

ATTACHMENTS

Ordinary Taupō Reserves and Roding Committee Meeting

21 May 2024

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**TAUPŌ DISTRICT COUNCIL
MINUTES OF THE ORDINARY TAUPŌ RESERVES AND ROADING COMMITTEE MEETING
HELD AT THE COUNCIL CHAMBER, 107 TE HEUHEU STREET, TAUPŌ
ON TUESDAY, 19 MARCH 2024 AT 1.00PM**

PRESENT: Cr Yvonne Westerman (in the Chair), Cr Duncan Campbell (Via Microsoft Teams), Cr Kylie Leonard, Cr Anna Park, Cr Christine Rankin, Cr Rachel Shepherd, Cr Kevin Taylor, Cr John Williamson (Via Microsoft Teams)

IN ATTENDANCE: General Manager Strategy and Environment (W Zander), General Manager Operations and Delivery (T Hale), Infrastructure Manager (R Stokes), Parks Operations Manager – Taupō (A Moor), Governance Quality Manager (S James), Executive Assistant (M Niva), Parks Advisor – Planning and Operation (B Vi), Committee Advisor (N Turnbull)

MEDIA AND PUBLIC: Four Taupō Art in the Park representatives

Notes: (i) Cr Kevin Taylor opening the meeting with a Karakia

(ii) Items were considered in the following order: 1, 2, 3, 4.1, 5.2, 5.1, 5.3

1 KARAKIA

2 WHAKAPĀHA | APOLOGIES

TRARC202403/01 RESOLUTION

Moved: Cr Christine Rankin

Seconded: Cr Rachel Shepherd

That the apologies received from Mayor David Trewavas and Mr Te Moananui Rameka be accepted.

CARRIED

Note: All members present at the Taupō Reserves and Roding Committee meeting voted in favour of resolution TRARC202403/01 above.

3 NGĀ WHAKAPĀNGA TUKITUKI | CONFLICTS OF INTEREST

Nil

3 WHAKAMANATANGA O NGĀ MENETI | CONFIRMATION OF MINUTES

4.1 ORDINARY TAUPŌ RESERVES & ROADING COMMITTEE MEETING - 5 DECEMBER 2023

TRARC202403/02 RESOLUTION

Moved: Cr Anna Park

Seconded: Cr Rachel Shepherd

That the minutes of the Taupō Reserves & Roding Committee meeting held on Tuesday 5 December 2023 be confirmed as a true and correct record.

CARRIED

Note: All members present at the Taupō Reserves and Roding Committee meeting voted in favour of resolution TRARC202403/02 above.

4 NGĀ KAUPAPA HERE ME NGĀ WHAKATAUNGA | POLICY AND DECISION MAKING**5.1 REQUEST TO REMOVE TREE FROM THE RESERVE ADJOINING 19 SUSAN LANE, KINLOCH**

The Parks Operations Manager summarised the report, explaining that the arborist had assessed the tree and it was in good health with no signs of instability around the base. It was currently 20m tall and would grow to approximately 30m.

Members discussed how the surrounding trees had previously failed and that there was a potential risk for the Mexican Pine to fail, particularly if bad weather occurred. They decided to approve the request for removal, subject to neighbouring residents paying the difference between what Council would have paid for remedial works and the costs of removal, so that removal would be 'cost neutral' to Council.

TRARC202403/03 RESOLUTION

Moved: Cr Kylie Leonard

Seconded: Cr Rachel Shepherd

That the Taupō Reserves and Roding Committee:

1. Approves the request to remove the Mexican Pine (*Pinus patula*) from the reserve adjoining 19 Susan Lane, Kinloch; and subject to an agreement being reached with the applicants to cover the difference between the cost of the proposed remedial works, full removal of the tree and remediation.
2. Directs officers to plant three (3) Kowhai (*Sophora tetraptera*) to provide additional amenity to the reserve. **[CARRIED]**

Note: All members present at the Taupō Reserves and Roding Committee meeting voted in favour of resolution TRARC202403/03 above.

5.2 ART IN THE PARK ON TAPUAEHARURU - NEW LICENCE

The Taupō Art in the Park (TAP) secretary, Ms Rosemary Stocker, spoke to the committee. She mentioned that the Art in the Park was a popular exhibit and had been well enjoyed by locals and tourists.

In answer to a question, the Parks Operations Manager explained that granting a permit would ensure flexibility to allow the Art in the Park activity to be positioned either on the grass or paved areas, depending on the weather and other activities in the area. The map would be updated to reflect this flexible approach.

Members decided to grant a permit to Taupō Art in the Park for a three year term, given the fact that any review of the reserve management plan would take three years, and the permit would enable flexibility and an opportunity to see how the Art in the Park activity worked alongside other activities and events on the reserve.

TRARC202403/04 RESOLUTION

Moved: Cr Kylie Leonard

Seconded: Cr Rachel Shepherd

That the Taupō Reserves and Roding Committee, as administering body of Tapuaeharuru agrees to grant a new permit for a term expiring on 31 August 2027 to Taupō Art in the Park for a weekly display, demonstration and sale of arts and crafts by Taupō residents.

CARRIED

Note: All members present at the Taupō Reserves and Roding Committee meeting voted in favour of resolution TRARC202403/04 above.

5.3 PROPOSED UNISON EASEMENT OVER LOCAL PURPOSE RESERVE TO SUPPLY 16-18 CHAD STREET, RAINBOW POINT

The Infrastructure Manager presented the item on behalf of the Senior Solicitor. He summarised the report and answered questions of clarification.

In answer to a question about if it would be more suitable to link Chad Street to Pukenuamu Road and connecting to the Maunganamu Drive roundabout, the Infrastructure Manager explained how that was an expensive option and the recommended option with a pathway through the area was feasible to undertake with little risk.

In answer to further questions, the Infrastructure Manager advised that the parcel of land was discrete, achieving its objective and therefore the proposal was unlikely to set a precedent. The proposed conditions requiring Unison to only lay facilities that it reasonably requires and to obtain Council's prior approval would protect Council's position in the future.

TRARC202403/05 RESOLUTION

Moved: Cr Anna Park

Seconded: Cr Kevin Taylor

That the Taupō Reserves and Roding Committee:

1. Exercises (under sub-delegation of Council) the Ministerial power of consent to the grant to Unison Networks Limited of rights to convey electricity under Lot 69 DP 375151 (Record of Title 302612), being local purpose reserve (road), pursuant to section 48(1) of the Reserves Act 1977; and
2. authorises the Chief Executive and Mayor to sign the requisite certificate on behalf of Taupō District Council, as delegate of the Minister of Conservation for the purposes of s48(1) of the Reserves Act 1977.

CARRIED

Note: All members present at the Taupō Reserves and Roding Committee meeting voted in favour of resolution TRARC202403/05 above.

5 NGĀ KŌRERO TŪMATAITI | CONFIDENTIAL BUSINESS

Nil

The meeting closed at 1.45pm.

The minutes of this meeting were confirmed at the Ordinary Taupō Reserves and Roding Committee Meeting held on 21 May 2024.

.....
CHAIRPERSON

Appendix 1 – Council Tree Assessment Checklist

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

| | |
|-----------------------|---|
| Location | 106-122 Kinloch Road, Kinloch |
| Tree Species | Lombardy poplar (<i>Populus nigra</i> 'Italica') X 18, black poplar (<i>Populus nigra</i>) X 2 |
| Girth | 0.9m metres (max) |
| Height | 28 metres (max) |
| Spread | approx. 5 metres (Lombardy poplars), 15m (black poplars) |
| Approximate age | ≥50 years (est.) |
| Tree Health/Condition | (1 excellent – 5 very poor) <u>1-3</u> |
| Berm Width | 4.25metres |

1 Roadway Damage Assessment

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

2 Adjoining Property Impact Assessment

| | | | |
|-----|---|---|-----------|
| 2.1 | What side of the property is the tree on | North/ <u>South</u> / <u>East</u> /West | |
| 2.2 | Is the tree over shading the property in winter | Yes/ <u>No</u> | |
| 2.3 | Is the tree damaging the property | Yes/No | See below |
| 2.4 | Comment on tree damage | | |

Various complaints have been received since 2020 (that I am aware of) from adjacent residents about roots within their lawns, lifting of driveway pavers etc. These have been dealt with case by case by a combination of root pruning and installation of root barrier. Due to the very narrow crowns of the majority of the trees there is minimal overhang over the private properties and particularly of the houses on the properties as these are mostly set well back from the common boundary.

Roots from the trees are lifting the adjacent public footpath in places. This damage is mostly cosmetic and any trip hazards have been eliminated by grinding out any raised edges.

The owner at No. 118 believes the tree to represent an unacceptable hazard and believes some other adjacent owners support removal, though this is not documented.

| | | | |
|-----|--|----------------|-----------------|
| 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 | Yes/No | see above |
| 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 | <u>Yes</u> /No | minor, as above |
| 2.9 | Is there erosion potential if the tree is removed | Yes/ <u>No</u> | |

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 See below
- 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

There are 20 poplars over the site frontage of eight approx. ½ acre properties but no street trees on the opposite side of the road.

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

The trees are exceptionally prominent and form a notable landscape feature that marks the entrance to Kinloch township. They are of equal stature and visual significance as the group of amenity trees (ref. AT6) of the same age and species that line the road to the immediate north as far as Whangamata Road.

4 **Proposed Action**

- 4.1 What species of tree is a suitable replacement?

Populus 'Crows Nest' (Similar form to 'Lombardy' but smaller growing). Install root guard prior to planting.

- 4.2 Do you recommend the removal of the tree Yes/**No** (see below)
- 4.3 Do you recommend the replacement of the tree **Yes**/No (see below)
- 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, good quality specimens that form a very prominent landscape feature with a large viewing catchment on the entrance into town. They have the minor faults typical of mature trees, including damage to surface and buttress roots from mowing, footpath installation etc. but there are no indications of any overall instability, crown retrenchment or loss of vigour. The trees all weathered Cyclone Gabrielle and other recent storms without any significant branch failure or loss of structural integrity. In my opinion, there is no arboricultural condition that would justify removal of any of the trees, however due to their size and proximity to recently developed residential sites it is recommended that regular inspections of the trees are carried out. TDC maintains a register of such trees that are subject to regular condition assessments.

It is acknowledged that the trees will cause adjacent homeowners a degree of additional property maintenance from debris drop, however this is the case wherever mature trees are maintained in residential areas and cannot in my opinion be considered a 'severe hardship', particularly where the trees had reached maturity long before any of the lots were developed and purchased. In any case debris drop is specifically excluded in the relevant Council policy as a reason to justify healthy tree removal.

Where root ingress has caused damage to private property this has hitherto been dealt with on a case by case basis and can often be resolved by careful root pruning and installation of root barrier rather than by wholesale tree removals.

It should be noted there are two specimens of black poplar within with the row that may have been included in the original planting due to incorrect labelling in the nursery. These trees overhang nos. 106 and 108 and seem to be more vigorous growers than the 'Lombardy' variety that make up the remainder of the row. Removal of these trees and their replacement with the smaller growing and narrow-crowned 'Crows Nest' variety could be considered and may help alleviate some of the issues experienced and would provide a long-term amenity benefit by enhancing the visual appeal and integrity of the row overall.

- 4.6 Photos taken? (attach photos) **Yes**/No (see below)

Parks Officer Name Adrian Lamont Date 14/11/23



GREAT LAKE TAUPŌ
Taupō District Council



Tree location.



View looking north, from outside no. 106. (The black poplars are the second and forth trees from the viewer)



View looking north, from outside no. 110.



The trees in relation to the private property boundary.



The approach to Kinloch in winter (Google Streetview).

From: [REDACTED]
Sent: Monday, November 13, 2023 4:58 PM
To: Andrew Moor <amoor@taupo.govt.nz>
Subject: Re: Poplar trees outside 118 Kinloch road

Caution: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you are expecting it.

Hi Andrew,
Summary as requested.
I have information that the trees are in excess of 60+ years old and that the life expectancy of these trees is anywhere from 10 to 50 years old, now making them a Health & Safety Issue.
It is known that they are susceptible to canker disease and the internal rot caused by this, is very difficult to ascertain until the tree has either fallen or been cut down.
The trees are 30+ metres tall and pose a danger to property and human life, as all of our bedrooms are within this 30 metre reach and I believe all the neighbours are in the same situation.
We have recently (the last 7 years or so) noticed an ever increasing size and amount of branches falling.
The last tree to break was approximately 15 years ago and this was during high winds but far from the events we are experiencing recently, this tree fell during the day, onto the road luckily missing traffic, it had a rotten core.
All of the neighbours on our driveway 116 through 122 Kinloch Road are in agreement that these trees are now a risk and should be removed rather than endangering life and property leaving them to fall.
They all intend to be at the meeting.
Regards
[REDACTED]

No. 118 Kinloch Road, Kinloch



MEMORANDUM

To: Andrew Moor (Taupō District Council)
CC: Julie Gordon (Taupō district Council)
From: Adrian Lamont (Arb-Eco Limited)
Subject: Lombardy poplars outside no.118 Kinloch Road, Kinloch

30 April 2024

Introduction:

1. Arb-Eco Limited has been engaged by Taupō District Council (TDC) to provide comment on a request by Leanne Murray of No.118 Kinloch Road to remove the Lombardy poplar street trees (*Populus nigra* 'Italica') located outside the address.
2. I hold a level 5 diploma in arboriculture (Telford Rural Polytechnic, 2008), 'Quantified Tree Risk Assessment' (QTRA) certification and the International Society of Arboriculture Tree Risk Assessment Qualification (TRAQ). I am a current member of the New Zealand Arboricultural Association and the International Society of Arboriculture. I have 20 years' experience in arboriculture, including roles as a tree surgery crew member, crew foreman, site works monitoring arborist, monitoring team leader, planning arborist, planning team leader, municipal arborist / urban forester and independent consultant arborist.
3. The most recent request to TDC to investigate these trees was made by [REDACTED] to Andrew Moraes, then general manager, in September 2023. I subsequently visited the site, inspected the trees and provided a standard Council Tree Assessment Checklist to Parks Operations, dated 14/11/23. The conclusion of this assessment was that there was no arboricultural reason to justify tree removal and that any impacts the trees may be having on adjacent private properties were not causing *severe hardship* and therefore did not meet the standard required within the relevant council policy to justify removal of healthy trees¹.
4. On 18/3/24 [REDACTED] provided further information with respect to the site, the trees and the species in general and reiterated her request for tree removal. Accordingly I reinspected the tree trees on 11/4/24, in particular the two trees outside No. 118 and the next tree along to the southwest, outside no.116 but within approximately 7m of No.118 at its closest point.
5. Assessment was carried out by visual tree assessment (VTA)² conducted from ground level. This is an industry accepted method of assessing the biological and mechanical condition of trees. Some tree defects or other conditions may not be identifiable by visual inspection, however there were no indications that any invasive testing, sampling or aerial inspection was justified. No additional conditions of concern, indicators of stress or health that would warrant tree removal were noted during this later inspection.

¹ Taupō District Council Tree and Vegetation Policy, June 2014. Policy 3.2: Removal of Healthy Trees.

² Mattheck, C.; Breloer, H. (1994) *The Body Language of Trees – a Handbook for Failure Analysis*. HMSO. London, UK.

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Email: adrian@arbeco.co.nz

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No. 118 Kinloch Road, Kinloch



Site location

6. Please note that any observations on tree condition are based on the opinion and experience of the assessor and relate only to the time of inspection. However trees are dynamic, living organisms and there can never be any guarantee that a tree will be free from risk of failure or breakage.

Comment:

7. Rather than reiterate information in the assessment checklist dated 14/11/23, comment on the further specific points raised by [REDACTED] in her letter of 18/3/24 are provided.

Life expectancy

8. [REDACTED] cites a life expectancy for Lombardy poplar of 40-50 years. It is difficult to know the true typical life expectancy of an introduced exotic tree species in New Zealand conditions as many species have, in their natural range, a life expectancy that exceeds the time elapsed since their introduction here. Due to their fast growth, Lombardy poplar are generally considered to be relatively short lived, however there is at least one example in New Zealand though to be 114 years old³.
9. In any event, trees reaching the end of their natural life usually display signs of reduced vigour and crown dieback (*retrenchment*). The subject trees do not show any such characteristics and in the most recent growing season produced a healthy, vigorous flush of new foliage to their full crown height. Regular (annual or biannual) inspection of the trees should, in my opinion, be sufficient to identify signs of senescence and if, if so, whether removal would be warranted.

Canker

10. Canker was raised as an issue that can reduce the life expectancy of poplars. The principle symptom of a debilitating infestation of canker is the presence of girdling or coalescing lesions, principally on twigs and small branches, leading to defoliation and dieback of the host branch⁴. I did not observe any significant instance of canker affecting the subject trees. In addition, trees have natural defences against canker.

³ The New Zealand Notable Tree Trust: <https://register.notabletrees.org.nz/tree/view/1654>

⁴ Sinclair, W.; Lyon, H. (2005) *Diseases of Trees and Shrubs*. Cornell University Press. New York, USA.

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No. 118 Kinloch Road, Kinloch

Healthy trees such as these react by growing specialised cells that isolate and callus over the lesions, stopping the spread of any infection.



The subject trees last spring (28/10/23)

11. It is not clear what the photographs provided by [REDACTED] are intended to show, however there is extensive lichen and algae growth on the trees. This is normal and does no harm as they are epiphytic only, do not damage the host tree and do not rely it for nutrients.

Rust

12. Rusts are host-specific parasitic fungi with complex lifecycles. They are very common and affect a wide variety of plant species, with several species present in New Zealand that affect poplars. Severe rust infections can lead to early leaf fall, reduced vigour, slow growth and increased susceptibility to other infections. However it is likely that several consecutive years of severe infection would be required to cause the outright death of the host tree.
13. In my experience it is more likely than not that rust will be present in a mature poplars, particularly on older foliage observed later in the growing season. The symptoms of rust observed in the subject trees are, in my opinion, unexceptional and typical of the species. Any infestation that would be severe enough to cause significant debility or the death of the trees would be slow acting, causing a gradual decline in tree vigour and increasing severity of symptoms over several years. However as noted above the trees are currently in good health and do not appear to be significantly adversely effected by rust.

Poplar failures in Queenstown

14. An article was provided describing an instance in 2014 of a Lombardy poplar on Lake Esplanade, Queenstown failing during high winds and damaging a motel, and the subsequent legal proceedings.
15. The situation in Queenstown is not directly analogous (the tree was thought to be 120 years old and was subject to a different climate, growing conditions, microbiome, management history etc.), however to some extent it can inform what may be the appropriate management of the subject trees in Kinloch.
16. After the tree failure in in 2014 Queensland Lake District Council employed a full time arborist to manage trees on public land. I am well acquainted with the arborist concerned and have had personal

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No. 118 Kinloch Road, Kinloch

correspondence with him on the matter. In his opinion the defects that were the primary cause of the tree's failure would have been detectable beforehand, however there had only been ad-hoc management and inspection of the trees by non-specialised Council staff. He instituted a regime of annual, predominantly visual inspections of each individual tree with similar characteristics, either by himself or other trained arborists. This identified several further at risk trees which were then removed. As far as I am aware there have subsequently been no further tree failures.

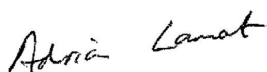
17. Regular inspections of large veteran trees is appropriate where they are located in areas of high and / or permanent use or where residents have expressed particular concerns. The frequency of inspections and the level of detail required should be dictated by the circumstances and the condition of the trees. In my opinion, in this case biannual individual visual inspections of the subject trees would be reasonable and proportionate, as although this is a higher frequency of inspection that is normally recommended the trees are easily accessible and the inspections can be carried out at relatively little cost. More detailed inspections (potentially using specialised equipment) may be carried out if justified by the visual assessments.
18. For context, when discussing the risk from trees, it is important to bear in mind that the overall level of risk from trees is very low and incidences of injury or death from trees are rare. Statistics from the UK and Australia indicate the annual risk of death from a falling tree or branch is in the order of 1:5,000,000 to 1:10,000,000. Unpublished data⁵ for New Zealand indicates a risk of fatality of 1:6,600,000 per year (based on data from the last 42 years), with 84% of fatalities occurring during storms.

Conclusion:

19. In my opinion there is no arboricultural reason to justify removal of the subject trees at the current time and, for the foreseeable future, they can be appropriately managed by regular pro-active inspections, with any maintenance to be conducted as and when as required. TDC maintains a list of large, prominent trees that are subject to regular inspections and these trees may be added to that list.
20. In addition, if required, a formal risk assessment using any of the industry standard methods can be undertaken to provided further clarity on the level of risk the trees represent.

If you have any queries about the content of this memo please do not hesitate to contact me at adrian@arbeco.co.nz or tel.: 027 5858 587.

Regards



Adrian Lamont (Dip. Arb.)
Arb-Eco Limited

⁵ Cadwallader, B. Email to UK Tree Care Forum (2022)


18/3/24

Cr John Williamson
Cr Yvonne Westerman
Cr Duncan Campbell
Cr Kylie Leonard
Cr Anna Park
Mr Te Moananui Rameka
Cr Christine Rankin
Cr Rachel Shepherd
Cr Kevin Taylor
Mayor David Trewavas

Out of frustration I am mailing you all regarding not being able to put my submission forward at today's meeting because one of you believe that:

- 1/ Possible gifting conditions are more important than my family's life.
- 2/ That the extended community of Kinloch's views are more important than my family's life.
- 3/ I am now waiting an undefined length of time until I can put my view (and that of my neighbors) forward, having waited since September last year 2023.

Unfortunately, my family are the ones who have to live at the base of ,30-meter, council owned, trees that are in excess of 60 years old (life expectancy of 40 to 50 years) and only 11 meters away from ' us during high winds, waiting for one to fall on my home.

I have attached the document I wanted to present and would appreciate your time to read it.

Another reason I am getting frustrated with this situation is the following:

My first contact, regarding these trees, was a few years ago when I was told that they were protected and that short of falling down that the council would not remove them (incorrect). Then on the 23 of September of last year I made contact again requesting there removal. On October 23rd, I then emailed again asking for a reply as I had not had any contact to my original email.

October 24th, I had a reply informing me that a report would be compiled by the 15th November 2023 and presented at the next meeting.

31 October 2023, I was informed that the age of the trees had be estimated by the council arborist at 30 to 40 years (this is important as the arborist is out by 20 to 30 years)

On the 13th of November I sent my summary as requested.

On the 19 of November, I requested confirmation of receipt of my summary.

On the 14th of December I again requested confirmation of receipt of my summary.

I was then informed that Andrew Moor had been on extended leave and had missed the deadline for the meeting.

15th of December, I requested the date for the next meeting.

9th of January, I again requested the date for the next meeting.

On the 10th I was advised of the next meeting date as asked if I wanted to attend and I replied that I did.

On the 15th of March, I emailed and requested more information on the meeting, place etc.

Then lastly on the 17th I was formally told that the report was pulled from the agenda.

I saw this on the 15th when I went on the council website and found no mention of the matter in the meeting notes.

Regards


Application for the removal of Poplar trees outside 118 Kinloch Road

We have recently (the last 7 years or so) noticed an ever increasing size and amount of branches falling from the Poplars outside our house. We are continually having branches fall, hitting our house which is very un-settling to say the least as all of our 4 bedrooms are threatened by these trees. I had previously been told by council that they were protected, which I have now found was incorrect.

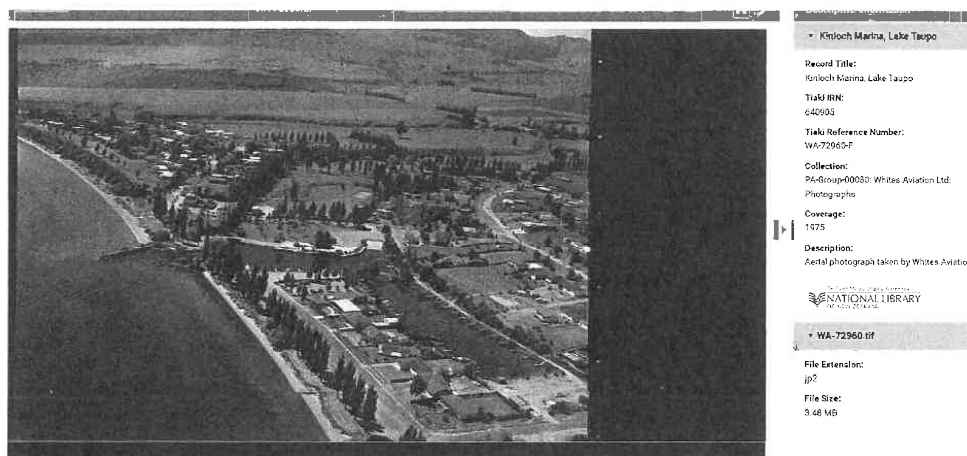
After reading the council arbourist report I became very angry, as the report gives a picture of the council looking after the trees, replacing them when the old ones die, as there are approximately 7 gaps in the planting, clearly shown in the 1st photograph on the report, there are also 3 Cherry trees within this stand and an apple. It is also stated in the report that it is unknown if any buried services are damaged by the trees (1.5), yet the council engage a company to use high speed water cutting technology to regularly remove the roots from sewage pipes in the area. It is also stated that there is no road pavement damage, I am at a loss to understand that anyone could drive down Kinloch Road and not notice the severe lifting of the road due to the root system of the Poplar trees (1.4) and confused that later in the report this is contradicted (2.8). In regard to the root pruning and installation of root barrier that is mentioned in the report, this has never been completed and apparently found to be not suitable. The arbourist report has also stated that the trees have weathered recent cyclones without any significant branch failure or loss of structural integrity. My husband and son cleared the road when the last tree fell, approximately 12 years ago, so the traffic could resume, then in the following days village residents cut the tree up for firewood. Council did not attend this event and to my knowledge, never did attend and probably don't have a record of it either. Neither have they ever come to my door after high winds to enquire about the amount of branches and foliage falling from the trees so I am unsure how the arbourist can report on this. Kinloch has an active group of village residents that continually clean up the fall from the trees on Kinloch Road. I could continue to air my anger about the report but I don't think it is at all relevant to the main problem of the age of the trees and their condition. and with all the errors in the arbourist report I don't believe that council should be using this as

Age & Lifespan of the Lombardy Poplars on Kinloch Road

Beachfront picture 1964 shows the Lombardy Poplars at a young age along the lakefront, unfortunately the photo does not clearly show Kinloch Road but if you look to the left hand bottom corner of the photo you can faintly see the trees. One would presume that the Lombardy Poplars were all planted around the same time and even in this photo they are of very tall stature. This would age the trees now at approximately 60 + years old, minimum.



The next photo of Kinloch in 1974 clearly shows the trees down Kinloch Road being the same size as the lakefront trees indicating again that they were all planted at the same time.



On investigation I have found that the Lombardy Poplar trees life expectancy is anywhere from 10 to 50 years and their lifespan can be considerably shortened due to the tree being susceptible to Canker disease.

Health of the Poplars outside the housing along Kinloch Road

Poplar Tree Cankers – Learn About Canker Disease In Poplar Trees

By: Jackie Carroll

[Printer Friendly Version](#)

Cankers are physical deformities that may indicate a serious poplar tree disease. They are often the first in a series of symptoms that can end in the death of the tree. Learn about canker disease in poplar trees in this article.

Cankers on Poplar Trees

The microscopic organisms that cause poplar tree diseases enter the tree through [wounds and breaks in the bark](#). A [canker](#), or dark, sunken area on a branch or trunk, gradually spreads around the tree. If it grows to cover half or more of the circumference of the trunk, the tree will probably die. Cankers on branches cause the branch to wither and die, and the disease can spread to the trunk.

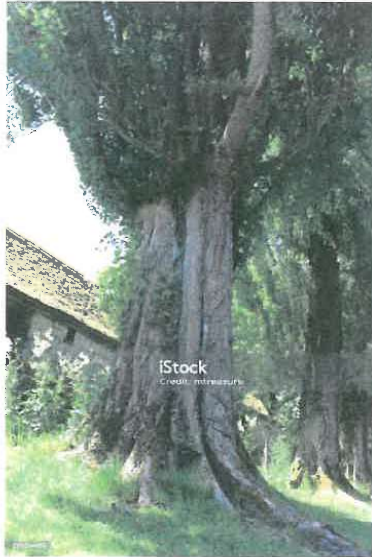


Here are 2 photos of the trees outside 118 Kinloch Road property:



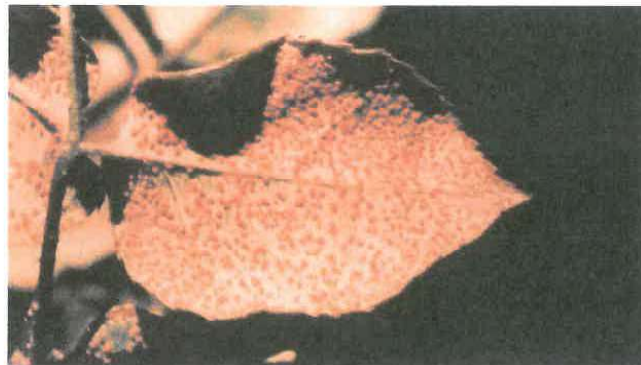
Note the healthy branch in the photo above.





This picture is of a healthy Lombardy Poplar Tree.

I would also like to bring your attention to the leaves from the Poplars in the particular row outside the housed section of Kinloch Road and the picture showing Rust, I believe these leaves show that Rust is present also, along with the Canker.



What is Rust

Rust fungus is easily identified by the many orange or red pustules on leaves or stems which break open and release masses of spores. Rust fungus grows within the leaf so there is usually a copy of the spores on the underside of the leaf as well. Different rust fungi attack different host plants so rust on geraniums won't spread to other types of plants. Rust is a common disease of calendulas, roses, snapdragons, geraniums, gerberas and beans. Rust can also attack turf. It has become a serious disease of frangipani, willows and poplar trees.

Lombardy Poplar

/ Europe / By Ryan Roche

Common name Lombardy Poplar

Botanical name *Populus nigra 'Italica'*

Family Salicaceae

Natural range Mediterranean

Mature height to 30m

Form Upright slender tree

Likes Most soils, very adaptable

Dislikes Diseases

Where to plant Lining your driveway?

Known for Upright form

What Makes Poplar Trees So Unique?

Named after its birthplace, Lombardy in Northern Italy, the Lombardy Poplar or scientifically known as *Populus nigra 'Italica'*, is renowned for its distinctive, appealing upward sweeping branches. The upright growth is quite a delightful contrast to the more random, sprawling structure of the ordinary Black Poplar.

How did the Lombardy Poplar Gain Popularity?

The unexpected mutation of a single tree around the 17th century into this neat, stately figure was embraced with open arms. The beauty of Poplars is their simplicity in propagation; a fragment from the parent tree planted in the soil is all it takes to bring a new tree to life. As the new tree variety propagated and spread across Europe, it gained recognition for its slender, attractive form, wind-breaking capabilities, and remarkably, casting only a minimal shadow.

What Makes Poplars Vulnerable?

On the flip side, Lombardy Poplars have proven to be susceptible to several diseases, with Golden Canker being a notable one. In addition to its disease-prone nature, the wood of a dying Lombardy Poplar lacks durability, often leading to the breakage of large branches. This fragility persists, particularly in regions with high humidity, such as parts of Australia.

What is the Lifespan of a Lombardy Poplar?

Though adored by landscapers in the 70s and 80s for their uniformity when lined along driveways, paths, riversides, or formal gardens, Lombardy Poplars proved to be somewhat of a disappointment as they aged. At approximately the 40-50 year point, these relatively short-lived trees begin shedding branches and become increasingly susceptible to being toppled over in strong winds. This typically triggers a domino effect, as the loss of each tree successively exposes its neighbours to increased wind exposure.

What are the Implications of Poplar's Invasive Root Systems?

The Lombardy Poplar's vertical growth pattern, referred to as 'fastigiate', results in a very narrow tree crown. However, another significant factor to consider when deciding a planting location for these trees is their invasive root systems. The roots of a Lombardy Poplar are known to lift footpaths and driveways and may even infiltrate underground structures such as septic tanks.

Further Reading and Interesting Facts

For a more in-depth historical exploration of Lombardy Poplars, delve into "The Lombardy Poplar" by James R. Fazio and Dennis G. Lestition.

Maintenance and Care for Lombardy Poplars

If you are considering planting a Lombardy Poplar or are looking for care advice, "How to Plant & Care for Lombardy Poplar Trees" is an excellent resource.

Diseases that Affect Poplars

To learn more about the diseases that Lombardy Poplars are vulnerable to, such as Golden Canker, "Common Diseases of Poplar Trees" is a good start.

Fascinating Facts

1. **Origins:** The Lombardy Poplar owes its existence to a single mutated tree from the 17th century.
2. **Lifespan:** Unlike many tree species, Lombardy Poplars have a relatively short lifespan, with most living between 40 to 50 years.
3. **Disease Prone:** These trees are susceptible to a variety of diseases, making them somewhat delicate in their environment.
4. **Invasive Roots:** The root system of Lombardy Poplars is quite intrusive, known to lift paths and infiltrate underground structures.
5. **Fast Growth:** Lombardy Poplars are rapid growers, making them popular for quick landscaping, but their fast growth is also a contributing factor to their short lifespan.

Council responsibility of aging trees as ruled by the High Court

I would now like to bring your attention to the High Court decision regarding this exact situation in Queenstown when in 2014 a poplar tree fell & damaged private property. There has also been an occasion that a farmer lost his life due to an aging Poplar on council property falling.

Can't see the wood for the trees –



SEPTEMBER 23, 2018
Nikki Flexman

In our March 2018 newsletter we discussed the District Court case where the Queenstown Lakes District Council was found not responsible for damage to motel units caused by a falling tree located on a council reserve. The motel owner has now successfully appealed that decision to the High Court, which found the council liable for the damage the tree caused (*Plaza Investments Ltd v Queenstown Lakes District Council*). Stand by for part 3 as we understand the council is currently considering an appeal. Read on for important learnings from this decision.

This is a tough decision for councils. It is hot on the heels of another tough decision where the Gisborne District Council was found responsible to a landowner in relation to a fire that started in pampas grass on the council's land (deliberately started by an unknown third party) and then spread to the plaintiff's land causing widespread damage.

Summary of the District and High Courts' findings

The District Court had found no liability for the Queenstown Lakes District Council for the damage to the motel units, concluding that the council owed a duty of care to undertake inspection and maintenance of the trees on the council's reserve, but that it had not breached its duty as the steps it had taken were reasonable.

The case was successfully appealed to the High Court, which found the council responsible for the damage that the 30 metre tall 120 year old Lombardy poplar tree (the Tree) had caused to the motel units. The council's duty of care was stated by the High Court as a duty to take "reasonable steps" to prevent or minimise known hazards on council's land from causing damage to its proximate neighbours. The Court said this is an objective test – the question is whether the council took the same steps that a reasonable local authority with similar hazards, powers and resources would have taken in the circumstances.

The facts

A quick reminder of the important facts of this case – important because the facts determined for the High Court whether the council had acted "reasonably" to prevent or minimise known hazards on council's land from causing damage to its proximate neighbours and whether the council's actions/omissions caused the Tree to fall.

During high winds on 17 January 2014 the Tree snapped just above its root crown. The Tree landed partly on the road and partly on the plaintiff's motel, damaging the eastern end of the motel units, its signage, a garden and some cars. It was accepted that the total cost to repair the damage was \$63,577.72.

The Tree was one of a group of tall Lombardy poplars in the reserve, scheduled as heritage trees in the District Plan in view of their historic significance and contribution to the amenity values of the reserve. In 2004, a similar tree fell in the reserve, landing on an abandoned car. Other trees had been felled by the council on advice of arborists, due to their poor state and the potential safety hazard they posed. In 2009 two trees fell on Queenstown's Lower Shotover Road, one of which killed a person.

After the Tree fell on the motel in 2014, inspection of the Tree revealed its heart was significantly compromised by white rot in the vicinity of the break. A central matter of dispute concerned whether the council employed an appropriate method of inspection and testing of the Tree prior to its fall.

The different methods of testing discussed in the case were:

1. Visual tree assessment, which does not involve intrusion into the tree trunk. This involves visual examination by a trained arborist for any relevant visually evident changes that could be an indicator of the tree's health and condition; and

2. Internal methods of testing that, if used, would be typically used in conjunction with visual testing such as “a picus tomograph” involving mechanical intrusion through the bark to test the relevant part of the heart wood or “resistograph” involving driving fine needles into the heart wood to locate and graph areas of decay, hollows, cracks, ring structure and other possible structural integrity issues.

In 2005 and 2007 the council’s contractors undertook internal testing of the trees in the Park. The 2007 tests identified that the Tree had “dozy timber” but the report writer did not recommend any of the trees in the reserve be felled. Following the 2007 testing, the council decided that it would carry out regular visual only inspections of the trees in the reserve as part of its regular tree maintenance programme.

No further internal testing was carried out between 2007 and when the Tree fell. However the last arborist’s visual inspection was four months before the Tree fell on the plaintiff’s motel. The council’s record of this last inspection recorded the Tree as presenting to the council’s contractor as one of the better specimens in the reserve.

What is the council’s duty of care?

The Court considered that the District Court had incorrectly “narrowed” the council’s duty of care to inspection and maintenance of trees only. The High Court expanded the duty to include taking reasonable steps to prevent or minimise known hazards on council’s land from causing damage to its proximate neighbours.

The High Court accepted the District Court was correct in defining the standard of care the council should have met as objective, being what a reasonable local authority in the council’s position in 2014 would have done. But “the reasonable local authority” against which the council ought to be measured had to have similar hazards (i.e. veteran trees with known defects and risk), powers and resources.

The Court said that the council would have satisfied its duty of care to manage risks on its own land had it annually monitored its aged poplar trees for decay or decline including internal testing from time to time.

Did the council breach its duty of care?

The key consideration for the High Court in deciding this question was whether the adherence by the council to its District Tree Policy was reasonable when managing “high risk trees”.

The Court accepted that adherence to the District Tree Policy may be suitable for the care and control of trees generally. However aged poplars were a known hazard to the

council. Despite this the District Tree Policy did not address how the council ought to prevent or minimise the risk such trees posed.

Adherence to its own District Tree Policy without doing more to manage trees that were a known risk was a not a “get out of jail free” card for the council.

What should the council have done to properly manage the risks arising from the veteran Poplar trees?

The High Court criticised the District Court’s approach to both the factual and expert evidence and disagreed with the conclusions reached.

The High Court after reviewing the evidence concluded that there was only one detailed record (from 2010) of visual inspections for each tree carried out after 2007. Without more the Court said that the visual inspections were inadequate to test for decay and fell short of meeting the council’s duty to assess real risk. In reaching this conclusion the Court said that the 2007 testing and report recommended annual monitoring and identified that the Tree was “dozy” (i.e. had early decay). Importantly, the council was also well aware of the risks these types of trees posed in its area.

The Court pointed out that the council had carried out internal testing in 2009 to similar trees in another area and this exercise should have demonstrated to the council the probative value of internal testing vs. visual inspections.

The Court said that, had the council taken reasonable steps to minimise the risks associated with the aged Poplar trees (including the Tree), the Tree’s decay most likely would have been detected and its fall prevented.

The learnings – key points to note

If there are trees with known defects on council land that could cause damage to neighbouring properties, those known hazards need to be managed commensurate with the relevant council’s powers and resources. Adherence to any particular council policy (in this case the District Tree Policy) alone will not be enough where the policy is drafted in general terms and focuses on general maintenance and inspection but does not specifically manage known hazards (here, trees with known defects).

What are your known risks on council land? Pampas grass? Veteran poplars? Something else entirely? **This decision is a reminder that the High Court will likely find the council responsible if it does not proactively manage known risks on its land, including to ensure that the known risks do not cause damage to adjoining land.**

If the council is relying on existing policies to manage known risks, we recommend that the council reviews its policies to confirm they are up-to-date and expressly set out how known risks are to be actively managed. Policies should not be generic. They need to recognise and

address specific known hazards and risks. Once councils have confirmed their policies are robust, then they need to ensure that the policies are adhered to and that their adherence is well documented and accessible for others to check.

If you have any concerns about your policies, give us a call – we are experienced in assessing councils' regulatory compliance and will be able to assist to ensure your council is in the best possible position if the worst should happen to show it acted reasonably in the circumstances.



Note: the tree is in good condition with no Canker visible

A poplar tree demolishes a car on Lake Esplanade in Queenstown after falling in 2004.



Again, this tree LOOKS healthy

The corner of Lakeside Motel was destroyed and cars damaged by a fallen poplar in 2014.

Replacement trees

My opinion of replacement of the aging trees with new Poplars (all be it a smaller variety) is undoubtedly not the correct path forward.

All the information I have found about Poplar trees, irrelevant of variety, is that it is not a practical option in a residential area. The Poplar tree is known to be an invasive species, fast growing, more suitable on farm area but not in residential areas and prone to disease.

BY TEO SPENGLER

LAST UPDATED FEBRUARY 18, 2023

Lombardy poplars (*Populus nigra* 'Italica') are the rock stars of the home garden, living fast and dying young. Many homeowners select them when they need a quick privacy screen but come to regret it later. If you read up on Lombardy poplar tree facts, you'll find that these trees offer advantages but also many disadvantages. For more information about Lombardy poplars in landscapes, read on.

What is a Lombardy Poplar?

What is a Lombardy poplar? This species of poplar is tall and thin; its shape is columnar. It grows well in U.S. Department of Agriculture plant hardiness zones 3 through 9a. Lombardy poplar trees grow rapidly. They could grow to a mature height of up to 60 feet (18 m.), spreading around 12 feet (4 m.). However, most are killed by canker disease within 15 years, so large specimens are hard to find. Lombardy poplar tree facts tell you that the trees are deciduous. Their diamond-shaped leaves change from bright green to blazing golden yellow, then they fall. Lombardy poplars in landscapes develop small flowers in spring. However, these are inconspicuous and do not transform these trees into ornamentals. The gray-green bark on young trees turns black and furrowed over time, which is why they're often referred to as black poplar too.

Lombardy Poplar Care

If you decide to grow Lombardy poplar trees, plant them in a site with full sun. The trees also need soil with good drainage but accept either acidic or alkaline soil. Lombardy poplar care includes cutting back the multiple suckers. These appear at the base of the trees, both near to and far from the tree. Roots are considered invasive.

Lombardy Poplar Pros and Cons

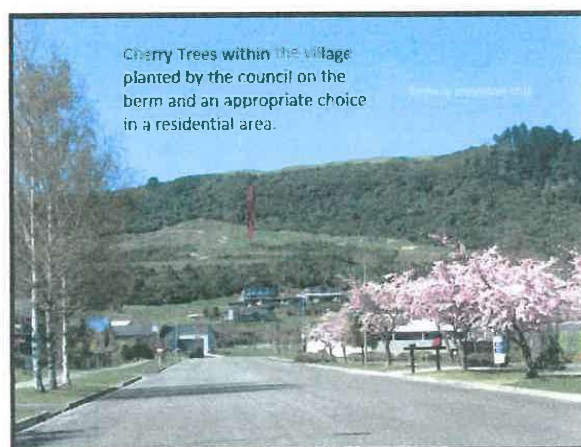
Despite its quick growth and attractive fall color display, Lombardy poplars have disadvantages. The primary disadvantage is the tree's susceptibility to diseases and pests. Lombardy poplar is very susceptible to stem canker disease. It is virtually impossible to prevent or treat this disease. Stem canker disease reduces the average life span of the Lombardy poplar to 10 or 15

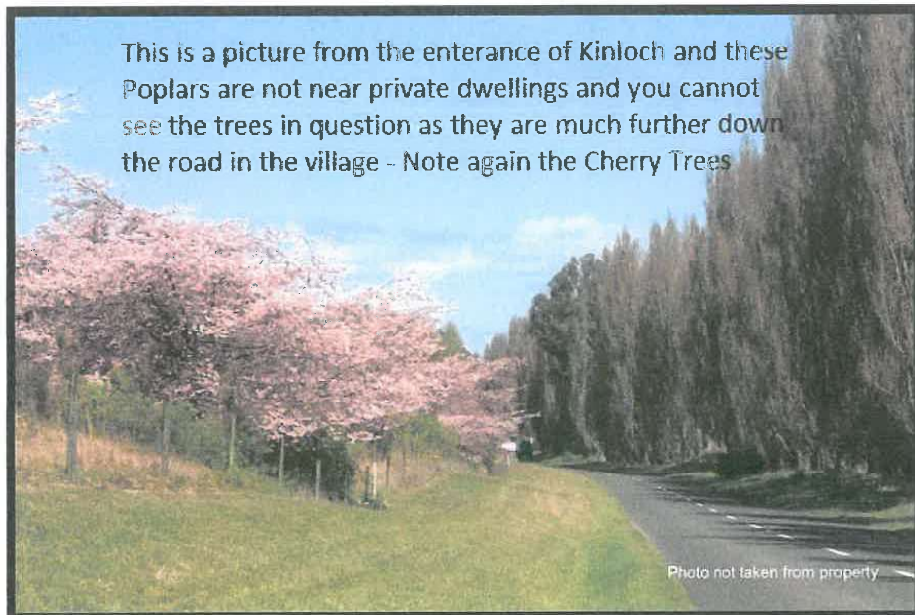
years. The only thing you can do to help combat the disease is to trim off and burn infected branches. Lombardy poplars in landscapes are also susceptible to other diseases. These include foliage diseases such as [rusts](#), [leaf spots](#), and [powdery mildew](#). They are also magnets for pests, including:

.0

The trees in question are not part of the stand of amenity trees and are very close to the housing. In our case the tree base is within 11 metres of 2 of our 4 bedrooms. The logical option, of suitable tree, is a small ornamental Cherry that is used intensively throughout the village.

Below are some examples of the trees around the village. Please note that replacing the Poplars outside the housing further down Kinloch Road will not detract from the Poplars at the entrance to the village.





SUMMARY:

I have information that the trees are in excess of 60+ years old , there lifespan is 40 to 50 years old and these trees, I believe, are compromised with Canker and Rust.

I am now formally informing the Taupo District Council of the Hazard and informing the TDC of the High Court ruling that Councils need to proactively remove hazards on there land that endanger others lives and possessions.

If replacement is necessary, replanting Poplar trees would not be suitable in this area so close to residential poroperty with there short lifespan, siceptibility to diseases and invasive root system, the logical replacement woud be the Cherry which is also very prominent in the landscape of Kinloch.

**Kinloch road poplar tree's**

1 message

Mon, Mar 18, 2024 at 10:34 AM

To whom it may concern

We would like to put forward our concerns with the poplar trees
out side our address [REDACTED] (Kinloch road) including our Neighbours on Kinloch road concerned.

These Poplar trees are a health and safety hazard for not only our homes with the current age that they are, but most of all for our 2 children who we do not let play out in our own back yard in high winds, due to concerns that the tree branches will fall off or even worse a tree coming down. Including pedestrians/vehicles that use this main entrance in and out of Kinloch.

These are damaging our back yards with the root system with tree roots coming up into our sections and some neighbours even into their home's.

It would be in the best interest of the council to remove these trees before something does happen, and it is only a matter of time before an insurance bill will be coming from one of us after they damage our homes or even worse these fall onto someone.

We understand there is a age limit of these trees and would like them removed as soon as possible.

Kind regards



(no subject)

1 message

Thu, Mar 14, 2024 at 5:59 PM

Hi Leanne,

Sorry for not replying earlier, but been down in the Deep South.

About 2 years ago after a visit from Andrew Moor, the Council wrote reviewing his inspection & stated that root trimming was not a viable option because of drains, pipes & wires in the vicinity.

In any event this method would not remedy the considerable litter that occurs through leaf fall, seed shedding and not inconsiderable branch damage caused at windfall times, and the obvious severe damage caused to our paving. The council should face up to the fact that for even more than the reasons above the location of these trees is unsuitable and removal is the only sensible, safe and long term solution. They are certainly a danger & intrusive to our right to a peaceful occupation.

Hope the above helps.

Best of Luck.

Attachment 1 – Taupō Golf Course application and plans

Lease Application information from Taupō Golf Club

Taupo Golf Club Inc. seek a continuation of its lease to enable the Club to continue serving its members, visitors and community on the reserve until 31 December 2050.

The Club has had the privilege to be the caretaker of the Tauhara course site since 1928 and planning is currently underway for the Club Centenary celebrations making Taupo Golf Club one of the oldest and strongest Clubs in Taupo.

It expanded to develop a further 18 hole golf course in 1973 known as the “Centennial Course” with a 50 year celebration being held in August this year.

We are unique in NZ offering two 18 hole golf courses on the same site which not only meets the demand of visiting golfers and members, but importantly makes Taupo a highly attractive venue for golfing events.

Our present lease is 33 years from 1/1/2002 with end date 31/12/2034.

The Club has come through some financial hardship which peaked in 2008 with debt of around \$1.6m and operating losses being incurred. 2023 sees the Club in a sound financial position with debt down to \$0.125m and over the last 3 years we have completed essential deferred maintenance and replacement of aged equipment. We have averaged an operating surplus of \$83,432 over the last 7 years. This provides us with the confidence to seek a further lease term which will enable the Club to look at completing some further improvements to facilities and the courses. This includes continuation of native tree planting plan, additional golf cart storage to meet demand, and a ground floor hospitality option to further enhance the member and visitor experience.

Information requirements as requested by council officers for Taupō Golf Club Lease variation.

1. A brief description of what the Taupō Golf Club provides on the land and how it is managed.
Taupo Golf Club Incorporated (incorporated 77 years ago in 1946) provides golfing activities to members and visitors. It is unique in New Zealand offering two 18 hole courses on the same site. In practice this means golfers of all abilities can play and the additional availability of the courses allows for the Club to host numerous events and is an attractive option for the holiday golfer. Our free draining soils and course layout also mean we are playable all year round, again giving confidence to event organisers and visitors.

Taupo Golf Club opened the Tauhara in 1928 as a 9-hole course which was extended to 18 holes in 1954 known as the “Tauhara” course. The “Centennial” course was opened in 1973. Taupo Golf Club is the only golf club in NZ offering two very different golfing experiences.

A management board exists and operates under a comprehensive constitution. The board consists of an elected Club President (Bob Burns), an elected Club Captain (Dave Orchard), and five elected board members (Grant Hill, Grant Steel, Pam Upchurch, Selwyn McLennan, Alex James). The board Chairman is Grant Steel.

The Club employs a General Manager to oversee operations (Cliff Morgan) along with a Course Superintendent (Gordon Ward), a Golf Professional (Hamish Robertson) and Catering Manager (Ali Flavell).

All up we have a total of 32 employees.

Our annual accounts are prepared by BFA & subject to audit.

2. Describe any commercial activities and sources of income.
The Club operates a Golf “Proshop” serving members & visitors golfing needs managed by the Golf Professional. It retails golf consumables & equipment, snacks, drinks, clothing, hires golf carts & clubs, and provides golf balls for a practice range.

“The Clubhouse” also serves members and visitors with a bar (under a Club licence) & café.

These are both staffed by Taupo Golf Club employees, no subcontractors.

Main income is generated from subscriptions and Visitor Green fees, both currently circa \$0.500m annually. The Club has operating expenses around \$1m annually and plans for an annual surplus sufficient to meet its financial obligations & capital asset replacement ie machinery

3. Confirm the area occupied as the legal title for the golf course reserve differs from the lease diagram. Our understanding is there is land to the east of the Clubs Tauhara Rd access road that is included in some lease documentation. This land is not currently used by the Club in its operations and we are open to discussion on this not being included in a future lease if council seek to do so.

4. Membership numbers and fees payable – what are these now and how are these changing over time?
Membership numbers as at June last 3 years;

2023 – 1109 (351 Juniors)

2022 – 970 (269 Juniors)

2021 – 875 don't have the Juniors breakdown.

Subscription \$1296 for a full year 18 hole membership with weekly payment options available. There are also numerous membership categories for 9 holes, seasonal, and aged based e.g. Juniors under 16 free, Under 23 \$588 under 35 \$824.

The Club also offers a Family pass to enable parents to play with their kids and introductory membership for learners.

We also have partnered with NZ Maori Golf to offer affiliated membership to Taupo Golf Club and hosting of the annual National Maori golf championship.

5. Player numbers (per annum) – the numbers of players through the golf courses
Visitor numbers year July 2022 to June 2023 is 20,522. During this time members also played 32,045 rounds. Note this data is conservative as is only based on rounds played issued a scorecard and expect a further 10%.

18 Events and/or Corporate days in current Jan – Dec program.

6. Hours of operation
Members and Fee playing visitors can play anytime with obvious restriction to daylight hours
Clubhouse (Bar & Café) hours: varies with seasons but café normally from 8am and bar from midday.
Proshop (retail): seasonal but essentially daylight hours.

7. Information about sub-lease to Bridge Club including current sub-lease document and current rent payable by the Bridge Club.
We are not privy to the Bridge Club or rent payable

8. Any other sub-leasing arrangements or regular use of Golf Club premises by other clubs and organisation.
No sub-leasing arrangements. Venue is used by other organisations for meetings from time to time.

9. Benefits to the Taupō community from having the Taupō Golf Club occupy this area.

Benefits to members - we are the only "Golf Club" in Taupo. Alternative golf courses are Wairakei (privately owned and high quality high cost to play), Wairakei resort (very basic 9 hole course privately owned offering casual play only). Taupo Golf Club offer a true Club experience for members to not only play golf with its physical and mental health benefits, but provides regular social interaction & Club comradery.

Benefits to other players (non-members) – two quality golf courses with good availability and excellent playing surfaces. Two courses mean availability and open access to play golf where this is limited at many clubs around NZ.

Benefits to the wider community e.g. activities, events, sponsorship, use of facilities etc. The Club hosts numerous fund raising golf events e.g. SPCA, Hospice. The Club offers FREE membership to juniors (16 & under), something valued by our community as golf provides some excellent life skills and self discipline.

10. Environmental benefits from the use of this land as a golf course and its management by Taupō Golf Club. The Club established “Project Birdlife” to promote the property as a suitable habitat for native birds and fauna. This includes pest control and native tree planting programme. To date 8,000+ trees planted and the plan includes a further 12,000 by 2030.

11. Water use for irrigation – source and quantity

Currently part of the Northern Parks irrigations scheme operated by council with source Waikato River.

We are currently working through options for alternative and/or supplementary water sources as part of risk mitigation plan. This includes bore water, storm water, waste water.

The Club also recently spend \$90,000 on upgrading the irrigation system to minimise water usage by enabling more targeted approach.

12. Development plans for the land and buildings and funding implications

The Club would like to increase its storage capacity (golf carts and members clubs) , plus provide a ground floor hospitality venue over the next 5 years. This will be funded by the Clubs own resources and is aimed at future proofing the Club to provide for membership and visitor needs. The Clubs term debt position is currently \$0.125m and this is expected to be repaid in 2 years. Note the Clubs constitution does not allow borrowing in any one year of more than 5% of its Total Assets (without a special general meeting) which is essentially \$125,000 as a protection for the Club.

13. What (if any) assistance does the Club require from Council to be able to continue to provide the services, activities and benefits that it does now?

Surety of tenure so we can invest in the upgrade of facilities to meet needs of community and visitors

We do not require further assistance from council other than we are investigating additional/alternative water sources to the Northern Parks scheme we are currently on. We wish to explore water options such as storm water managed by council as a possible partner to disperse this before it enters Lake Taupo. We have started initial discussions with council officers.

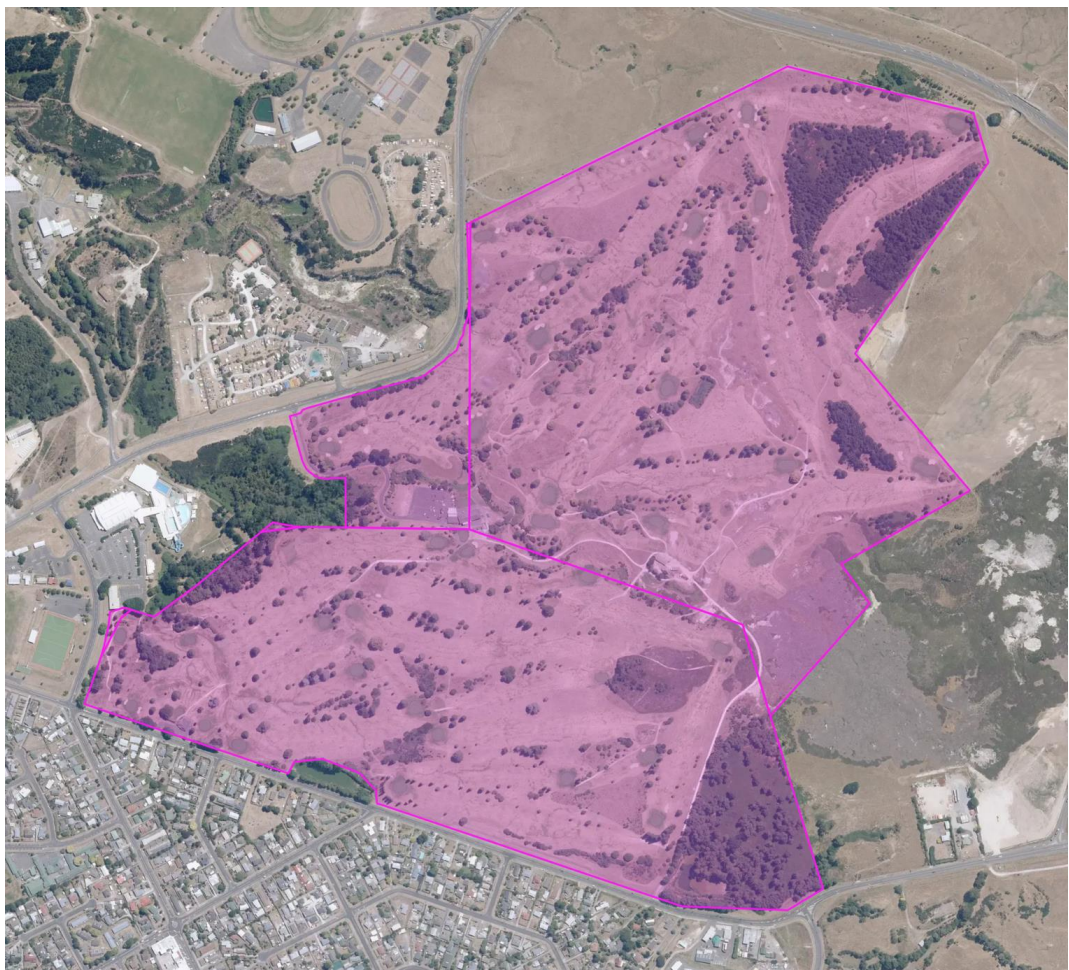


Figure 1 - Title SA12A/860 area outlined and shaded in pink – 127.6633 hectares

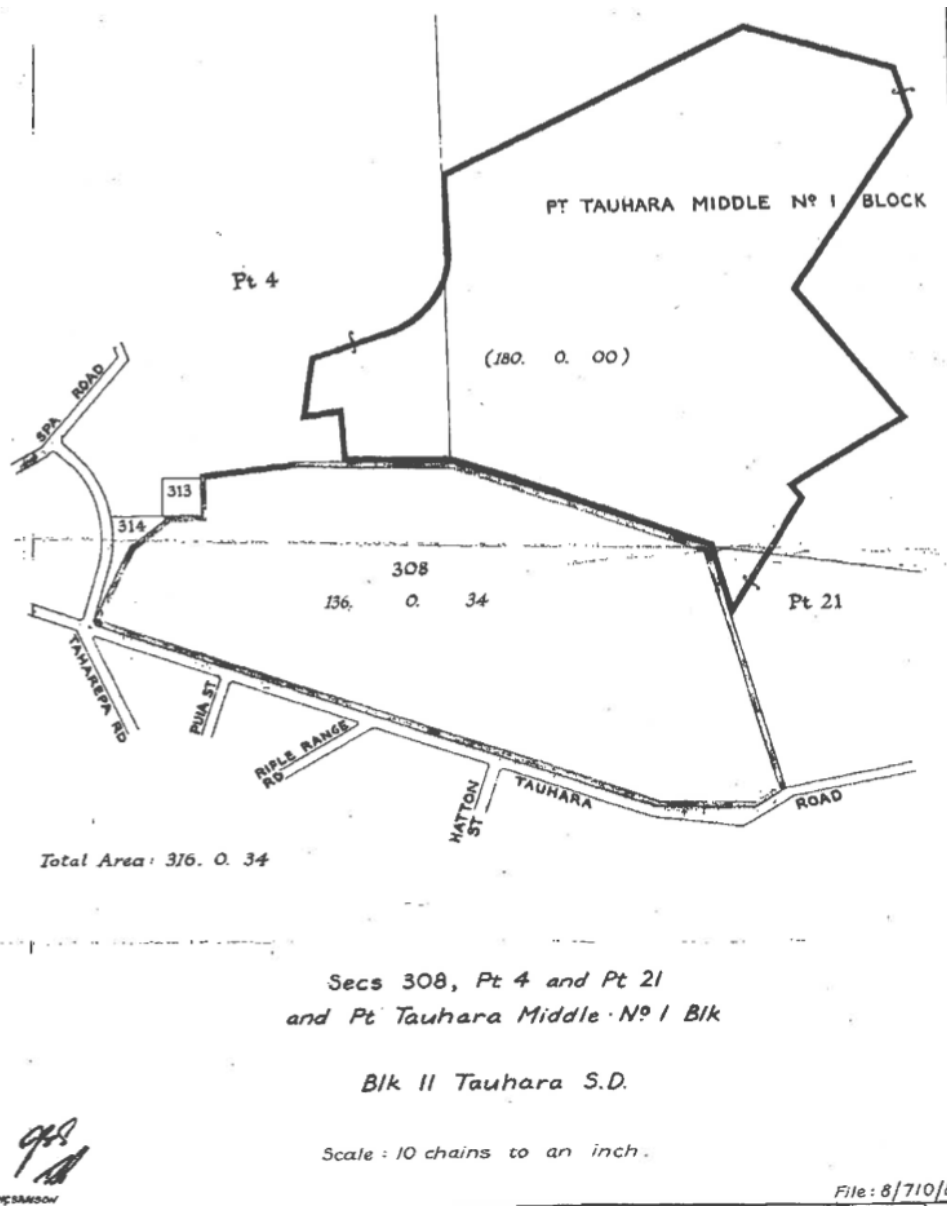


Figure 2 - Existing lease area plan

DISCOVERY / INITIAL STUDIES

202314, TAUPO GOLF CLUB ALTERATIONS & ADDITIONS
32 CENTENNIAL DRIVE, TAUHARA
TAUPO, 3378



ABRI] ARCHITECTS

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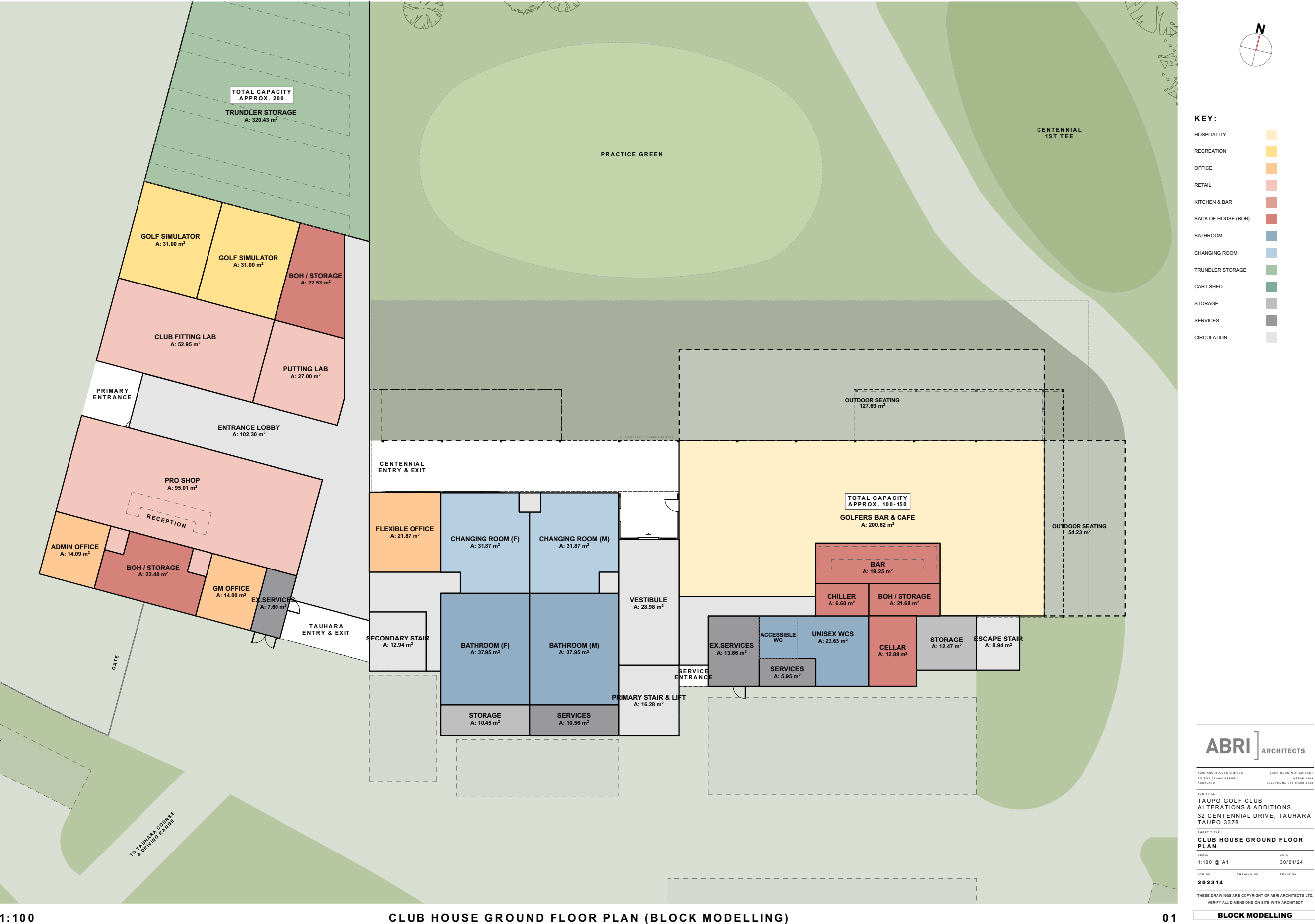


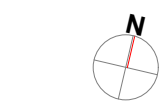
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LOCATION PLAN (BLOCK MODELLING)

01







CIRCULATION

1st FLOOR

OUTDOOR SEATING
35.21 m²

ROOF OVERHANG ABOVE

OUTDOOR SEATING
96.57 m²

TOTAL CAPACITY
APPROX. 60-120

FUNCTION LOUNGE 2
A: 163.40 m²

BAR
A: 23.92 m²

TOTAL CAPACITY
APPROX. 150-200

FUNCTION LOUNGE 1
A: 245.38 m²

LOBBY
A: 23.06 m²

STAFF ACCESS ONLY

SECONDARY STAIR
A: 11.85 m²

EX.SERVICES
A: 2.36 m²

STAFF WC
A: 1.87 m²

BOH/STORAGE
A: 9.93 m²

EX.KITCHEN
A: 40.33 m²

EX.COOL STORE
A: 7.13 m²

CHILLER / CELLAR
A: 7.36 m²

PRIMARY STAIR & LIFT
A: 16.28 m²

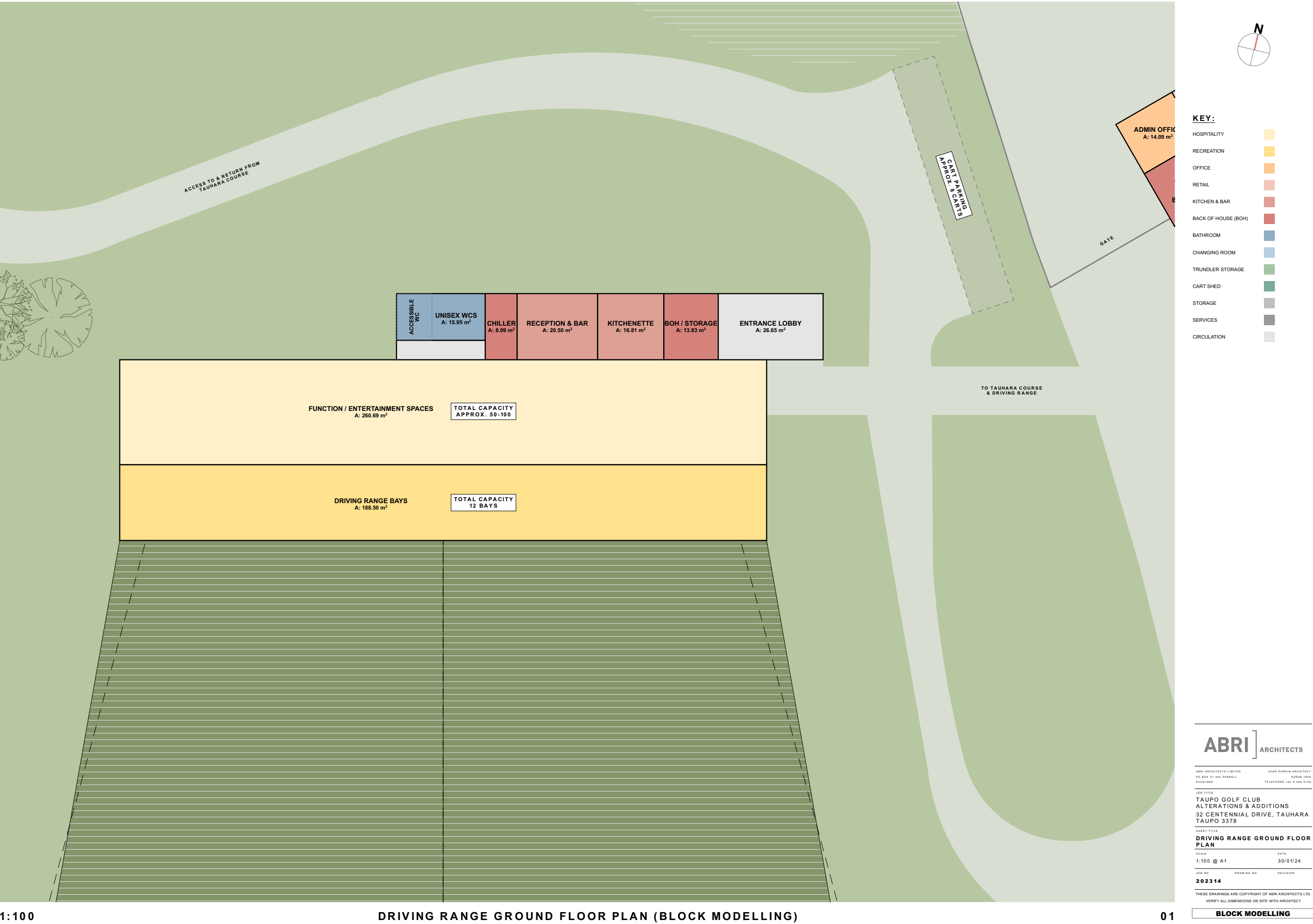
ACCESSIBLE WC

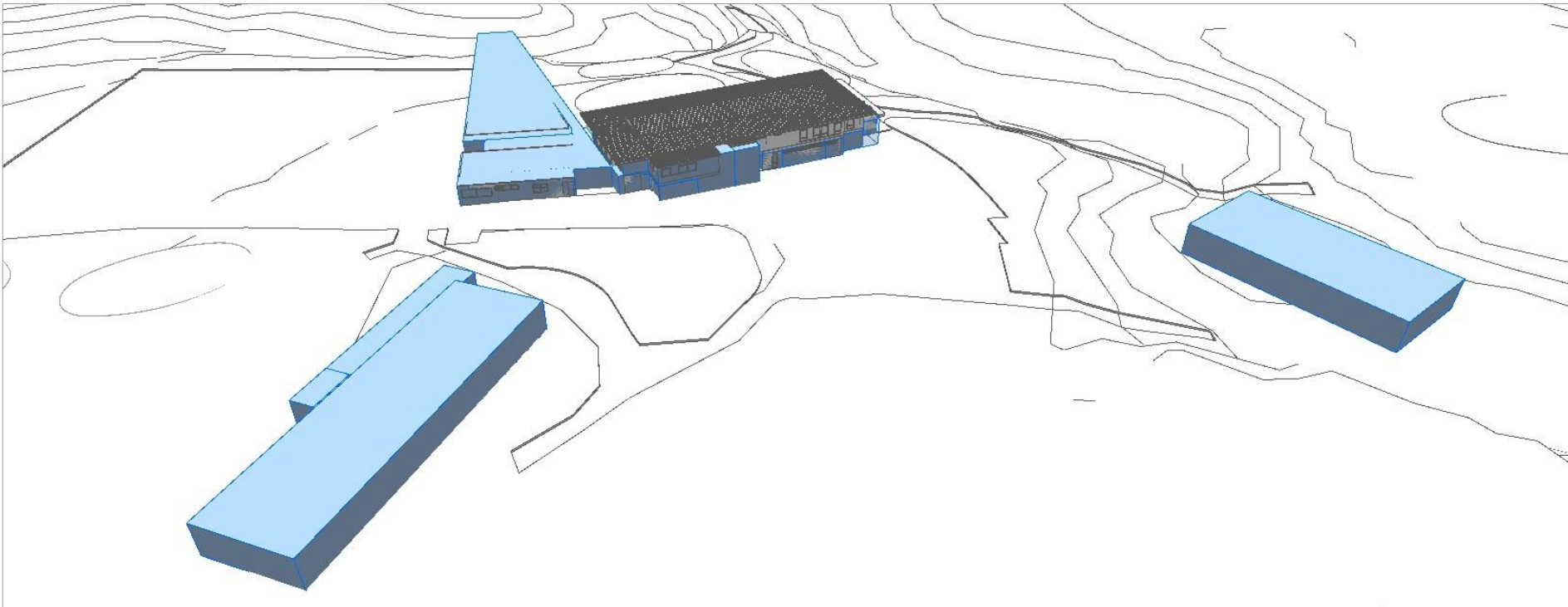
UNISEX WCS
A: 30.01 m²

ESCAPE STAIR
A: 4.39 m²

01 BLOCK MODELLING

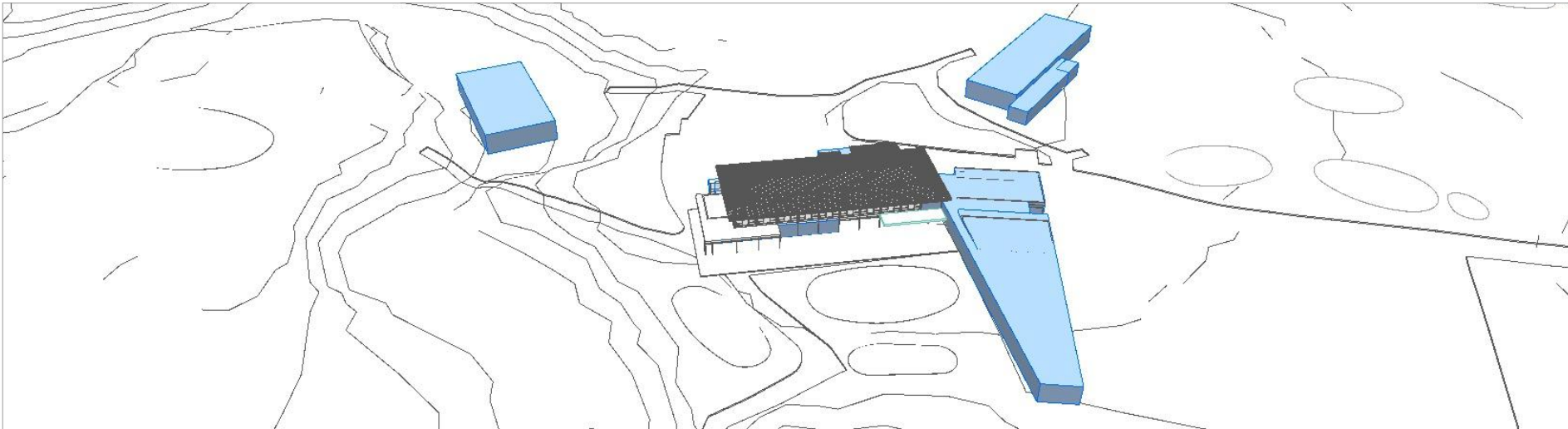
CLUB HOUSE LEVEL 1 FLOOR PLAN (BLOCK MODELLING)





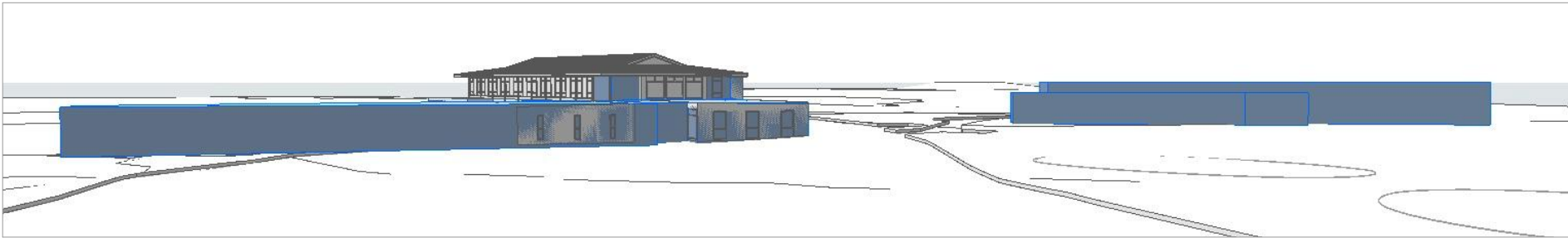
BLOCK MODEL 3D - OVERALL 1

01



BLOCK MODEL 3D - OVERALL 2

02



BLOCK MODEL 3D - ENTRANCE APPROACH

03

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JOB TITLE

TAUPO GOLF CLUB
ALTERATIONS & ADDITIONS
32 CENTENNIAL DRIVE, TAUHARA
TAUPO 3378

SHEET TITLE

OVERALL 3D PERSPECTIVE
IMAGES

SCALE

@ A1

DATE

30/01/24

JOB NO.

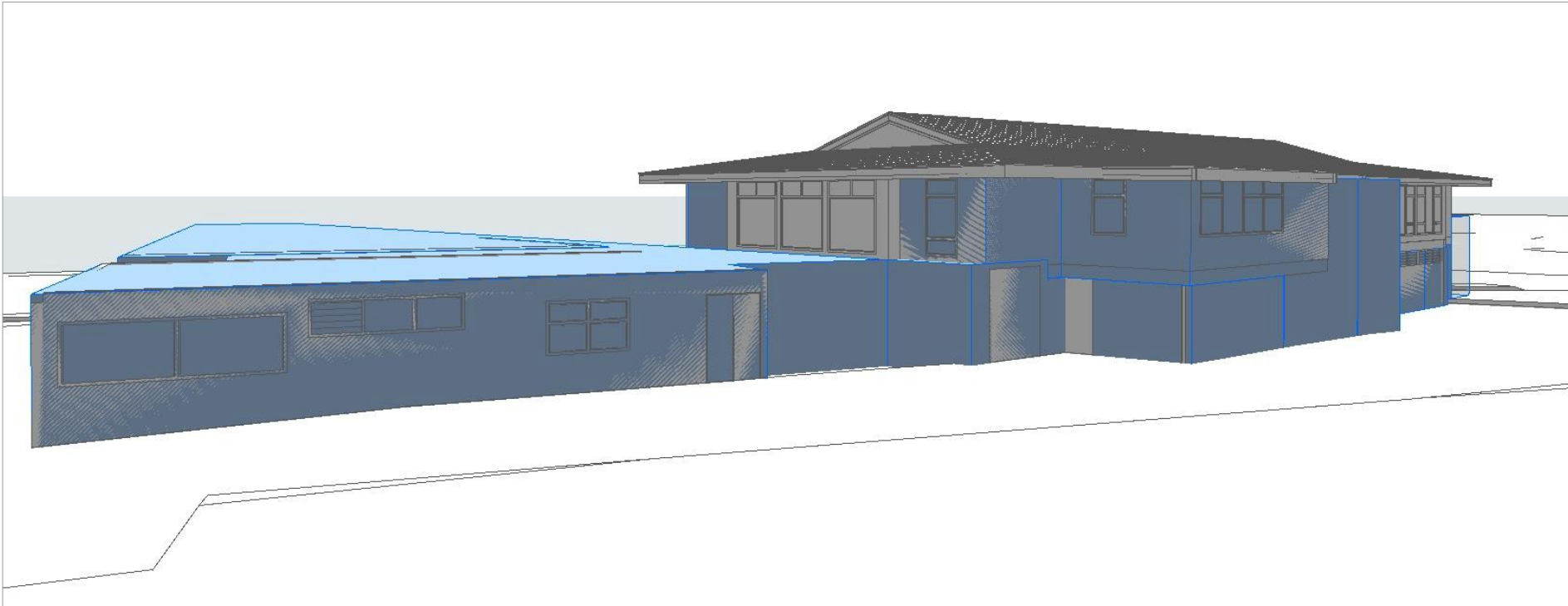
2023 14

DRAWING NO.

REVISION

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BLOCK MODELLING



BLOCK MODEL 3D - CLUBHOUSE PERSPECTIVE 1

01



BLOCK MODEL 3D - CLUBHOUSE PERSPECTIVE 2

02



BLOCK MODEL 3D - CLUBHOUSE PERSPECTIVE 3

03

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BLOCK MODELLING

TAUPO GOLF CLUB : BLOCK MODELLING



2 February 2024

TAUPO GOLF CLUB : BLOCK MODEL NOTES

1. ENTRANCE STRUCTURES & WAY FINDING

- Introducing a clear entrance form at the Centennial Drive entrance will be beneficial. This is something that can be explored at a later stage.
- Improvements to the front entrance of the Club House will also be explored in the concept design phase. Greater emphasis needs to be given to the entry point. It will be imperative to design the entrances in such a way that users are sheltered from the weather conditions and prevailing wind.
- It will be important to consider wayfinding for the various users and functions of the club. This is something that will be explored in more detail as the project progresses.
- The proposal includes a gate and fence that will restrict access to the staff and services area to the south of the Club House. The intent is to ensure visitors enter solely through the Primary Entrance to increase the frequency of engagement between people and the Pro Shop and indoor golf facilities.

2. ENTRANCE LOBBYS & LANEWAYS

 Identification Colour

- Maintaining an entrance lobby and central thoroughfare is important for increasing the frequency of engagement between people and the club.
- The proposal looks to make this space an internal lobby space for user comfort reasons.
- A thoroughfare has been introduced to the south providing access to the Tauhara course. This is made possible through the demolition of the existing 'starters' office and trundler storage room.
- The idea is to direct and funnel users through the retail space and indoor golf facilities so that it will spark people's interest in purchasing goods and using the facilities for coaching.
- Similarly, directing users past the Golfer's Bar & Cafe where possible supports users to socialise with one another and purchase food and drink.

3. VERTICAL CIRCULATION

 Identification Colour

- The existing primary stair is non-compliant and will need to be replaced. The proposal will look at how the new stairs can be designed and incorporated with a lift.
- The southern wall of the Primary Stair has been moved further to the south for purposes of alignment and volume.
- It is envisaged that the Secondary Stair, replacing the existing stair, will primarily serve staff and on occasion be used by visitors accessing Function Lounge 2.

TAUPO GOLF CLUB : BLOCK MODELLING

- The existing egress stair connected to the existing Level 1 deck area will be replaced by a new compliant stair for fire egress purposes that reduces the visual impact on the outlook from the Golfers Bar & Cafe.

4. RETAIL & INDOOR GOLF FACILITIES



- The existing Pro Shop is approximately 100m². A similar area has been maintained, with a minor reduction in space to allow for the reception to be included. The Pro Shop layout will be designed to better utilise space. It is thought that an increase in area is not necessary with layout improvements.
- It is envisaged that the retail area will be a `mall-like` scenario whereby staff will have the ability to securely lock down the Pro Shop, Club Fitting Lab and Putting Lab while remaining a thoroughfare to the Driving Range and Function Lounges. Ideally, the doors will be transparent or grill-like so that after-hours visitors will still be able to view the goods and facilities on offer.
- Two indoor golf simulators have been introduced for training/fitting and possible future entertainment purposes. In the same vicinity is a Club Fitting Lab and Putting Lab – all of which accompany the Pro Shop.
- The intent is that this area is opened up so that staff at the reception area can easily observe and monitor the visitors coming and going.

5. OFFICES



- A Flexible Office has been included for use by administration persons and/or visitors during a tournament or similar. The proposed office is slightly larger than the existing Patsy Hankins room.
- The General Manager's Office and Administration Office are of a generous size and have been grouped at the rear of the Pro Shop for accessibility, visibility and functionality.
- Improvements to view shafts are possible to allow the staff to better observe and monitor the operations of the Club.
- The location of the office provides the staff with ease of access between the Club operations at Level 1 and Ground Floor of the Club House via the Secondary Stair, as well as access to the Driving Range.

6. GOLFERS BAR & CAFE



Capacity: 100-150 persons approx.

- The Golfers Bar & Cafe utilises the north-eastern corner of the Clubhouse for the benefits of the view, sun exposure, and shelter from the prevailing wind.
- The location has the benefit of being accessed from all sides and has the potential to be free-flowing between the exterior and interior.
- The space is made possible by extending the northern wall out to the parallel line of columns supporting Level 1 and extending the eastern wall past the existing storage unit.
- A bar at the threshold between the interior and exterior, to allow staff to serve inside and outside, has been considered. This potentially limits staff accessibility to the back-of-house spaces, chiller and cellar. Options can be explored in the concept design phase.

TAUPO GOLF CLUB : BLOCK MODELLING

- View shafts between the interior and surrounding course, landscape and club functions are excellent.

7. BATHROOMS & CHANGING FACILITIES
 Identification Colours

Note: Toilet quantity calculations have been based on NZ Building Code requirements with consideration of the existing facilities.

- The location of the bathrooms and changing facilities at the centre of the clubhouse with two separate access points creates ease of access. Accessibility improvements will be further explored as the concept is refined.
- The proposed bathrooms attached to the changing facilities are of a similar size to the existing bathrooms. The proposed spaces will be designed to better utilise space. Each area is suitable for 5x toilets, 5x showers, and 4x hand wash basins.
- Space for this has been made possible by extending out from the southern wall and enclosing the area beneath the Kitchen at Level 1. The space extends toward the Primary Stair.
- The proposed Changing Rooms are also similar in size to the existing changing facilities, with the added benefit of an improved layout and more efficient use of space.
- Two accessible bathrooms have been introduced to the Club House, one on the Ground Floor and another on Level 1.
- One accessible bathroom has also been included as part of the proposed Driving Range bathroom facility, where the area is suitable for an additional 3x unisex toilets with hand basins.
- Bathrooms serving the Golfers Bar & Cafe, Function Lounges and Driving Range are all unisex. This is beneficial as it reduces the number of toilets required.
- The Golfers Bar & Cafe bathroom has an area suitable for 6x toilets with hand wash basins.
- The Level 1 bathroom has an area suitable for 8x toilets with hand wash basins.
- In all instances of unisex toilets, there is an option to have shared hand wash basins located outside the toilet stalls, as opposed to installing individual basins in each stall.
- A staff toilet has been added to the Level 1 Kitchen area.

8. FUNCTION SPACES
 Identification Colours

Function Lounge 1 - Capacity: 150-200 *persons approx.*

Function Lounge 2 - Capacity: 60-120 *persons approx.*

- Level 1 has been divided into two separate function spaces with the potential for both spaces to be combined to accommodate larger events.
- A deck area has been introduced to Function Lounge 2 to provide an option for outdoor seating.

9. KITCHEN & BAR
 Identification Colour

- Relocating the bathrooms to the east of the primary stair and lobby provides room for the Kitchen to grow should an increase in food and beverage demands deem it necessary.
- The Level 1 Bar has the potential to be designed in such a way that a bartender is able to serve both function spaces at any one time. If two different events are occurring at the same

TAUPO GOLF CLUB : BLOCK MODELLING

time, the two function spaces can be divided off. This will be explored further in the concept design phase.

10. BACK OF HOUSE (BOH) & STORAGE / CELLAR

 Identification Colour

- Space remains at the rear of the bar and café for back-of-house (BOH), services and cellar space. The location and spatial requirements of such will be identified and refined in later stages of design.
- The cellar space is capable of increasing in size to account for the additional goods required to supply the Golfers Bar & Cafe and Driving Range bar.
- A service lift for the transport of food and beverages between the Ground Floor and Level 1 will be explored in the concept design phase.

11. DRIVING RANGE

 Identification Colours

Capacity: 50-100 persons approx. to Entertainment Spaces

Total bays: 12

- The Driving Range is located near the gate, adjacent to the Tauhara course entry and exit.
- It faces southwest to protect users from the prevailing westerly wind and combat the effects of sun-strike whilst using the range facility.
- End and side nets will be required in both circumstances – a ball fly-over analysis can be used to determine such requirements. The drawings show the range extending to 300m, which is a sufficient length for a driving range. For a driving range of 250m, a smaller end net would be required.
- The location of the proposed Driving Range will result in a change to the existing course layout of the Tauhara course, specifically hole 1, with further adjustments required for holes 18, 9, and 2. There is some potential for such changes to affect neighbouring holes.
- The Driving Range will be treated as an entity of its own and provide function/entertainment space.
- Central to the Driving Range function/entertainment space is a Reception & Bar with an attached Kitchenette and Chiller to allow self-sufficiency in food and beverage services.
- There is potential to section off areas for specific functions or training facilities. This can be explored further in the concept design phase.
- Thought has been given to the idea of an enclosed deck and conservatory linking the upper level of the Clubhouse to the Driving Range:
 - For the deck area to be used frequently, it would need some form of shelter to protect users from the prevailing westerly wind.
 - It prompts the question as to whether additional outdoor space is necessary given the amount of outdoor seating space made available for visitors in other more sheltered and convenient locations.
 - For a bridge to be level with the Level 1 floor, there would be a limited clear height below for vehicles to pass underneath, especially for larger service vehicles.
 - It may result in conflicts between the use of the function spaces and visitors to the driving range.
 - It is not practical for visitors to carry their clubs upstairs and then proceed downstairs to the Ground Floor of the Driving Range.
 - The increase in cost vs benefit should also be considered

TAUPO GOLF CLUB : BLOCK MODELLING

12. TRUNDLERS Identification Colour

Capacity: 200 trundlers approx.

- There is an opportunity to provide member-only access to and from the Carpark so that there is ease of access to the Trundler Storage space.
- Initial thoughts are that providing 200 separate spaces for trundler storage does consume a significant amount of space. There may be alternative options to this that can be explored.

13. CART SHED & CART PARKING Identification Colour

Cart Shed - Capacity: 60 carts approx.

Cart Parking – Allowed for 2x 8 carts approx.

- Based on previous feedback and the impact of the scale and presence of the cart shed, the proposal looks at locating the Cart Shed in the valley to the east of the Clubhouse.
- Doing so provides a separation between service functions and the primary hospitality and recreational functions of the club. It also reduces the visual impact of the building by partially concealing it amongst the vegetation and general contours of the land.
- Cart parking at the Clubhouse has been separated between the Tauhara and Centennial courses for ease of management and to reduce the risk of collision between pedestrians and cart users. 8x cart parking spaces have been allocated at each location, with the potential to increase the number of spaces. The idea is that carts would be relocated between the Cart Shed and the cart parking spaces each day depending on demand.

14. SERVICES Identification Colour

- For the most part, existing services have been kept as is and in the same locations. There will be some circumstances where services will need to be relocated and introduced to allow for the proposed spaces.

15. LANDSCAPING, PLANTING & ACCESSWAYS

- The plans show how the pathways and landscaping may work in support of the proposed alterations and additions. This will be explored further in the later stages of design.
- Planting shown identifies existing vegetated areas. Landscaping and planting will significantly improve the outcome of the development and this will be explored at a later stage.

16. CAR PARKING

- The existing Carpark will be something to explore in the future. There is plenty of space available for parking and this can be designed to operate more efficiently.
- Staff and services parking spaces have been allocated in the area to the south of the Clubhouse where there is flexibility as to the number of parking spaces to meet club requirements.
- Services parking spaces will ideally be located at the rear of the building near the back-of-house, storage and services spaces.



Hineure Road - new public road

Proposed Locky Dock stations for Taupo CBD – first tranche



Taupō District Locky Dock Network

Partnership Agreement Summary of Key Terms
April 2024





Background

Big Street Bikers Limited (“BSB”) and Taupō District Council (“TDC”) are working together to deliver a network of Locky Docks as a free public amenity. The network complements and promotes existing cycleway infrastructure and encourages the uptake of cycling and active transport in Taupō in line with the Council’s cycling strategy.

To govern the rollout and management of the Locky Dock network in Taupō, it is intended that TDC & BSB will enter into a Partnership Agreement. The Partnership Agreement will cover the terms of BSB’s appointment by TDC, the obligations of each party and how the parties will interact when in partnership.

BSB will fund the capital expenditure and recurring operational expenditure associated with the delivery and operation of the Locky Dock Network. BSB funds these costs through brand partnerships and the sale of third-party advertising content. Brand partnerships and content which appears on the screens is governed by the agreed Media Content Guidelines.

This document summarises key terms of the proposed Partnership Agreement.



Term

BSB is seeking a partnership with TDC of 10 years which allows it to invest in the network rollout. It is expected that under the agreement flexibility will exist for both parties where each will have the right to relocate Locky Docks (at the requesting parties cost) if, for instance, they are not meeting utilisation targets, or the site needs to be redeveloped.

BSB Obligations

- Seek approvals and Resource Consents for each site as required;
- Oversee timely installation of the Locky Dock Network;
- Customer Support including a 24/7 support hotline;
- Clean and efficiently maintain the Locky Docks (in accordance with an agreed Maintenance Schedule);
- Manage digital screen media content (in accordance with an agreed Media Content Guidelines schedule);
- Report to TDC on usage statistics for VKT reporting.

TDC Obligations

- Work with BSB to identify sites;
- Work with BSB to agree Media Content Guidelines;
- Provide BSB with a point of contact to facilitate installation;
- Provide access to each site for installation and management;
- Support activation, marketing and communications.





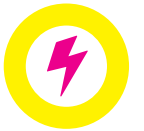
Charges & Payments

- No payment is required from TDC for a Locky Dock which incorporates a Digital Screen. BSB are responsible for the capital cost, installation and ongoing maintenance of these docks and screens;
- A 32-amp single phase power connection is required at each site to connect the Locky Dock. The costs of this connection will be paid directly by TDC or the relevant landowner of the Specified Site;
- Where Locky Dock locations are identified as an important amenity (e.g. secure parking for library staff) but not viable from an audience size and media perspective, TDC will seek ways to fund the capex and installation of these locations, with the Locky Dock Network covering ongoing opex for the term of the partnership agreement (based on a ratio of 2 media stations to every 1 standard station on council controlled property).





Revenue & Media Content



- BSB is entitled to any revenue accruing from activities relating to providing the Services and the Locky Dock which covers the upfront and ongoing costs of the network;
- Media Content shown on the Digital Screen will adhere to the Media Content Guidelines agreed between BSB and TDC, including media restrictions unique to the Locky Dock Network that prohibit advertising content that promotes: the fossil fuel industry, weapons, cigarettes and vapes, and political parties;
- BSB recognises the value that the Digital Screens offer as a way for TDC to communicate with its residents. As part of the Partnership Agreement, it is envisaged by BSB that it will offer TDC a preferred rate for community engagement advertising.





Taupo - Visitor Centre



Taupo - Kefi Cafe



