SPA and the indicative collector road north to the Henmar Trust land.

5.2 Overall Conclusion

5.2.1 The Panel considers for the reasons as outlined above, that the provisions proposed by Council, and the changes subsequently made because of submissions, is suitable for adoption into the Waipā District Plan, as detailed in Part C of this report. The detailed responses to individual submissions in Part B are based on this conclusion and considering all the submissions and evidence.



Dave Serjeant

Signed 4 June 2025

Document Set ID: 11461328
Version: 1, Version Date: 09/06/2025

APPENDIX 2

Order of the Environment Court (Consent Order) on Plan Change 14 (ECM 11619071)

IN THE ENVIRONMENT COURT
AT AUCKLAND

I TE KŌTI TAIAO O AOTEAROA
KI TĀMAKI MAKAURAU

Decision [2026] NZEnvC 008

IN THE MATTER OF	appeals under clause 14 of the First Schedule of the Resource Management Act 1991
BETWEEN	BARDOWIE INVESTMENTS LIMITED
	(ENV-2025-AKL-147)
	HENMAR TRUST
	(ENV-2025-AKL-149)
	FONTERRA LIMITED
	(ENV-2025-AKL-150)
	Appellants
AND	WAIPĀ DISTRICT COUNCIL
	Respondent

Court:	Environment Judge S M Tepania sitting alone under s 279 of the Act
Last case event:	12 December 2025
Date of Decision:	3 February 2026
Date of Issue:	3 February 2026

CONSENT ORDER



Proposed Plan Change 14 to the Waipā District Plan

Document Set ID: 12619071
Version: 1, Version Date: 03/02/2026

A: Under s 279(1)(b) of the Resource Management Act 1991, the Environment Court, by consent, orders that:

(1) The Waipā District Plan be amended in accordance with Appendix A to this order; and

(2) The appeals by Bardowie Investments Limited, Henmar Trust and Fonterra Limited are otherwise dismissed.

B: Under s 285 of the Resource Management Act 1991, there is no order as to costs.

REASONS

Introduction

[1] This consent order resolves the appeals by Bardowie Investments Limited (**BIL**), Henmar Trust (**Henmar**) and Fonterra Limited (Fonterra) on parts of the decision of the Waipā District Council (**Council**) on Proposed Plan Change 14 (**PC14**) to the Waipā District Plan (**District Plan**).

[2] PC14 proposes to:

(a) Rezone approximately 79.2 ha of land at Hautapu from Rural Zone to Industrial Zone (referred to as the **Mangaone Precinct**);

(b) Insert a new Appendix S27: Mangaone Precinct Structure Plan;

(c) Amend Appendix S20 Bardowie Industrial Precinct Structure Plan;

(d) Insert new definitions for 'gymnasium' and 'innovation and advanced technology activities' in Part B - Definitions; and

(e) Amend associated provisions in Sections 7, 15, 16 and 21 of the District Plan.

Document Set ID: 11619071
Version: 1, Version Date: 03/02/2026

Appeals

[3] Fonterra and BIL are the owners of land within the Mangaone Precinct. BIL also owns land within the Bardowie Industrial Precinct. In their appeals, Fonterra and BIL sought that the roundabout be removed from the Mangaone Precinct Structure Plan and the Bardowie Industrial Precinct Structure Plan and replaced with a T-intersection.

[4] Henmar owns the area of land to the west of the Mangaone Precinct (**Henmar Property**). Henmar's appeal sought the reversal of the decision of Council to reject all of Henmar's submission points other than retention of the roundabout intersection and collector road on both the Mangaone Precinct Structure Plan and the Bardowie Industrial Precinct Structure Plan. In summary, the submissions seek:

(a) Amendments to the Mangaone Precinct Structure Plan to provide better traffic and service connectivity to the adjoining Henmar Property;

(b) Amendments to the District Plan to ensure that the development of the Mangaone Precinct will not cause increased flooding of the Henmar Property;

(c) Amendment of the Industrial Activities provided for in the Mangaone Precinct in rule 7.4 of the Waipā District Plan;

(d) Excluding the land owned by BIL (known as the **Kiwifruit Block**) from PC14; and

(e) Amendments to the rules relating to the interface between the Mangaone Precinct and the Rural Zone, including noise, building setback, landscaping, buffer strip, height and recession plane.

[5] Section 274 notices were lodged by the appellants. No other section 274 notices have been lodged in respect of the appeals.

Agreement reached

[6] The parties attended Court-assisted mediation on 11 November 2025. At the

mediation, the parties agreed to amendments to the following chapters of the District Plan:

(a) Part B – Definitions;

(b) Section 7 – Industrial Zone;

(c) Section 15 – Infrastructure, Hazards, Development and Subdivision;

(d) Section 16 – Transportation;

(e) Section 21 – Assessment Criteria and Information Requirements;

(f) Appendix S20 – Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines; and

(g) Appendix S27 – Mangaone Precinct Structure Plan.

[7] The amendments are set out in **Appendix A**. The amendments to each section of the District Plan are described more fully below:

Part B – Definitions

(a) Amend the definition of *Dry industry* to replace the word *operation* with *activity*;

Section 7 – Industrial Zone

(b) Insert an additional restricted discretionary matter (adverse amenity effects) to be assessed under rule 7.4.1.3f;

(c) Amend rule 7.4.2.15Aa.ii. to require the buffer strip along the boundary of the Mangaone Precinct Structure Plan Area with any Rural Zone section of the C10 Growth Cell to be 5m wide (increased from 3m) and including additional planting specifications;

(d) Amend rule 7.4.2.46d (relating to transport upgrades required to Zig Zag Road and Victoria Road prior to development within the Mangaone Precinct) by substituting the word *south* for *north*;

Section 15 – Infrastructure, Hazards, Development and Subdivision

(e) Insert an additional requirement into rule 15.4.2.91A (relating to subdivision within the Mangaone Precinct Structure Plan) to ensure that, when developing on land to the north of the Mangaone Stream, there is the physical and legal ability to provide water supply and wastewater service connections from that land or Zig Zag Road to the boundary of the Rural Zone section of the C10 Growth Cell;

(f) Insert new rule 15.4.2.91B which provides for a 22m strip of land within the Bardowie Industrial Precinct Structure Plan Area to be vested in Council for the purpose of service connections when the east-west collector road is constructed to the mid-block intersection;

Section 16 – Transportation

(g) Insert the word *vehicular* into rule 16.4.2.12A (relating to vehicle access to sites in the Mangaone Precinct Structure Plan Area);

Section 21 – Assessment Criteria and Information Requirements

(h) Amend rule 21.1.7.16 (Industrial Zone Assessment Criteria for restricted discretionary activities) to insert an additional restricted discretionary matter (adverse amenity effects) to be assessed which aligns with the changes made to rule 7.4.1.3f. above;

Appendix S20 – Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines

(i) Replace and amend the structure plan diagram by:

  (i) Altering the intersection between the east-west collector and the indicative collector road to the Henmar Property to be a T-intersection rather than a roundabout; and

  (ii) Identifying the intersection in (i) above on the structure plan as the "mid-block" intersection for the purpose of Rule 15.4.2.91B;

Appendix S27 – Mangaone Precinct Structure Plan

(j) Replace and amend the structure plan diagram by:

(i) Altering the intersection between the east-west collector and the indicative collector road to the Henmar Property to be a T-intersection rather than a roundabout;

(ii) Identifying the intersection in (i) above on the structure plan as the "mid-block" intersection for the purpose of Rule 15.4.2.91B; and

(iii) Showing the collector road extending north from the east-west collector road as a dashed line rather than a solid line;

(k) Amend S27.3.4 Issue 2 – The Rural Interface to require the buffer strip along the boundary of the Rural Zoned land to be 5m wide (increased from 3m) and including additional planting specifications.

Section 32AA Evaluation

[8] Section 32AA of the Act requires a further evaluation of any changes to PC14 since the initial s 32 evaluation report and decision. In summary, the s 32AA evaluation concludes that the proposed amendments are considered the most appropriate way to achieve the purpose of the proposal and the Act because:

(a) The traffic engineering advice confirms that a roundabout is not required and that a T-intersection would be the most appropriate configuration from a traffic engineering perspective;

(b) The proposed amendments require an integrated approach to the provision and reticulation of water and wastewater services which ensures efficient and effective provision of services to support the development of the land within the C10 Growth Cell;

(c) The adverse effects of industrial activities on the adjoining Rural Zone land are appropriately managed by the proposed amendments while providing for the planned future industrial development of the

surrounding land; and

(d) The proposed amendment to the definition of *dry industry* will result in a more consistent and therefore efficient and effective outcome in terms of the administration and interpretation of the District Plan.

Consideration

[9] The Court has now read and considered the consent memorandum of the parties dated 12 December 2025.

[10] The Court is making this order under s 279(1) of the Act, such order being by consent, rather than representing a decision or determination on the merits. The Court understands for present purposes that:

(a) All parties to the proceedings have executed the memorandum requesting this order; and

(b) All parties are satisfied that all matters proposed for the Court's endorsement fall within the Court's jurisdiction, and conform to the relevant requirements and objectives of the Act including, in particular, Part 2.

[11] The Court is satisfied that the changes sought are within the scope of the submissions and the Appeals.

Orders

[12] The Court orders, by consent, that:

(a) The Waipā District Plan be amended in accordance with Appendix A to this order; and

(b) The appeals by Bardowie Investments Limited, Henmar Trust and Fonterra Limited are otherwise dismissed.

[13] Under s 285 of the Act, there is no order as to costs.

S Tepania

S M Tepania
Environment Judge | Kaiwhakawā i te Kōti Taiao



APPENDIX A: AMENDMENTS TO WAIPĀ DISTRICT PLAN

Changes to the Waipā District Plan are set out below under the following headings:

- Part B – Definitions
- Section 7 – Industrial Zone
- Section 15 – Infrastructure, Hazards, Development and Subdivision
- Section 16 – Transportation
- Section 21 – Assessment Criteria and Information Requirements
- Appendix 20 – Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines
- Appendix S27 – Mangaone Precinct Structure Plan

The changes are presented in the following ways:

Amendments	Shown
Text to be added	Black and underlined
Text to be deleted	~~Black strikethrough~~

Part B - Definitions

'Dry industry'	Means any industrial ~~operation~~ activity that does not use water for processing, manufacturing, or production purposes; and does not discharge nor generate any liquid effluent from its operation (aside from domestic wastewater). Includes any industrial ~~operation~~ activity that uses and/or disposes of water from processing, manufacturing and production but is self-contained on site. The activity does not require the use of council water and wastewater infrastructure and is adequately able to treat primary discharge stormwater prior to soakage disposal on site.

Section 7 – Industrial Zone

7.4.1.3	Restricted discretionary activities The following activities must comply with the performance standards of this zone
f.	Any activities, in the areas listed below, that requires an air discharge permit from the Waikato Regional Council: (i) Hautapu Industrial Structure Plan Area; (ii) Bardowie Industrial Precinct Structure Plan Area; and (iii) Mangaone Precinct Structure Plan Area.
	Assessment will be restricted to the following matters: ▪ Adverse effect on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air. ▪ Any adverse amenity effects (odour, visual and dust) on owners and occupiers of Rural zoned land due to the discharge of contaminants to air. These matters will be considered in accordance with the assessment criteria in Section 21.

Rules - Landscaping and screening

7.4.2.15A The following rules shall apply in respect of the Mangaone Precinct Structure Plan Area:

a. The location, extent, type and density of landscaping within the Landscape Buffer Strips and Landscape Amenity Strips for the Mangaone Precinct Structure Plan Area shall be as follows:

i. A Landscaped Buffer Strip of 5m (minimum depth) along any boundary with Swayne Road and Zig Zag Road except for points of roading connectivity and associated sight lines and the Mangaone Stream Reserve comprising of:

- A timber post and rail fence positioned along the road boundary;
- A hedge with a minimum height of 2m at maturity; and
- A row of trees, spaced at 10m apart (or less) that will grow to a height of at least 12m at maturity;

ii. A Landscaped Buffer Strip of ~~3m~~ 5m (minimum depth) along boundary of the Mangaone Precinct Structure Plan Area with any Rural Zone section of the C10 Growth Cell for as long as it remains Rural Zone which must include:

- a hedge with a minimum height of 2m at maturity; and

- a row of trees, spaced at 10m apart that will grow to a height of at least 12m at maturity for the first 100m south from Zig Zag Road.

iii. A Landscaped Amenity Strip of 3m (minimum depth) along the frontage of any lots adjoining an internal road within the Mangaone Precinct Structure Plan Area (except where site accessways are formed) comprising of:

- A row of specimen trees at regular spacings of 20m or less; and
- Groundcover planting or shrubs.

b. The Landscaped Buffer Strips required by subclauses a. i. and ii. above shall be implemented as follows:

i. The Zig Zag Road interface and Rural Zone interface within the C10 Industrial Growth Cell are to be landscaped at the time of the first subdivision and/or development of the land within the Mangaone Precinct Structure Plan Area to the north of the Mangaone Stream; and

ii. The Swayne Road interface is to be landscaped at the time of the first subdivision and/or development of the land within the Mangaone Precinct Structure Plan Area to the south of the Mangaone Stream.

c. Any security fencing up to a maximum of 3m high shall be located behind (i.e. on the internal edge of) any Landscaped Buffer Strip specified in clause (a) above.

Advice Notes:

1. Overall consistency with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines shall be achieved for developments within the Bardowie Industrial Precinct. Specific or minor non-compliance with the urban design guideline may not constitute non-compliance with the District Plan rules subject to overall amenity and urban design outcomes being achieved.
2. Consultation with Council's arborist on appropriate tree species for different areas of the District is advisable.
3. Within the Mangaone Precinct Structure Plan Area low flammable native plant species should be considered and used where appropriate. Consultation with Fire and Emergency New Zealand on appropriate species is advisable.

Activities that fail to comply with Rules 7.4.2.12 to 7.4.2.15A will require a resource consent for a discretionary activity.

Rule – Mangaone Precinct – Transport

7.4.2.46 The following transport upgrades are required prior to any development within the Mangaone Precinct. These upgrades, along with when they will be required, are set out below:

	Transport Upgrade	Implementation Requirement
a)	Victoria Road / East-West Collector Road Intersection	To be completed prior to: ▪ Any Section 224(c) certificate for subdivision under the RMA being issued for the completion of any
b)	A 2-lane plus painted median Industrial Collector Road - Structure Plan East-West	

	Transport Upgrade	Implementation Requirement
c)	Internal public road formation within the plan change area to be vested as 'local road'	subdivision south of the Mangaone Stream; or ▪ Any activity located south of the Mangaone Stream being able to generate traffic.
d)	Zig Zag Road carriageway widening and pavement strengthening Zig Zag Road / Victoria Road Intersection	To be completed prior to: ▪ Any Section 224(c) certificate for subdivision under the RMA being issued for the completion of any subdivision ~~south~~ north of the Mangaone Stream, with the potential to generate traffic movements directly to or from Zig Zag Road.; or ▪ Any activity located ~~south~~ north of the Mangaone Stream being able to generate traffic.
e)	Swayne Road / Site Access 2-lane T-intersection (designed for light vehicle access only)	To be completed prior to: ▪ Any Section 224(c) certificate for subdivision under the RMA being issued for the completion of any subdivision south of the Mangaone Stream with the potential to generate traffic movements directly to or from Swayne Road; or ▪ Any activity located south of the Mangaone Stream being able to generate traffic.
f)	Swayne Road Rural Industrial Road formation – carriageway widening, potential localised pavement strengthening together with light/medium vehicle access restriction within the site and including a shared path connection to the south to adjoin existing facilities on Swayne Road.	

Activities that fail to comply with Rule 7.4.2.46 will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Amenity effects; and
- Road design and connectivity; and
- Safety, capacity, and efficiency of the transport network; and
- The design and sequencing of upgrades to the transport network; and
- Provision of cycling and pedestrian networks; and
- Enabling of public transport; and
- The ability to adequately manage stormwater.

These matters will be considered in accordance with the assessment criteria in Section 21.

Section 15 – Infrastructure, Hazards, Development and Subdivision

Mangaone Precinct Structure Plan Area

15.4.2.91A Any subdivision or development (as relevant) in the Mangaone Precinct Structure Plan Area shall ensure that:

(a) There is no new direct access from Lots or Activities to:

(i) Swayne Road; or

(ii) Zig Zag Road.

Advice Note: Rule 15.4.2.8 shall apply to these roads.

(b) Only light vehicles are able to use the proposed road connection to Swayne Road.

(c) Roads shall be constructed in accordance with the roading cross-sections in the Mangaone Precinct Structure Plan;

(d) The first subdivision or land use consent application of the Mangaone Precinct for industrial purposes, shall include:

(i) A Mangaone Stream Reserve Development and Operational Maintenance Plan; and

(ii) A Landscape Buffer Strip Planting and Implementation Plan to give effect to Rule 7.4.2.15A.

Advice Note: These plans shall include the information requirements set out in Rule 21.2.7.

(e) Any subdivision or development within 50m of Swayne House shall include an assessment of any effects on the heritage values of Swayne House along with any proposed mitigation measures.

(f) The Mangaone Stream Reserve is vested in Waipā District Council as part of the first subdivision consent application, and the management occurs in accordance with the Managone Stream Reserve Development and Operational Maintenance Plan.

Advice Note: As part of a reserves agreement (forming part of a Development Agreement under Rule 7.4.2.36) it is anticipated that Council will not become immediately responsible on vesting of land for the ongoing management and maintenance of the reserve and that there will be a transitioning period post vesting where the developer will remain responsible for the maintenance of the reserve and its associated features / infrastructure.

(g) The Mangaone Stream Reserve is planted and fenced, and pedestrian / cycle paths are constructed as part of the first subdivision consent, in accordance with the Managone Stream Reserve Development and Operational Maintenance Plan.

(h) A list of matters that will be the subject of private covenants.

(i) On all lots, building platforms for the principal buildings can be accommodated outside of the National Grid Yard.

(j) Within the National Grid Corridor, vehicle access is available to any National Grid Support Structures.

(k) In relation to the subdivision or development of any land north of the Mangaone Stream, there is the physical and legal ability to provide water supply and wastewater service connections from that land or Zig Zag Road to the boundary of the Rural Zone section of the C10 Growth Cell.

Advice Note: Subdivision may occur in stages. Where this is proposed only those rules and requirements which specifically relate to the land within the stage will be considered relevant.

Activities which fail to comply with this rule will require resource consent for a non-complying activity.

Bardowie Industrial Precinct Structure Plan

15.4.2.91B When the east/west collector road, within the Bardowie Industrial Precinct Structure Plan Area, is constructed to the mid-block intersection labelled on the Structure Plan, a 22m wide strip of land (including in which services can be provided) from the mid-block intersection northwards to the northern boundary of Node 3 shall be vested in Council.

Activities which fail to comply with this rule will require resource consent for a non-complying activity.

Section 16 – Transportation

Rule - Vehicle access to sites in the Mangaone Precinct Structure Plan Area

16.4.2.12A Apart from one point of roading access onto each of Swayne Road and Zig Zag Road in accordance with the Mangaone Precinct Structure Plan, there shall be no direct vehicular access to industrial lots within the Mangaone Precinct Structure Plan Area directly from Swayne Road or Zig Zag Road.

Activities that fail to comply with this rule will require a resource consent for a non-comply activity.

Section 21 - Assessment Criteria and Information Requirements

21.1.7 Industrial Zone

	Industrial Zone Assessment Criteria	
	Restricted Discretionary Activities	
21.1.7.16	~~Activities in the Bardowie Industrial Precinct Structure Plan Area and the Hautapu Industrial Structure Plan Area requiring an air discharge permit from the Waikato Regional Council~~ Any activities, in the areas listed below, that requires an air discharge permit from the Waikato Regional Council:	a. The actual and potential adverse effects on the operation of the Hautapu Dairy Manufacturing Site. b. Any adverse amenity effects (odour, visual and dust) on owners and occupiers of rural zoned land due to the discharge of contaminants to air.

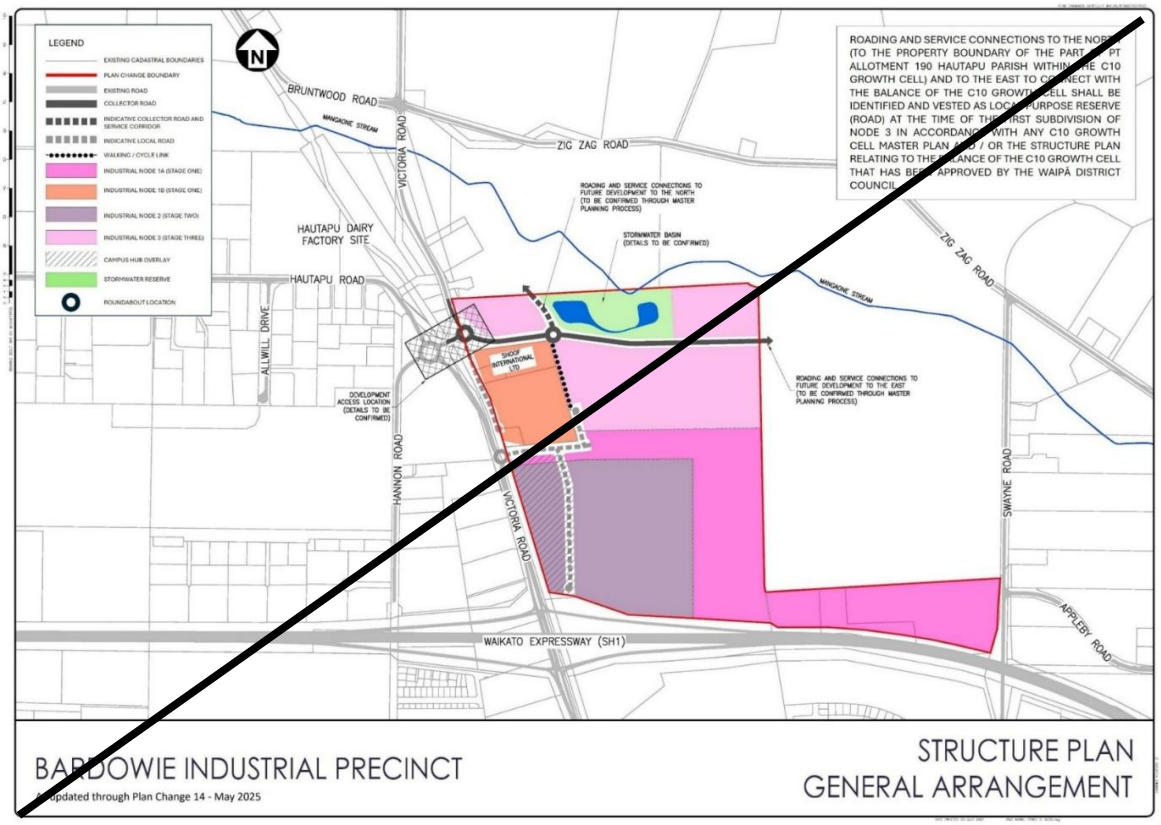
	Industrial Zone Assessment Criteria	
	(i) Hautapu Industrial Structure Plan Area; (ii) Bardowie Industrial Precinct Structure Plan Area; and (iii) Mangaone Precinct Structure Plan Area.	

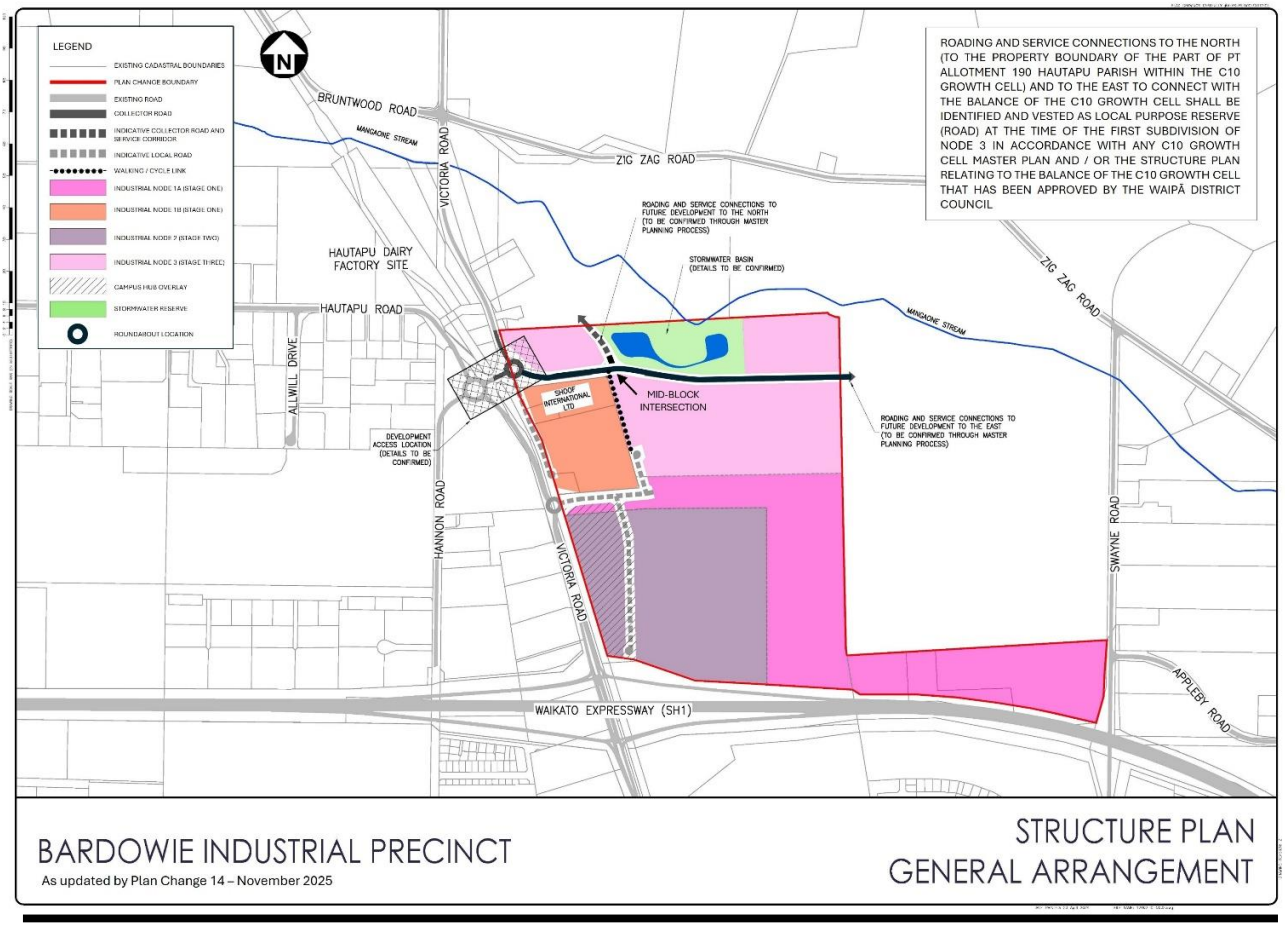
Appendix S20 – Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines

Replace and amend structure plan diagram as follows:

a) Intersection between the east-west collector and the Henmar Trust land shall be a t-intersection rather than a roundabout; and

b) The intersection in (a) above shall be identified on the structure plan as the "mid-block" intersection for the purpose of Rule 15.4.2.91B.




LEGEND
EXISTING CADASTRAL BOUNDARIES
PLAN CHANGE BOUNDARY
EXISTING ROAD
COLLECTOR ROAD
INDICATIVE COLLECTOR ROAD AND SERVICE CORRIDOR
INDICATIVE LOCAL ROAD
WALKING / CYCLE LINK
INDUSTRIAL NODE 1A (STAGE ONE)
INDUSTRIAL NODE 1B (STAGE ONE)
INDUSTRIAL NODE 2 (STAGE TWO)
INDUSTRIAL NODE 3 (STAGE THREE)
CAMPUS HUB OVERLAY
STORMWATER RESERVE
ROUNDABOUT LOCATION
N
ROADING AND SERVICE CONNECTIONS TO THE NORTH (TO THE PROPERTY BOUNDARY OF THE PART OF PT ALLOTMENT 190 HAUTAPU PARISH WITHIN THE C10 GROWTH CELL) AND TO THE EAST TO CONNECT WITH THE BALANCE OF THE C10 GROWTH CELL SHALL BE IDENTIFIED AND VESTED AS LOCAL PURPOSE RESERVE (ROAD) AT THE TIME OF THE FIRST SUBDIVISION OF NODE 3 IN ACCORDANCE WITH ANY C10 GROWTH CELL MASTER PLAN AND / OR THE STRUCTURE PLAN RELATING TO THE BALANCE OF THE C10 GROWTH CELL THAT HAS BEEN APPROVED BY THE WAIPĀ DISTRICT COUNCIL
BRUNTWOOD ROAD
MANGAONE STREAM
VICTORIA ROAD
ZIG ZAG ROAD
ROADING AND SERVICE CONNECTIONS TO FUTURE DEVELOPMENT TO THE NORTH (TO BE CONFIRMED THROUGH MASTER PLANNING PROCESS)
STORMWATER BASIN (DETAILS TO BE CONFIRMED)
HAUTAPU DAIRY FACTORY SITE
HAUTAPU ROAD
ALLWILL DRIVE
SHOOF INTERNATIONAL LTD
MID-BLOCK INTERSECTION
ROADING AND SERVICE CONNECTIONS TO FUTURE DEVELOPMENT TO THE EAST (TO BE CONFIRMED THROUGH MASTER PLANNING PROCESS)
DEVELOPMENT ACCESS LOCATION (DETAILS TO BE CONFIRMED)
HANNON ROAD
SWAYNE ROAD
APPLEBY ROAD
WAIKATO EXPRESSWAY (SH1)
BARDOWIE INDUSTRIAL PRECINCT
As updated by Plan Change 14 – November 2025
STRUCTURE PLAN
GENERAL ARRANGEMENT

Appendix S27 – Mangaone Precinct Structure Plan

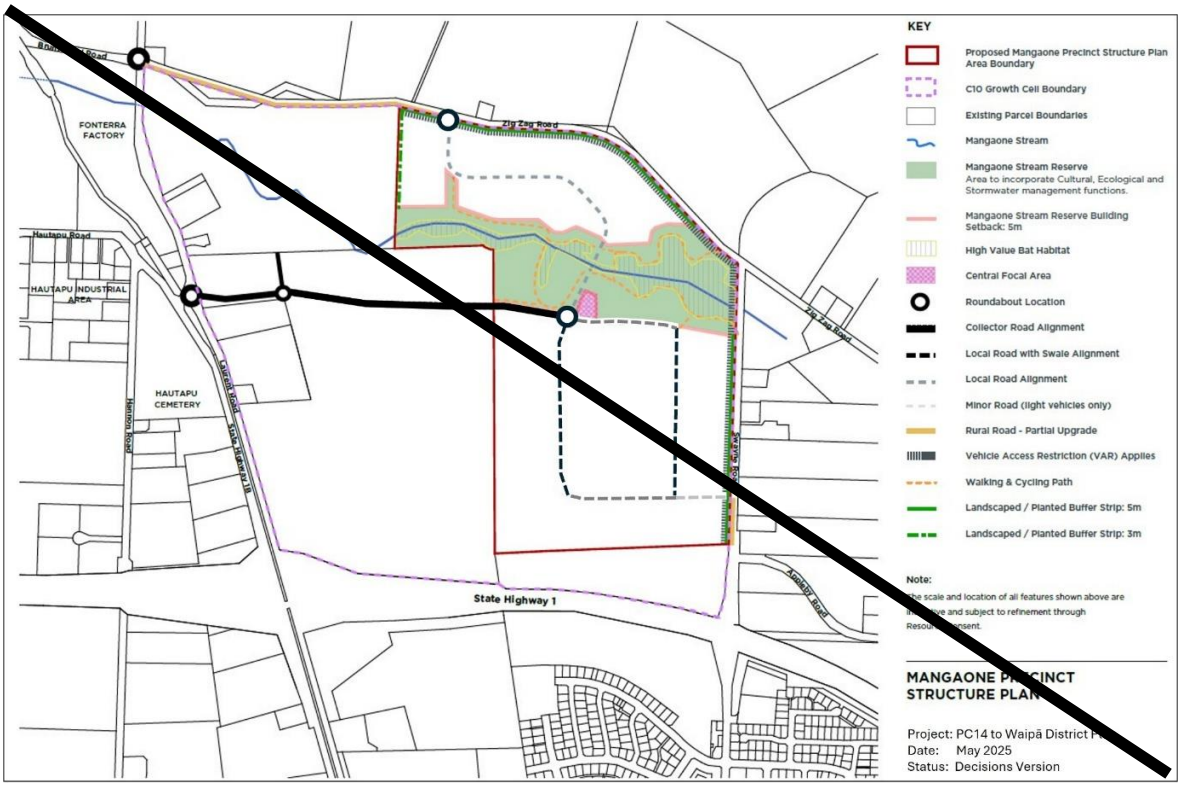
Replace and amend structure plan diagram as follows:

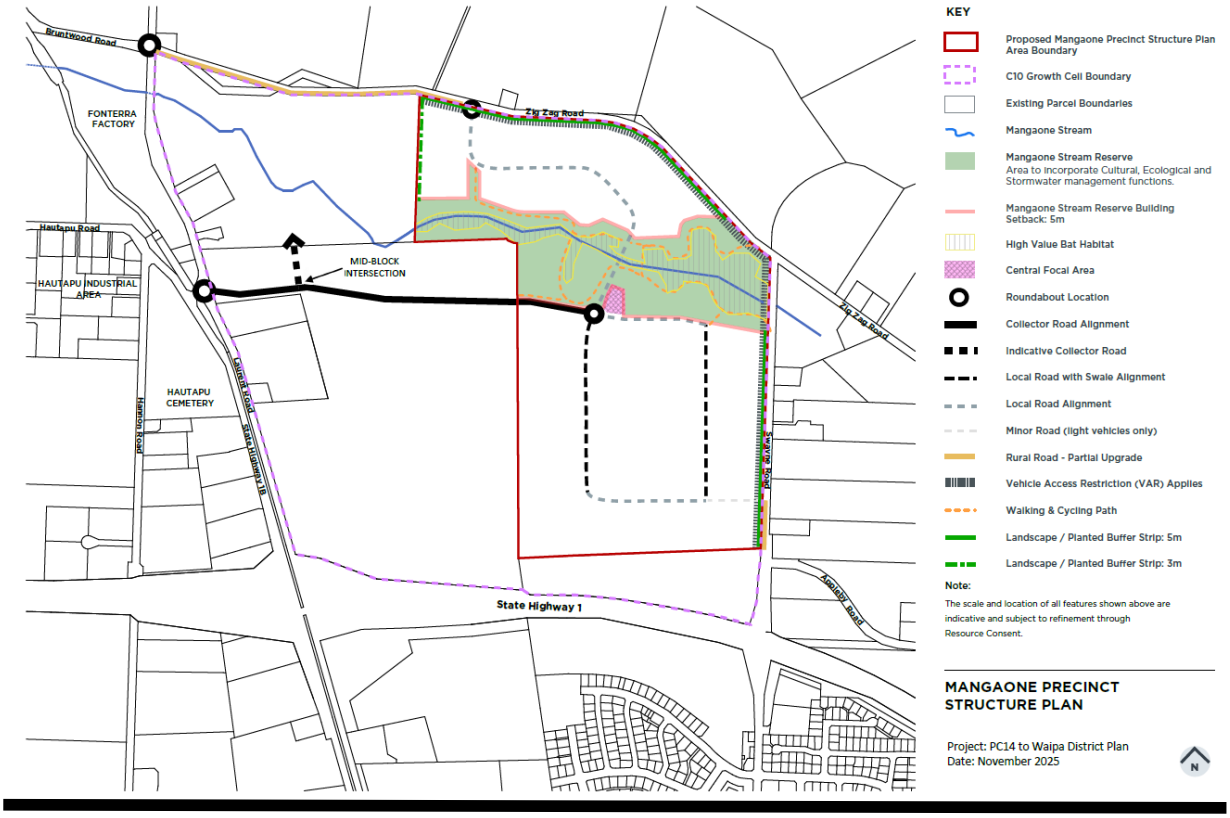
a) Intersection between the east-west collector and the Henmar Trust land shall be a t-intersection rather than a roundabout;

b) The intersection in (a) above shall be identified on the structure plan as the "mid-block" intersection for the purpose of Rule 15.4.2.91B; and

c) The collector road extending north from the east-west collector shall be a dashed line rather than a solid line.

Figure S27A below is the Mangaone Precinct Structure Plan





S27.3.4 Issue 2 - The Rural Interface

- Mangaone Precinct Structure Plan Area borders Rural zoned land to the north and east. It is important that subdivision and development responds to this rural interface and specific rules apply within the Precinct to achieve appropriate built form and landscaping outcomes. These rules include:
  - A 5m wide planted landscape buffer strip along Swayne Road and Zig Zag Road;
  - A ~~3m~~ 5m wide landscaped buffer strip along the boundary of the industrial site bordering the Rural Zoned land within the C10 Growth Cell. The buffer strip must include a hedge with a minimum height of 2m at maturity and a row of trees, spaced at 10m apart, that will grow to a height of at least 12m at maturity, for the first 100m south from Zig Zag Road;
  - A 10m setback for buildings along Swayne Road and Zig Zag Road;
  - A rule to control the height of buildings in relation to Swayne Road and Zig Zag Road so that any part of a building should not penetrate a recession plane taken at 30-degrees at a point 3m above ground level at the road boundary;
  - A rule requiring that there be no signage on the façade of buildings facing Swayne Road or Zig Zag Road;
  - A rule requiring that, apart from one point of roading access onto each of Swayne Road and Zig Zag Road in accordance with the Mangaone Precinct Structure Plan, there shall be no direct access to industrial lots within the

Mangaone Precinct Structure Plan Area directly from Swayne Road or Zig Zag Road; and

- A limitation on only light vehicles using Swayne Road to access the Mangaone Precinct Structure Plan Area.

APPENDIX 3

Decision On Private Plan Change 33 (ECM 11598577)

Plan Change 33: Hautapu Area 7

A

Part A –

Decision of the Hearing Commissioner

Waipā DISTRICT COUNCIL

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

Table of Contents

Executive Summary **4**

Part A – Decision Report **6**

1 Introduction and Decision **6**

1.1 Introduction 6

1.2 Council Reporting 6

1.3 Background to Plan Change 6

1.4 Hearing 7

1.5 Site Visit 8

1.6 Format of Decision Report 8

1.7 Decision 8

2 Overview of Plan Change 3 ..... **8**

3 Submissions and Further Submissions **10**

3.1 Topic Areas and Related Submissions 10

3.2 Topic 1 Structure Plan Matters 11

3.3 Topic 2 Timing of Development 11

3.4 Topic 3 Transportation 11

3.5 Topic 4 Three Waters 12

3.6 Topics 5 to 8 12

4 Economic Matters **13**

5 Principal Matters in Contention **14**

6 Statutory Context: Resource Management Act 1991 ..... **21**

6.1 Part 2 of the RMA 21

6.2 National and Regional Planning Documents 22

6.3 Section 32 and Section 32AA Further Evaluation 23

7 Conclusion **24**

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

Report Information

Author:	 Dave Serjeant **Independent Planning Commissioner** 9 December 2025
Date publicly notified	**15 May 2025**

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

Executive Summary

Waipā District Council notified Proposed Plan Change 33 –Hautapu Area 7 (**PC33**) on 15 May 2025. PC33 seeks to activate Area 7 of the Hautapu Industrial Structure Plan for industrial development ahead of the timeframes set out in Appendix S1 of the District Plan by uplifting the zoning of the land from Deferred Industrial to Industrial.

A total of 4 submissions, and one further submission were received.

A hearing was held on 30 October 2025. After hearing from submitters, I have made decisions on each submission and further submission.

I have determined that PC33 is to be approved and that amendments to the Waipā District Plan are made as detailed in Part C, for the reasons as outlined in Parts A and B of this report.

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025



Part A – Decision Report

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

Part A – Decision Report

1 Introduction and Decision

1.1 Introduction

1.1.1 This decision is made on behalf of the Waipā District Council (**Council**) by Independent Hearing Commissioner Dave Serjeant appointed and acting under delegated authority under sections 34 and 34A of the Resource Management Act 1991 (RMA).

1.1.2 I have been given delegated authority by the Council to make a decision on Plan Change 33 (**PC33**) to the Waipā District Plan (Operative 14 August 2017) after considering all the submissions, the section 32 evaluation, evidence presented during the hearing, and the reports prepared by the officers and advisors, including the applicant's reply at the conclusion of the hearing.

1.1.3 Public notification of PC33 was undertaken on 15 May 2025 with submissions closing on 13 June 2025. During the submission period 4 submissions were received and during the further submission period one further submission was received.

1.2 Council Reporting

1.2.1 The section 42A report was prepared by Mr Nathan McLeay, Policy Planner for Waipā District Council, with assistance from the following Council specialists:

- Mr Bryan Hudson, Manager – Transportation (Section 42A Report - Appendix 4); and
- Eva Čučvarová, Senior Engineer – Growth (Section 42A Report - Appendix 5).

1.2.2 The section 42A report also relied on an independent review of economic matters undertaken by Mr Greg Akehurst of Market Economics Limited (Section 42A Report - Appendix 3).

1.3 Background to Plan Change

1.3.1 The section 42A report details the background to PC33, in particular PC17 which involved the rezoning of land known as 'Area 6' from Rural Zone to Industrial Zone and its inclusion within the C9 Industrial Growth Cell. The Hautapu Landowners Group (**HLG**), the owners of land known as 'Area 7', to the north of Area 6, submitted on PC17 seeking relief that:

i. the proposed rezoning of Area 6 from Rural Zone to Industrial Zone only be confirmed on the basis that their landholdings (Area 7) would also be rezoned to Deferred Industrial Zone.

ii. a "timing" proviso that Area 7 would not be rezoned "live" Industrial Zone before the sooner of either Area 6 reaching 80% development (meaning 80% of the developable land area being subject to s.224 certificates) or 31 March 2030.

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

1.3.2 HLG are the proponents of PC33.

1.3.3 Kama Trust are the landowners of a significant portion of Area 6, which was zoned Industrial by PC17 which was a Council-led plan change. The Trust has submitted to both PC17 and PC33.

1.3.4 While the HLG relief raised matters of scope during PC17, these were resolved and the relief sought above was confirmed by the decision which also included both Areas 6 and 7 in the C9 Industrial Growth Cell and the Hautapu Industrial Structure Plan.

1.4 Hearing

1.4.1 The hearing was conducted on 30 October 2025. The following record of attendance is provided as a minute of the hearing:

Table 1: Submitters in attendance

Submitter name	In attendance
Kama Trust	Malcolm Boyd (Representative)
	Lachlan Muldowney (Legal)
	Gareth Moran (Planning)
Hautapu Landowners Group	Dean Hawthorne (HLG)
	John Gundesen (HLG)
	Marianne Mackintosh (Legal)
	Mark Chrisp (Planning)
	Tim Heath (Economics)
	Cameron Inder (Transport)
	Mathew Dickey (Three Waters) Online
Ms J V West	Ms J V West

Table 2: Waipā District Council Team in attendance

Council Attendees	
Hearing Administration	Rebecca Gray
Reporting Planner	Nathan McLeay
Team Leader District Plan	Peter Skilton
Transport	Brian Hudson
Economics	Greg Akehurst (Market Economics Ltd) Online

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

1.5 Site Visit

1.5.1 Prior to the hearing I undertook a site visit of the PC33 area. I noted the location of submitters' properties and the earthworks currently under way within Area 6.

1.6 Format of Decision Report

1.6.1 This decision contains three parts. Part A contains the decision report, Part B contains the decision on Submissions and Further Submissions, and Part C contains a tracked change version of the District Plan amendments.

1.7 Decision

1.7.1 Pursuant to clause 10 of Schedule 1 of the RMA, I decided that:

i. proposed Plan Change 33 be approved;

ii. the submissions are either accepted in whole or in part, or rejected, as set out in Part B of this decision report; and

iii. amendments to the Waipā District Plan are made in accordance with Part C of this decision report.

2 Overview of Plan Change 3

2.1.1 Section 2.2 of the section 42A report provided a summary description of PC33. I note that in respect of the decision on PC 17 referred to above, the 'fall back' timing trigger for the subdivision and development of Area is proposed to be brought forward from 2030 to 2026 (as set out in Rule 15.4.2.XX). Further, it is specified that the first subdivision of Area 6 would trigger the vesting of the road through Area 6 to Area 7 (Road 4) (as set out in Rule 15.4.2 WW). The summary description of PC33 is:[1]

> *PC33 seeks to activate Area 7 of the Hautapu Industrial Structure Plan for industrial development ahead of the timeframes set out in Appendix S1 of the District Plan by uplifting the zoning of the land from deferred industrial to industrial.*
>
> *Area 7 is approximately 16.6 hectares in size and forms part of both the C9 Industrial Growth Cell and the Hautapu Industrial Structure Plan Area (HISPA). Area 7 is bounded by Peake Road, the Mangaone Stream, and industrial zoned land being Area 6 of HISPA.*
>
> *The changes proposed by PC33 are:*
>
> - *Rezone Area 7 from Deferred Industrial Zone to Industrial Zone.*
> - *Provisions of Section 7 – Industrial Zone changed as follows:*
>
> – *Amend Policy 7.3.4.9 (Industrial Zone: Area 6 and 7 (Hautapu)) to include reference to Area 7;*

[1] Words in italics in this decision are quotations from the references indicated

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

- *Amend Rule 7.4.2.1(b) (Road boundary setbacks) to include reference to Area 7;*
- *Delete Rule 7.4.2.2(b) (Internal site boundary setbacks – Hautapu Area 6);*
- *Amend Rule 7.4.2.20 (Noise) amended to include reference to Area 7; and*
- *Amend Rule 7.4.2.41 (Light spill in Area 6 Hautapu Industrial Structure Plan Area) amended to include reference to Area 7.*

- *New rules added into the provisions Section 15 – Infrastructure, Hazards, Development and Subdivision as follows:*
  - *Timing of vesting of road through Area 6, being at time of first subdivision involving Area 6;*
  - *Timing of when subdivision and development of Area 7 can occur, being the sooner of either, Hautapu Area 6 being 80% developed (meaning 80% of the developable land being the subject of s.224 certificates); or 31 March 2026.*
  - *Provision and implementation of a riparian management plan for the Mangaone Stream at the time of first subdivision*
  - *Setback of buildings from the Mangaone Stream*
- *Provisions of Appendix S1 – Future Growth Cells relating to the C9 Growth Cell are amended to mimic some of the new rules proposed to be added to Section 15;*
- *Provisions of Appendix S5 (Hautapu Industrial Structure Plan, Urban Design and Landscape Guidelines) are altered to:*
  - *Amend Introduction paragraph S5.1.3 to increase the size of the structure plan area and to replace reference to deferred industrial zone with Bardowie Industrial Precinct.*
  - *Insert new structure plan specific to Areas 6 and 7 within the Hautapu Industrial Structure Plan Area as shown in Figure 3 below:*

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

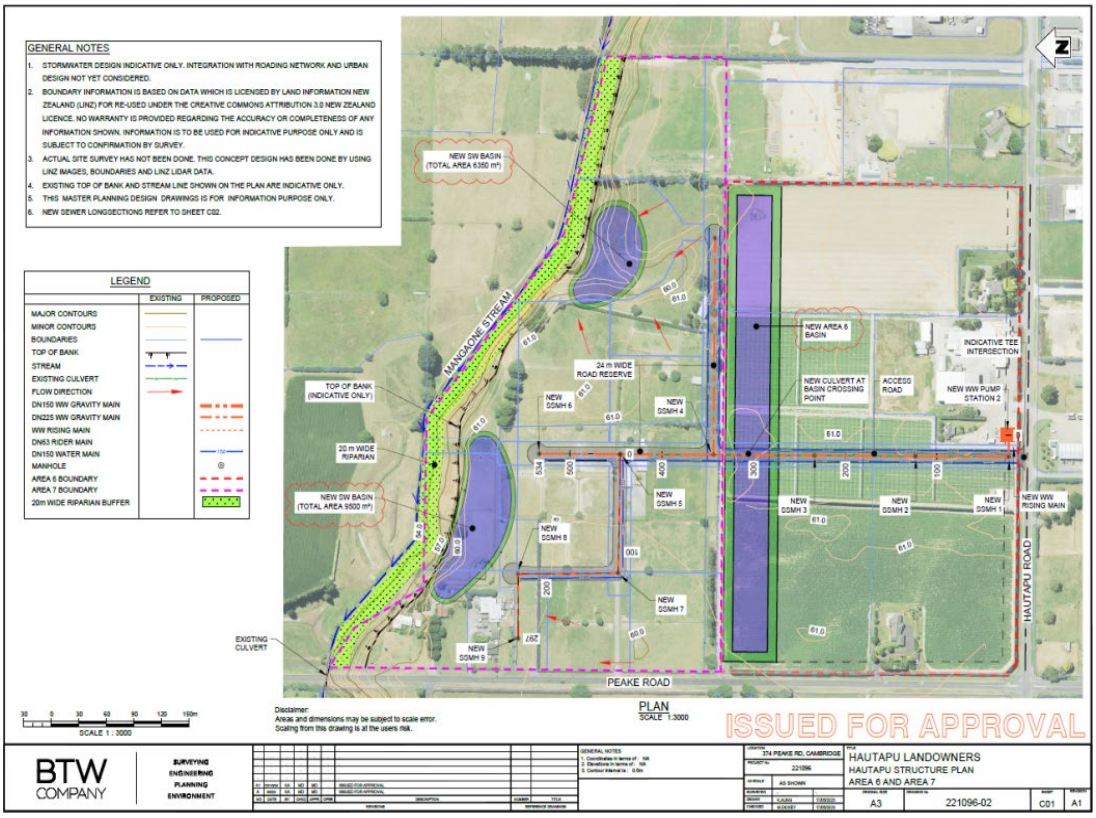


Figure 3: *Proposed structure plan proposed to be inserted for Area 7 through PC33.*

3 Submissions and Further Submissions

3.1 Topic Areas and Related Submissions

3.1.1 The section 42A report grouped the submissions and further submissions into the topic areas listed below.

- Topic 1 – Structure Plan Matters
- Topic 2 – Timing of Development
- Topic 3 – Transportation
- Topic 4 – Three Waters
- Topic 5 – General
- Topic 6 – Activity Status
- Topic 7 – Riparian Management
- Topic 8 – Consequential Changes

3.1.2 For each topic the section 42A report identified the related submissions and further submissions, the key concerns raised in the submissions, any response from further submitters and the Council commentary, followed by a recommendation on whether to accept or reject the submission/further submission. By the time the matter came to hearing the recommended responses on most of the topics had been largely agreed by the parties. The exceptions to this were the wording of two proposed rules relating to the vesting of Road 4 (Rule 15.4.2 WW) and triggers for the subdivision and development of Area 7 (Rule 15.4.2 XX). Accordingly, this decision records below the subject matter of the other topics

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

relatively briefly. My findings are based on the section 42A report.

3.2 Topic 1 Structure Plan Matters

3.2.1 Topic 1 addressed three matters in submissions relating to the detailed wording of the provisions. The first of these, relating to how notations on the Structure Plan for Area 7 had been shown over adjacent land, was the subject of a submission by Mr A B Maxwell. Mr Maxwell did not attend the hearing however the section 42A report recommended that the relief he sought be accepted. The other two matters related to consistency in the relationship between the Structure Plan and related advice notes. These matters were not pursued in the hearing.

3.3 Topic 2 Timing of Development

3.3.1 Timing of development was the key matter addressed by Ms West who presented her submission in the hearing. Ms West resides on Bruntwood Road and her submission expressed concern that the live zoning of Area 7 would bring forward the adverse effects of light, noise, visual and traffic pollution relating to industrial activities and that as the land is prime agricultural land it should be protected as long as possible from urban development as directed by national government policy.

3.3.2 The section 42A report addressed the submission noting:

- that Ms West's property is located over 350 metres from the Area 7 boundary and is unlikely to experience adverse effects in excess of those associated with the extent of existing live zoned industrial land (which is nearer to the property);
- in relation to visual effects, the proposed PC33 provisions include a requirement that the first subdivision or development involving land adjoining the Mangaone Stream provides a Riparian Management Plan, the purpose of which is expressly stated to include "*assisting, over time, with screening industrial activities to the south from properties to the north*"; and
- the National Policy Statement for Highly Productive Land does not apply to PC33 because the subject land is within a deferred industrial zone.

3.3.3 The HLG further submission, opposing this submission, also commented that the land is already zoned for industrial purposes and forms part of the C9 Industrial Growth Cell. PC33 only seeks to bring forward the timing of the land being able to be developed for industrial purposes.

3.3.4 Other matters addressed in Topic 2 remained as part of the principal issues in contention, and I return to consider them in more detail below.

3.4 Topic 3 Transportation

3.4.1 Topic 3 was the subject of expert evidence from HLG and the Council. The two transport matters addressed in section 42A report and evidence were (i) adverse effects on the wider transport network due to additional traffic and (ii) the vesting of Road 4. The first of these matters was the subject of a submission by the Kama Trust expressing concerns that PC33

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

would generate adverse effects on the wider transport network due to additional traffic. This submission was not pursued in the hearing. The section 42A report, based on the advice of Mr Hudson, advised that there would be no significant transport effects arising from the additional traffic generated by PC33. Mr Inder supported this conclusion in his transportation evidence for HLG.

3.4.2 The second matter in Topic 3, the vesting of Road 4 remained as part of the principal issues in contention, and I return to consider this in more detail below.

3.5 Topic 4 Three Waters

3.5.1 Topic 4 addressed submissions by the Kama Trust on wastewater, water supply and stormwater. No specific details were provided by the Trust on the first and second of these, however on stormwater the submission identified concerns about the integration of stormwater management between Areas 6 and 7. Kama Trust did not pursue this matter in the hearing. The section 42A report referred to advice from Ms Čučvarová, the Council's Senior Engineer – Growth that the capacity of the existing networks for wastewater and water supply had sufficient capacity for Area 7. On the matter of connecting Area 7 wastewater to the network Ms Čučvarová identified that whether Area 7 is serviced via a gravity system, or its own dedicated pump station is able to be confirmed at the time of subdivision and does not need to be considered through PC33. In relation to stormwater, Ms Čučvarová's advice was that the stormwater management of Area 6 had already been approved as part of the current subdivision consent and that stormwater would be able to be managed within Area 7 with no adverse effect on Area 6.

3.5.2 HLG lodged further submissions in opposition to Kama Trust's submissions on these matters. In support of the HLG submissions, Mr Dickey confirmed his agreement with Ms Čučvarová's conclusions above and the recommendations in the section 42A report.

3.6 Topics 5 to 8

3.6.1 The balance of the topics addressed a range of general matters respectively: the specification of activity status for Rules 15.4.2 WW to ZZ, the provision and content of the required Riparian Management Plan, and consequential changes to Appendix S1 for the C9 Growth Cell. Topic 5 matters are based on a submission from Kama Trust that was not pursued in the hearing and which did not identify any specific relief. Topics 6 to 8 are based on Council submissions identifying minor amendments to the provisions, all supported by HLG.

Findings

As I note above, by the time of the hearing the recommended responses on most of the topics had been largely agreed by the parties or they were not pursued in the hearing. The analysis in the section 42A report, supported as it was by the Council specialists, was not contested by any other expert evidence. Mr Inder and Mr Dickey providing evidence for HLG on transportation and three waters matters respectively, agreed with the conclusions and recommendations in and supporting the section 42A report. Economic matters and evidence are given specific consideration in the next section.

Accordingly, I agree with the conclusions and recommendations of the section 42A report on the above matters and where the recommendation is to amend the PC33 plan provisions, I accept those amendments.

4 Economic Matters

4.1.1 The PC33 application material prepared by HLG included an economic review prepared by Mr Heath of Property Economics.[2] Mr Health also prepared a brief of evidence based on his review. The review noted that as:

> *the demand for industrial land has been previously demonstrated and accepted through the PC17 process to rezone it to DIZ, the focus of this economic overview is not to evaluate the development potential and viability of Area 7 for industrial use. Instead, it serves as an overview of the economic efficiency of advancing the development of Area 7 for industrial use in light of the latest BDCA and the recent growth trends in the local Cambridge market and the broader Future Proof market.*[3]

4.1.2 Mr Heath was critical of the Future Proof Business Development Capacity Assessment 2023[4] (**BDCA 2023**) which predicted sufficient industrial land capacity within the Cambridge – Karāpiro local market, the Waipā District, and the broader Future Proof sub-region over the next 30 years. Mr Heath's view was that the Future Proof sub-region would face a shortfall in industrial land capacity over the medium and long term. His evidence also noted that the Cambridge-Karapiro market had produced 14% of the total consented industrial floorspace in the Future Proof sub-region whereas the BDCA had projected only 3%. From an economic standpoint, he considered that PC33 would bring forward the economic benefits associated with the development of Area 7. In weighing up the benefits and costs of making more industrial land available through PC33 he considered:

> *These benefits, outlined comprehensively in my statement of evidence on PC17, encompass various aspects such as the facilitation of economies of scale and industrial agglomeration effects, enhanced land use efficiency, heightened industrial employment opportunities and economic profile, reduced marginal costs of infrastructure provision, among others.*[5]

4.1.3 In the hearing he noted that Area 7 with a total area of 16.6ha represented approximately 5% additional available Industrial Zone land in Hautapu. He considered that the development of Area 7 *would not negatively affect the current or future industrial areas*.

4.1.4 The Council commissioned a peer review of Mr Heath's economic assessment by Mr Akehurst of ME.[6] ME also provides economic advice to the Future Proof partners and had prepared the BDCA 2023. Mr Akehurst did not accept Mr Heath's criticism of the BDCA 2023 findings but observed that the current industrial land sufficiency situation in Cambridge had

[2] *Hautapu Area 7 BDCA 2023 Economic Review Memorandum* for Hautapu Landowners Group prepared by Property Economics Project No: 52255 May 2024 [*Memorandum*]
[3] *Memorandum* at [3]
[4] *Business Development Capacity Assessment 2023 Future Proof Partners: Hamilton City, Waikato District, Waipā District and Waikato Regional Council* 3 April 2024 – Final M.E Consulting
[5] *Memorandum* at [16]
[6] Section 42A Report Appendix 3 – *Market Economics Plan Change 33 Submission Review and Economic Advice*

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

improved significantly with the additional land that has been enabled through recent plan changes. On this basis he considered that there was no requirement to rezone Area 7 at this time. However, noting that the addition of Area 7 would have little effect on the sufficiency position and the advanced status of subdivision within Area 6, he suggested that approving PC33 with trigger conditions relating to 80% of the development of Area 6 or by 31 March 2030 at the latest would preserve the "sequencing integrity" of operative zoning and was a pragmatic outcome.[7]

Discussion and Findings

4.1.5 Whilst Messrs Heath and Akehurst criticised each other's findings on the need for the live zoning of Area 7, they both supported PC33. Mr Heath supported it on the basis that it had demonstrated positive economic effects, without any adverse economic effects. Mr Akehurst's support was more pragmatic, and process related, reflecting the advanced stage of development of Area 6. His support was also conditional on maintaining the trigger conditions from the PC17 decision.

4.1.6 Noting the agreement between them that 16.6ha was a small additional amount to the total Hautapu industrial zoning, I find that while economic effects are positive, they are not material. I agree with Mr Heath that existing land sufficiency is not a reason to support a later date in proposed Rule 15.4.2.XX. However, Mr Heath then offered his own element of pragmatism when he observed that even if Area 7 were to be lived-zoned now *it was unlikely to be development-ready until around late 2027/2028 due to the time required for detailed subdivision design, consenting, infrastructure servicing, and securing development or tenant commitments.*

4.1.7 In summary, I find that there are no strong economic arguments which are determinative of the principal matters in contention.

5 Principal Matters in Contention

5.1.1 As identified above, the principal matters in contention remaining at the hearing were the wording of Rule 15.4.2 WW on the vesting of Road 4 and Rule 15.4.2 XX on the triggers for development of Area 7.

5.1.2 The public notice included the following wording of these two rules:

> *Rule 15.4.2.WW The first subdivision of Area 6 for industrial purposes must vest in Council the entire length of the proposed road between Hautapu Road and Area 7 shown on the Hautapu Structure Plan as "Road 4".*
>
> *Rule 15.4.2.XX The subdivision and development of Area 7 for industrial purposes can occur either:*
>
> *a) In conjunction with Area 6 in accordance with a co-ordinated subdivision consent application process incorporating both Areas 6 and 7; or*

[7] Section 42A Report Appendix 3 at [14]

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

b) When Area 6 of the Hautapu Industrial Structure Plan Area has reached 80% development (i.e., 80% of the developable land area is the subject of s.224 certificates); or by 31 March 2026, whichever occurs sooner.

5.1.3 Kama Trust submitted in general support of PC33 however the Trust opposed Rule 15.4.2 XX because:[8]

- *The proposed rule does not enable a more cost-effective or efficient outcome in the provision of infrastructure, and may place undue obligation on Kama Trust to redesign aspects of its own Area 6 subdivision (3/2); and*
- *A District Plan provision requiring coordination between developers is not practical or appropriate (3/2); and*
- *The sequencing approved through PC17 is disrupted (3/3).*

5.1.4 The section 42A report accepted that the requirement for coordination in Rule 15.4.2 XX(a) was likely to create practical difficulties and accordingly recommended amendments to address this.

5.1.5 Further, the report identified that the proposed 'fall back' date of 31 March 2026 had the potential to be reached before the subdivision of Area 6 is completed. Consequently, an expectation could arise from landowners within Area 7 that subdivision and development of their land could occur ahead of Road 4 being constructed and vested in Council. In the absence of a Road 4 connection, vehicle access to Area 7 would need to be from Peake Road. The report advised that avoiding vehicle access from Peake Road is a key requirement and outcome of the Hautapu Industrial Structure Plan and Landscape Guidelines (**Structure Plan**)[9]. Because of this, the report recommended that part (b) should be amended to refer to 31 March 2030 being the date that was settled and agreed to as part of PC17 and referred to in Appendix S1 of the District Plan.

5.1.6 Taking the above into account, and the proposed additional words indicating activity status in the event of non-compliance with either rule (as per Topic 6 recommendations), Appendix 2 to the section 42A report contained the following amended rules for consideration at the hearing:[10]

Rule 15.4.2.WW The first subdivision of Area 6 for industrial purposes must vest in Council the entire length of the proposed road between Hautapu Road and Area 7 shown on the Hautapu Structure Plan as "Road 4".

Activities that fail to comply with this rule will require resource consent for a non-complying activity.

Rule 15.4.2.XX The subdivision and development of Area 7 for industrial purposes can occur either when Area 6 of the Hautapu Industrial Structure Plan Area has reached 80% development (i.e., 80% of the developable land area is the subject of s.224 certificates) or by 31 March 2030, whichever occurs sooner.

[8] Section 42A Report at [4.2.13]
[9] Hautapu Industrial Structure Plan and Landscape Guidelines at [S5.9]
[10] Section 42A report Appendix 2 at [3]

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

Activities that fail to comply with this rule will require resource consent for a non-complying activity.

5.1.7 HLG presented submissions and planning evidence in support of its position on the two rules in contention (I note that transportation and three waters matters have been addressed above). Messrs Hawthorne and Gundesen presented evidence as representatives of HLG.

5.1.8 Ms Mackintosh addressed the two development triggers in her submissions as follows:

- 80% of developable land in Area 6 being subject to section 224 certificates; and
- The 'fall back' trigger date as lodged and notified of 31 March 2027.

5.1.9 Ms Mackintosh noted that there was no dispute over the first of these triggers. However, she noted that the Council and Kama Trust maintained support for the 31 March 2030 as the 'fall back' trigger date.

5.1.10 Mr Chrisp introduced a third trigger in his evidence. He addressed the importance of the connection between Area 7 and Hautapu Road via Road 4 as set out in Rule 15.4.2 WW and proposed that this rule be directly expressed as an additional trigger in Rule 15.4.2 XX. Ms Mackintosh submitted that the inclusion of this trigger was *"a clear and certain criterion for an applicant and the Council to determine activity status for subdivision and development in Area 7."* The wording proposed by Mr Chrisp as an additional trigger, in an expanded form of Rule 15.4.2 XX, was:

Rule 15.4.2.XX The subdivision and development of Area 7 for industrial purposes can occur either:

a) when Area 6 of the Hautapu Industrial Structure Plan Area has reached 80% development (i.e. 80% of the developable area of Area 6 is the subject of s.224 certificates); or

b) when Road 4 has been vested in Council as required by Rule 15.4.2WW; or

c) by 31 March 2027

5.1.11 In relation to the uncertainty on the timing of development both Mr Hawthorne and Mr Gundesen presented evidence about the background to the rezoning of Areas 6 and 7, commencing with the promulgation of PC17, and the adverse effects on the enjoyment of their properties relating to this uncertainty and the current land development activities in Area 6.

5.1.12 Mr Muldowney presented legal submissions for Kama Trust advising that the Trust's principal concern was with the trigger rule (Rule 15.4.2 XX). The Trust supported the section 42A recommendation in relation to the 'fall back' trigger date of 31 March 2030. Mr Muldowney explained that Kama Trust had concerns about the potential under Rule 15.4.2 XX for development to proceed in Area 7 ahead of the roading infrastructure in Area 6 being completed, resulting in adverse transport effects if access is instead gained via Peake Road.

5.1.13 Mr Muldowney detailed the current subdivision process within Area 6, explaining that title has been issued for Stage 1 (comprising less than 10% of Area 6) and that development of

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

Stage 2 had commenced. Stage 2 includes Lot 101 (being Road 4) which must vest in Council as part of the issue of titles in Stage 2. Stage 2 would also surpass the 80% titling threshold of Rule 15.4.2 XX, meaning that the reaching of this threshold would be contemporaneous with the vesting of Road 4.

5.1.14 Mr Moran supported the section 42A recommendations version of PC33. His opinion was that Mr Chrisp's additional trigger in relation to Road 4 was redundant as, from a practical point of view, the vesting of Road 4 will occur with the issue of titles for Stage 2. In relation to the timing of the 80% development threshold being reached, Mr Moran's view was that this would be achieved before 2030. Consistent with his view on Rule 15.4.2 XX, Mr Moran also considered that Rule 15.4.2 WW was redundant as the 'first subdivision of Area 6' had been approved.

5.1.15 Following the hearing, and prior to the finalisation of closing submissions from Ms Mackintosh for HLG, the parties had further discussions on Rule 15.4.2 WW. I was appraised of the content of these discussions by way of email from Mr Skilton and responding emails from Mr Chrisp and Mr Moran in the days following.[11] I understand the purpose of the discussions was to manage any changes to the conditions for the existing 2-stage subdivision consent of Area 6 (SP/0091/24.03), particularly the vesting of Road 4. The proposed rule shared by Mr Skilton was:

The entire length of "Road 4" as shown on the Hautapu Industrial Structure Plan shall vest in Council as part of any subdivision involving land shaded red in the image below.



Activities failing to comply with this rule will require resource consent for a non-complying activity.

Advice Note:

- this rule shall cease to have effect once "Road 4" has been vested in Council
- this rule shall only apply in the event that Stage 2 of subdivision consent SP/0091/24.03 is not completed to the point where "Road 4" is vested in Waipā District Council.
- In the event that an application to change the conditions of SP/0091/24.03 is made, the effects of any change on the ability for legal vehicle access and service extension to Area 7 to be provided via "Road 4" will be assessed and taken into account in making a decision.

5.1.16 Mr Chrisp's response was that he accepted the amended rule (to be compared with the rule recorded at para. 5.1.6 above for those amendments) but that he did not accept the added advice note in red lettering. Mr Chrisp was concerned that the rule's reference to *any*

[11] From: Peter Skilton Peter.Skilton@waipadc.govt.nz Sent: Thursday, 20 November 2025 7:36 am. To: Dave Serjeant. Cc: Mark Chrisp; Marianne Mackintosh; Lachlan Muldowney; Gareth Moran; Nathan McLeay. Subject: PC33 - Proposed Rule 15.4.2.WW - Road 4 Vesting.

subdivision left it open for the vesting of Road 4 to be pushed out to a later stage of subdivision.

5.1.17 Mr Moran advised acceptance of the rule as presented.

5.1.18 I consider that this sharing of ideas by email following the hearing falls a little short of the usual standards of presenting evidence, especially from Mr Moran whose advice was presented using the first-person plural (i.e. not necessarily his independent view). Nevertheless, I thank the efforts made by all parties to present an agreed outcome. Unfortunately, in that regard agreement was not quite reached.

5.1.19 Ms Mackintosh's closing had a strong focus on the certainty of the two rules. She submitted that both rules (Rule 15.4.2 WW and XX) are necessary and appropriate to achieve the relevant objectives and implement the relevant policies of the Waipā District Plan and PC33. In particular she submitted that the vesting of Road 4 is necessary to secure the desired transportation outcomes for Areas 6 and 7 and to achieve economic efficiencies for the zoned land.

5.1.20 Ms Mackintosh also expressed concern that a lack of clarity in the rules' outcome could be interpreted by an applicant for its own advantage or by Council in the exercise of discretion in considering an application for resource consent. Consequently, Ms Mackintosh accepted Mr Skilton's proposed wording above but added an additional sentence to the main section of the rule as follows:[12]

> *For the avoidance of doubt, the entire length of "Road 4" is to vest upon the lodgement of the first section 224(c) certificate relating to any subdivision of the land shaded in red as shown below.*

5.1.21 I understand that this addition means that, irrespective of the location or adjacency of the part of land shaded red for which title is sought, Road 4 is to vest.

Discussion and Findings

5.1.22 Before addressing the wording of the two rules in question I consider that it is beneficial to consider the specific context for this rule-setting process and the outcomes sought by the rules.

Specific context for rule-setting

5.1.23 The principals of both HLG and Kama Trust presented evidence in the hearing. For HLG's part Mr Hawthorne's and Mr Gundesen's experience was that they had been very surprised to belatedly learn about the promulgation of PC17 and then had been required to participate in an extensive process to achieve the deferred zoning and a pathway forward for their own land development. The environmental effects of the development of Area 6 had then forced them to reconsider the timeframes for continuing the rural-residential and equestrian use of their land in favour of expedited live-industrial zoning and development. Recent experience with the Area 6 consenting processes had not served to make their views towards their neighbours any more favourable.

[12] Closing submissions Annexure 1

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

5.1.24 For Kama Trust, Mr Boyd explained the PC17 background as he had experienced it including the resulting agreement between Kama Trust and HLG on deferred industrial zoning and the timeframe for development. Mr Boyd was concerned about the revised timeframes and the lack of detailed engineering assessments supporting the rezoning. He considered that they had always sought to be good neighbours and had instituted mitigation measures for the potential adverse effects of land development on Area 7.

5.1.25 Neighbour disputes are not uncommon in resource management. They are avoidable through good consultation processes and efforts made by all parties to 'see it from the other's point of view'. However, this does not always happen, and it is often difficult to reverse a state of disagreement and distrust. In terms of the decision to be made on PC33, the outcome sought is not to achieve a result for one party or the other but to settle on wording that is objectively certain and able to be interpreted with the same meaning by any person, now or in the future, irrespective of their position – land owner or Council – or their knowledge of the specific context and background of the rule-setting. The wording of the rules should be as plain in their meaning as possible, and certain.

Outcomes sought by the rules

5.1.26 In terms of the outcomes sought by the rules, the wording must reflect the findings of the relevant evidence and meet the requirements of the RMA in relation to the District Plan and higher order documents. The relevant evidence relates to economic, transport (access) and structure plan matters.

5.1.27 I have recorded my findings on the economic evidence above. Messrs Heath and Akehurst both supported PC33. In terms of the 'fall back' trigger date, Mr Heath supported 31 March 2026, as publicly notified, whereas Mr Akehurst favoured the later date of 31 March 2030, as inherited from the PC17 decision. As noted by a number of witnesses, the passage of time has the potential to make such dates in District Plans historic. The key finding I took from the economic evidence was that Area 7 was a relatively small amount of land within the Hautapu industrial zone extent. As a consequence, I find that the four-year difference is of little consequence in resource management terms and that there is no economic reason for the live-zoning and development of Area 7 to be delayed.

5.1.28 The provision of road access to Area 7 has a direct bearing on Rules 15.4.2 WW and XX. The section 42A report advises that *Avoiding vehicle access from Peake Road is a key requirement and outcome of the Hautapu Industrial Structure Plan.*[13] Accordingly, the vesting of Road 4 is the focus of Rule 15.4.2 WW. Mr Chrisp's addition to Rule 15.4.2 XX reinforces the Structure Plan requirement by introducing an explicit connection between the vesting of Road 4 and the ability to subdivide and develop Area 7 as a restricted discretionary activity.

5.1.29 In relation to the Structure Plan, the PC33 provisions adopt the existing provisions of the Structure Plan for Area 7, with new rules in relation to new rules in relation to the Mangaone Stream, as well as the addition of Rules 15.4.2 WW and XX. There are no new rules for infrastructure or other public provision that influence the live-zoning of Area 7.

5.1.30 Mr Moran's view was that both Rule 15.4.2 WW and Mr Chrisp's addition to Rule 15.4.2 XX

[13] Section 42A report at [4.2.20]

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

were redundant, taking into account the advanced state of Stage 2 of the subdivision. However, while it looks likely, the vesting of Road 4 has yet to occur. This point was made by Mr McLeay in his closing comments at the hearing. I agree that the redundancy of the provisions would only be confirmed once vesting was completed.

5.1.31 The post-hearing discussions on Rule 15.4.2 WW sought to address the potential for the existing resource consent, which would make more than 80% of Area 6 subject to s224 certificates and require the vesting of Road 4, to be amended so that the vesting of Road 4 was to be deferred or undone in some way.

5.1.32 Mr Skilton reworded the original Rule 15.4.2 WW and the added advice notes. The parties added to the advice note and, in Annexure 1 to her closing submissions, Ms Mackintosh proposed an addition to the rule addressing the timing and extent of vesting of Road 4. She was of the view that this addition was necessary to achieve the objective of PC33 and the other statutory criteria.

5.1.33 Having considered all of the above, I find in favour of the applicant's rule drafting. In terms of Rule 15.4.2 WW, without Ms Mackintosh's final addition, the rule allows Road 4 to be vested "as part of any subdivision" now or at some future time. While I understand Mr Skilton's rule reference to "any subdivision" to mean the first subdivision, that interpretation is not certain. Ms Mackintosh's addition puts beyond doubt that the vesting is to relate to the first section 224 certificate to be sought for land within Stage 2.

5.1.34 Taking into account the finding on Rule 15.4.2 WW, the insertion of Mr Chrisp's additional criteria into Rule 15.4.2 XX is less critical, but consistent with my finding for Rule 15.4.2 WW. Rule 15.4.2 WW makes the vesting of Road 4 certain and HLG can proceed with the planning of its subdivision of Area 7. In the absence of Mr Chrisp's additional criteria, the lodging of an application for subdivision and development would be contingent in the first instance on 80% of Area 6 being titled, even with the vesting of Road 4. While reaching the 80% trigger looks very likely to happen in the next year or so, it is not certain and HLG could be required to wait until 31 March 2030, the 'fall back' trigger date. Mr Chrisp's addition provides more certainty as to the timing of development for Area 7 and, as I have noted, that certainty is supported by the economic advice and delivers the road access as required by the Structure Plan.

5.1.35 Kama Trust sought to maintain the sequential order of development as envisaged by PC17 until the 'fall back' trigger date is reached. That position was supported in evidence by Mr Moran and submissions by Mr Muldowney. Mr McLeay also supported the 31 March 2030 date in his section 42A report and confirmed that support in his closing comments. He also considered that Mr Chrisp's additional trigger was unnecessary.

5.1.36 The problem with the reliance on the 80% trigger is that, despite it being in the operative District Plan, it is not supported in evidence by the economists in relation to land supply and there appears to be no infrastructure impediment to the immediate development of Area 7. That leaves its rationale as having some kind of market rationing mechanism. Ms Mackintosh submitted that this was effectively having regard to trade competition which is explicitly forbidden by section 74(3) of the RMA. Mr Chrisp's proposed addition removes reliance on the 80% trigger by reference to the vesting of Road 4, a requirement of subdivision that must occur as part of Stage 2 of Area 6 subdivision.

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

5.1.37 In reaching this finding I make the observation that constant changes and additions to rules during a plan change process can lead to inelegant drafting. The content of Rules 15.4.2 WW and XX address the same subject matter and could have been expressed more succinctly in a single rule. However, I am not about engage in further process time starting afresh drafting completely new provisions. I also note that in the relatively short term both rules will become redundant, at the latest by March 31 2030.

5.1.38 In summary, I find that:

i. Rule 15.4.2 WW is to be worded as shown in Ms Mackintosh's Annexure 1;

ii. Rule 15.4.2 XX is to include the additional trigger proposed by Mr Chrisp; and

iii. The 'fall back' date is to be 31 March 2030; and

iv. Consequential changes using the wording in Rule 15.4.2 XX are required for Appendix S1.

5.1.39 One final observation I make is that the two rules in question assume that Area 6 is subject to subdivision and development, as does the reference to the C9 Growth Cell in Appendix S1 of the District Plan. This is because the Structure Plan requires access to be provided through Area 6 to Area 7 as part of that subdivision and development. The assumption in the rules and Appendix S1 appears to being borne out. However, if that had not been the case then the subdivision and development of Area 7, with alternative access, would need to have been considered pursuant to a non-complying activity.

6 Statutory Context: Resource Management Act 1991

6.1 Part 2 of the RMA

6.1.1 PC33 is required to be *in accordance with... the provisions of Part 2* of the RMA.[14] The section 42A report sets out the key matters in Part 2, including the promotion of sustainable management of natural and physical resources in section 5, recognising and providing for matters of national importance in section 6, having particular regard to managing the use, development and protection of natural and physical resources as identified in section 7 and taking into account the principles of the Treaty of Waitangi (Section 8).

6.1.2 On section 6 of the RMA, the section 42A report identified the importance of the natural values of the Mangaone Stream and that public access to and along the stream was to be considered at the time of subdivision. Further, any flood hazards arising from the Mangaone Stream in this location will be managed through ensuring that floor heights are above design flood levels and through the design of stormwater devices.

6.1.3 The section 42A report identified other matters that particular regard is to be given to in making this decision in terms of section 7 of the RMA. The matters of key relevance to the plan change included (7a) kaitiakitanga, (7b) the efficient use and development of natural and physical resources, (7c) the maintenance and enhancement of amenity values and (7i)

[14] RMA s.74(1)(b)

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

the effects of climate change. The report considered that these matters had been addressed by PC33 being consistent with the various strategic planning documents referred to below, and the management of specific environmental effects of development through existing district-wide provisions of the District Plan.

6.1.4 In relation to section 8 the report noted that local iwi (the Joint Management Agreement Partners) had been engaged in the PC33 process as part of regular planning hui and that the partners and other mana whenua groups had been notified. No concerns in relation to the relationship of Māori with ancestral lands, water and sites had been raised and I note that there were no submissions from iwi.

6.2 National and Regional Planning Documents

6.2.1 Section 75(3) of the RMA requires that a District Plan must give effect to any national policy statement, national planning standard and regional policy statement. The section 42A report identified key policies and provisions in this regard as follows:

i. National Policy Statement on Urban Development 2020 (**NPS-UD**)

ii. National Policy Statement for Highly Productive Land (**NPS-HPL**)

iii. Waikato Regional Policy Statement: Te Tauākī Kaupapahere Te-Rohe O Waikato (**WRPS**)

iv. Te Ture Whaimana O Te Awa O Waikato – Waikato River Vision and Strategy

NPS-UD

6.2.2 The section 42A report addressed the NPSUD in detail and I summarise the key elements of this response as follows in support this decision, with reference to the NPSUD objectives and policies identified in Table 1 of the report.

6.2.3 The change in zoning and intention for future industrial development of Area 7 within the C9 Growth Cell is anticipated and provided for by the District Plan as established through PC17. The 'fall back' date for development of Area 7 is 31 March 2030 but development could occur before that time. Irrespective of timing, no development within Area 7 can occur before Road 4 through Area 6 is formed and vested in Council. The development of Area 7 is also integrated with infrastructure planning and funding that is already in place for the Hautapu area and the developer is required to contribute through physical works and/or payment of development contributions to infrastructure necessary to serve the Hautapu area as a whole.

6.2.4 PC33 will enable subdivision and development to occur in a manner responsive to market demand in a location that is easily accessible from Cambridge, and which is recognised as a strategic industrial node for the Waikato subregion.

6.2.5 While the development of Area 7 will result in significant changes to the nature and character of the immediate area, the existing provisions of the District Plan and the proposed provisions of PC33 will ensure that interface effects between industrial, rural and other sensitive land use activities are appropriately managed.

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

6.2.6 PC33 consequently responds to the key objective of the NPS-UD being the provision of a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

NPS-HPL

6.2.7 In relation to the NPS-HPL, I accept the report's advice that while the land in Area 7 is comprised of Class 1 soils, because Area 7 was rezoned to Deferred Industrial Zone as part of PC17, the subject land is deemed to have ceased being highly productive land in accordance with Clause 3.5(6) of the NPSHPL.

Waikato Regional Policy Statement and Te Ture Whaimana O Te Awa O Waikato

6.2.8 These documents have also been addressed in detail in the section 42A report, particularly the 'out-of-sequence' and urban form and development provisions as set out in UFD-M49 and UFD-P11 respectively. The planning assessment required for these specific policies is contained in Appendix 7 to the section 42A report and I note overlaps with many of the matters addressed by the NPS-UD. Based on the assessment provided I am able to conclude that PC33 gives effect to these specific provisions and the WRPS more broadly.

6.2.9 Te Ture Whaimana O Te Awa O Waikato is the vision and strategy for the Waikato River, and an important guiding document for the Waikato region. It forms part of the WRPS and prevails over any inconsistent provision within the WRPS, any national policy statement, the New Zealand Coastal Policy Statement and any national planning standards. The section 42A report advises that PC33 involves enhancement of the margins of the Mangaone Stream which ultimately drains to the Waikato River. This is achieved through the provision of a riparian management plan which will involve planting of the Area 7 side of the Mangaone Stream. The nature and scale of stormwater and riparian management associated with PC33 provides the means by which the effects of urbanisation and future industrial land use are managed, and this will assist in the restoration of the health and wellbeing of the Waikato River.

Future Proof and the Waipā 2050 District Growth Strategy

6.2.10 My consideration of the growth implications of PC33 also encompasses the Future Proof criteria for out-of-sequence development and the aspirations of the Waipā 2050 District Growth Strategy as addressed in the section 42A report.

Finding

6.2.11 Section 3 of the section 42A report contains a thorough assessment against the relevant sections of the RMA. There was no planning evidence presented that took an alternative view to the statutory analysis in the section 42A report, beyond the principal matters in contention discussed above. Consequently, I have no further comment to make and agree with the findings of the Section 42A report on these matters.

6.3 Section 32 and Section 32AA Further Evaluation

6.3.1 Section 32AA of the RMA requires that I undertake a further evaluation in relation to any

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

changes to the notified provisions of PC33 that result from this decision.

6.3.2 Because the scale and significance of the changes are relatively minor, I have determined that the level of detail of the required further evaluation is appropriately contained within this decision, and that a separate evaluation report is not necessary in this instance.

6.3.3 As recorded above, I agree with all of the changes that have been recommended by the reporting planner in the section 42A report with the exception of those changes identified in para. 5.1.38.

6.3.4 I am satisfied that these changes to the notified PC33 provisions represent the most appropriate way to achieve the objectives of PC33 and other relevant objectives of the Operative Waipā District Plan, as directed by sections 32 and 32AA of the Resource Management Act 1991.

7 Conclusion

7.1.1 In conclusion, I consider that PC33, including the changes made in response to submissions and this hearing process, is suitable for adoption into the Waipā District Plan, as detailed in Part C of this report.[15] The detailed responses to individual submissions in Part B are based on this conclusion and considering all the submissions and evidence.



Dave Serjeant

Signed 9 December 2025

[15] Part C amendments adopt rule numbers in their final form. For reference, the following numbers relate to the numbers referred to in the Decision and in Part B, the response to submissions:

Current Rule Reference (Letter)	Rule Reference – Number
Rule 15.4.2.WW	Rule 15.4.2.96
Rule 15.4.2.XX	Rule 15.4.2.97
Rule 15.4.2.YY	Rule 15.4.2.98
Rule 15.4.2.ZZ	Rule 15.4.2.99
S5.9.X (Hautapu Structure Plan: Area 7)	S5.9.1

Document Set ID: 11598577
Version: 2, Version Date: 17/12/2025

COUNCIL AGENDA

Waipā DISTRICT COUNCIL

To:	The Mayor and Councillors
From:	Governance
Subject:	**RESOLUTION TO EXCLUDE THE PUBLIC**
Meeting Date:	30 September 2026

1 EXECUTIVE SUMMARY – WHAKARĀPOPOTOTANGA MATUA

A local Authority may, by resolution, exclude the public from the whole or any part of the proceedings of any meeting under section 48(1) of the Local Government Official Information and Meetings Act 1987.

2 RECOMMENDATION – TŪTOHU Ā-KAIMAHI

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject of the matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
12. Confirmation of Public Excluded Minutes – 26 August 2026 *13. Chief Executive End of Year Performance Review*	*Good reason to withhold exists under section 7 Local Government Official Information and Meetings Act 1987*	*Section 48(1)(a)*

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act, which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, are as follows:

Item No.	Section	Interest
12	*7(2)(i)*	*To carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).*

12,13	*7(2)(a)*	*To protect the privacy of natural persons, including that of deceased natural persons.*
12	*7(2)(b)(ii)*	*To protect the commercial information of a third party, and this is not outweighed by the public interest in holding this matter in public.*
12	*7(2)(c)*	*To protect confidential information of a third party, and this is not outweighed by the public interest in holding this matter in public.*