

# KARĀPIRO LAKE DOMAIN RMP 2011 REVIEW: FEEDBACK FOLLOWING NOTICE OF INTENT TO REVIEW

## Engagement process:

- Public submission period: 7 November 2024 – 5pm 8 December 2024
- Opportunity promoted through public notice in the Te Awamautu News, signs at the Domain, emails to lessees and lake users, and Council's social media channels and have your say website <https://haveyoursay.waipadc.govt.nz/karapiroreview>
- Individuals and organisations could provide feedback via:
  - o Online form
  - o Downloading form and emailing or posting it or feedback in different format, and
  - o Social pinpoint map
- Key questions asked in the submission form were:
  - o What long term outcomes do you think are important for Karāpiro Lake Domain?
  - o What activities would you like to see the new Reserve Management Plan enable or restrict?
  - o Would you like to see any changes to the current accommodation on offer at Karāpiro Lake Domain? If yes, please outline your suggested changes and reasons for your suggestions.
  - o How else would you like to see Karāpiro Lake Domain developed and what do you see as priorities?
  - o Is there anything else you'd like us to consider when developing the new Reserve Management Plan and Masterplan?

## Who submitted and how?

### Overview

- 27 submissions
  - o 17 individuals and 2 organisations completed the online submission forms
  - o 1 individual and 6 organisations emailed their submissions
- 8 organisations submitted: 7/8 were lessees and one was an operator at the Domain
  - o Auckland Rowing Association (direct - email)
  - o Cambridge Rowing Club (online submission form)
  - o Cambridge Yacht and Motorboat Club (direct - email)
  - o Canoe Racing NZ (direct – email)
  - o First Step Outdoors Ltd (online submission form)
  - o Karāpiro Rowing Incorporated (direct – email)
  - o Rowing NZ (direct – email)
  - o Schick Civil Waikato Rowing Club (direct – email)
- 19 individuals submitted:

- 9/19 live on Maungatautari Road
- 4/19 live in Karāpiro Village or along the eastern lake edge
- Other feedback:
  - 20 social media comments
  - 8 social pinpoint comments

## Summary of Feedback

The feedback is summarised below. Copies of the submission form responses are included in full in Attachment 1 and copies of emailed submissions are included in full in Attachment 2.

In their emailed responses, Karāpiro Rowing Incorporated, Auckland Rowing Association, Cambridge Yacht and Motorboat Club, Canoe Racing NZ, Rowing NZ and Schick Civil Waikato Rowing Club provided an overview of their organisations and activities which are not summarised below.

### What long term outcomes do you think are important for Karāpiro Lake Domain?

Karāpiro Rowing Incorporated (KRI), responsible for maintaining and developing the rowing course and regatta facilities at Lake Karāpiro for the rowing community, and a variety of other sporting codes and community groups<sup>1</sup>, highlighted the regional, national and international significance of Karāpiro Lake Domain and other adjacent reserves. They noted the importance of long-term planning to enhance and expand current activities and their commitment to working with Council, iwi and other lake stakeholders to plan for further long-term development of this asset with significant consideration for rowing and other non-motorised water sports – waka ama, canoeing, kayaking, dragon boating – at Lake Karāpiro. They emphasised the importance of creating ambitious and visionary documents that take a ‘whole of lake’ view and which are developed as living documents that can evolve and not be constrained by historic regulatory framework limitations.

Waikato Rowing Club, Rowing NZ and Canoe Racing NZ also emphasised the criticality of Karāpiro Lake Domain and Lake Karāpiro as a local, regional, national and international venue for rowing and kayaking and the opportunities to grow their codes and events through development of infrastructure and an enabling planning framework. They agreed with KRI that it is important that Council takes a holistic view, connecting the various other reserves nearby to plan for the future in a coordinated manner. The organisations noted the wider social, economic and cultural wellbeing benefits to Waipā and beyond that could arise from this approach and changes to the Domain.

KRI suggested vision for Karāpiro Lake Domain is *‘to create New Zealand’s leading venue for non-motorised water sports’*. In their submission they outline their rationale for this and note they understand this should be a staged and planned change. Canoe Racing NZ, Rowing NZ and Cambridge Rowing Club supported the transition to a non-motorised venue as Council develops further facilities for motorised water sports elsewhere.

The key themes from the other responses to this question were:

- Accessibility and Inclusivity:
  - Maintaining access to the Domain and the lake and foreshore for all users, including families, local residents, sporting bodies, and high-performance competitors.

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<sup>1</sup> Rowing NZ, NZ Secondary Schools Rowing Association, Auckland Secondary Schools Rowing Association, North Island Masters Rowing, Waka Ama Nationals, Regional Waka Ama Champs, Canoe Racing Nationals, Dragon Boating, The Long Weekend Triathlon, The Light and Sound Show and The Great Kiwi Summer Festival

- Ensuring the Domain remains free or affordable for diverse recreational activities and community use.
- Environmental Protection and Sustainability:
  - Preserving the natural beauty, ecological integrity, and scenic character of the Domain.
  - Addressing environmental issues such as weed control and mitigating the impact of the gold clam infestation.
  - Emphasizing sustainability in both environmental and commercial practices.
- Infrastructure Development:
  - Developing sport specific infrastructure to support the growth of codes and to enable national and international events to be hosted
  - Enhancing and maintaining infrastructure (toilets, parking, roads) to meet growing demand and ensure safety.
  - Avoiding excessive construction that could detract from the natural appeal of the area.
  - Enhancing current facilities to create a more diverse centre of excellence for all to enjoy.
  - Opportunity to create an adventure centre for all people to enjoy and link to other areas within the region.
- Balancing Recreational and Event Use:
  - Increasing number of national and international events.
  - Prioritising water-focused activities over other events.
  - Managing the needs of various user groups, from casual lake visitors to organized sports, while maintaining a balance between recreational use and environmental preservation.
  - Concerns over the intensity and frequency of events, with calls to limit concurrent or prolonged events and limit the number of events, particularly non-recreational evening events, per year to avoid overuse and adverse effects on neighbours.
  - Enabling club access to facilities and the lake when land-based events are on.
- Cultural and Community Well-being:
  - Recognizing the cultural significance of the Domain and fostering community well-being through thoughtful management.
  - Balancing local residents' needs with those of visitors and event participants, minimizing noise and disruption.
- Preservation of Open Spaces:
  - Retaining the large grassed areas, mature trees, and open spaces that contribute to the Domain's reputation as a premier venue.
  - Avoiding excessive commercial activity or additional buildings that could impact the reserve's character.
- Long-term Planning and Management:
  - Advocating for forward-thinking, sustainable management that balances growth with conservation.
  - Concerns about budget management, maintenance of facilities, and ensuring activities align with the Domain's core purpose.
- Conflict Mitigation:

- Addressing potential conflicts between different user groups (e.g., motorized vs. non-motorized watercraft, residential vs. event needs).
- Proposals for specific zones (e.g., motorboat-free areas) and community-focused initiatives like picnic spaces and seasonal activities.

#### What activities would you like to see the new Reserve Management Plan enable or restrict?

The responses can be summarized into the following key themes:

##### **Enablement Suggestions:**

- Recreational Facilities:
  - The development and operation of land based facilities for clubs that use the lake and leases with sufficiently long terms of tenure to provide greater certainty and enable increased investment in infrastructure, equipment and participation.
  - Develop walking tracks, cycling paths, picnic areas, and playgrounds where these won't adversely affect the environment.
  - Encourage eco-friendly accommodations like glamping sites and cabins.
  - Promote educational and cultural activities (e.g., guided nature walks, Māori kaitiakitanga practices).
  - Continue provision of public use of bathroom facilities at campground for sporting events.
- Water Activities:
  - Maintain and enhance access for water sports e.g., rowing, canoeing, sailing, dragon boating and waka ama.
  - Provisions to support the growth of non-motorised water based sport and recreation.
  - Improve safety on the lake through speed restrictions and adequate spacing for boats.
- Event Management:
  - Facilitate larger-scale, and more frequent, national and international events while ensuring they complement regular recreational use.
  - Allow limited concurrent events to minimize overcrowding and infrastructure strain.
  - Improve infrastructure to handle increased visitors during events
- Accessibility:
  - Enhance pedestrian and bike access, including paths connecting Maungatautari Road and reserve facilities.
  - Provide inclusive playground equipment.
- Dog Walking:
  - Enable dog walking with time and location restrictions.

##### **Restriction Suggestions:**

- Commercial Activities:
  - Limit large-scale commercial developments like motels and hotels.
  - Avoid over-commercialization to preserve the natural character and cultural and recreation values.

- Noise and Disturbance:
  - o Enforce noise controls for events and lake activities (e.g., powered watercraft, PA systems, music).
  - o Impose events per annum limits and curfews on non-recreational events (e.g., weddings, parties).
  - o Light disturbance from sign at first gateway and directional signs at nighttime.
- Traffic and Safety:
  - o Manage traffic to reduce road congestion and ensure pedestrian and cyclist safety.
  - o Restrict contra-flow traffic plans during events.
- Booking and Usage:
  - o Restrict excessive event bookings and prioritize public recreational access.
  - o Introduce non-booked public access days for the lake.
  - o Ensure use of the Don Rowlands Centre doesn't restrict the use of the Domain by other users.
- Infrastructure:
  - o Focus on eco-friendly upgrades and avoid overspending on event-specific infrastructure.

Would you like to see any changes to the current accommodation on offer at Karāpiro Lake Domain? If yes, please outline your suggested changes and reasons for your suggestions.

There were mixed sentiments among respondents in relation to the future accommodation offer. Some respondents appreciated the current balance of offerings, while others suggested modest expansion or high-quality options like 3–4-star accommodations. Many respondents noted the need to prioritise the Domain's role as a reserve and event venue over commercial development. The responses can be summarized into the following key themes:

- Accommodation Offer that Supports Events and Tourism Goals:
  - o Support for appropriately located accommodation that complement development camps, events, the use of Te Awa, and eco-tourism.
  - o Expanding accommodation offer to meet size requirements for schools and groups.
  - o The importance of partnerships with like-minded operators for off-season sustainability.
  - o No change required given current accommodation rarely fully booked and other options available; situation will improve when access across the dam is reopened.
- Upgrading Existing Facilities:
  - o Renovate the Rob Waddell Lodge to improve comfort, usability, and align with user expectations.
  - o Enhance existing camping infrastructure e.g., powered sites, hard pads.
- Eco-Friendly and Low-Impact Options:
  - o Focus on sustainable options like camping, eco-lodges, glamping sites, and small-scale chalets that are in keeping with the Domain's amenity and character.
  - o Maintain the natural, rural, and serene ambiance of the Domain.
- Opposition to Motel Construction:

- Concerns about traffic congestion, environmental degradation, and loss of recreational space.
- Emphasis on the Domain's primary function as a community and sports reserve, not a commercial accommodation hub.
- Risk of overdevelopment detracting from the Domain's unique appeal and purpose and having adverse amenity and environmental effects.
- View that this should be something that the private sector provides and desire for planning rules to be more enabling for adjoining landowners to provide visitor accommodation.
- Need for Market Analysis:
  - Calls for surveys on occupancy rates, user preferences, and economic feasibility.
  - Questions regarding the utilization and commercial viability of any new developments given competition from nearby accommodations in Cambridge.
- Infrastructure Challenges:
  - Highlighted issues with road congestion and dam closures affecting accessibility and accommodation demand.

#### How else would you like to see Karāpiro Lake Domain developed and what do you see as priorities?

KRI advocated for better provision of facilities (both on and off water) and support infrastructure for rowing, noting this could see significantly larger events; more frequent events; and a more consistent use of the lake for rowing training and sporting events. It submitted a master plan document (Attachment 3), which it had shared with other stakeholders, to assist Council with understanding their shorter term thinking to help inform the development of the draft RMP and masterplan.

Auckland Rowing Association mostly agreed with the KRI masterplan with the following exceptions:

- retain the grass embankment rather than creating terraced seating
- don't remove retaining wall unless engineer confirms boat wash won't erode the front of the spectator embankment, and
- seek Council financial contribution to the redevelopment of Flynn Cove which they consider essential from rowing perspective.

Canoe Racing NZ supported all of the KRI master plan proposals other than the proposed area to expand Rowing NZ and Canoe Racing NZ facilities (action 7 on slide 4). Their preference is to demarcate an area specifically for Canoe Racing NZ to expand facilities and to increase and move south the proposed new onwater pontoons for kayak/canoe (action 9 on slide 4).

Rowing NZ advocated for provisions in the RMP that support buildings for rowing and their continued use and development of these buildings to support the widest community rowing use (clubs and schools) possible. It noted that the provision of additional boat storage facilities would make the sport more accessible through reducing costs and volunteer time required to transport and rig/derig boats. It also sought the retention and expansion of provisions in the RMP to allow for the current and future establishment of navigational aids, race courses, anchor points, pontoons, piers, walkways, moorings and other lake infrastructure secured to the Lake margins or within the Lake.

In relation to Rowing NZ's facilities, Rowing NZ advocated for future expansion of the Rowing NZ Colgan High Performance Centre facilities within identified boundaries and outlined the rationale for this. It also expressed an interest, should a vacancy arise, to have the building presently occupied by Canoe Racing New Zealand facilities retained as a high-performance centre that Rowing New Zealand / High Performance Sport New Zealand could expand services to, noting this may prove a more cost-effective means of expanding the present facilities that they occupy which are already at capacity.

While Waikato Rowing Club didn't specifically reference the KRI masterplan, it supported the following key components of the masterplan:

- Creating a new base for the club which would enable greater space for KRI to operate out of Flynn Cove in a secure and sheltered manner, and
- Opportunities for multi-purpose uses of club room facilities associated with a boat house including supporting land use activities.

The key themes from the other responses to this question were:

### **Environmental, Cultural, and Social Sustainability**

- Environmental Focus:
  - Developments should prioritize the preservation of the natural environment, minimizing noise and light pollution, and addressing ecological issues such as lake weed and clam management.
  - Promote eco-friendly initiatives, including conservation education programs and sustainable practices.
  - Enhance walking paths, extend the cycle path south, and improve pedestrian and bike access across or alongside the Karāpiro Dam.
  - Plant native trees.
- Cultural Significance:
  - Recognize and integrate the cultural importance of the area to local iwi in future plans.
  - Highlight the cultural and historical significance through educational programmes and spaces.
- Community Spaces:
  - Encourage activities that foster connection with nature, such as walking, cycling, boating, camping, and family-friendly spaces through the development of better playgrounds (with accessible equipment for children with disabilities) and more picnic areas.

### **Governance and Transparency**

- Improved Governance:
  - Introduce transparent and independent management structures, including financial oversight committees.
  - Ensure community involvement and communication in decision-making to build trust and accountability.
  - Address concerns about potential conflicts of interest in current management contracts.
- Fiscal responsibility
  - Focus on the need to have first. Once these are well maintained, you can start planning the nice to have.
  - Reserve is working well. Doesn't need spending that will increase rates and/or could be spent on other priorities.
  - Private equity and Central Government funding could be used to pay for developments.
- Event Management:
  - Limit the number of multi-day events to balance community enjoyment of the Domain with event hosting.
  - Focus on events that align with the Domain's capacity and purpose, prioritizing sports and recreation.

### **Recreational and Tourism Development**

- Facility Enhancements:
  - Better provision of facilities (both on and off water) and support infrastructure for rowing to support the growth of clubs and to enable significantly larger more frequent events; and a more consistent use of the lake for rowing training and sporting events.
  - An extension of the high ropes course to create an adventure centre of excellence in Waipā.
  - Maintain and enhance the camping ground to meet the growing demand for campervan and tent facilities.
  - Improve maintenance of existing buildings and infrastructure, such as rubbish disposal, seating, and picnic tables.
  - Add new family-oriented infrastructure e.g. BBQ areas and shade/shelter, attractions and tourist activities to make the Domain more welcoming and attractive.
  - Consider improving area used for boat storage through drainage and/or loose seal.
- Safety and Accessibility:
  - Create safe pedestrian access for people of all abilities to key destinations and from the shared cycleway/walkway and Maungatautari Road and improve safety for pedestrians and cyclists at gateways.
  - Create walk/cycleway to connect the Domain to Karāpiro Village.
  - Improve outdoor swimming facilities e.g. jetty and floating pontoons.
  - Implement measures to ensure visitor safety during events, such as better traffic control and staff on duty for crowd management.
  - Upgrade the boat ramp to balance access for water sports while ensuring safety for all users.
  - Prioritize accessible infrastructure and playground equipment for all abilities.

### Balanced Development Approach

- Resisting Over-Commercialization:
  - Avoid large-scale commercial developments that may compromise the Domain's relaxed, natural character.
  - Preserve the Domain as a community asset rather than a commercial venue-centric environment.
- Focused Enhancements:
  - Keep developments within the scope of the Domain's limitations, focusing on enhancing current facilities rather than extensive new projects.
  - Explore opportunities to improve family-oriented and recreational activities inspired by successful examples internationally.

### Future Planning and Priorities

- Ensure that plans align with the Domain's purpose as a reserve while adapting to future recreational and environmental needs.
- Address infrastructure challenges, such as improving road safety and managing congestion.
- Balance the Domain's role as a natural retreat with its function as a venue for sporting and community events.

Is there anything else you'd like us to consider when developing the new Reserve Management Plan and Masterplan?

### Long-term, strategic and enabling plan

- Take a long-term position on planning for the growth and development of rowing at Lake Karāpiro to both support the development of sport of rowing but also social, economic and cultural wellbeing of the people of Waipā, the wider District, the wider North Island and as a national/international rowing venue.
- The reserve management plan should be an enabling plan to allow for the transition to non-motorised watersports venue as Council develops further facilities for motorised water sports.
- Think strategically how it can enable a change in whole management regime for Lake Karāpiro and Lake Karāpiro Domain, to enable greater usage of the Lake Karāpiro through permanent on water facilities to promote better all year-round training and racing upon Lake Karāpiro without the arduous and costly requirements to remove rowing courses from the lake.

### Environmental and Cultural Priorities

- Preservation of Natural Beauty:
  - Focus on protecting the lake's natural environment and maintaining its rural character.
  - Avoid large-scale commercial developments, such as motels, to minimize environmental impacts like increased traffic, light and noise pollution, and waste management challenges.
- Cultural and Historical Significance:
  - Incorporate visible stories about the lake, its history, and the region's heritage into the development.
  - Highlight the cultural importance of the domain to local iwi through educational programs and conservation efforts.
- Environmental Sustainability:
  - Prioritize the health of the Waikato River and address invasive species like clams.
  - Create eco-friendly zones and accommodations that align with the natural environment, such as lodges, chalets, and enhanced camping facilities.

### Accessibility and Infrastructure

- Improved Access:
  - Ensure safe pedestrian and cycle access from SH1 and Cambridge to the lake, reducing reliance on shared vehicle roads.
  - Establish a second public boat ramp (e.g., at Waipuke Park) to alleviate congestion and improve access for casual users during events.
  - Whilst parking can be a problem for large events, park and bus situations have been used successfully in the past. Encourage further use of Taumatawiwi Reserve.
- Infrastructure Enhancements:
  - Address parking challenges during events and ensure facilities like rubbish bins and signage are sufficient.
  - Improve internet capacity to handle high demand during large events.
  - Introduce speed bumps near playgrounds for safety and enhance the signage around the domain for clarity.

**Governance and Transparency**

- Conflict of Interest:
  - Address concerns regarding conflicts of interest in the management structure, including third-party leaseholders with council affiliations.
  - Ensure full transparency in governance, including consistent lease agreements and equitable terms for all stakeholders.
- Community Involvement:
  - Engage local residents in decision-making processes and consult neighbours about opportunities to contribute to accommodation solutions.
  - Increase accountability in adhering to management plans, such as limiting the number and duration of events as outlined in existing agreements.

**Recreational and Community Use**

- Balance Events with Local Use:
  - Limit the number and scale of events to ensure the domain remains accessible for casual users and locals during peak times.
  - Consider community-focused recreational activities like beach sports or other low-impact uses of the sandpits.
- Enhanced Facilities:
  - Support family-friendly spaces, such as improved playgrounds, and incorporate features like educational programs.
  - Explore additional activities and opportunities for residents, including better utilization of facilities.
  - Have high service levels for operational management and maintenance.

**Commercial Development Concerns**

- Avoid Large-Scale Commercialization:
  - Strong opposition to motel developments due to potential adverse effects on the environment, community character, and existing accommodation providers.
  - Encourage off-site accommodation developments or partnerships with local residents for smaller-scale solutions.
- Sustainability Focus:
  - Any future accommodations should be eco-friendly and low-impact, avoiding unnecessary commercialization that could undermine the domain's natural and community-centric identity.

**Accountability in Management Plans**

- Adherence to Existing Plans:
  - Ensure rules within the management plan are followed, such as limits on event frequency and duration.
  - Incorporate annual reviews of compliance with the management plan to maintain its integrity and purpose.
- Direct Council Oversight:
  - Consider returning the management of the domain to council control to prioritize community needs and ensure the domain remains a public asset.

### **Engagement**

- Waikato Regional Council should be involved in the process, considering the many ways the Karāpiro Lake Domain supports Lake Karāprio as a major water sports destination.

## ATTACHMENTS

### Attachment 1: Responses from survey forms

What long term outcomes do you think are important for Karāpiro Lake Domain?

- Keeping the Domain accessible for all similarly for all watersport activities for all sectors of the community, families, competitors and high performance.
- That the supporting infrastructure is maintained and enhanced to meet changing needs and expectations continue to support environmental and sustainability measures.
- As the demand for space increases, this places greater importance of space in the reserve itself.
- Karapiro is already well known as a rowing venue, so we certainly need to make sure that the lake and its facilities meet the needs of this community equally it's important that we maintain ecological integrity.
- The long-term outcomes for Karāpiro Lake Domain should focus on preserving its natural beauty and cultural significance, while fostering a balance between recreational use, environmental protection, and community well-being. If well managed, Karāpiro could continue to serve as an important resource for both the local community and visitors for decades to come.
- To maintain the balance between the needs of various established and casual lake users, community groups, waipa and local residents while also carefully ensuring the natural environment which makes the area so culturally significant is thoughtfully sustained and enhanced. Currently I am of the understanding that rule regarding number of long events ie over 8 days is not being adhered to so this is of concern. To meet these needs within budget is also crucial.
- The Karapiro facility remains available to all potential users, firstly local residents and ratepayers, secondly for sporting bodies who require the lake or domain facilities for events which benefit the community as a whole.
- Retain the large amount of grassed area that it currently has. Karapiro Reserve has obtained a wonderful reputation , both Nationally and Internationally for it's open spaces that are available for many activities, and parking areas when necessary. The combination of the mature trees and open spaces makes Karapiro the envy of many areas in New Zealand and probably the best in Australasia. This is in line with your stated Policy R.C. 10 - "To promote the ongoing development of Karāpiro Lake Domain as a venue for regional, national and international events and outdoor pursuits"
- That as stated in the Current and Historic Issues (2.7.a) - "That any such activity remains secondary to the underlying purpose of the reserve" The existing belief that the water based activities are the prime reason that people come to Karapiro - either organised or not, should be retained.
- While growth is important, we can't have growth without a forward thinking (projections for the next 15-30 years) of the infrastructure. Our roads are busier and unsafe and if we continue to grow our business and population in the area, we first need the infrastructure to be in place (not just in time because that is too late) save injury and lives by providing the community with safe roads, proper infrastructure in the area that will suit the needs of all.
- Minimal noise impact on surrounding residential occupants
- Sustainability - both environmental and commercial.
- "I think it needs to remain available and free to all activities, not restricted to just a few. We should all be able to share, unfortunately the rowing club etc clearly wants that end of the lake to itself"
- Make it very accessible to members of the public,
- Make sure weeds are kept out of the water,
- Have plenty of toilets available for members of the public,
- Have plenty of parking spaces available for people.

- To keep its scenic character and not to have more buildings built on it.
- I would like to see the natural beauty of the reserve and in particular the lake front preserved and enhanced, while facilitating the water-born sporting activities. I do not support additional buildings or additional commercial activity on the reserve except for minor additions to assist the sporting use of the lake. The lake shore, grassed areas, trees, natural planting should be preserved for all New Zealanders as well as tourists. The Domain should not be developed to provide for events not related to the lake water or the other natural features.
- To keep the day-to-day management of the lake as it is.
- Long term - to MAINTAIN a level of activity in the event arena - to create enjoyment and entertainment for the public.
- Maintain the balance between providing a sporting facility of international standard and preserving the quiet rural look and feel. Providing more opportunity for active recreation for all in the Waipa district.
- To run to a budget - current blowouts seem excessive. To restrict the number of events, in particular concurrent events at the Domain, as it is being run too hard. There are obvious maintenance and upkeep issues with the buildings and to continue to run them so hard will have a long term detrimental effect on future use.
- Equally as important is to mitigate the gold clam infestation that could have a long term negative effect on water use - to continue to have so many water based events in a calendar year just increases the likelihood of spread and education whilst helpful has its limitations.
- I would like to see the Lake become a motor boat free zone (outside of rowing event and coaching boats) from the power lines north of the rowing course to the dam. I'd then like to see more picnic and social spaces created for day trippers to visit the lake and use non-powered water craft. It would be nice to see food trucks and entertainment on a Friday night through the summer to encourage people to the lake.
- Ensure Karapiro Community ( who share the area) have quiet enjoyment of their environment ( avoid win lose effect). ( not just next door neighbours as effects are as wide a 2 km away)

#### What activities would you like to see the new Reserve Mangement Plan enable or restrict?

- Commercial activity - clarification and consideration about what this could mean an entail.
- The focus would potentially be more "land based" than water based . Water-based would need very careful consideration.
- Consider developing further recreational amenities like walking tracks, picnic areas, boating facilities and camping grounds, making sure that they do not substantially impact or harm the local eco-system. I think it's important that the reserve management plan should promote a variety of low impact recreational activities like walking, hiking, cycling along designated trails that wind around the lake providing opportunities for all, locals and visitors, to enjoy the natural beauty of the domain. It should encourage camping and actively promote eco-friendly or low impact accomodation options like cabins, glamping sites or small scale eco lodges that would give visitors a more immersive experience. It should also promote educational activities focused on environmental educations such as school visits, guided nature walks etc, as well as activities that celebrate the cultural heritage of the area, for example, kaitiakitanga Maori practises for land and water.
- Enable recreational activities that align with environmental sustainability and community well-being, such as water sports, walking, cycling, eco-friendly accommodation, and cultural activities. It should restrict commercialisation, particularly large-scale developments like motels, hotels, and commercial enterprises, to preserve the area's natural, cultural, and recreational values. By carefully curating these activities, the reserve can maintain its unique character while providing benefits to the community, local iwi, and visitors for generations to come.
- Ensure the use of the Don Dowlands centre doesn't restrict the use of the reserve, car parks and boat ramps etc for other users.

- Enable on leash dog walking within restricted times. Eg early morning, late evening particularly for local residents.
- The planning and number of booking of events fall within the current Management Plan with less emphasis on booking multiple events/zones which clash or compromise other parties.
- I also strongly feel that the Lake should be more accessible to the public and Lake users by booking say 1 weekend a month when public access only is available, ie no booked events, eg. Rowing/Canoing/Wakarama/WakeBoarding.
- I understand that bookings exceeded the current KDMP criteria, yet overspent its budget? This does question the management of both the bookings and facilities as higher usage should equate to higher returns?
- Provide safe demarcation for pedestrians visiting the domain by construction pedestrian access from all three access roads off Maungatautari Road/ combined footpath/cycleway.
- The Plan is supposed to "minimise traffic effects on Maungatautari /Road, yet a crazy contra-flow traffic management plan utilized during Rowing events which sees supporting vans travel against the regular traffic flow on the footpath to park in the grassed area adjacent to the dam! Whats wrong with the flat grassed areas available to the east off a formed Gate 3 access road?
- I would like to see more National and International events promoted to the Reserve, whether water based or not. The area has a spectator viewing embankment second to none for water sports, and several areas of smooth grass on which any number of events or programmes can be completed.
- Whilst parking can be a problem for large events, park and bus situations have been used successfully in the past. Further use of Taumatawiwi Reserve should be encouraged.
- Good to have tourist options but again, we first need the ingredients to facilitate this. As is, infrastructure in the area is under par.
- Excessive noise control.
- No need to restrict, if there's a legitimate event on then they should have priority but when they're not in the middle of an event it should be open to everyone
- There has to be enforcement of making sure boats have a fair gap apart from each other, Some years ago when I was there one or two boat owners were being idiots and were going too fast on the lake a speed restriction should be enforced for everyone's safety
- To keep all on water activities giving them priority over other events held on the Reserve.
- I support the sporting activities that use the lake. Otherwise, priority should be given to those who walk, run, picnic, or outdoor play. Existing facilities can be used in a limited way for weddings, and other events, but these need to be limited in number and be secondary to the water sports and outdoor recreational use of the Domain.
- I am concerned at the increased use of the Maungatautari road as an extension of the domain. The current events held on the road are well supervised, but if these events were to grow with an increased number of participants, I feel there would have to be a greater number of conditions applied for participant safety. The mixing of bikes in vehicles on the road is a Safety concern. The Maungatautari road is not an event centre!
- Management of the lake and the domain does not only concern council controlled properties. I would like to see the review widened to include a review of building restrictions on neighbouring properties with a view to easing these so neighbours could provide accommodation rather than having the council get involved in becoming a hotel/ motel owner operator.
- This year 2024 at the Dragon Boat waka Ama festival - the constant noise level of the drums was very distressing.
- Accessibility-Utilising more bike paths and pedestrian friendly walking tracks, as well as accessible playground equipment.

- As per the current management plan, sports events should be the priority, and community use also considered. The centre was supposed to be used to bolster sports events, not to be prioritised for use over sports events. The number of events running concurrently, with something in the Centre, or on the grounds at the same time as something else in the Domain seems too extreme and detrimental both to each event and the future maintenance of the Reserve. With so many events on, it limits the use of the Domain for casual recreational use, which is surely the underlying purpose of a Reserve.
- Restrict powered water craft
- Activities that effect the Karapiro Community quiet enjoyment need to be heavily restricted - noise levels and duration, and hours/curfews. ( eg PA systems, music, excessive lake noise like hydroplanes.
- Restrict number of non recreational evening events - A WDC owned venue with a recreational focus should not be the 21st, wedding, and party venue of choice - that is not its purpose and the effect on the local community are substantial. Considering the recreational events already have a substantial negative effect.

Would you like to see any changes to the current accommodation on offer at Karāpiro Lake Domain? If yes, please outline your suggested changes and reasons for your suggestions.

- That the option for a 3-3.5-star accommodation option be further investigated, looking at least a 50 room proposition, to be viable, to achieve optimal return, and another level of affordable accommodation to complement existing offerings. However, the location of this facility, must not have priority over the core function of the reserve and its users, nor should it have a detrimental impact on the environment or landscape and appeal. Careful consideration would need to be given regarding location, and the impacts on the amenity on existing function. i.e. parking and access for example. The accommodation could support Don Rowlands Centre and other venues that can be hired and it could support other developing tourism, both on and off the lake i.e. cycling. Notwithstanding, it could help retain stays in the region for longer - and the associated so too, spend. This would need to be weighed up alongside the expanding accommodation offerings that are coming into Cambridge too and the role Karapiro Domain has. It the focus for Karapiro Domain as the venue provider.? Sympathetic partner/s would be the ideal solution, with aligned values & objectives. Preferably with either the expertise or similar in the management and marketing of such a facility outside of the high season usage (Nov - Mar (early April) as the annual occupancy and revenue per available room will be key. The right mix of room type and configuration would be critical.
- The Rob Waddell Lodge provides a unique and affordable offering that complements the camping offer. From the outside, it would be great to retain this, and if so be upgraded, to better serve its users and to ensure it meets expectations and user and market expectations.
- Consider enhancements to powered sites (hard pads?)
- A survey of past users to understand areas of enhancement.
- An understanding of utilisation, occupancy and rate would add value to the conversation and social return it provides.
- The development of a motel or another medium to large scale commercial accommodation within the domain would NOT preserve its rural and natural ambiance. Focusing instead on more eco-friendly and low impact options would maintain the domain as a calm retreat and avoid the urbanisation and the overdevelopment that would tarnish its appeal. Instead of a motel, I think that the domain should encourage sustainable, small scale infrastructure like for example, expanding existing camping sites, eco lodges, glamping sites, chalets etc, so all types of accommodation that would make for a comfortable experience while respecting the surrounding environment. If we prioritise low impact accommodations, then we can boast of a destination that truly prioritises nature, community and cultural integrity over bigger scale commercial developments like motels.
- Yes, I would suggest some changes to the current accommodation offerings at Karāpiro Lake Domain, but with the focus on maintaining the character of the area—keeping it natural, low-impact, and consistent with the existing lodge, chalets, and camping sites. The aim would be to enhance the accommodation options

without compromising the serene, rural, and ecological qualities that make the domain special. These changes would preserve the character of Karāpiro Lake Domain by focusing on sustainability, eco-tourism, and minimal environmental impact, while improving the overall experience for visitors. The key is to provide diverse, low-impact options for accommodation that allow guests to connect with the environment without compromising the area's tranquility and natural beauty. By restricting motel-style developments and their associated parking infrastructure, Karāpiro Lake Domain can remain a peaceful and ecologically sensitive area, preserving its natural beauty and community character. Traffic management that focuses on low-impact, sustainable travel options would allow for increased visitation without the negative consequences of overcrowded roads or large parking lots.

- No, I do not believe it is necessary. Rarely is the whole domain campsite fully booked (only in peak season is the lower lawn area used). There is plenty of B&B type accommodation in the local area and Also a new boutique group accommodation venue has just opened on Ariki st. A big Part of the issue with accommodation has been ongoing dam closures over the past 3 years making accommodation immediately across the dam and along SH1 inaccessible especially with no pedestrian access even at weekends! With the 3rd turbine to be complete in august 2025 this will be resolved.
- I understand that Waipa District Council propose to construct a Motel complex to cater for participants and supporters of booked events. I object to this proposal as the current facilities appear under-utilized with the existing facilities often vacant.
- It would be interesting to know current occupancy percentages as the Domain facility appears very empty compared to other campground/cabin facilities owned by Councils around the Country?
- If the KDMP limits the number of events held annually, how commercially viable would this proposed Motel be and is this a "wishlist" of the current managers to enhance their contract?
- From my understanding speaking with other user groups, the current facilities are poorly managed with no rubbish facilities provided and groups requested to collect and remove their own rubbish from the domain, often from on-site vendors? This contravenes the rubbish disposal policies and obligations of GL Ltd.
- Great to have accommodation options but with the dam always closed, and the motorway congestion we need better infrastructure in the area to support this.
- No change x 2
- No issue
- You are doing a good job on this
- I do not support additional lodge or rental accommodation because it would detract from the aesthetic and open space feel to the Domain.
- An upgrade or renovation of the current accommodation units is timely. However, I do realise this would come at a cost. Development of the area between the domains administration building and the present lodge could be a future development worth considering. I would not be in favour of further lodge developments with buildings being owned by individual rowing clubs as one sees on Mount Ruapehu. This type of development would destroy the ambience of the lake and domain.
- Personally a Motel would be a good addition but equally add more chalets and huts to existing accommodation
- No, I don't believe you can add more without drastically changing the look and feel of the domain or impacting the amount of space available for regattas, in turn affecting the capability of the domain as a sporting venue of international standard.
- Upgrading the Lodge would be helpful I think, as it is cold and worn out, although the layout is useful to sports teams and family events so should be maintained. However I most definitely OPPOSE building an added motel. (It seems disingenuous not to have highlighted the fact this process has been asked to look at that opportunity). Carparking and space during events is at a premium, the infrastructure of the Domain would be unlikely to handle all the extra people, the road would become too busy and most of all, it is a Reserve and should be considered a Reserve first and foremost, for the enjoyment of the community and sports

events as a priority. To consume recreational space on the Domain for a motel would defeat the underlying purpose of a Reserve. I also understand that the Lodge was not approved by the community when it was first moved on there.

- Yes some higher quality accommodation is always going to be needed. Make it 4 star and large !
- No medium/large scale motel development should be allowed as that would lead to increased traffic, waste management issues and environmental degradation. We should focus on low impact small scale accommodation which has a much smaller environmental impact. We should focus on things such as shuttle services for example or eve temporary event facilities to solve infrastructure short comings during major events. A motel development would not be appropriate for Karapiro lake domain because it would seriously compromise the environmental integrity of the area and go against the community-centered ethos that the reserve is meant to maintain.

#### How else would you like to see Karāpiro Lake Domain developed and what do you see as priorities?

- Think about how we might better serve the river and Lake Karapiro and our future generations from an environmental, social and cultural perspective
- Prioritise creating spaces for local communities and visitors to connect with nature by focusing on activities such as walking, cycling, boating and camping alongside educational programs focused on conservation and the cultural significance of the area as the domain is of great significance to local Maori iwi.
- By addressing these priorities, Karāpiro Lake Domain can be better managed in a way that balances financial responsibility, community interests, environmental sustainability, and accountability:
  - o It's essential that transparent governance and community involvement be central to the future of the domain to ensure that it remains a valuable and sustainable asset for generations to come.
  - o Ensure that any decisions made regarding the domain are objective, transparent, and free from political influence.
  - o This structure could also improve trust within the community and with external stakeholders.
  - o Prioritise cost-saving initiatives that do not compromise the quality or sustainability of services provided by the domain.
  - o Introduce a dedicated financial oversight committee (perhaps including community representatives, independent experts, and council members) to ensure financial transparency with the management company of the domain.
  - o Regular budget reviews should be held with a focus on preventing unnecessary or unchecked spending.
  - o Ensure that community representatives have a voice in all aspects of the domain's development, including financial decisions, environmental initiatives, and recreational facilities. Increase communication with the public through a variety of channels, ensuring that stakeholders are well-informed and able to provide input on important decisions.
  - o Establish an independent mangement company to remove any political influence and increase transparency Implement strict budget controls, introduce a financial oversight committee, and seek cost-saving opportunities without compromising quality.
  - o Strengthen reporting mechanisms and ensure adherence to the management plan. A number of polices and rules under the current management plan are not being adhered to and are in breach.
  - o Actively involve the local community in decision-making and ensure clear, open communication channels.
  - o By addressing these priorities, Karāpiro Lake Domain can be better managed in a way that balances financial responsibility, community interests, environmental sustainability, and accountability. It's essential that transparent governance and community involvement be central to the future of the domain to ensure that it remains a valuable and sustainable asset for generations to come.

- Priorities would include preserving the natural environment and minimising noise and light pollution. Currently during events large illuminated signs are not switched off at night. During events at (Don Rowland particularly) there is often some individuals driving recklessly along Maungatautari rd necessitating calls to police. Ongoing maintenance of the existing building and infrastructure is required and Also provision of adequate rubbish bins and disposal. Development of more seating / picnic tables etc would be useful.
- A high priority for the future of the Domain and execution of management plans is question of "Conflict of Interest" which arises from the current 20 year old revolving contract held by GL Events Ltd and the shareholder holding the Deputy Mayor role. What influence would a party holding such office have on the future of the Domain and management of these facilities? The question needs to be asked on the impartiality of this role?
- My priorities for the Karapiro Lake Domain is for Waipa District Council to recognise fully the natural amphitheater that is available for large water sport activities in particular, and develop the area with this in mind.
- In conjunction with a new boat ramp at Waipuke Park, and when necessary, further restrict the public from the use of the Domain, giving priority to water based activities while developing Waipuke as a popular alternative.
- More family and tourist activities.
- Better playgrounds x 2
- Better event control to prevent cat burnouts at gate 2.
- The karapiro boat ramp is the only decent boat ramp on the lake for ski/wake boats however it's unavailable most of the time (even when no events are on). It feels like all the families are being pushed down the lake away from the domain to keep a few happy. The congestion for skiers and wakeboarders during a summer weekend can be incredibly dangerous. If there's no racing on in the domain it needs to be available for everyone else
- Safety is a main concern, Making it safe for everyone can be a challenge, Having some people on duty on big events to keep idiots away is very helpful
- Do not want to see more accomodation built in the Reserve and certainly not funded by council, as the Council is over loaded in debt already.
- The only thing I would like to see developed further are walking paths.
- The Karapiro lake Domain is what it is! It can't be all things to all people. Those people wishing to hire the venue need to realise its limitations. I don't think the council should include or consider any further developments of the site, other than development of the camping ground, and only hold events on the domain which the domain can handle.
- I think that the Lake weed and the Clam issues are paramount to be manged better than they are now. Some of the income should be filtered to these issues.
- Number one priorities would be extending the cycle path south but also providing pedestrian/bike friendly access across or alongside the Karapiro dam. Currently families with small children are stranded in the village.
- We are very light on accessible playground equipment within the Waipa district, as a parent of a disabled child I have to travel to Hamilton for playground equipment that my child can use easily to play alongside her peers. It would be fantastic to see some of the accessible playground equipment from the Magical Bridge Playground in the domain.
- To maintain or improve it as one of the last stunning campground facilities in the country should be a priority. With campervan and tent ownership on the rise, the need for such facilities is growing annually. Many of the North Island campgrounds have been reduced in size or sold out, so there is an opportunity to be a destination campground.

- A priority needs to be to put a cap on the number of events at the Domain to ensure its longevity, to adhere to/match the current plan in limiting the number of multi-day events, creating some space for the community to simply enjoy the Reserve rather than there be several events on at once for most weekends of the summer, and to adhere to the wishes of community in the current plan in prioritising sport and recreation, with the use of the Centre only permitted if it does not interfere with the successful staging or needs of that sports events.
- As per my first answer make the domain more Custer friendly with space for picnics and entertainment. We experienced this type of lake activity in Canada and it was outstanding. People came to swim, bbq, socialise and be entertained
- There is a real risk that a previously relaxed domain becomes a commercial hyped venue centric environment - Gold Coast and Honolulu style. This will change the very nature of this community asset.

Is there anything else you'd like us to consider when developing the new Reserve Management Plan and Masterplan?

- More visible stories about the Lake, the region and the history.
- Educational.
- Continue investment in the relationships between Iwi and all stakeholders.
- The health of the Waikato River for our future generations.
- Accessibility from the SH1 side of the River, pedestrian /cycle as a minimum.
- A small boat ramp facility at Karapiro Village
- What other facilities would help minimise the spread of clams or any other invasive species.
- Karapiro lake domain should focus on preserving its natural beauty and cultural significance managing a balance between its recreational use, the protection of the environment and the wellbeing of the community. If the domain is to maintain its natural and community focus character, then it's vital that we are also clear about what type of infrastructure is right for the area and in this context, a motel would NOT be appropriate. Without a motel local businesses, not just cafes and shops but also smaller guest houses would principally benefit from visiting tourists, which makes for a more community centred approach to tourism development: the area keeps its local character and avoids the commercialisation that comes with large scale developments. The "NO MOTEL" position would also prevent over crowding and reduce the environmental footprint that usually goes hand in hand with such facilities. The construction of a motel would change the domain's rural character and certainly create new issues such as increased traffic in both residential and environmentally-sensitive areas, waste management issues and other environmental impacts.
- To ensure sustainability, community focus, and environmental protection, while keeping the Domain a peaceful and accessible space for all.
  - o No Commercialisation: Keep the Domain free from commercial developments like motels. Focus on low-impact recreational and community use.
  - o Eco-Friendly Accommodation: Expand accommodation options like lodges, chalets, and camping sites that align with the natural environment, ensuring sustainability and minimal impact.
  - o Environmental & Cultural Protection: Protect sensitive ecological areas and cultural sites. Create conservation zones and incorporate education on local heritage.
  - o Community Involvement: Engage local residents in decision-making and ensure they have easy, regular access to the domain.
  - o Balance Events with Local Enjoyment: Limit the number of large events during the summer so that the local community can still enjoy the lake, without events taking up all the prime times.

- In regards to increased accomodation I believe this could cause issues such as increased noise and light pollution, increased traffic, it would also negatively affect those who provide established accomodation services. Also with the lake very busy with events almost (if not every weekend) in the warmer months large scale motel type accommodation could mean less enjoyment of the lake during the week for local waipa residents. Thought also needs to be given to parking as this is already at capacity during big events with the loss of the off leash dog areas during this time.
- Also need to consider adequate facilities to allow for sufficient internet coverage. Despite good broadband our internet is severely compromised during big events because of the sheer volume of people going online. Increased data does not help as it's due to the amount allocated to the area itself. This needs to be investigated and solutions found.
- Another issue with increased accomodation which is not self catering eg a motel, is that there is limited food available on site. The current cafe supplies breakfast and lunch only. I'm concerned there would be a flow on effect of then needing a restaurant and therefore more light noise and traffic, parking etc!
- More consideration for local residents and access for casual users, particularly those utilizing the Governments initiative to provide pedestrian and cycle access from Cambridge to Lake Karapiro only to discover there is no pedestrian access to this "World Class Facility" and they must share the Domain access road with vehicles! Obviously those who defend this unsafe practice drive to these facilities and it is up to pedestrians to avoid their vehicles?
- Pursue with urgency the establishment of a second public boat access ramp, and enhance the area at Waipuke Park. This new boat ramp is essential for the boating public and water sports enthusiasts to be able to access the lake when large water based events are taking part. The number of these events are only going to grow as Karapiro's reputation increases and should help to reduce the sometime animosity between the casual boating public and the event organisers, when access at the main ramp is denied. As the Karapiro Manager for Waipa Council between 1997 and 2003 and lakeside resident for over 50 years, I have seen this play out on many occasions. The lake water zones should have more emphasis put on them as boundary lines, and new highly visible signage erected on the banks for those boat users.
- Speed bumps around the playground area on Hydro/Ariki street
- Be aware of certain groups with elitist mindsets only in it for themselves
- I believe you are doing a great job thank you for the hard work that you do for our community.
- On large events the place fully utilises the car parking areas so do not think there is further room for buildings. Accomodation should be provided by private investors off site if there is a return on it.
- Signposting in the Domain could be improved. Many people seek to enter via the first gate by vehicle and discover the gate is locked.
- I would like to see the council talk with neighbours to see how they could be involved in providing additional accommodation at the lake; this could save council considerable amount of money and the bother of having to develop further lodge type accommodation which I'm not in favour of.
- Full transparency - no conflict of interest with Management of Domain and personal positions within the Council
- How to better utilise the sandpits to host more sports (beach football etc)
- Consistency of lease holder arrangements on the Domain - there are several parties using facilities or areas or buildings on the Domain and most of their leases have different terms and conditions, which seems at odds with complying with the Reserves Act, the management plan, and the objective of prioritising recreational use.
- Additionally, several clauses in the current management plan have not, and are not being adhered to, e.g. No more than 5 events in a calendar year of more than 3 days duration; in 23/24 there were 8, and in 24/25 there will be 10. Furthermore, there is a clause stating no single event should be more than 10 days, and this has also been broken.

- Therefore, in developing the new management plan, there perhaps needs to be more prescriptive or stringent accountability from council in ensuring it is followed, (reviewed against annually perhaps?) otherwise it makes the consultation process for a new management plan seem token. Additionally, it would appear a huge conflict of interest that the management leaseholder on a council property, is also on council and this should be addressed in the Masterplan.
- Why do we have a 3rd party running a council asset what should benefit the whole community. I'd like to see the domain return to council control and its remit expanded to include more of the communities needs.

## Attachment 2 Emailed submissions

Full submissions from:

- Auckland Rowing Association
- Cambridge Yacht and Motorboat Club
- Canoe Racing NZ
- Karāpiro Rowing Incorporated
- Rowing NZ
- Schick Civil Waikato Rowing Club
- Murray Osmond

## Attachment 3 KRI Master Plan