

ATTACHMENTS

Ordinary Taupō Reserves & Roding Committee Meeting

22 August 2023

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**TAUPŌ DISTRICT COUNCIL
MINUTES OF THE ORDINARY TAUPŌ RESERVES & ROADING COMMITTEE MEETING
HELD AT THE COUNCIL CHAMBER, 107 HEUHEU STREET, TAUPŌ
ON TUESDAY, 4 JULY 2023 AT 1.00PM**

PRESENT: Cr John Williamson (in the Chair), Cr Duncan Campbell, Cr Anna Park, Mr Te Moananui Rameka, Cr Christine Rankin, Cr Rachel Shepherd, Cr Kevin Taylor, Mayor David Trewavas, Cr Yvonne Westerman

IN ATTENDANCE: Chief Executive (J Gardyne), General Manager Operations and Delivery (A Moraes), General Manager People and Customer (L O'Brien), Team Leader Communications (D Beck), Acting Infrastructure Manager (G Hadley), Parks Manager – Open Space (A Moor), Governance Quality Manager (S James), Committee Advisor (N Turnbull), Senior Committee Advisor (K Watts)

MEDIA AND PUBLIC: Mr Rakeipoho Taiaroa, Taupō Moana Holdings Ltd

1 KARAKIA

Mr Te Moananui Rameka introduced himself to the Committee and recited an opening karakia.

2 WHAKAPĀHA | APOLOGIES

TRARC202307/01 RESOLUTION

Moved: Cr Anna Park

Seconded: Cr Christine Rankin

That the apology received from Cr Kylie Leonard be accepted.

CARRIED

3 NGĀ WHAKAPĀNGA TUKITUKI | CONFLICTS OF INTEREST

Cr Rachel Shepherd declared a conflict for item 5.4 Taupō Timebank on County Avenue Reserve – New Lease and abstained from voting on it. Members were comfortable for her to remain at the table during this item given that it was on the public agenda.

4 WHAKAMANATANGA O NGĀ MENETI | CONFIRMATION OF MINUTES

4.1 ORDINARY TAUPŌ RESERVES & ROADING COMMITTEE MEETING - 2 MAY 2023

TRARC202307/02 RESOLUTION

Moved: Cr Kevin Taylor

Seconded: Cr Rachel Shepherd

That the minutes of the Taupō Reserves & Roding Committee meeting held on Tuesday 2 May 2023 be confirmed as a true and correct record.

CARRIED

5 NGĀ KAUPAPA HERE ME NGĀ WHAKATAUNGA | POLICY AND DECISION MAKING

5.1 HOLE IN ONE ON TAUPŌ LAKEFRONT RESERVE - NEW LEASE

The Parks Manager – Open Space corrected the recommendation wording from a rights of renewal to rights of refusal and confirmed that Taupō Moana Group Holdings Limited had been informed of this. He clarified

Ordinary Taupō Reserves & Roding Committee Meeting Minutes

4 July 2023

that a renewal was a carrying over of the lease whereas a refusal was the right to enter into a negotiation. It allowed for Council to negotiate any required changes to a lease that had been identified.

Members supported the lease because it reflected the amount of investment that was required for setting up the development on the lakefront. As investors, Taupō Moana Group Holdings Ltd needed certainty.

Chair Cr John Williamson invited Mr Rakeipoho Taiaroa to address the Committee. Mr Taiaroa thanked the Committee for their support and reiterated that they planned to be there for 30 years, this was an investment. They were excited about making another step towards where they wanted to be. Unfortunately the café, viewing platform, toilet and covered tee area would not be in place for the coming summer but construction should be started by John Penny around July 2024 in order to be ready for summer 2024/25.

TRARC202307/03 RESOLUTION

Moved: Cr Kevin Taylor

Seconded: Cr Anna Park

That the Taupō Reserves & Roding Committee as administering body of the Taupō Lakefront Reserve agrees to grant a new lease to Taupō Moana Group Holdings Limited for a term of 15 years with rights of refusal of ten years plus five years subject to the terms and conditions of the Tapuaeharuru Lakeshore Reserves Management Plan and the Reserves Act 1977.

CARRIED**5.2 REQUEST FOR TREE REMOVAL 149 TONGARIRO STREET, TAUPŌ**

The Parks Manager – Open Space summarised the report and clarified that the removal of the five Northern White cedar trees in front of the Spa Gate shopping precinct did not need to be brought before the Committee for approval under the current tree and vegetation policy due to their declining state of health. He clarified the following:

- A plan was still being worked out for landscaping the area once the trees were removed which would align with the recent development on Tongariro Street.
- The trees were called false cypress trees because they looked like cypress trees but were not.
- The trees could not be replanted in another location because of their proximity to the existing building. When removed, the roots would be too damaged to allow for replanting.

TRARC202307/04 RESOLUTION

Moved: Mayor David Trewavas

Seconded: Cr Yvonne Westerman

That the Taupō Reserves & Roding Committee approves the removal of the three False Cypress (*Chamaecyparis pisifera*) from the berm adjoining 149 Tongariro Street, Taupō at no cost to Taupō District Council.

CARRIED**5.3 MARKET CENTRAL ON NORTHCROFT RESERVE**

The Parks Manager – Open Space highlighted to the Committee that they had not included a first right of refusal in the recommendation on the report so that Council had more options at the end of the recommended lease term of three years.

Members were supportive of Market Central, and noted that it was well attended by both locals and visitors. It was a well-run business with a big community following and extending the term would give certainty to both Karen Cederwall from Market Central, and the regular stall holders.

The General Manager Operations and Delivery clarified that the objective of the recommendation was to align a future lease with the Reserve Management Plan (RMP) which was out of date. The recommendation allowed for time to review the RMP and subsequently look at the lease which would align with it.

Members supported Market Central continuing to operate but were mindful of following a fair process for

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others who might be interested in a licence to occupy on Northcroft Reserve. They decided to grant a new licence for three years but also include the right of first refusal at the end of the term so that Market Central would have the opportunity to negotiate, and also so that any members of the community would be able to approach Council indicating their interest in a lease or licence to occupy of Northcroft Reserve.

TRARC202307/05 RESOLUTION

Moved: Cr Rachel Shepherd
Seconded: Cr Yvonne Westerman

That the Taupō Reserves & Roding Committee as the administering body of Northcroft reserve agrees to grant a new license to Market Central Limited for a term of three (3) years with a right of first refusal at the end of the term.

CARRIED**5.4 TAUPŌ TIMEBANK ON COUNTY AVENUE RESERVE - NEW LEASE**

The Parks Manager – Open Space explained where the proposed land for lease was located behind the Venture Centre on Spa Road, Taupō.

The Acting Infrastructure Manager advised that the lease was not drawn up yet, approval of this item would allow Council to proceed with this work.

In response to a question from a member, Cr Rachel Shepherd confirmed that Taupō Timebank Charitable Trust worked with the Taupō Community Gardens based in Richmond Heights, as well as with local schools. The Taupō Timebank Charitable Trust offered lifeskills such as budgeting, preserving, and sustainability.

Members were supportive of this lease for both the kaupapa of Taupō Timebank Charitable Trust and also to bring vibrancy and security to that part of Taupō town. They decided to include a right of first refusal after the term of five years to allow momentum to build, and time for progress to be made.

TRARC202307/06 RESOLUTION

Moved: Cr Yvonne Westerman
Seconded: Cr Christine Rankin

That the Taupō Reserves and Roding Committee, as administering body of County Avenue Reserve, agrees to grant a new lease to Taupō Timebank (TTB) Charitable Trust for a term of five years with a right of first refusal.

CARRIED

Note: Cr Rachel Shepherd abstained from voting on resolution TRARC202307/06 above.

6 NGĀ KŌRERO TŪMATAITI | CONFIDENTIAL BUSINESS

Nil

The meeting closed at 1.53pm with a karakia from Te Moananui Rameka.

The minutes of this meeting were confirmed at the Ordinary Taupō Reserves & Roding Committee Meeting held on 22 August 2023.

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CHAIRPERSON

Appendix 1 – Council Tree Assessment Checklist (SR#: 2219765)

(Note: for provisions relating to notable and amenity trees and indigenous trees and vegetation within significant natural areas – refer to Taupō District Plan)

Location	8 Wall Street, Taupo (within adjacent reserve)
Tree Species	Golden totara (<i>Podocarpus totara</i> 'Aurea'), kauri (<i>Agathis australis</i>)
Girth	0.3 / 0.3 metres (estimated)
Height	10 / 11metres
Spread	8 / 5 metres
Approximate age	≥20 years (est.)
Tree Health/Condition	(1 excellent – 5 very poor) 1-2
Berm Width	N/A

1 Roadway Damage Assessment

1.1	Footpath damage	Yes/No	<u>N/A</u>
1.2	Has the footpath been replaced	Yes/No	<u>N/A</u>
1.3	Kerb & channel damaged	Yes/No	<u>N/A</u>
1.4	Road pavement damage	Yes/No	<u>N/A</u>
1.5	Buried services damaged	Yes/No	<u>N/A</u>

2 Adjoining Property Impact Assessment

2.1	What side of the property is the tree on	<u>North</u> /South/East/West	
2.2	Is the tree over shading the property in winter	<u>Yes</u> /No	(partial / minor)
2.3	Is the tree damaging the property	Yes/ <u>No</u>	
2.4	Comment on tree damage		

No damage noted. The issue raised by the customer is a concern that the trees may fall over. The service request notes that initially the customer wanted them to be topped but has since requested they be removed.

2.5	Is the tree a danger to the property if it falls	<u>Yes</u> /No	
2.6	Do the adjoining owners want the tree removed	<u>Yes</u> / No	unknown
2.7	Is the tree encroaching on power lines	Yes/ <u>No</u>	
2.8	Is the tree adversely impacting on adjoining services, e.g. footpaths, roads, underground services	Yes/ <u>No</u>	
2.9	Is there erosion potential if the tree is removed	<u>Yes</u> /No	

3 **Values and Options Assessment**

- 3.1 Does the tree have formal protection e.g. District Plan, Reserves Act, Covenant Yes/**No**
- 3.2 Has the tree historic or other significance Yes/**No**
- 3.3 Can the tree be pruned to overcome the current problem Yes/**No**
- 3.4 What is the frequency of trees on the street

N/A, the site is a stormwater reserve set back from the road.

- 3.5 Are there mature trees in private gardens, parks or street berms adjoining this site **Yes**/No
- 3.6 How significant is the tree in the local landscape

The trees have moderate to high significance with the immediate surrounds being relatively tall specimens in a prominent location at the top of a ridgeline. They have a large viewing catchment including large portions of the reserve and numerous nearby private properties.

4 **Proposed Action**

- 4.1 What species of tree is a suitable replacement?

N/A

- 4.2 Do you recommend the removal of the tree Yes/**No**
- 4.3 Do you recommend the replacement of the tree ~~Yes~~/**No** N/A
- 4.4 Can work be safely completed near power lines or is Power Authority Consent required **Yes**/No (Authority not required)
- 4.5 General comment:

The trees are healthy, well-formed specimens growing in a prominent location on the ridgeline overlooking a stormwater gully. They are likely to be playing a positive role in ground stability as well as helping to attenuate stormwater flow and promote water quality.

The growing location is very overgrown and difficult to access and the trees have climbing jasmine growing all around them and into the lower canopies. Accordingly, a full assessment of the ground conditions around the trees and the trees' structure was not possible. However there were no indication of any significant issue with either tree, both being upright growing specimens with full lush crowns. No arboricultural justification to remove the trees was noted and they are suitable for long term retention.

Topping the trees would not provide any benefit to tree stability. On the contrary, topping is likely to encourage decay in their stems and main branches and lead to the growth of weakly attached new shoots at heightened risk of damage during storms.

It should also be noted that the trees appear to have suffered no ill-effects during cyclone Gabrielle, despite other trees having blown over in this area of the reserve.

- 4.6 Photos taken? (attach photos) Yes (see below)

Parks Officer Name Adrian Lamont Date 19/3/23



GREAT LAKE TAUPŌ
Taupō District Council


<p>Location.</p>

<p>The subject trees viewed from with the stormwater reserve (kauri on left, totara on right).</p>



View from under the kauri, with jasmine over lower crown.



Golden totara.

26th March 2023

Dear Julia,

I am writing to you regarding the arborist report that was completed regarding two trees on Council land adjoining our property. The trees in question are a native Kauri and a Golden Totara. We recently enlisted the services of a reputable surveying company to establish the exact boundary lines of our property and having received their report, both trees are within 500mm of our boundary.

While your arborist, Adrian Lamont, has claimed that there is no arboriculture justification to remove the trees, that they are suitable for long term retention and no immediate work was necessary, we note that he has also said that the trees are a danger to our property if they do fall. As observed the growing location is very overgrown with the trees have climbing jasmine around them and growing into the lower canopies. We note that there has been no assessment of the ground conditions around the trees and the tree structure as this was not possible.

Jasmine is an invasive species. It is a rapidly growing climber and can reach even the highest established trees, smothering and eventually killing them. New Zealand is also experiencing increasingly violent weather events creating additional concern. As the adjoining property owners, these issues present a real risk to our home if these large native trees do fall.

In addition to the above risks, the trees are a nuisance. As a land owner we have the right to ordinary use and enjoyment of our land. The trees block significant afternoon sunlight and interfere with the enjoyment of our property. This will only get worse as the trees grow. A native Kauri reaches over 50 metres' tall and roots extending up to 30metres. A Golden Totara can grow up to 10metres' tall with up to a 3 metre spread. These are not trees suitable for urban living and no consideration was given to minimise the impact that these trees would have on the surrounding properties.

Under policy 1.5, in the Taupo District Council Tree and Vegetation Policy dated 24th June 2014, planting on council land including parks, reserves, foreshore reserves and gullies will be designed so that in maturity they do not impact significantly on adjoining properties such as obstruction of views, leaf debris and shade. New large growing species will be located a minimum of 5 metres away from an adjoining property unless an agreement has been reached.

Council policy recognises that large trees, proximate to residential properties present a risk and a nuisance. In the above respects, we request that the Council remove the trees and mitigate the potential for damage and continuing nuisance. We are asking the Council to take a reasonable and risk averse position and remove them. Removal would be consistent with the tree and vegetation policy and attending to this sooner rather than later would also mitigate longer term costs such as attending to overhanging vegetation that we understand the Council would be responsible for.

Should you have any further questions, please do not hesitate to contact myself or [REDACTED].

Kind regards

[REDACTED]

8 Wall Street

Waipahihi, Taupo 3330

Attachment 1 – License area



Figure 1 - Outdoor Amusements Limited Licence area outlined and shaded in pink

Attachment 1 – Taupō Mini Golf Lease area



Figure 1 - Taupo Mini Golf Lease area outlined and shaded in pink