KARĀPIRO LAKE DOMAIN RESERVE MANAGEMENT PLAN

OCTOBER 2026



Waipā DISTRICT COUNCIL

Ngaati Koroki Kahukura

Ngāti Hauā Iwi Trust

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.

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:

- **Protected Open Space and Outdoor Recreation**

  Open space, public access and outdoor recreational and sporting activity are retained and enjoyed as core, enduring uses of the Domain.

- **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.



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

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



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

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

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

Context and rationale for review of the Karāpiro Lake Domain RMP 2011

The Karāpiro Lake Domain (the Domain) is a recreation reserve under the Reserves Act (Act), apart from one parcel which is a local purpose (esplanade) reserve.

Council is the owner and administering body of most of the Domain (part is Crown land).

The Act provides that the purpose of recreation reserves is

> providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside (section 17(1)).

The Act also says that recreation reserves are generally to be open to the public, but subject to specific powers to lease or grant rights over the reserve for specified purposes.

Under the Act, the esplanade reserve part of the Domain must be administered for that esplanade purpose, namely to enable public access to and recreational use of the reserve and adjoining lake.

Section 41(4) of the Act requires the administering body of any recreation reserve to have a reserve management plan (RMP) which provides for the use, enjoyment, maintenance, protection, preservation and development of the Domain for its recreation purpose. The RMP must be kept 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. This review has been carried out taking into account the statutory purpose of recreation and esplanade reserves, Council's leasing and other powers over the Domain, and the purpose of a RMP, as set out above.

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 sports 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.

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[1] 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.

Written submissions were received, and some submitters took up the opportunity to be heard in person. This feedback has been considered and has resulted in changes to the draft plan as notified. Key actions and timeframes are set out in Appendix 1.

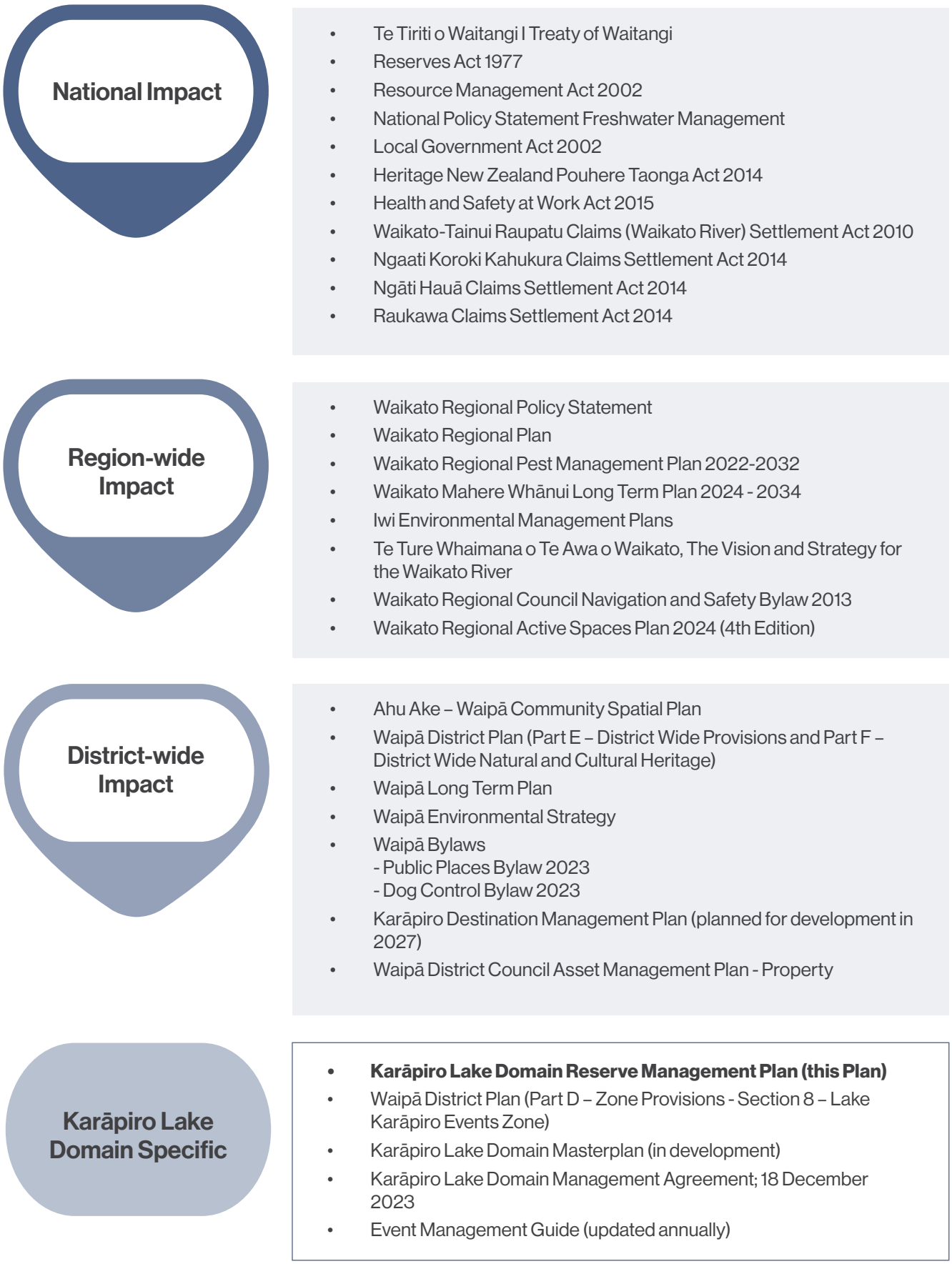
A wide range of legislation and policy documents and reports (see Figure 1 and documents included in Appendix 2) have informed this Plan.

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.

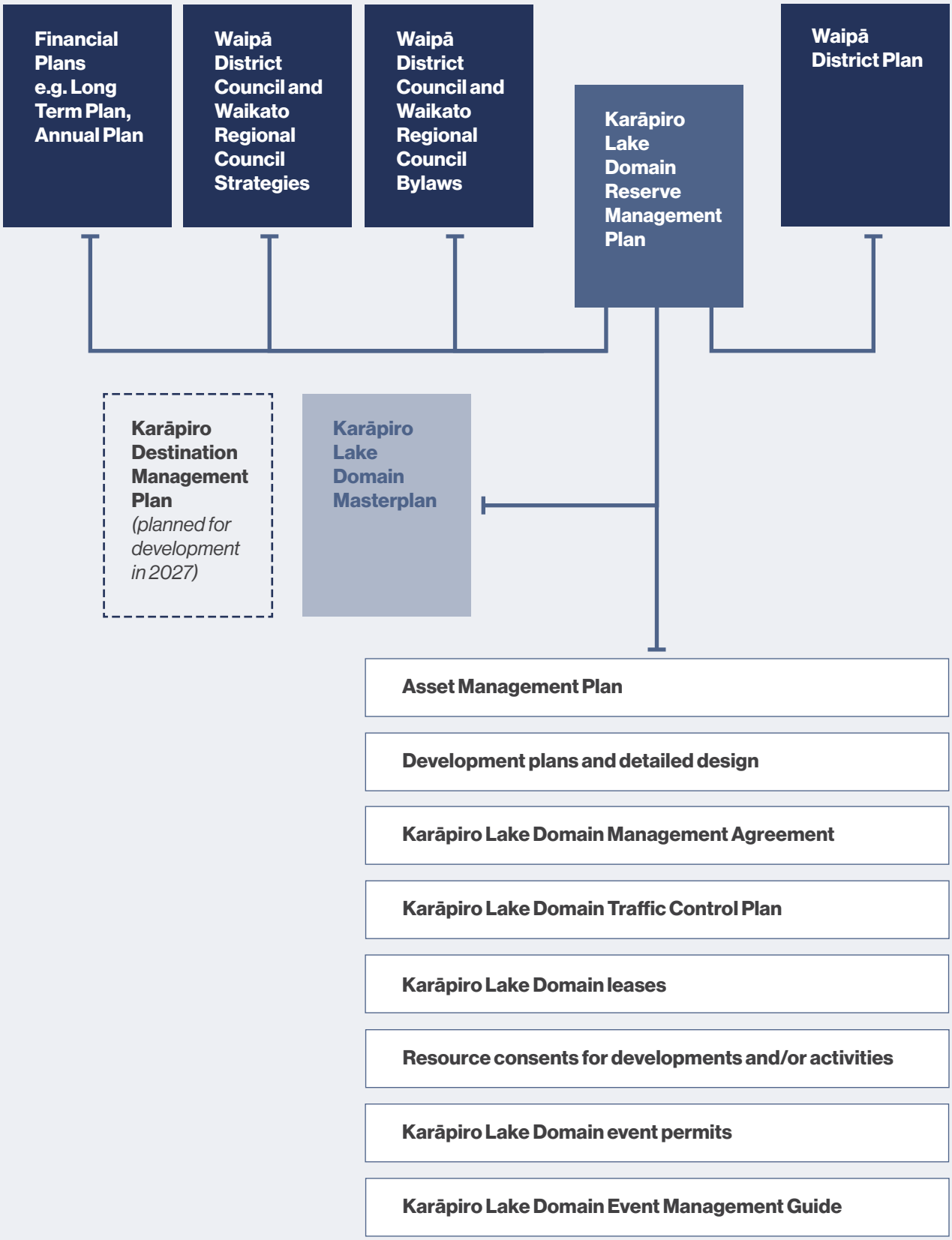
1 Ngaati Koroki Kahukura and Ngāti Hauā have differing preferences for the use of macrons throughout this document. Ngaati Koroki Kahukura does not use macrons, writing double vowels instead (e.g. 'Ngaati'), while Ngāti Hauā does (e.g. 'Ngāti').

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



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



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



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 is the policy framework for Council management of the Domain in accordance with the Reserves Act. It sets out a long-term vision for the land together with guidelines and principles for its future use and development.

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 an associated **Masterplan** contemporaneously with this Plan. The Masterplan is a non-statutory implementation document that sits beneath, and must be consistent with, this RMP. It provides more detailed guidance on the layout, development and design of works within the reserve.

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.

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

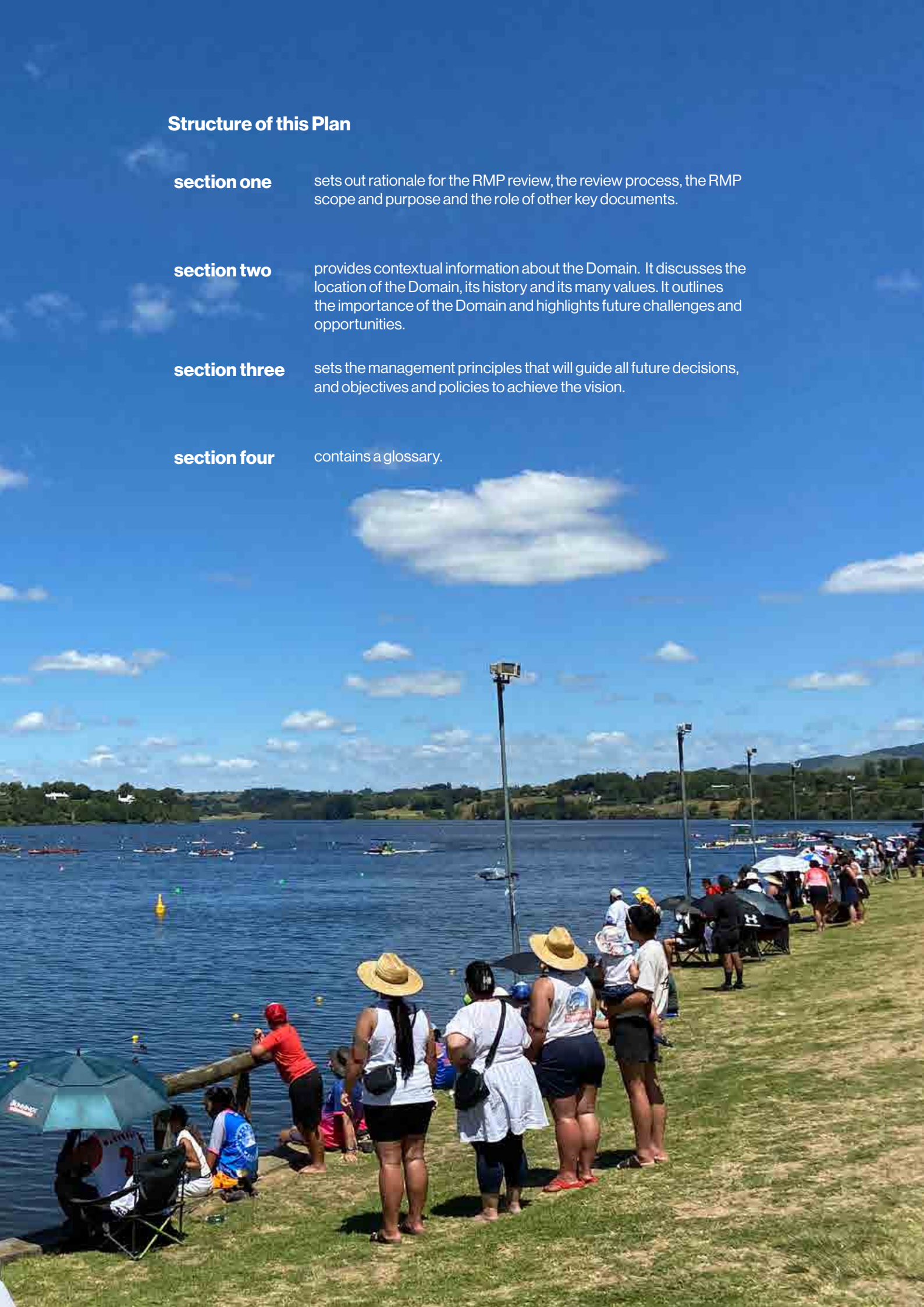
Structure of this Plan

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.



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.

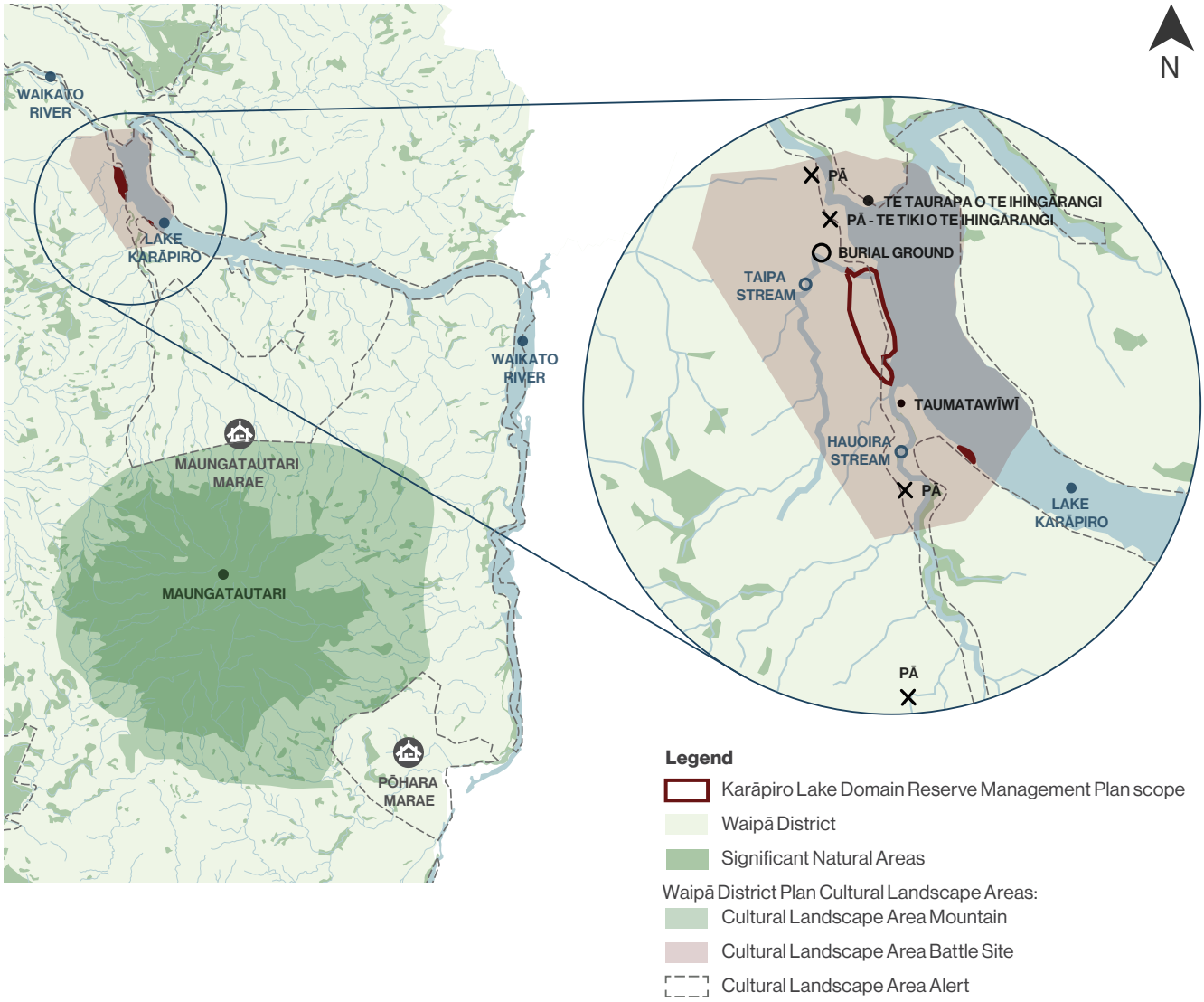
2 Section 70 Ngāti Koroki Kahukura Claims Settlement Act 2014

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





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 Taumatawīwi. 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.

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

Besides open space use for active and passive recreational activities, the Domain has been developed for sporting and other 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

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 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 sporting events such as the North Island Schools Cycling Championships, and car rallies, as well as other recreational activities such as festivals, and school balls. Many of these events make use of the regionally important Sir Don Rowlands Centre venue which is available to the public for meetings/conferences and ceremonies such as weddings and civil unions.

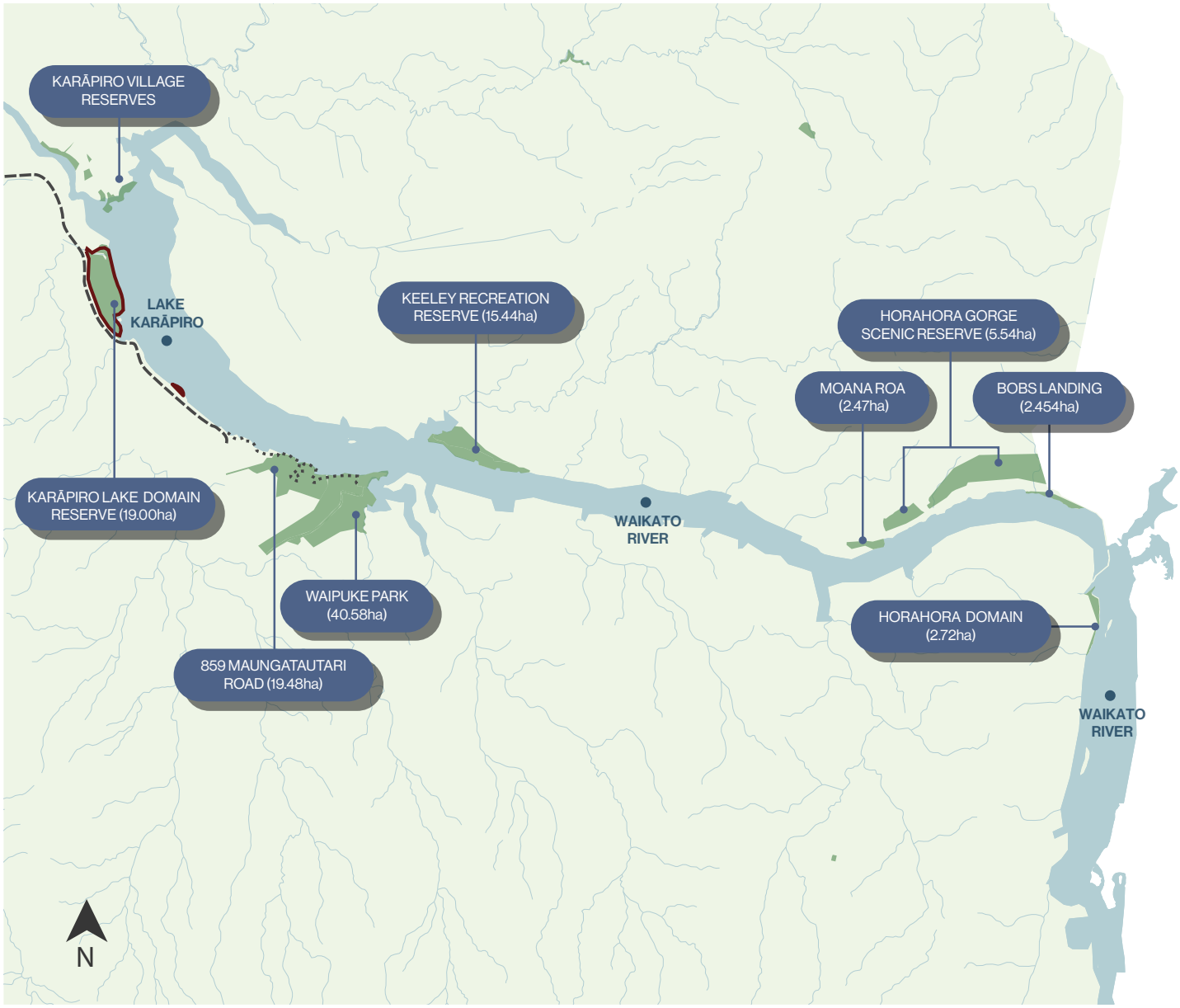
In the 2024/2025 period, there were approximately 250 events held in the Sir Don Rowlands Centre and another 37 events held on the wider Domain; many being multi-day events. The Domain currently caters for up to 15,000 people outdoors and up to 1,000 indoors, with greater numbers possible with careful 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.

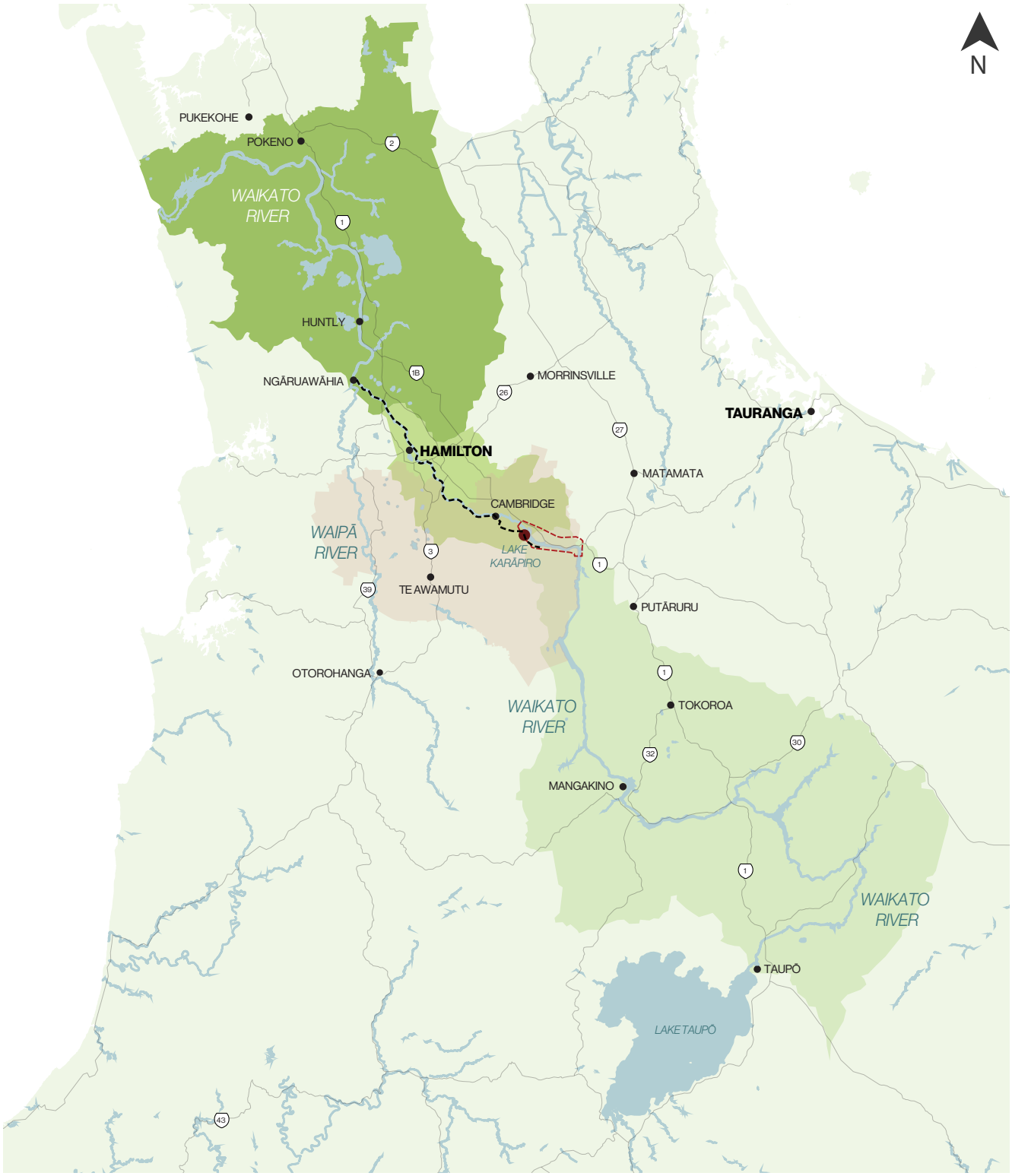
Figure 5. Karāpiro Lake Domain Recreation Context



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

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

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 esplanade reserve status of part of the Domain recognises its connection with the lake and its purpose in enhancing that connection for the benefit of the public. The vision is:

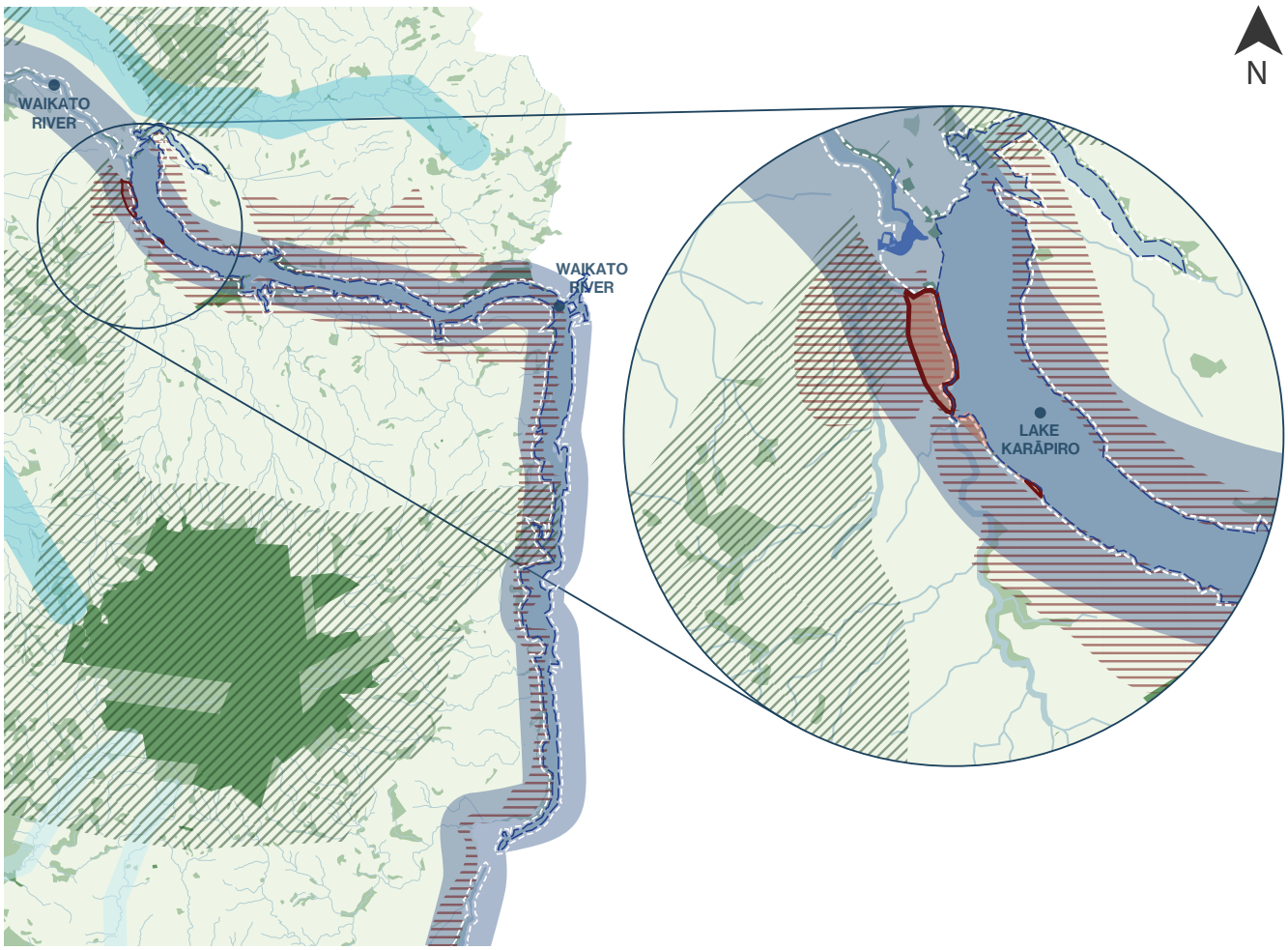
> **A future where a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato River, and all it embraces, for generations to come.**
>
> *Tooku awa koiora me oona pikonga he kura tangihia 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 metre 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.

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

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 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.
- **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.
- **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 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 for recreational purposes.
- **Economic Development:** Where consistent with the Act, 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.



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.

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 this plan and 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.

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 and protecting the recreational qualities of the Domain, which includes 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 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.



Ngā Mātāpono I Management principles

The following principles will 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.

Use for Relevant Reserve Purpose and in accordance with the Reserves Act

Make decisions which reflect the land's recreation or esplanade reserve purpose (as the case may be) under the Reserves Act and comply with relevant statutory requirements under that Act.

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

Where facilities are provided they should be high-quality, adaptable, and functional recreational facilities and maximise opportunities for community recreation and events while being economically sustainable.

Mana Whenua, Iwi and Community Wellbeing & Accessibility

Create a safe, accessible, and well-connected environment that enhances mana whenua, iwi and community recreational 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 recreational needs. Ensure any developments are viable, cost-effective, and resilient - balancing environmental, social, and economic sustainability. Explore possible revenue-generating opportunities that align with the Reserves Act, 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.

Whāinga Tuatahi I 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 I 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.

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

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.

Whāinga Tuatoru I Objective Three

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

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 recognising the Domain's purpose as an open space used by the general public for a variety of outdoor recreational activities. 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 recreational and sporting events, with priority given to aquatic sport and events requiring access to the lake.

3.2 Ensure decisions about use and development of the Domain are in accordance with the land's recreation or esplanade reserve purpose (as the case may be) and comply with relevant statutory requirements under the Reserves Act. In particular, recognise and take into account the Domain's purpose as an open space area which (in addition to organised sports) is used by the general public for a variety of outdoor recreational activities.

3.3 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.

3.4 Facilitate the use of the Domain and Lake Karāpiro as an aquatic training venue for aquatic sport and recreation.

3.5 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.

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

3.7 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.

3.8 Require event organisers to provide temporary toilets if required to supplement on-site capacity.

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 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).

3.13 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

3.14 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.

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

3.16 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. retaining 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 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.

3.17 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

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

3.19 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.

3.20 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.

3.21 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.

f. the requirements of section 53 and/or 54 of the Reserves Act.

3.22 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

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

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

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

3.26 Commercial activities are accommodated to the extent reasonably necessary for the benefit or enjoyment of the Domain or the convenience of people using the Domain.

3.27 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.

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

3.29 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 reserve development purposes.

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

Accommodation

3.31 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.

3.32 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.

3.33 Consider improving and enhancing 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.

3.34 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

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

3.36 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.

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

3.38 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.

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

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 any 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. other relevant provisions of this Plan,

b. the reserve classification and requirements of the Reserves Act,

c. the Waipā District Plan,

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

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

f. the impact the location and design of infrastructure has on the natural, cultural, landscape and amenity values and the recreation reserve values of the land,

g. 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,

h. 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,

i. impacts of climate change,

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

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

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

m. 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,

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 and take into account the Domain's purpose under the Reserves Act.

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,

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.

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.

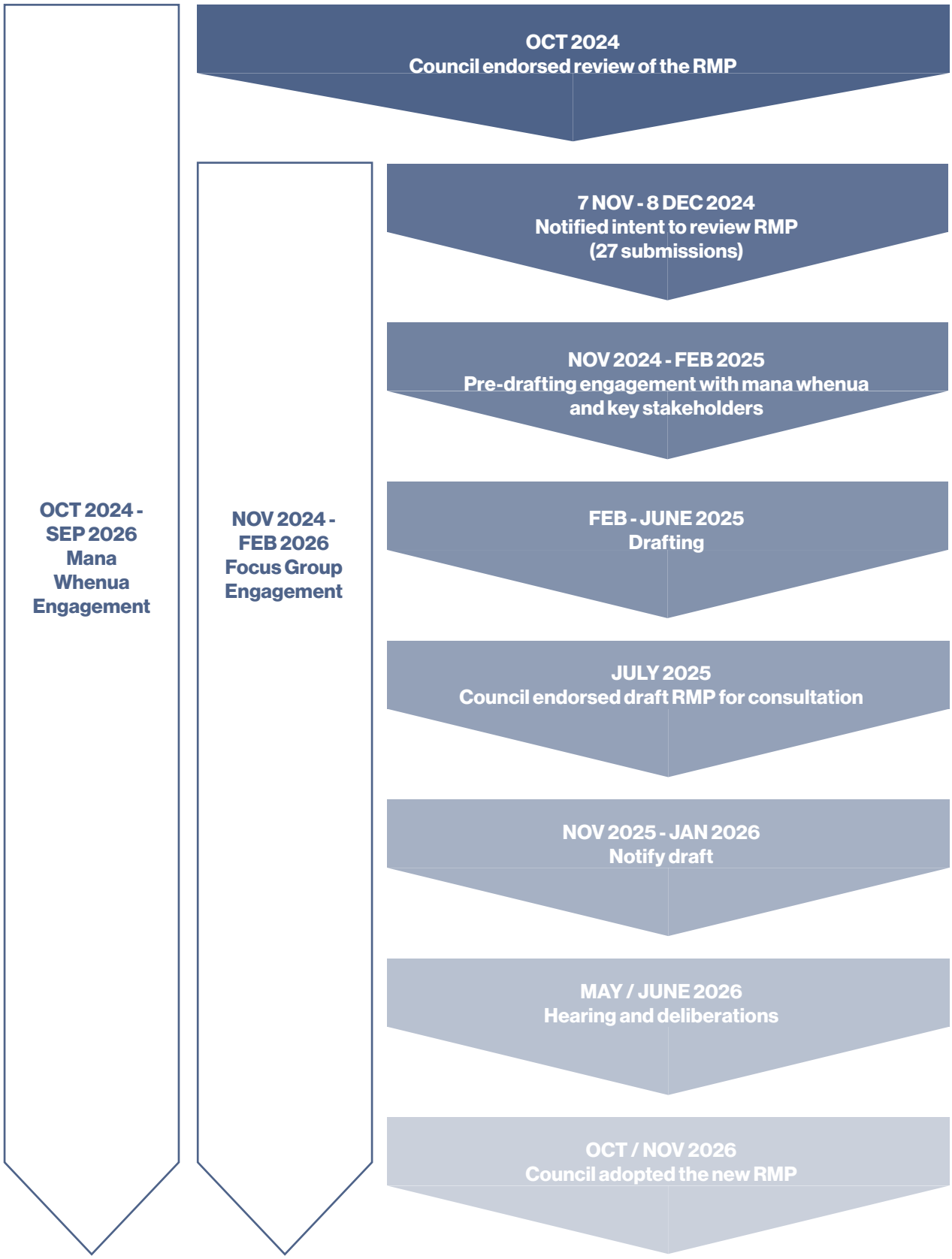
5.7 Monitor progress implementing this Plan and report to Council through updates to the activity management plans on a three yearly basis, and more regularly at Lake User meetings.

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.

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

Appendix 1 | Process Followed to Review RMP



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

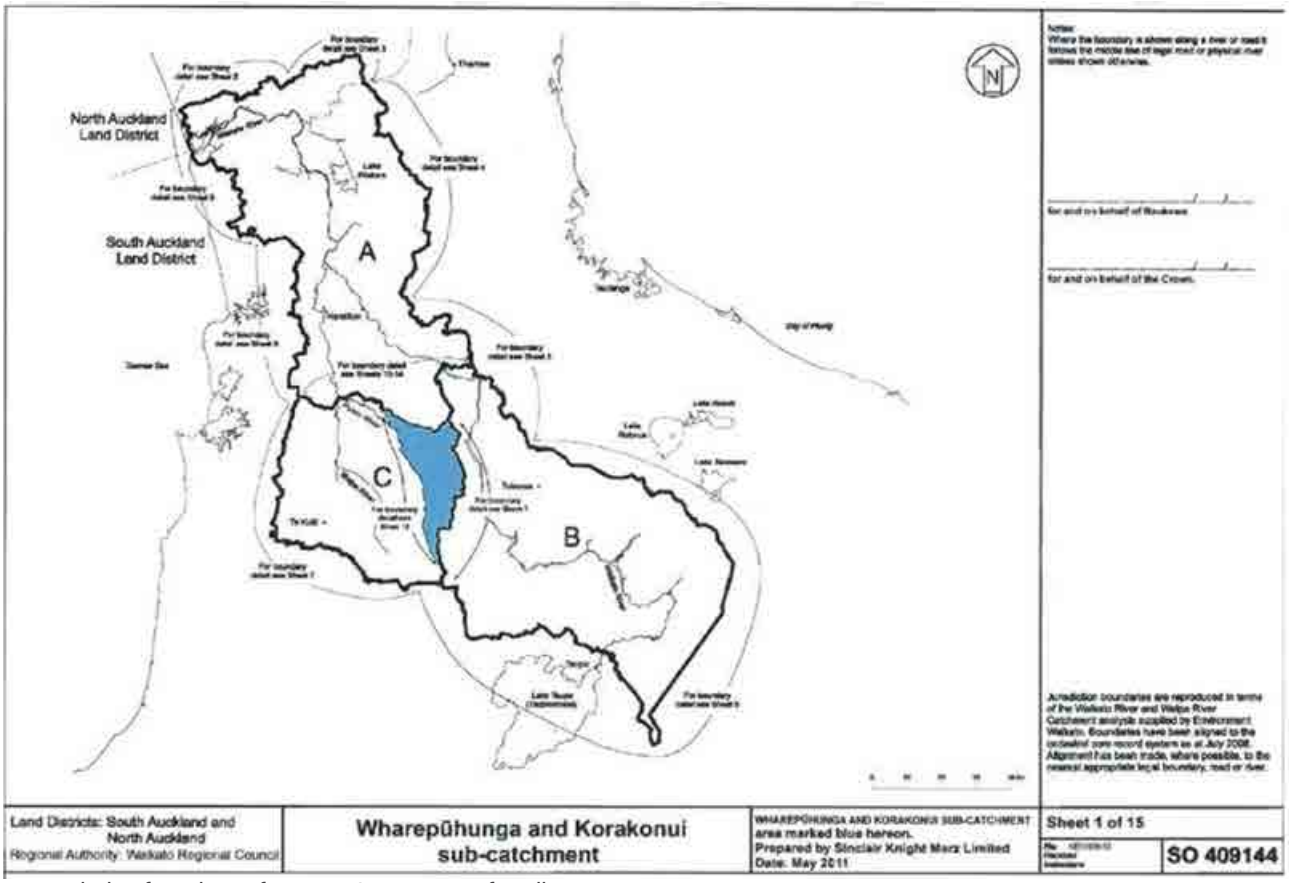
The purposes of the Reserves Act 1977 are:

- 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.



- 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

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

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.

Appendix 3 I 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

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

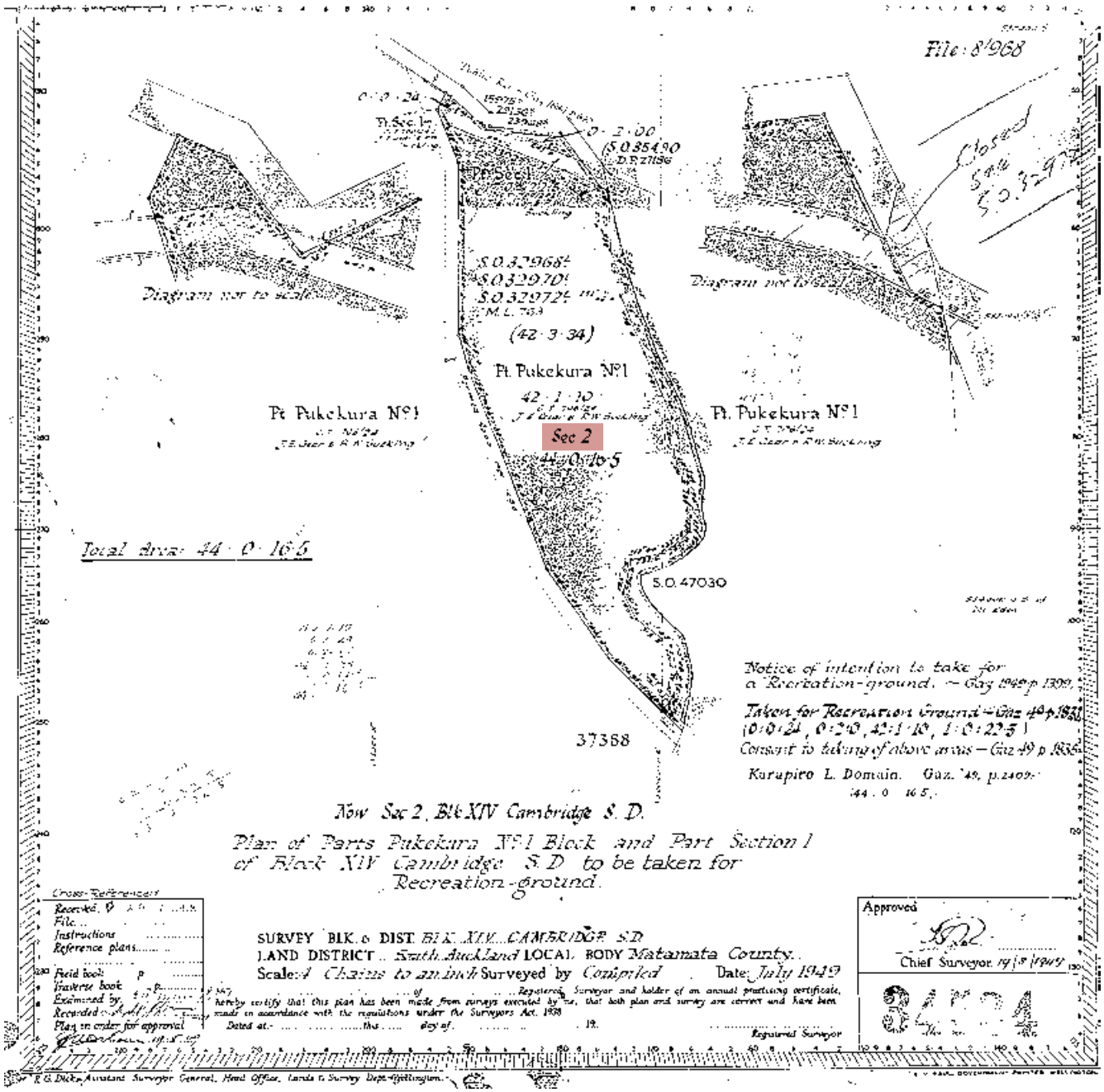
Waipa District Council

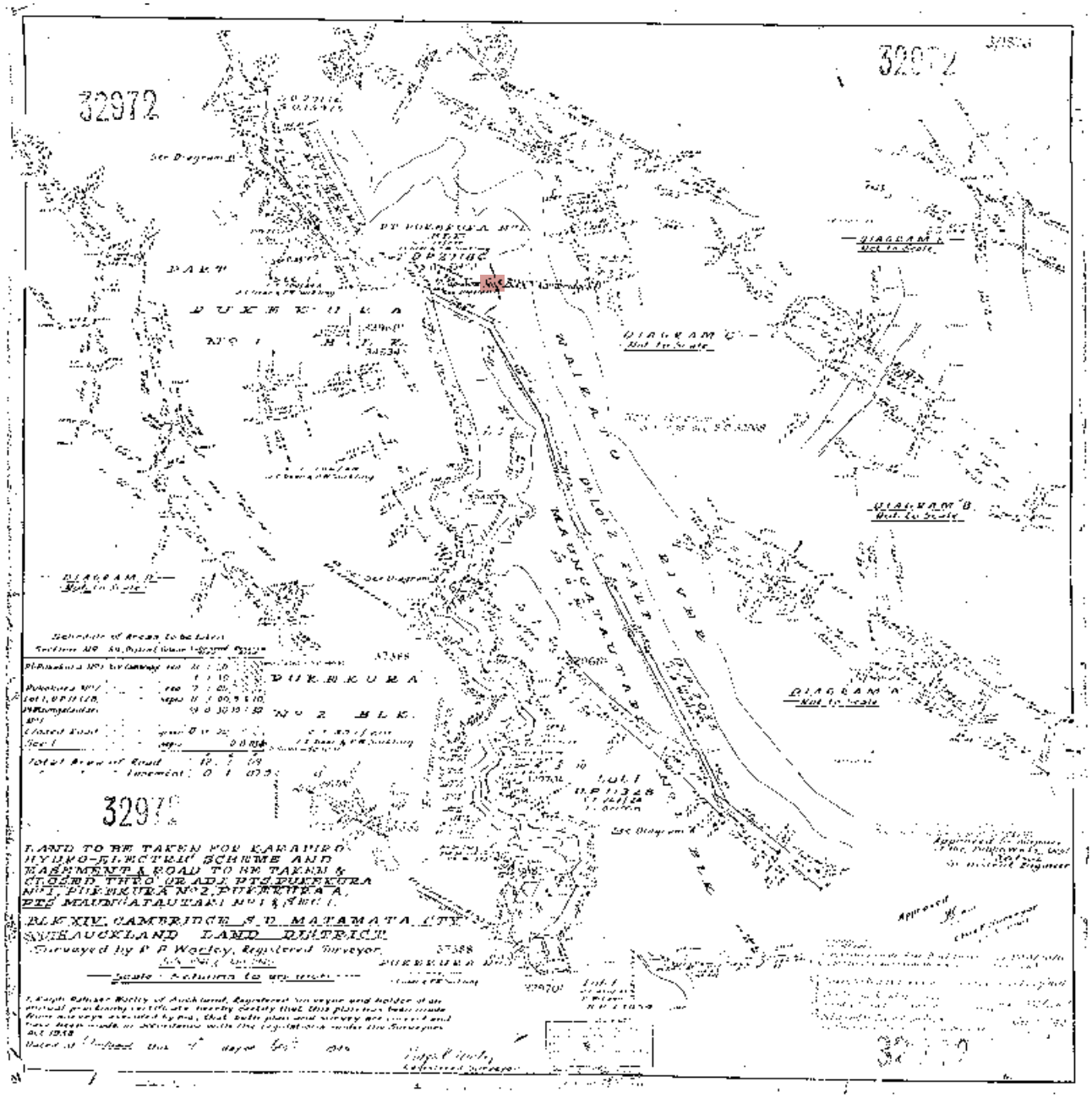
Interests

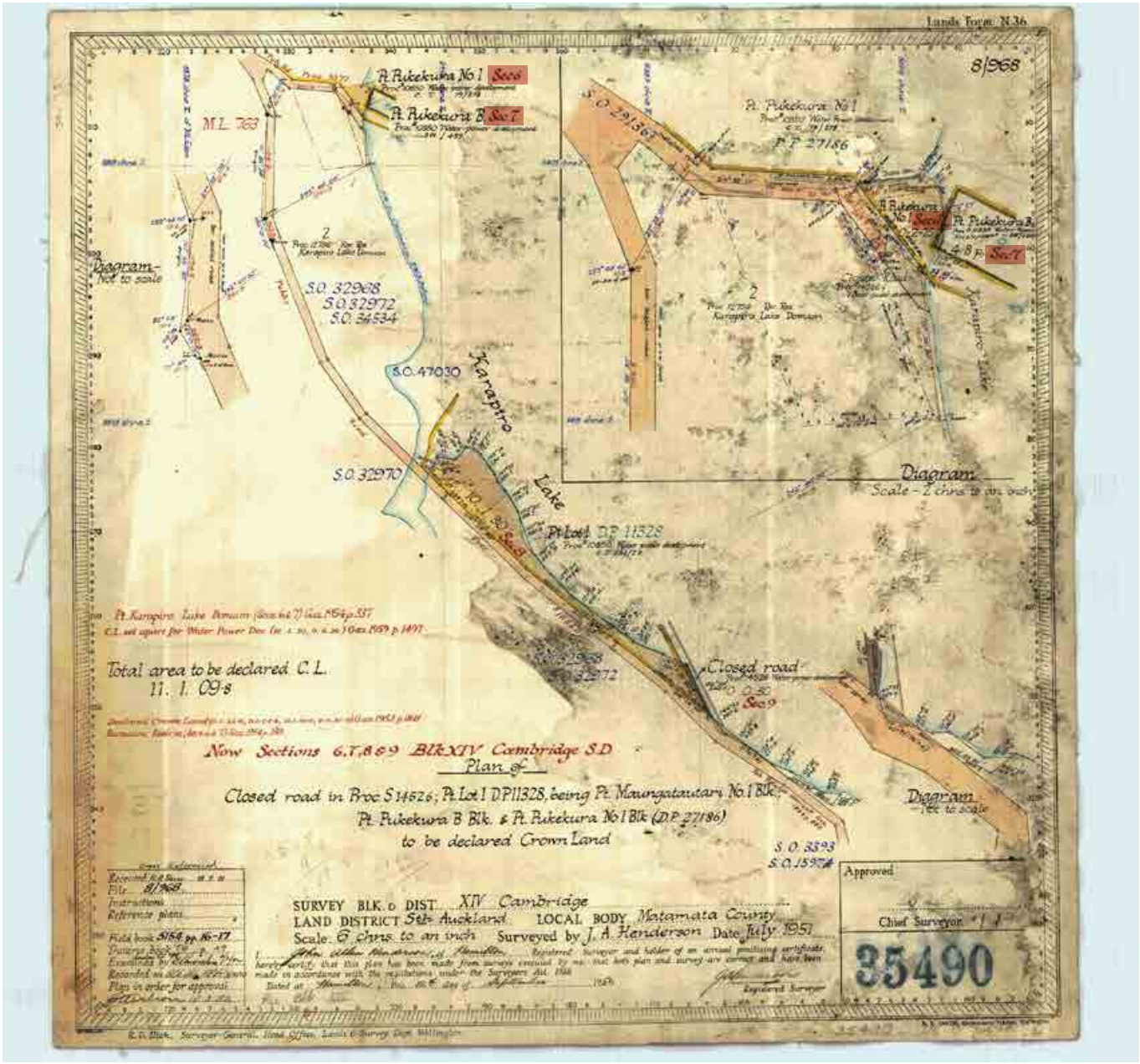
Subject to the Reserves Act 1977

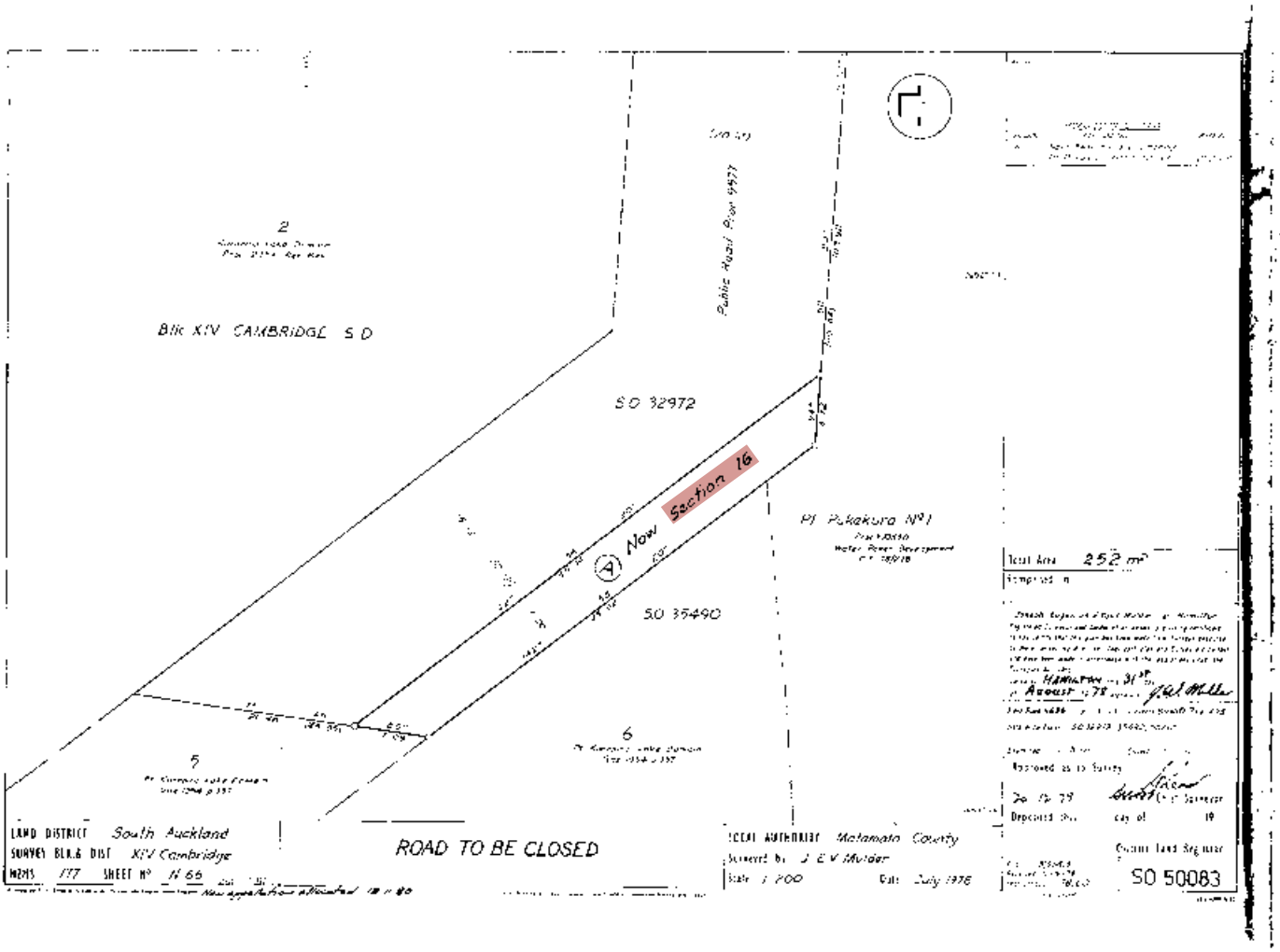
Subject to a right (in gross) to convey electicity over part Section 2 Block XIV Cambridge Survey District marked K on DP 576580 in favour of Powerco Limited created by Easement Instrument 12677592.5 - 23.6.2023 at 4:13 pm

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


File: 8/968
Pt Sec 1
Pt Sec 2
S.O.35490
D.P.27186
S.O.32968
S.O.32970
S.O.32972
M.L. 753
(42·3·34)
Pt Pukekura N°1
42·1·10
Sec 2
44·0·16·5
Pt Pukekura N°1
Pt Pukekura N°1
Diagram not to scale
Diagram not to scale
Closed
S.O.32
Local Area: 44·0·16·5
S.O.47030
37388
Notice of intention to take for a Recreation-ground. — Gaz 1940 p 1309.
Taken for Recreation Ground — Gaz 49 p 1835
(0·0·24, 0·2·0, 42·1·10, 1·0·22·5)
Consent to taking of above areas — Gaz 49 p 1836
Karapiro L. Domain. Gaz. '49, p.2409.
44. 0 16 5.
Now Sec 2, Blk XIV Cambridge S.D.
Plan of Parts Pukekura N°1 Block and Part Section 1 of Block XIV Cambridge S.D. to be taken for Recreation-ground.
Cross-References
Received
File
Instructions
Reference plans
Field book
Traverse book
Examined by
Recorded
Plan in order for approval
SURVEY BLK. & DIST. BLK. XIV CAMBRIDGE S.D.
LAND DISTRICT South Auckland LOCAL BODY Matamata County.
Scale: 4 Chains to an inch Surveyed by Compiled Date: July 1949
I hereby certify that this plan has been made from surveys executed by me, that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act. 1908
Dated at this day of 19.
Registered Surveyor
Approved
Chief Surveyor 19/8/1949
For E. G. Dick, Assistant Surveyor General, Head Office, Lands & Survey Dept, Wellington.


32972
PUKEKURA
No 2 BLK.
LAND TO BE TAKEN FOR KARAPIRO HYDRO-ELECTRIC SCHEME AND EASEMENT & ROAD TO BE TAKEN & CLOSED INTO OR ADJ. PTS PUKEKURA No 1, PUKEKURA No 2, PUKEMOTEA, PTS MAUNGATAUTARI No 1 & No 2.
BLK XIV, CAMBRIDGE S.D. MATAMATA CTY
SOUTH AUCKLAND LAND DISTRICT
Surveyed by P. P. Wesley, Registered Surveyor.
Scale: Metres to one inch
DIAGRAM A
DIAGRAM B
DIAGRAM C
DIAGRAM D
WAIKATO RIVER
MAUNGATAUTARI STREAM
LOT 1 D.P. 11348
Approved as to Survey
Assistant Engineer


Lands Form N.36
8/968
Pt Pukekura No 1 Sec 6
Pt Pukekura B Sec 7
M.L. 763
Diagram
Not to scale
S.O. 32968
S.O. 32972
S.O. 34534
S.O. 47030
S.O. 32970
Karapiro Lake
Pt Lot 1 DP 11328
Pt Karapiro Lake Domain
C.L. set apart for Water Power Purp.
Total area to be declared C.L.
11. 1. 09·8
Now Sections 6, 7, 8 & 9 Blk XIV Cambridge S.D.
Plan of
Closed road in Proc S 14626, Pt Lot 1 DP 11328, being Pt Maungatautari No 1 Blk,
Pt Pukekura B Blk. & Pt Pukekura No 1 Blk (D.P. 27186)
to be declared Crown Land
Pt Pukekura No 1
P.P. 27186
S.O. 29136
Diagram
Scale - 2 chns to an inch
Closed road
S.O. 35493
S.O. 15974
Sec 9
SURVEY BLK. & DIST. XIV Cambridge
LAND DISTRICT South Auckland LOCAL BODY Matamata County
Scale 8 chns to an inch Surveyed by J. A. Henderson Date July 1951
Approved
Chief Surveyor
35490


Blk XIV CAMBRIDGE S D
SO 32972
Public Road Plan 9577
Now Section 16
SO 35490
Pt Pukekura No 1
2
5
6
ROAD TO BE CLOSED
LAND DISTRICT South Auckland
SURVEY BLK & DIST XIV Cambridge
NZMS 177 SHEET N° N 66
LOCAL AUTHORITY Matamata County
Surveyed by J E V Mulder
Scale 1 : 200
Date July 1976
Total Area 252 m²
Approved as to Survey
Deposited this day of 19
District Land Registrar
SO 50083

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)

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 **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

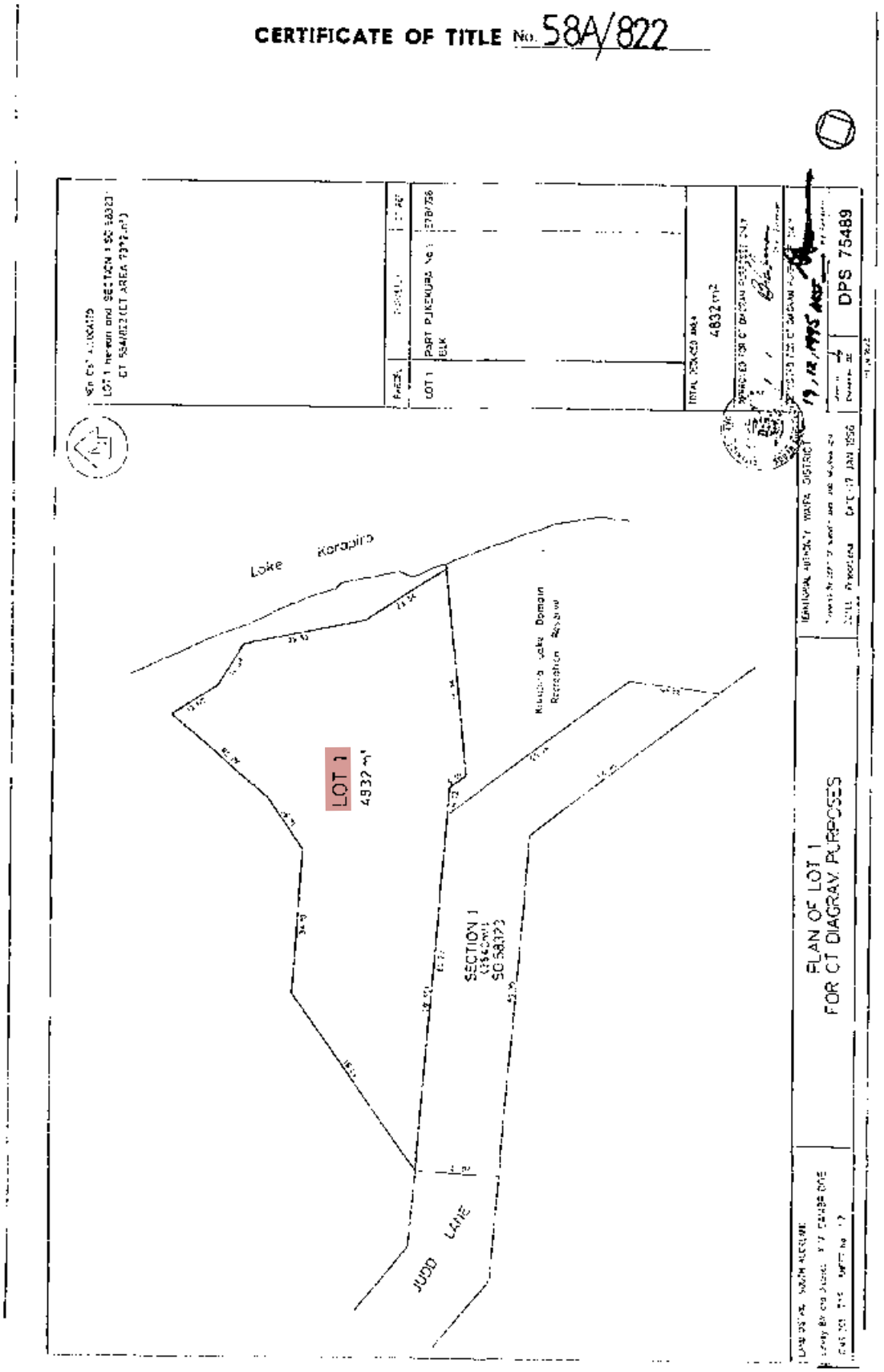
Waipa District Council

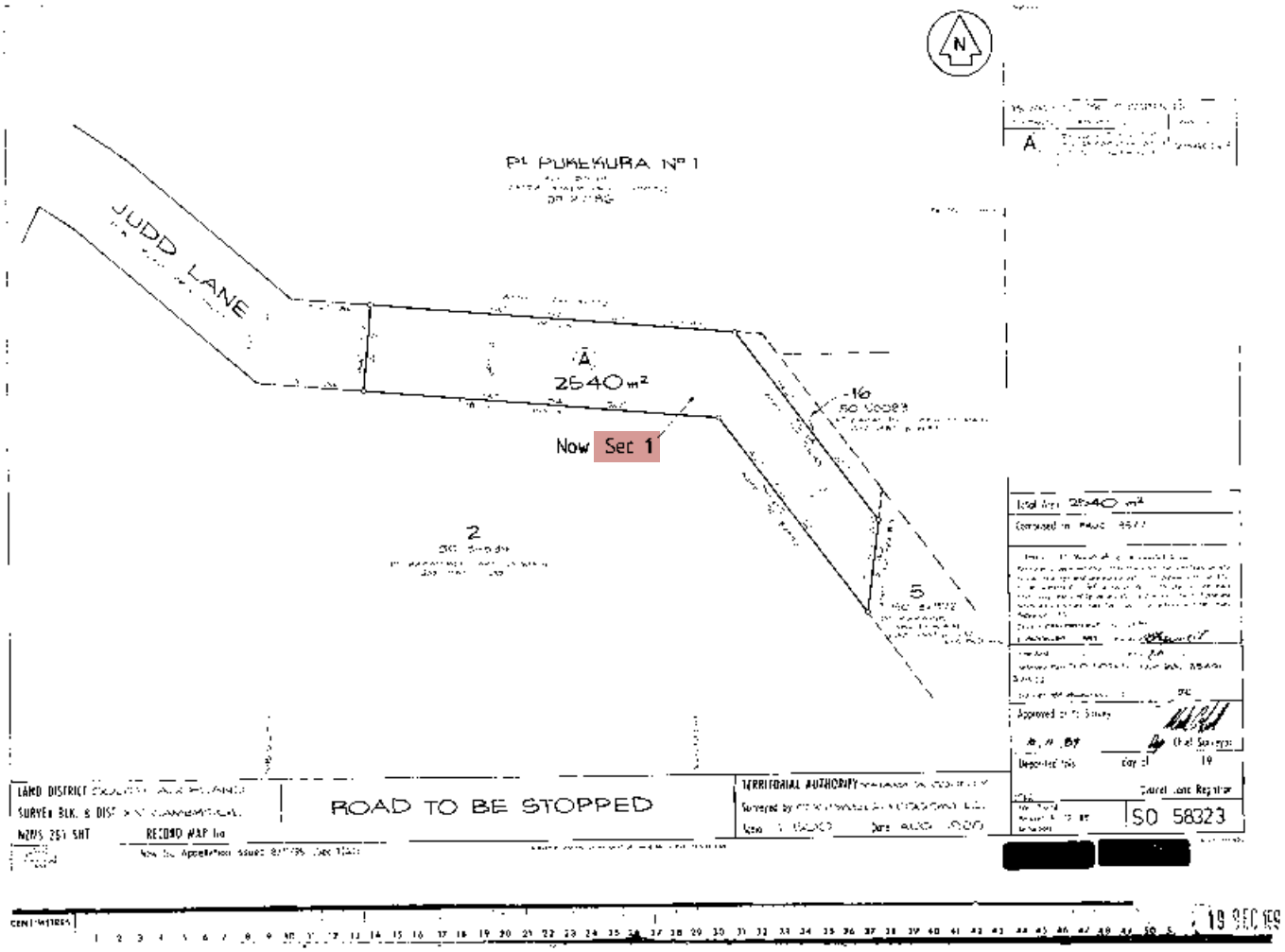
Interests

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


CERTIFICATE OF TITLE No. 58A/822
DPS 75489
Lake Karapiro
LOT 1
4832 m²
SECTION 1
JUDD LANE
FOR CT DIAGRAM PURPOSES


Pt PUKEKURA N° 1
JUDD LANE
A
2540m²
Now Set 1
2
5
-16
50 Links
ROAD TO BE STOPPED
Total Area 2540 m²
Deposited
SO 58323

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)

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)

2021-ln4106 23-09-2021 09:14

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

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

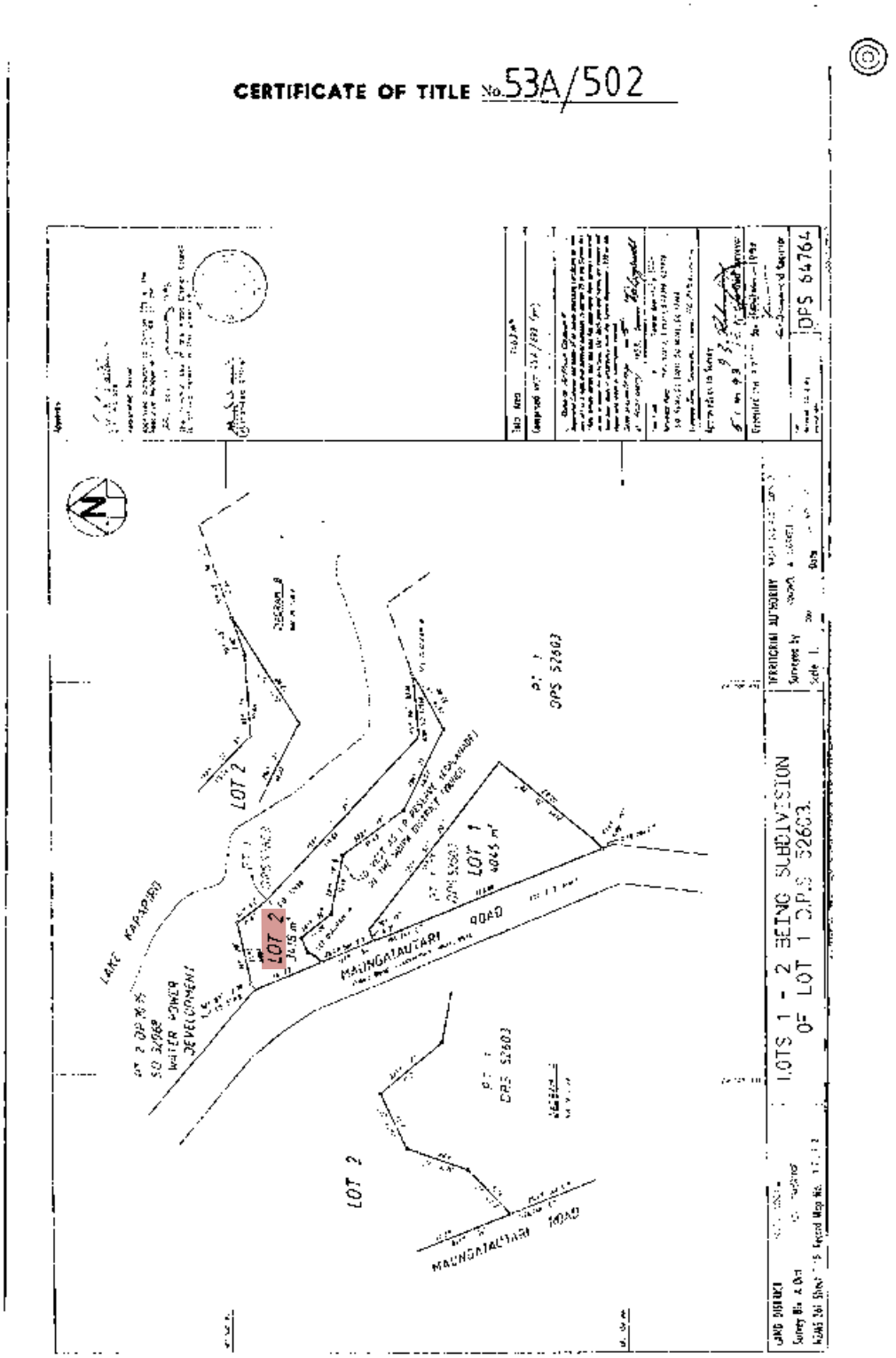
Prior References
SA45A/692

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


CERTIFICATE OF TITLE No. 53A/502
LOTS 1 - 2 BEING SUBDIVISION OF LOT 1 D.P.S. 52603.
DPS 64764
LOT 2
LOT 1
4045 m²
LOT 2
3615 m²
LAKE KARAPIRO
MAUNGATAUTARI ROAD
LOT 2
MAUNGATAUTARI ROAD

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

Appendix 5 I 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")

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.

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.

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.

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.

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

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.

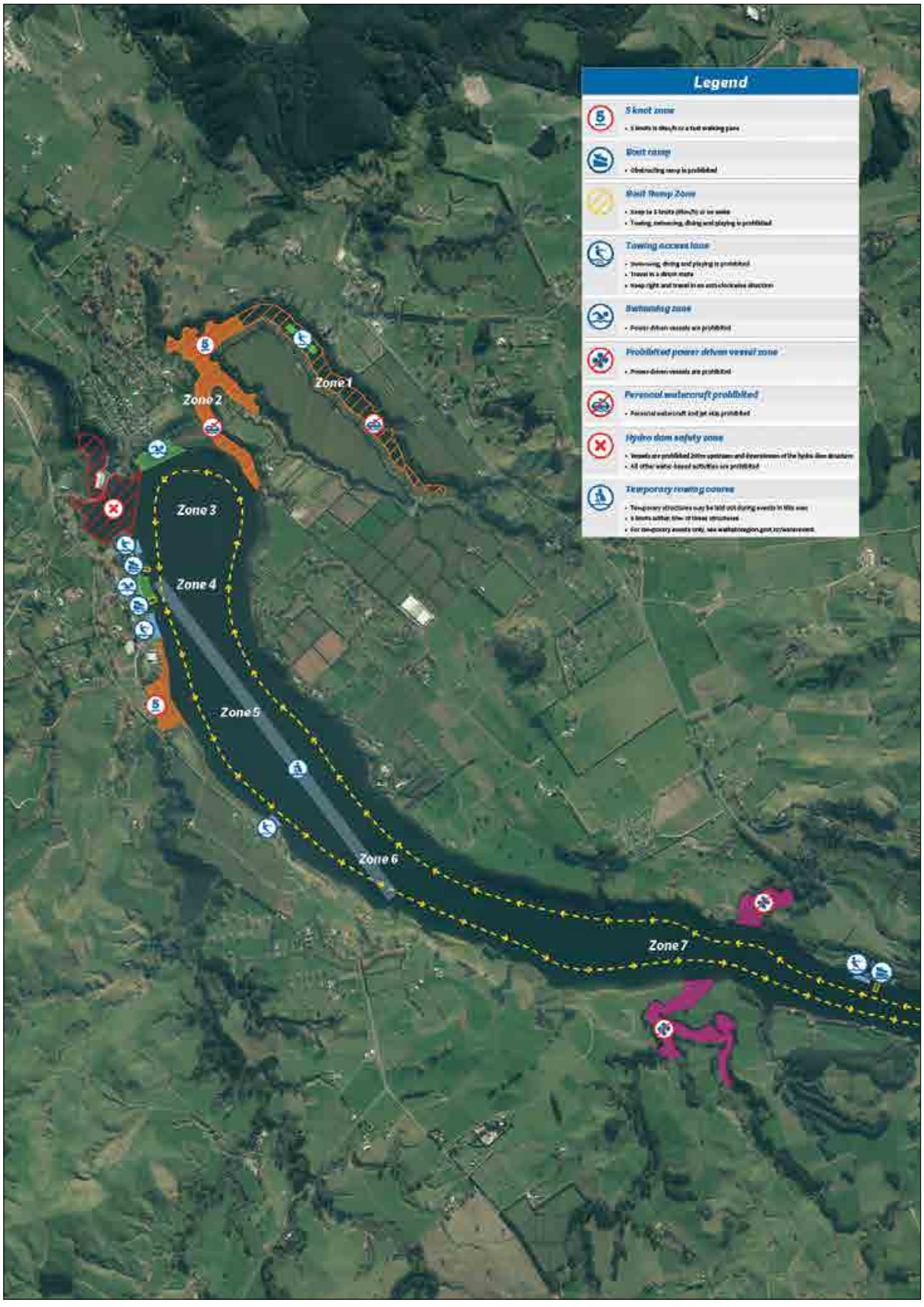
Karāpiro Water Ski Club	Ground lease for club-owned buildings for the purpose of clubrooms and ancillary facilities.	Expires 30/06/2030 with right of renewal for similar term, that is, 33 years. Following expiry, work with lessee to understand aspirations and if adequate level of compliance and authorised use, grant new lease.
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.

Appendix 7 I Flood Level Map

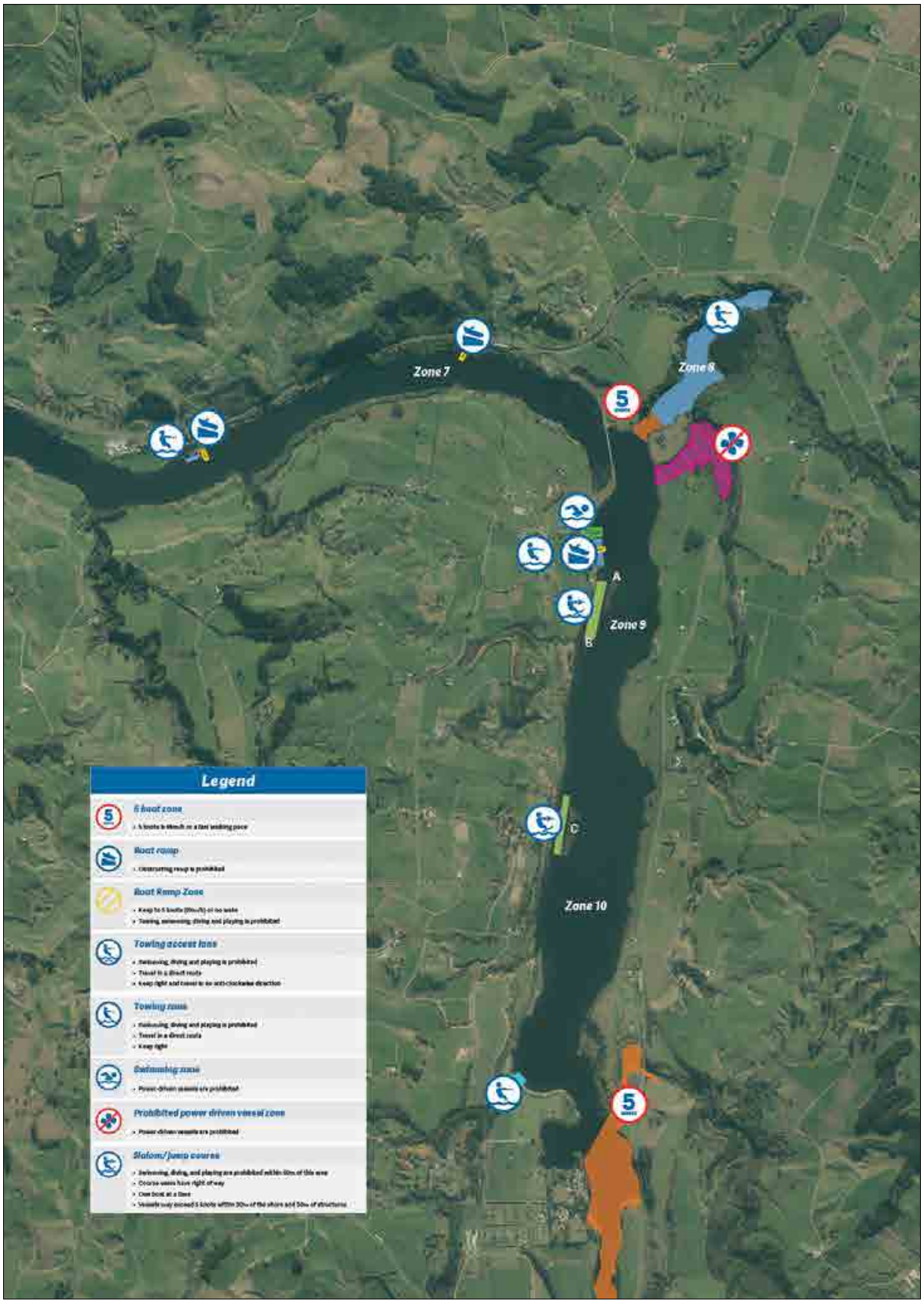


Appendix 8 I Current Lake Activity Zones - Waikato Regional Council 2013 Navigation Safety Bylaw

MAP 17.1 – LAKE KARĀPIRO



MAP 17.2 – LAKE KARĀPIRO



Waipā
DISTRICT COUNCIL