

# **ATTACHMENTS**

## **Fences, Roothing, Reserves & Dogs Committee Meeting**

**16 April 2019**

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20 November 2018

**TAUPŌ DISTRICT COUNCIL  
MINUTES OF THE FENCES, ROADING, RESERVES & DOGS COMMITTEE MEETING  
HELD AT THE COUNCIL CHAMBER, 107 HEUHEU STREET, TAUPŌ  
ON TUESDAY, 20 NOVEMBER 2018 AT 10.00AM**

**PRESENT:** Cr Barry Hickling (in the Chair), Cr John Williamson, Cr John Boddy, Cr Anna Park (from 10.06am), Cr Maggie Stewart

**IN ATTENDANCE:** Chief Executive, Head of Operations, Head of Democracy, Governance & Venues, Head of Communications & Customer Relations, Senior Reserves Planner, Infrastructure Manager, District Parks Operations Manager, Parks Manager – Sports & Horticulture, Democratic Services Officer

**MEDIA AND PUBLIC:** 25 members of the public  
Taupō Times

Notes: (i) Items were considered in the following order: 3.1, 4.1-4.6, 4.8, 4.7, 4.9, 4.12, 4.11, 4.1.

(ii) Cr Anna Park entered the meeting at 10.06am. She was not present for resolutions FRD201811/01-02.

(iii) The meeting adjourned at 12.11pm after consideration of item 4.8 and reconvened at 12.37pm.

**1 APOLOGIES****FRD201811/01 RESOLUTION**

Moved: Cr John Boddy  
Seconded: Cr John Williamson

That the apologies received from His Worship the Mayor, David Trewavas (for absence) and Cr Anna Park (for lateness) be accepted.

**CARRIED****2 CONFLICTS OF INTEREST**

Nil

**3 CONFIRMATION OF MINUTES****3.1 FENCES, ROADING, RESERVES & DOGS COMMITTEE MEETING - 4 SEPTEMBER 2018**

In answer to a question, the Parks Manager-Sports & Horticulture advised that the removal of the tree and maintenance of the bank opposite the Summerset by the Lake retirement village would take place the following week.

A member asked to be provided with the date on which the No Parking signs were erected along Lake Terrace (item 4.3).

**FRD201811/02 RESOLUTION**

Moved: Cr John Williamson  
Seconded: Cr John Boddy

That the minutes of the Fences, Roothing, Reserves & Dogs Committee meeting held on Tuesday 4 September 2018 be confirmed as a true and correct record.

**CARRIED**

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**4 REPORTS****4.1 WAIPAHIHI STREET TREE OPTIONS**

*Cr Anna Park entered the meeting at this point (10.06am).*

The following people addressed the Committee and answered questions:

**Mr Christopher Aurisch**

- Submitted apologies from some residents of Waipahihi Avenue and Crowther Terrace who were unable to be in attendance.
- The removal of the street trees on Waipahihi Avenue had been a sad experience for most of the residents present at the meeting.
- Tabled 'before' and 'after' photographs of the trees (A2358895 and A2358898).
- A lot of valuable trees had been removed, but upset residents wanted to move into the future and have the street re-planted.
- Pleased the Council had acknowledged the fact that this has been an unfortunate incident.
- Wants to ensure the well-being of the three remaining trees in the future.

**Mrs Judi Smith**

Mrs Smith asked if the Committee members had seen submissions from all parties including Ngauruhoe Street residents, as the agenda only included one submission. The Chairperson, Cr Barry Hickling confirmed that no other submissions had been provided to the Committee.

- Mrs Smith had lived on Ngauruhoe Street for 40 years and during that time, the Beech trees on Waipahihi Avenue had been topped by Mr David and Mrs Ros Cameron. In 2013 for example, with Council approval, Mrs Cameron arranged for the upper three trees to be topped so Mr Smith who was ill could see the lake. Mrs Cameron and Mrs Smith paid half each.
- In 2017 Mrs Smith again asked permission to top the three upper Beech trees. She contacted Council regularly from June onwards and after several weeks was told that Council does not top trees. She spoke with affected neighbours and then attended a meeting with Council staff. Messrs Sean Deasy and Perry Fletcher were also at the meeting and she informed Council staff that Mrs Cameron was away. She expected staff to contact Mrs Cameron on her return. Mr Fletcher said he did not want planting on the berm outside his property.
- Residents of Waipahihi Avenue would not be affected by trees planted which will block the views of the residents behind in two to three years' time.
- The problem lies with Council's policy of not topping trees. Tree topping was not an uncommon practice in Taupō town. If Council was adamant trees should be planted on Waipahihi Avenue, there should be a regulation on the height of the trees and a maintenance programme put in place.

**Mrs Ros Cameron**

- Read out part of the Tree & Vegetation Policy – noted that Council wishes to be a good neighbour in terms of maintenance of its trees and vegetation, but does not prune trees to enhance views. The policy allows people asking for trees to be maintained to contribute 50% of the arborist costs.
- The trees on Waipahihi Avenue were planted 75 years ago and maintained for the first 45 years because of overhead power cables. When power cables went underground in 1986, residents continued to maintain the trees at a certain height, not specifically for views, but also for the health of the trees. This approach was within the Tree & Vegetation Policy.

**Mr John Funnell**

The issue was the need to be able to maintain and top trees. It was possible to satisfy all parties by carefully selecting replacement trees and restricting their height so they do not negatively affect the residents behind. Acknowledged that it was difficult to please everyone, but thanked Council for making a commitment to address the issue. A Memorandum of Understanding could be a way forward.

**Ms Belinda Ellis**

The Tree & Vegetation Policy was a good policy to deal with complex problems of place, trees and people. Individual clauses such as clause 3.1 (removal of unhealthy trees) should be read in the context of the whole

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policy to avoid situations such as the one with the Waipahihi Avenue trees. If the tree assessment checklist had been completed for each tree on Waipahihi Avenue, the outcome would have been different. Staff should be trained to implement the policy in accordance with the good intentions with which it was drafted.

**Mr Asher Bowyer, representing several residents, including Mr Chris and Mrs Mary Sharples**

- Arborist from Ash & Oak Arborists, a consultancy based in the eastern Bay of Plenty providing assessment and reporting services in relation to trees and tree matters.
- Residents had asked Mr Bowyer to come over and help with this situation. He had come in after the event and was impartial, providing professional opinions based on his own observations and assessments.
- Mr Bowyer had surveyed the site after the trees had been removed and did not have enough information to fully assess previous pruning processes and the history of the trees. Understood that the Beech trees were planted in 1943 as a hedge and were removed in 2018 due to stress, disease and structural problems. Why did the management of the trees change?
- Important to distinguish between a Beech hedge, or a row of Beech trees. Trees would not normally be topped, but that would probably not apply to a hedge.
- Quoted from Council's report which indicated sun scorch, fungal damage, decay and rot. Only a small handful of fungi are harmful to trees; and trees need insects – some are harmful and some are not. Decay can cause structural failure, but in this case due to the trees forming a hedge, it was unlikely failures would have occurred if the trees had been properly maintained.
- Council's report had referenced trees growing to their natural shape on the lake front – the relevance of that to the Waipahihi Avenue trees was questionable because the example was of a different species of tree in a different location.
- From photographs it appeared the Waipahihi Avenue tree stems were sound, with some decay in the canopy. It is unlikely full tree failure would have resulted from that decay and limb failure would have had a limited impact. The first two trees had been removed due to proximity to the house and decay / heavy regrowth – why was removal the only option considered and why was proximity to the house only a concern now, after 75 years? Heavy regrowth was a sign of either health or stress, but this does not always mean trees are compromised enough to require removal, even after several hundred years.
- The removal of some trees had compromised the remaining trees. They would not grow to fill the gaps and therefore the amenity and character of the location had been significantly reduced, this was a significant loss to the street and the residents. They were planted for a reason, was this taken into consideration?
- The remaining trees would get larger and create even more of an issue with views in the future. The internal canopy which created the hedge had been removed, so the larger remaining stems would get taller. Managing trees was a slow process and was more difficult with less foliage and structure to work with. The remaining trees could not be maintained as a hedge unless other hedge trees were planted in between. If they were pruned properly, internal growth would come through, but this would be a gradual process.
- Dogwood trees would not be suitable for a hedge. If individual trees growing to classic form was desired, Dogwoods might be suitable, but they would need to be managed correctly.

**Mr Sean Deasy**

Mr Deasy asked if the Committee had seen submissions from all parties including Messrs Tom Davies and Perry Fletcher, to which members replied they had not. Mr Deasy explained that Council staff had asked residents to supply submissions and it was important that all submissions were considered before the Committee made a decision. Concerned about the process. Noted that he had not received the proposed MoU from Mr Funnell, this had only gone into certain letterboxes.

- The issue was the change in the Tree & Vegetation Policy.
- Initially wanted the Silver Birch to be topped. Council staff inspected this tree and concluded that it was 'stuffed' and close to power boxes.
- Crowther Terrace residents had asked to have the Beech trees sided (not topped).
- There was a history of the trees on the other side of the road as well.
- Trees on berms are Council property – you have control, authority and the last word.

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- Concerned about the dangerous precedent being set by residents 'rail roading' Council.
- In relation to possible replacement trees, Dogwoods would grow out of control.
- Not averse to having trees on Waipahihi Avenue, but it was impossible to have a true avenue of trees – the concept of trees coming out across the street – that would make it dark, dangerous and mossy.
- Council should look at a way to regulate the height of the trees and put a more robust management plan in place. Invest ratepayers money somewhere else – these particular trees do not lend themselves to the avenue concept.
- Comes down to consideration and courtesy of neighbours.

Members decided to adjourn further consideration of the item until all written submissions from residents had been provided. The submissions were tabled just prior to the adjournment at 12.11pm (A2357600, A2358880 and A2358882).

The item was considered further after the adjournment. Members decided to approve option A1 as detailed in the report, adding that all street trees on Waipahihi Avenue must be maintained appropriately in future.

**FRD201811/03 RESOLUTION**

Moved: Cr Maggie Stewart  
Seconded: Cr John Williamson

That the Fences, Roothing, Reserves & Dogs Committee approves Option A1 to retain the three existing Beech trees on Waipahihi Avenue, plant in the gaps and maintain those trees in a suitable manner; and to plant six Dogwood trees on the northern side of Waipahihi Avenue and eight on the southern side in early autumn 2019.

**CARRIED****4.2 PROPOSED TREE REMOVAL AT 1 OGILVIE ROAD, KINLOCH**

Mr Graeme and Mrs Heather Hutchings addressed the Committee and the following points were noted:

- Mr and Mrs Hutchings had owned the property at 1 Ogilvie Road, Kinloch since 2002. Over that time, the tree on the berm outside their property had caused damage to the driveway and courtyard.
- Council had renewed the driveway cobblestones around 2005-2006, however the tree was continuing to cause damage and as a result, cobbles would need to be renewed again in a few years' time.
- Branches fall off the tree in high winds; this was a risk to footpath users. Branches had hit Mr and Mrs Hutchings' fence and they had had to use a ute to tow one particularly huge branch away.
- Offered to contribute 50% of the cost of removal of the tree.
- As well as causing damage to the driveway, the tree roots were getting close to the house.

Members agreed that the tree outside 1 Ogilvie Road, Kinloch should be removed.

**FRD201811/04 RESOLUTION**

Moved: Cr John Boddy  
Seconded: Cr Anna Park

That the Fences, Roothing, Reserves & Dogs Committee approves the removal of the tree at 1 Ogilvie Road, Kinloch.

**CARRIED****4.3 TREE REMOVAL REQUESTS - 6 WIREMU AND 48 RAUKURA STREETS, TURANGI**

In answer to a question, the Head of Operations advised that staff had started work on the survey of street trees in Turangi.

Members decided to approve removal of the tree outside 6 Wiremu Street, Turangi. It was noted that major work had been done on the exterior of the property including installation of a new fence, and the tree was

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close enough to the property to support the view that it was likely things would 'go wrong' with the tree branches falling and causing damage.

In relation to the tree outside 48 Raukura Street, it was noted that this was an oak tree, in keeping with the street, and it could be managed as part of Council's maintenance programme in Turangi.

**FRD201811/05 RESOLUTION**

Moved: Cr Maggie Stewart

Seconded: Cr John Williamson

1. That the Fences, Roothing, Reserves & Dogs Committee approves the request of the tree removal at 6 Wiremu Street.
2. That the Fences, Roothing, Reserves & Dogs Committee notes that the tree outside 48 Raukura Street, Turangi will be maintained as part of Council's ongoing tree maintenance programme for Turangi.

**CARRIED****4.4 LEASE RENTAL REVIEW REQUEST - BEST START EDUCARE AT WAIPAHIHI RESERVE**

Mr Wayne Wright (Best Start Educare Chief Executive) and Mr Timothy Bell (Best Start Educare Special Projects Manager) addressed the Committee and answered questions. Mr Wright tabled a 'Wright Family Foundation' brochure entitled 'Growing the good in New Zealand' (A2357612). The following additional points were noted:

- Beststart Richmond Kindy would be participating in a new programme from January 2019, involving remote evaluation of clinical medical issues in children.
- Taupō Kids Community and Laughton Street Kindergarten were both paying community rates on their leases. Central government funding was universal. Best Start Educare was a registered charity with no shareholders receiving profits. Why should Best Start Educare pay a commercial rent while other kindergartens were paying a community rate?
- Best Start Educare was owned by the Wright Family Foundation, which distributes surpluses to several organisations around New Zealand – refer to tabled brochure. Although none of the organisations were specifically Taupō-based, some Taupō schools would benefit indirectly, through for example the 'House of Science' initiative.

In answer to a question, the Senior Reserves Planner advised that the Laughton Street Kindergarten lease was due to expire in May 2020.

Members requested more details of the other leases between Council and Taupō Kids Community and Laughton Street Kindergarten. The item was tabled for consideration later in the meeting and Messrs Wright and Bell left the meeting at this point.

When the item was considered later in the meeting (12.04pm), the Senior Reserves Planner confirmed that Best Start Educare's licenced area was the whole grounds, although the current rental was assessed on the basis of the building area only. The Taupō Kids Community lease had expired in 2014.

Members decided to change the rate applied to the lease with Best Start Educare for the site at Waipahihi Reserve to the sporting and community leases rate, but to charge rent based on the entire licenced area, not just the area occupied by the buildings. This would represent a reduction in annual rental payable to Council.

**FRD201811/06 RESOLUTION**

Moved: Cr John Williamson

Seconded: Cr John Boddy

That the Fences, Roothing, Reserves & Dogs Committee approves a reduction in the annual rental payable by Best Start Educare for the entire licensed area at Waipahihi Reserve, Taupō, based on the current sporting and community leases rate.

**CARRIED**

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#### 4.5 TREE REMOVAL REQUESTS NOVEMBER 2018

Mr Ken Adamson addressed the Committee in relation to his request for the two trees behind his property at 6 Gibbs Place, Kinloch to be removed. The following points were noted:

- Mr and Mrs Adamson had owned the property for 21 years.
- Not against trees in general – they did provide privacy from the boatyard directly behind the property – however five trees in the reserve behind the property had uprooted in strong winds.
- These particular trees were shallow-rooted. Agreed that the trees were healthy, however they were 18-20m tall and top heavy. Concerned that the two closest trees, particularly the tree with the forked trunk, would give way and fall onto the garage – this was a case of ‘when, not if’ the trees fall.

In answer to questions, Mr Adamson advised that:

- The trees further away from his boundary were more sheltered.
- He would consider contributing to the cost of removing the two closest trees, if provided with a quote.

Members decided the following in relation to the four requests:

- Armstrong Grove gully – request declined. It was noted that any work undertaken in this particular gully would be a major undertaking and would take a long time.
- Gibbs Place, Kinloch – the two trees closest to Mr and Mrs Adamson’s property could be removed, subject to the property owners contributing 50% of the costs of removal.
- Taupahi Road, Turangi – request declined. It was noted that this particular species of tree was prone to self-pruning of bark / branches, but it was unusual for a whole tree to fall over. The difference between this situation and the Queenstown example provided by Mr Morrison was that Taupō District Council’s arborist had inspected the trees on the Taupahi Road reserve, Turangi and come to the conclusion that the trees are safe. In addition, the trees were not so close as to be likely to drop branches onto buildings.
- Roberts Street, Taupō – request approved.

#### FRD201811/07 RESOLUTION

Moved: Cr Maggie Stewart

Seconded: Cr John Williamson

1. That the Fences, Roding, Reserves & Dogs Committee declines the request to remove or top trees in Armstrong Grove Gully.
2. That the Fences, Roding, Reserves & Dogs Committee approves the request to remove the two trees behind 6 Gibbs Place, Kinloch, subject to the property owner contributing 50% of the costs of removal.
3. That the Fences, Roding, Reserves & Dogs Committee declines the request to remove trees in Taupahi Road Reserve, Turangi.
4. That the Fences, Roding, Reserves & Dogs Committee approves the request to remove palm trees adjacent to 79 Roberts Street, Taupō.

**CARRIED**

*Note: Cr John Boddy requested his dissent to part 3 of resolution FRD201811/07 above be recorded.*

#### 4.6 MEMORIAL FURNITURE REQUESTS NOVEMBER 2018

Ms Lorraine Dale addressed the Committee on behalf of the Five Mile Bay Association, in support of the Association’s offer to pay for a table and chairs in memory of Mr Ian Tinsley, a resident who had passed away recently. Ms Dale also offered to maintain the table and chairs.

Members agreed to approve the request for a memorial table and chairs in recognition of Mr Ian Tinsley.

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**FRD201811/08 RESOLUTION**

Moved: Cr Anna Park  
Seconded: Cr John Williamson

That the Fences, Roothing, Reserves & Dogs Committee approves the request on behalf of the Five Mile Bay Association for a memorial picnic table recognising Ian Tinsley at Five Mile Bay.

**CARRIED**

Members considered whether more information about the history of Kinloch and the contribution of Ms Keitha Jennifer Mary Holyoake was required before making a decision on the request for a memorial bench on Kinloch Foreshore Reserve recognising Ms Holyoake.

In answer to a question, the Head of Democracy, Governance & Venues advised that the Kinloch Representative Group could not make a formal recommendation to the Fences, Roothing, Reserves & Dogs Committee.

**FRD201811/09 RESOLUTION**

Moved: Cr Anna Park  
Seconded: Cr John Williamson

That the Fences, Roothing, Reserves & Dogs Committee declines the request on behalf of the Estate of Keitha Jennifer Mary Holyoake for a memorial bench on Kinloch Foreshore Reserve recognising Ms Holyoake.

**CARRIED**

*Note: Crs John Boddy and Barry Hickling requested their dissent to resolution FRD201811/09 above be recorded.*

**4.7 LICENCE TO OCCUPY - TREAD ROUTES AT KINLOCH DOMAIN**

Members agreed to approve the Tread Routes licence to occupy for a trial period of 12 months, subject to inclusion of an environmental protection clause.

**FRD201811/10 RESOLUTION**

Moved: Cr John Williamson  
Seconded: Cr Maggie Stewart

That the Fences, Roothing, Reserves & Dogs Committee approves a 12 month trial licence to occupy a portion of Council administered land at Kinloch Domain (as described in the report attached to the agenda) to 'Tread Routes', for the purpose of carrying out bike shuttle, hire and maintenance activities, subject to inclusion of an environmental protection clause.

**CARRIED****4.8 LAKEFRONT CONCESSIONS 2018****FRD201811/11 RESOLUTION**

Moved: Cr Anna Park  
Seconded: Cr John Boddy

That the Fences, Roothing, Reserves & Dogs Committee approves the request by Moses Simpson for a three (3) month licence to occupy Council administered reserve land at Lakefront Reserve for the period 25 November 2018 to 25 February 2019 at the location identified in the report for the purposes of hiring out bicycles to members of the public.

**CARRIED**

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**4.9 EASEMENT REQUEST ON LISLAND DRIVE RESERVE**

Members decided to **defer** this item to a future meeting, to enable further information to be provided. In particular, they wanted to know how urgent the request was; and the likely timings of the resource consent.

**4.10 EASEMENT REQUEST ON HYDE AVENUE RESERVE****FRD201811/12 RESOLUTION**

Moved: Cr John Williamson

Seconded: Cr John Boddy

That the Fences, Roothing, Reserves & Dogs Committee approves the granting of an easement to Unison over Hyde Avenue Reserve for the right to convey electricity, telecommunications and electronic data as outlined in the attachments to the report and authorises the Chief Executive to sign any approval documents on behalf of Council in respect of this matter.

**CARRIED****4.11 TONGARIRO STREET PARKING - TOUR COACH PARKS****FRD201811/13 RESOLUTION**

Moved: Cr Anna Park

Seconded: Cr John Williamson

That the Fences, Roothing, Reserves & Dogs Committee declines the request to remove tour coach parking from Tongariro Street between Heuheu and Tuwharetoa Streets.

**CARRIED****4.12 OBJECTION TO DANGEROUS DOG CLASSIFICATION - DOG 180656 BELLA**

Mr Bowley addressed the Committee and explained that the dog Bella attacked was on a long extendable lead, it was 'in season' and they had a tangle up. Bella had come back when Mr Bowley had called her. He added that Bella does play nicely with other dogs most of the time. In answer to questions, Mr Bowley advised that:

- He had owned Bella since she was six months old.
- Just because there had been times Bella was not under control, should not mean that she should be classified dangerous. She came back when called, therefore she is not dangerous.

The Compliance Team Supervisor advised that:

- The third incident was investigated after posts on social media. This incident had occurred on Kahurangi Drive and involved a dog not in season and not on a long lead.
- The three attacks were similar in that they were unprovoked and Bella had bitten other dogs on the back of the neck.
- Staff at the Council pound had observed Bella having problems with other dogs during the two weeks she was there.
- There had been no other complaints during the five to six week period in which the three attacks occurred.
- Mild aggression identified in this case. Bella was not aggressive towards people, but put hackles up when other dogs were around and displayed signs of aggression towards other animals.

Ms Jessica Wells addressed the Committee in relation to the incident on Kahurangi Drive on 6 August 2018. She confirmed that the dog which had attacked her dog was not on a lead. It had charged towards her, she had released her dog and then the other dog mounted her dog, bit it on the back of the neck and dragged it across to the other side of the road. The owner of the other dog was calling out to it, trying to call it back and it did eventually go back.

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Members agreed that Bella did constitute a threat to public safety and decided there was sufficient evidence to uphold the dangerous dog classification for Bella.

**FRD201811/14 RESOLUTION**

Moved: Cr John Boddy

Seconded: Cr John Williamson

That the Fences, Roothing, Reserves & Dogs Committee upholds the dangerous classification for the dog named Bella registration # 180656 Micro-chip #956000010286737.

**CARRIED****5 CONFIDENTIAL BUSINESS**

Nil

**The meeting closed at 1.41pm.**

**The minutes of this meeting were confirmed at the Fences, Roothing, Reserves & Dogs Committee meeting held on 19 February 2018.**

.....  
**CHAIRPERSON**

Fences, Roothing, Reserves &amp; Dogs Committee Meeting Minutes

31 January 2019

**TAUPŌ DISTRICT COUNCIL  
MINUTES OF THE FENCES, ROADING, RESERVES & DOGS COMMITTEE MEETING  
HELD AT THE COUNCIL CHAMBER, 107 HEUHEU STREET, TAUPŌ  
ON THURSDAY, 31 JANUARY 2019 AT 12.00PM**

**PRESENT:** Cr Barry Hickling (in the Chair), Cr John Williamson, Cr John Boddy, Cr Anna Park, Cr Maggie Stewart

**IN ATTENDANCE:** Cr Christine Rankin  
Chief Executive, Head of Operations, Head of Democracy, Governance & Venues, Head of Communications & Customer Relations, Senior Reserves Planner, District Events Manager, Legal Counsel, Communications Advisor, Democratic Services Officer

**MEDIA AND PUBLIC:** Two members of the public  
Taupō Weekender  
Taupō Times

**1 APOLOGIES**

**FRD201901/01 RESOLUTION**

Moved: Cr John Williamson  
Seconded: Cr John Boddy

That the apology received from His Worship the Mayor, David Trewavas be accepted.

**CARRIED**

**2 CONFLICTS OF INTEREST**

Nil

**3 CONFIRMATION OF MINUTES**

Nil

**4 REPORTS**

**4.1 TAUPŌ MARKET LICENCE VARIATION**

Members agreed to approve the proposed variation to the Licence to Occupy held by Monika and Hermann Geister for the operation of a weekly market. In answer to a question, the Legal Counsel advised that the expiry date would be included in the Deed of Variation.

**FRD201901/02 RESOLUTION**

Moved: Cr John Boddy  
Seconded: Cr Anna Park

1) That the Fences, Roothing, Reserves & Dogs Committee revokes resolution **FRD201707/04**:

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**FRD201707/04 RESOLUTION**

Moved: Cr John Williamson  
Seconded: Cr Anna Park

That the Fences, Roothing, Reserves & Dogs Committee instructs the Chief Executive to negotiate a new licence to occupy/lease with Monika and Hermann Geister for the Taupō Market to operate on the Northcroft Domain and confirms that the Market can remain in its current location under the same Terms & Conditions of the present licence until a new agreement is signed.

**CARRIED**

- 2) That the Fences, Roothing, Reserves & Dogs Committee approves a variation to the Licence to Occupy held by Monika and Hermann Geister for the operation of a weekly market to vary:
- a) the Licensed Area from Lower Riverside Park (the exact area of which is more particularly described in the Licence to Occupy) to:
    - i. that area shown shaded in yellow on the plan described in this report as Figure 2 being 5540m<sup>2</sup> more or less of part of the Taupo District Council's Riverside Park; and
    - ii. that area shown shaded in red on the plan described in this report as Figure 2 being 6,280m<sup>2</sup> more or less of part of the Taupo District Council's Riverside Park for use as an extended area for the weekly market (if required), and monthly car boot sales.
  - b) the Operating Hours from Saturdays 07.00am to 02.00pm, to Saturdays 06.00am to 03.00pm. For the avoidance of doubt the Operating Hours are inclusive of the time required to set up and remove the market.

**CARRIED****4.2 EASEMENT REQUEST ON WAIPAHIHI RESERVE**

Members had before them an updated consent letter and instrument for the Waipahihi Reserve Easement requested by Unison (A2397945).

In answer to a question, the Head of Operations advised that a separate process was now in place to reduce instances of suppliers thrusting cables through Council-owned underground infrastructure.

In answer to another question, the Senior Reserves Planner confirmed that the present request would not affect future development of nearby land.

**FRD201901/03 RESOLUTION**

Moved: Cr John Williamson  
Seconded: Cr Maggie Stewart

That the Fences, Roothing, Reserves & Dogs Committee approves the granting of an easement to Unison over Waipahihi Reserve for the right to convey electricity, telecommunications and electronic data as outlined in the tabled document (A2397945) and authorise the Chief Executive to sign any approval documents on behalf of Council in respect of this matter.

**CARRIED****5 CONFIDENTIAL BUSINESS**

Nil

**The meeting closed at 12.11pm.**

Page 2

Fences, Roding, Reserves & Dogs Committee Meeting Minutes

31 January 2019

**The minutes of this meeting were confirmed at the Fences, Roding, Reserves & Dogs Committee meeting held on 19 February 2019.**

.....  
**CHAIRPERSON**

**PETITION FOR THE THINNING OUT AND REMOVAL OF TREES****IN THE RESERVE, RUNNING NORTH & SOUTH OF DOCHERTY DRIVE, BRENTWOOD, NUKUHAU**

As you are aware, or should be aware, we, over a period of time, have asked the Taupo District Council to remove and clean up the rubbish and some of the trees that border our boundary fences. This Reserve has become overgrown and messy, and is now completely out of control with new growth. It is also a Health and Safety Hazard, particularly in regard to fire!

Rats are also breeding and have made nests in the rubbish left behind, and we are concerned that this adds to the fire risk as well. Rat traps and our cats have been busy trying to contain the rat problem. This should be a matter for Council and not individual householders, that's why we pay Rates.

We also have to contend with trees that overhang into our properties, or tower over fences, or push against our fences; thus meaning that we, as householders, have to do the necessary trimming. This is okay to a point, but if a fence is ultimately pushed over by Council Trees then it should be the Council that foots the bill, not the householder.

Blackberry is another plant which has established itself in and around the trees, and which will ultimately end up inside our properties, thus causing householders to have to fork out for clearance of this noxious pest.

Views of some householders are being spoilt by the said trees, thus possibly devaluing their properties when at the point of sale in the future.

We are tired of trying to deal with the Taupo District Council over this issue; and want something done to clean up your Council Boundaries.

We as householders, in this area, are trying to be good neighbours; but we expect that the Taupo District Council is a good neighbour also.

In the Rotorua Post of February 2018, there is an article written by Laurilee McMichael, called Get to Know the Neighbours. In that article there are tips from Barry Shepherd, our Senior Constable; and in it he brings up various issues with regard to trees – such as the height of trees, shading, obscuring their outlook, blocking light (sun)etc., nuisance trees (such as the Silver Birch) dropping seeds everywhere.

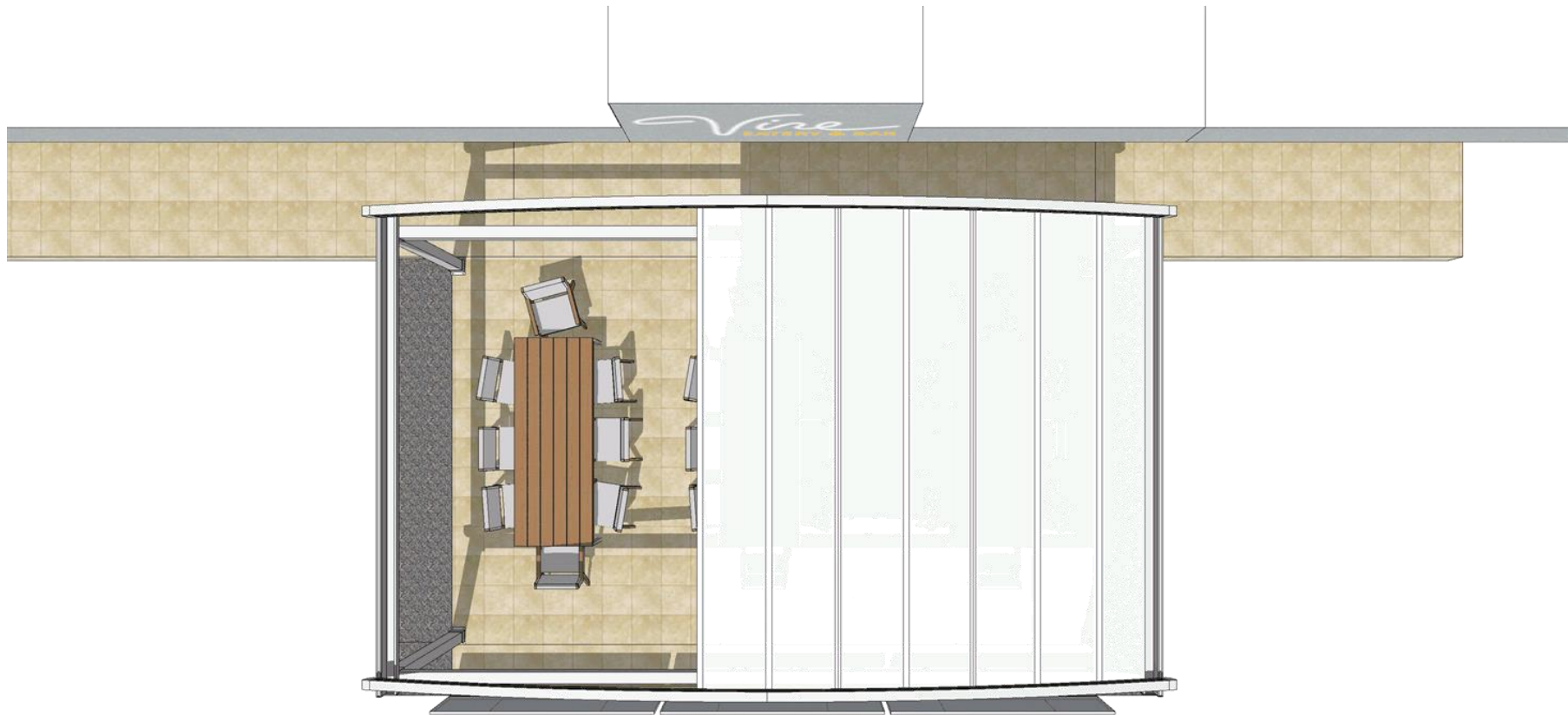
Sections are now quite small compared to the past; and trees from other sources should not invade the space that you have paid good money for. All we are asking, is that the Taupo District Council consider their neighbours when it comes to the planting and management of the trees on their properties; and if a request is made for them to deal with an issue, that it is dealt with quickly and efficiently to minimise any aggravation that may arise, should it be ignored.

If you, as a house owner and Ratepayer of Taupo agree with this, would you please write your full name and address, phone number and sign this Petition. This will then be forwarded on to the Taupo District Council at or prior to their next "FRED" Committee Meeting (Fencing, Reserves, Dogs, Driveways etc.,) which will be held on February 19, 2019.











**OZTECH**  
RETRACTABLE SHADE SYSTEMS











# OZTECH

NEW OUTDOOR LIFE

All Weather Retractable Sunroof System

## TERA SYSTEM

THE NEW CREATIVE EXTERIOR TREND OF RETRACTABLE PERGOLAS AND ROOF SYSTEMS







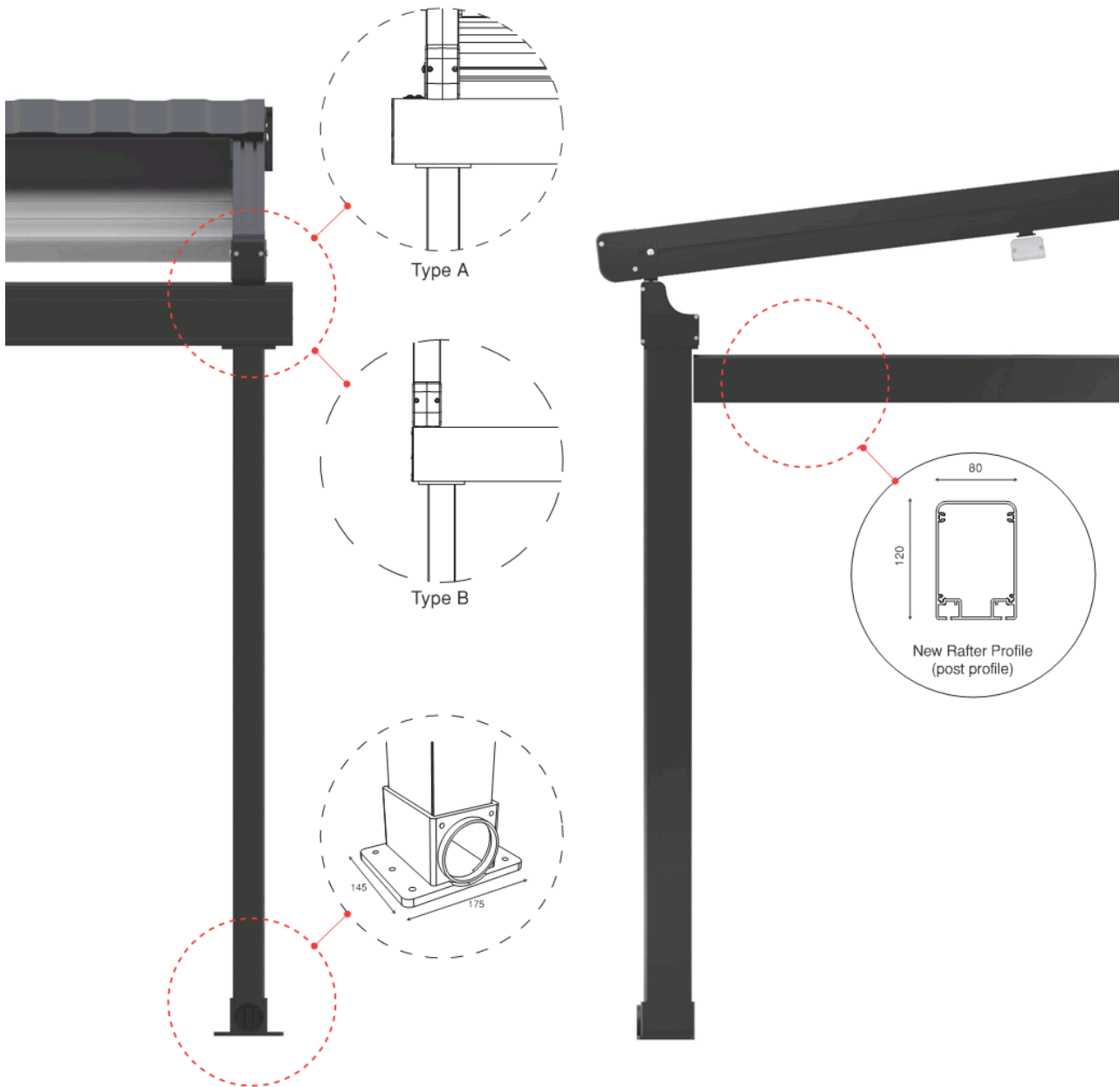
TECHNICAL DETAILS



**OZTECH**  
NEW OUTDOOR LIFE

**TERA**

TECHNICAL DETAILS



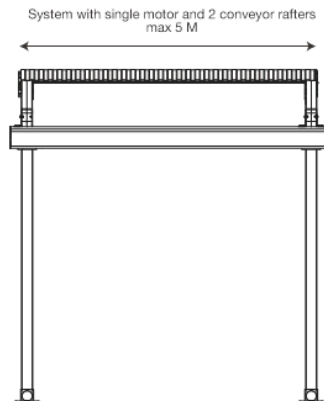
**OZTECH**  
NEW OUTDOOR LIFE

All Weather Retractable Sunroof System

2

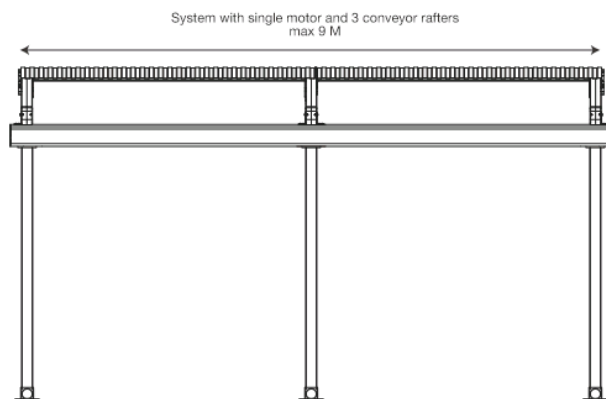


## TECHNICAL DETAILS



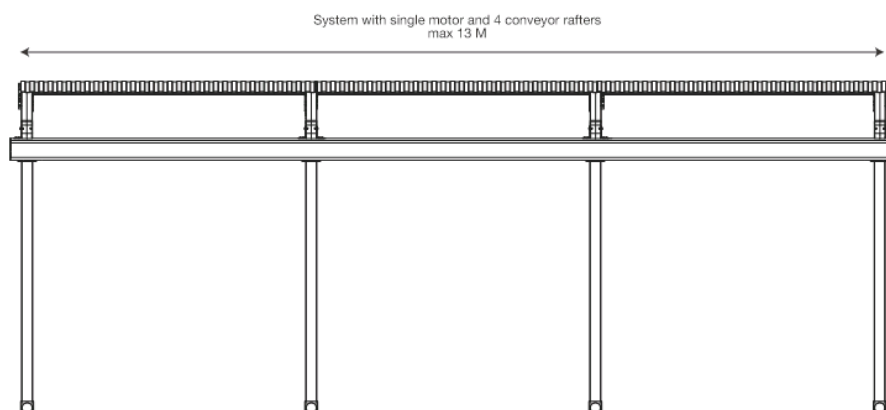
System with single motor  
and 2 conveyor rafters

**ONE MODULE**  
2M > 5.0M



System with single motor  
and 3 conveyor rafters

**TWO MODULE**  
5M > 9M



System with single motor  
and 4 conveyor rafters

**THREE MODULE**  
9M > 13M



**OZTECH**  
NEW OUTDOOR LIFE  
**TERA**

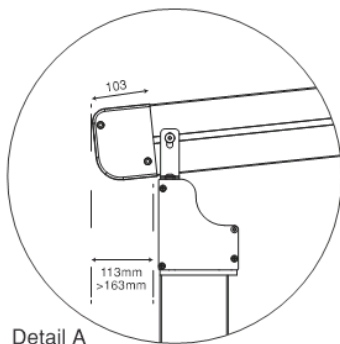
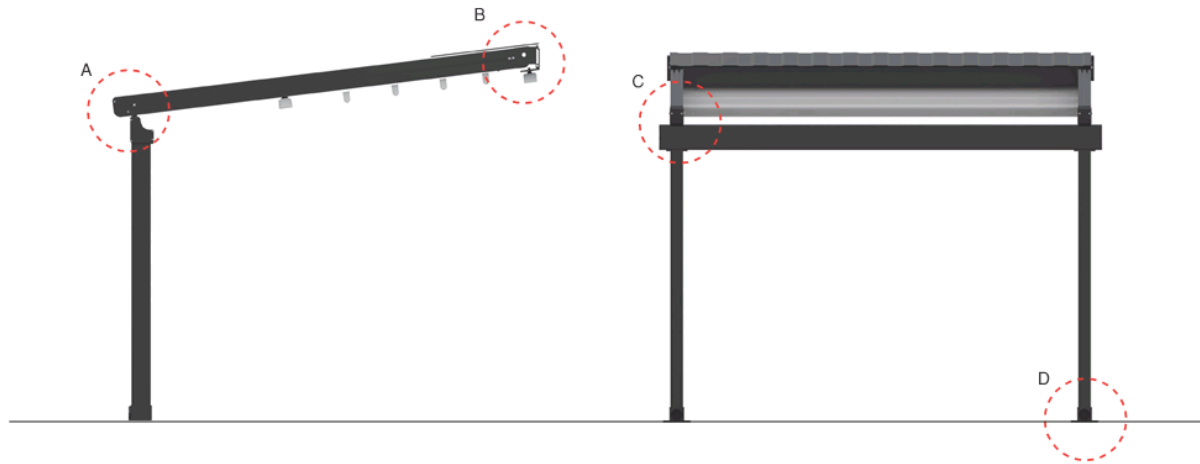
TECHNICAL DETAILS



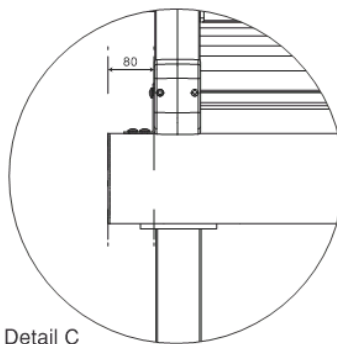
**OZTECH**  
NEW OUTDOOR LIFE  
All Weather Retractable Sunroof System



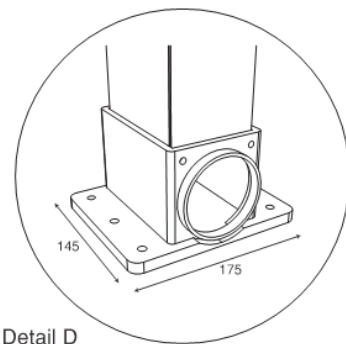
TECHNICAL DETAILS



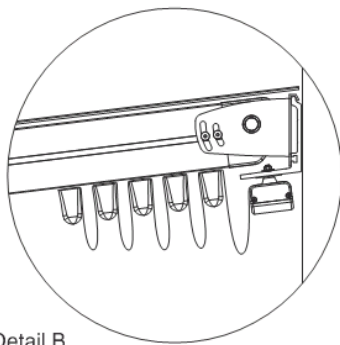
Detail A



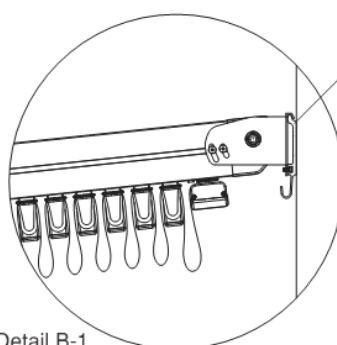
Detail C



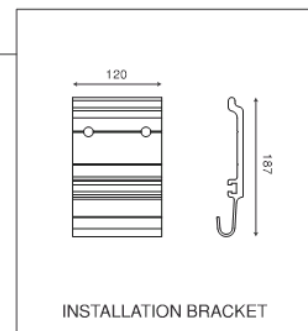
Detail D



Detail B



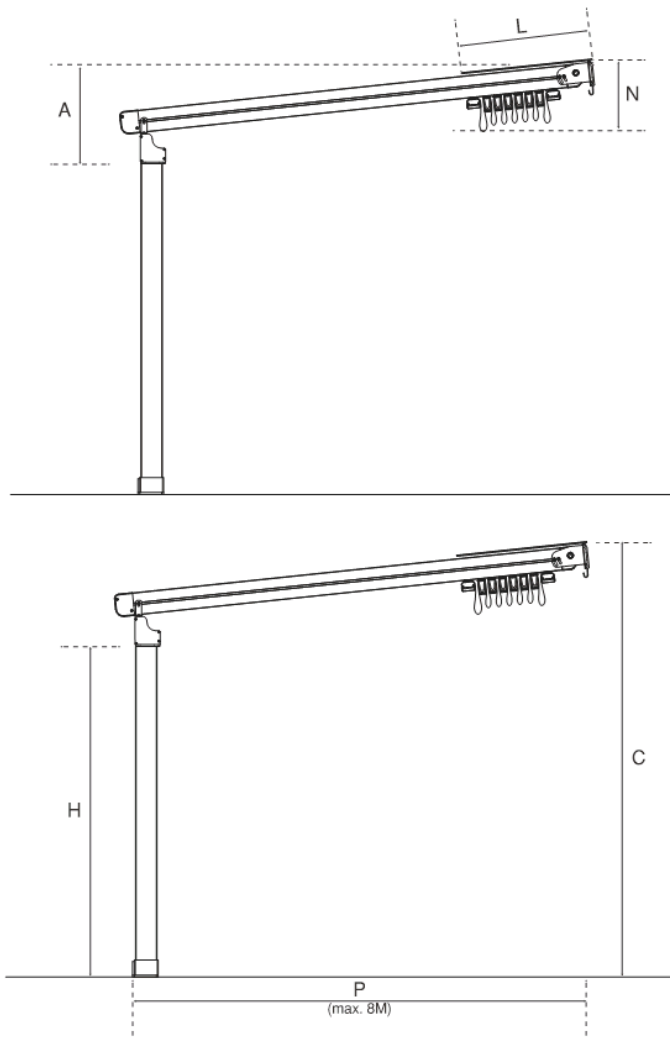
Detail B-1





**OZTECH**  
NEW OUTDOOR LIFE**TERA**

## TECHNICAL DETAILS



Projection(P)	3M	4M	5M	6M	7M	8M
Fabric Height(N)	425	440	450	465	495	560
Hood(L)	560	670	770	875	995	1080
Fall(A)	440	545	655	755	850	955

**OZTECH**  
NEW OUTDOOR LIFE

All Weather Retractable Sunroof System













18 March 2019

Macky Horotini  
Taupo District Council,  
6 Horomatangi St  
TAUPO

E: [mhorotini@taupo.govt.nz](mailto:mhorotini@taupo.govt.nz)

Dear Macky,

**RE: Resource Consent Amendment Ingham Mitsubishi Car Showroom, 161 Spa Road, Taupo (RM170099 & RM170331)**

Further to discussions between our client Mr J Ingham and council, we now request consideration by Taupo District Council for an amendment to the Resource Consent as granted for the Mitsubishi Car Showroom development at 161 Spa Road, Taupo. The proposed amendments include revision of landscaping, signage & lighting levels as outlined below:

Landscaping:

Rule 4i.1.4 Landscaping on individual properties within Spa Road mixed use zone.

The current approved Landscaping Plan (RM170099) provides for 6 small triangular and 2 larger rectangular shaped landscaping areas adjacent the Tonga St & Spa Road boundaries. The larger landscape areas have been implemented on site in general accordance with the approved Resource Consent Landscaping Plan. Due to the nature of the business the proposed small triangular landscape areas will have adverse effect on the car dealership creating organic matter and mess from birds and also visual intrusion on the car display area.

In regard to RC170099 condition 4 and the Taupo District Council plan rule 4i.1.4, we request that council considers removal of certain localised planting areas and relocation of specimen trees in the road side verge to prevent the adverse effects on Ingham Mitsubishi. Appropriate species would be discussed and chosen in liaison between the Landscape Designer (Wendy Twine) and Taupo District Council potentially using a similar species to those located further along Spa Road. Ingham Mitsubishi would be responsible for costs associated with tree planting and ongoing maintenance, and would ensure the minimum 1.8m at time of planting is achieved in accordance with the District plan rules. The proposed location would need to be confirmed on site to avoid potential clashes with the water mains indicated along the Spa Road street frontage.

It should also be noted and acknowledge that our client has already paid for the new footpath upgrade and the reinstatement of the grass verges to the front of this development.

Signage:

Rule 4i.1.12 Maximum signage for business related activities

The current approved Resource Consent application RM170331 allows for building related signage and two pylons as currently constructed on site. Additional flag signage (6 of at approximately 6m spacings) are requested along the Spa Road and Tonga Street frontages to improve visibility of the car dealership at an area of approximately 1.8m per flag, 10.8m total. This would be similar to that indicated in the photo below at Ingham Mitsubishi, Te Rapa, Hamilton. This additional signage is relatively small in relation to the scale of the premises and is believed to be in keeping with the commercial nature of the Spa Road environment. It is unlikely to create any significant adverse effects on the surroundings.



Ingham Mitsubishi – Te Rapa, Hamilton – Flag Signage

Lighting Level:

4i 1.19 Maximum artificial lighting of 8 lux measured at the boundary

Current light levels have been recorded on site at several boundary locations. These levels slightly exceed the permitted 8 lux as outlined in the Taupo District Council Plan requirements therefor Ingham Mitsubishi requests consideration for exceeding allowable levels. Information indicating precise lux readings and locations will be provided by the Electrician (Action Electrical). To date this has not been raised as an issue by any neighbouring property owners or members of the public and is a minor infringement therefore is not deemed to create significant adverse effects on the surrounding environment.

We ask that you consider the proposed amendments to the approved Resource Consents. We can provide additional information if required to formally process this request. We thank you for considering this proposal and look forward to your response in regard to these matters. We are more than happy to answer any queries that you may have and provide additional information as required. Additionally we are also prepared to attend any council meetings if required to discuss further.

Yours sincerely  
DLA Architects Limited



Martin Swann  
Director / Architect

c.c. J.I. Ingham Driven











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Plant List -for New Mitsubishi Showroom, Taupo					
	ImageID	Qty	Latin Name	Common Name	Remarks
	ChionFlav	17	Chionochoea flavicans	Miniature Toibai	Remove dead leaves and flowerheads
	Lib 1k TS	87	Libertia ixioides	Taupo Sunset	Remove dead flowers & leaves
	Lom1.T	22	Lomandra Line Tufl	Line grass	Cut by 2/3rds every 4-5 years for new regrowth.
	Luma	6	Luma apiculata	Chilean Myrtle	Stake at planting into pots. Chosen for their pleasing/topiary characteristics.

3/17: Rev1- Replacement with triangular pits on Site Rd  
3/17: Rev 2 - Removal of alternate pits and gardens.  
3/17: Rev 3 - Removal of gardens by Pylon & centre garden

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11 June 2018



Dear Mr Trewavas

**TAUPO COUNCIL CONTRIBUTES TO AN UNHEALTHY HOME**

I read with interest "Towards 2019" and see that Taupo District Council states that it is the ratepayers advocate on such issues as air quality, healthy homes, safe communities etc. So I write to you with an issue of an unhealthy home that TDC is contributing to.

We purchased our holiday home at 48 Paekiri Street, Turangi some 5 years ago. It was run down, had evidence of a leaky roof and obviously not insulated. Over this time we have re-roofed, added insulation top and bottom and replaced old leaking windows and doors with the expectation that we would now have a warm dry home.

Unfortunately this is not the case and it is very disappointing to find that our home is being effected by damp and water from the leaves and debris from the massive council tree that is less than 6 metres from our boundary.

The huge Oak tree on our berm that towers above the house drops 90% of its leaves straight into our gutters and against the vents on the side of our house courtesy of the prevailing wind. Not ideal when it is so cold and wet. Each year, we clear more than 50 litres (5 x 10 litre pails) of sopping wet leaf mulch from our gutters. The debris is so significant that we have had to remove our exterior light because the water pours into the soffit and through the light fitting.

This weekend the leaves were piled against the house vents, not allowing wind to blow through the under floor vents and the smell of damp inside the house was not pleasant or very healthy.

It took us more than 10 hours to clear the mess from the property to the road gutter and we would like to stress that this is not exaggerated. We borrowed a leaf blower, guaranteed to deliver 325 kmh, but the volume of leaves was too overwhelming for a domestic machine.

And to add to this, the tree has not yet finished dropping its leaves. So we will be faced with this all over again on our next visit in few weeks time.

This is creating an unpleasant and unhealthy environment for one of our family members who is recovering from leukemia and has a compromised immune system where mould bacteria could end up causing a very serious health problem.

This is significantly more than what you can reasonably expect a home owner to have to deal with.


I have written to council in the past and the tree has been trimmed, but this has made little difference. We have also offered to pay for a replacement tree if the tree is removed and that offer still stands.

I would hope that TDC will have another look at this situation and find a solution that will allow us to enjoy our holiday home and not be concerned about living in an unhealthy environment, particularly

after we have spent so much time and effort trying to create somewhere that is warm, dry and free from contaminants.

Ideally we would like this tree removed or, if council deems that this is not appropriate then considerably reduced in size. We would be happy to meet with you to discuss the matter further if necessary.

Yours sincerely









Direct Dial: 06 8739402  
Email: [Brendan.gorringe@unison.co.nz](mailto:Brendan.gorringe@unison.co.nz)  
Job ID: 139855



07/11/2018

Taupo District Council  
Private Bag 2005,  
Taupo Mail Centre  
Taupo 3352  
ATT: Colin Giles

Dear Colin

#### NEW 11kV SWITCH INSTALLATION

Thank you for your consideration and cooperation regarding the proposed installation of a new 11kV switch on Lot 400 DP345642 Recreation Reserve.

Unison proposes to install the new switch as part of a customer project to reticulate power to the new Seven Oaks Subdivision.

The proposed work involves cutting into the existing 11kV cable in Lisland Drive Kinloch in front of properties 89 & 91 Lisland Drive. Two drill shots across Lisland Drive will allow the cable to extend into the new switch sitting in the front corner of Lot400 DP345642 Recreation Reserve, next to property 110 Lisland Drive. A third cable (new) will then extend from the new switch to a new transformer located within the Seven Oaks Subdivision.

Our intention is to install the switch in Lot 400, against the Road Reserve Bounday to allow easy and unobstructed access.

To ensure our future access to the new switch and cabling for operation and maintenance, Unison will require an easement in gross in favour of Unison Networks Ltd to be created and registered against the title. The required easement will be approximately 2.8 metres x 2.4 metres. Included are two plans showing the proposed position for the new switch and easement.

All costs associated with the creation of the easement will be the responsibility of Unison Networks Limited including any reasonable costs from your solicitor. The documents will be sent to you once the 11kV switch has been installed.

For our records should you agree to our proposal and in order to complete our consent documentation we would appreciate it if you could please sign the attached authorization, scan it and email it back to [brendan.gorringe@unison.co.nz](mailto:brendan.gorringe@unison.co.nz).

In the interim if you require any further information please do not hesitate to contact me.

Yours faithfully

Brendan Gorringe  
**Designer**

Project 139855

Page 1 of 5

07/11/2018

**JOB ID: 139855**  
**FROM: Taupo District Council**

Design Department  
Unison  
PO Box 555  
**HASTINGS**

**ATTENTION: Brendan Gorringe**

### **NEW 11kV SWITCH INSTALLATION**

I have received a request for work to be carried out at Lot 400 DP345642 Recreation Reserve and the registration of an easement in gross in favour of Unison Networks Limited over a portion of Lot 400 DP345642 Recreation Reserve. I consent to the work being carried out and to the establishment of an easement in gross in favour of Unison Networks Limited.

I have the authority to grant the required easements, and understand that all costs associated with the establishment of this easement will be met by Unison Networks Limited including fair and reasonable costs incurred by myself.

I understand a registered easement in gross will be established over a portion of Lot 400 DP345642 Recreation Reserve in which Unison Networks Limited assets will be installed. I understand the easement will be in the name of Unison Networks Limited and is to be prepared by Unison Networks Limited company solicitor Gifford and Devine. The easement is to include the right to convey electricity and right to convey telecommunications and electronic data and on Unison Networks Limited standard terms attached to this authority.

I understand that Unison Networks Limited company solicitor will forward the easement documents to my solicitor within one month of the completion of the construction work. I undertake to instruct my solicitor (named below) to deal with Unison Networks Limited company solicitor to provide all necessary information required to register the easement.

NAME: \_\_\_\_\_

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_

(If Applicable):

NAME OF SOLICITOR: \_\_\_\_\_

NAME OF SOLICITORS FIRM: \_\_\_\_\_

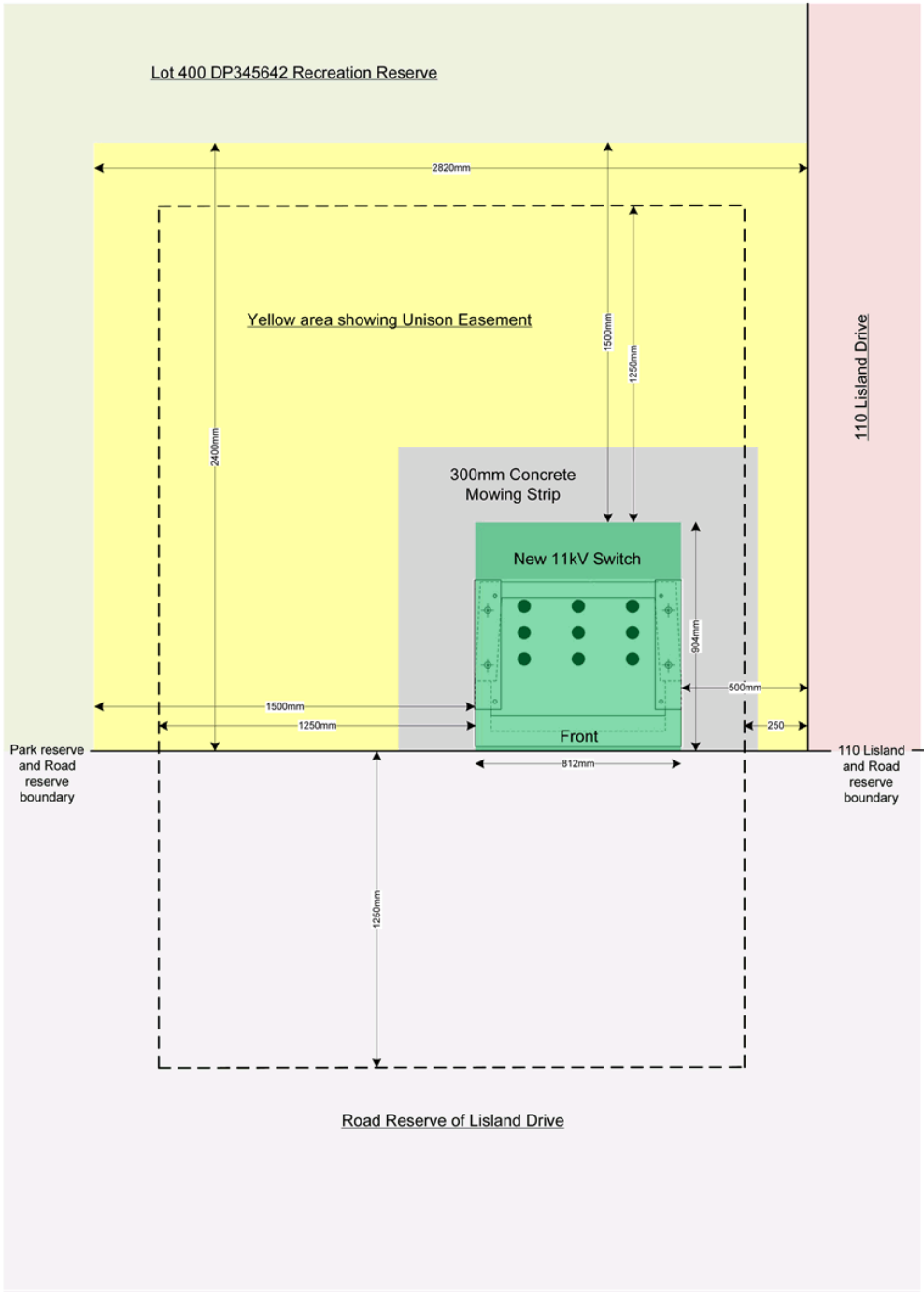
SOLICITORS ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_







**Unison Networks Limited - Easement - unison require an easement for the right to convey electricity, telecommunications and electronic data**

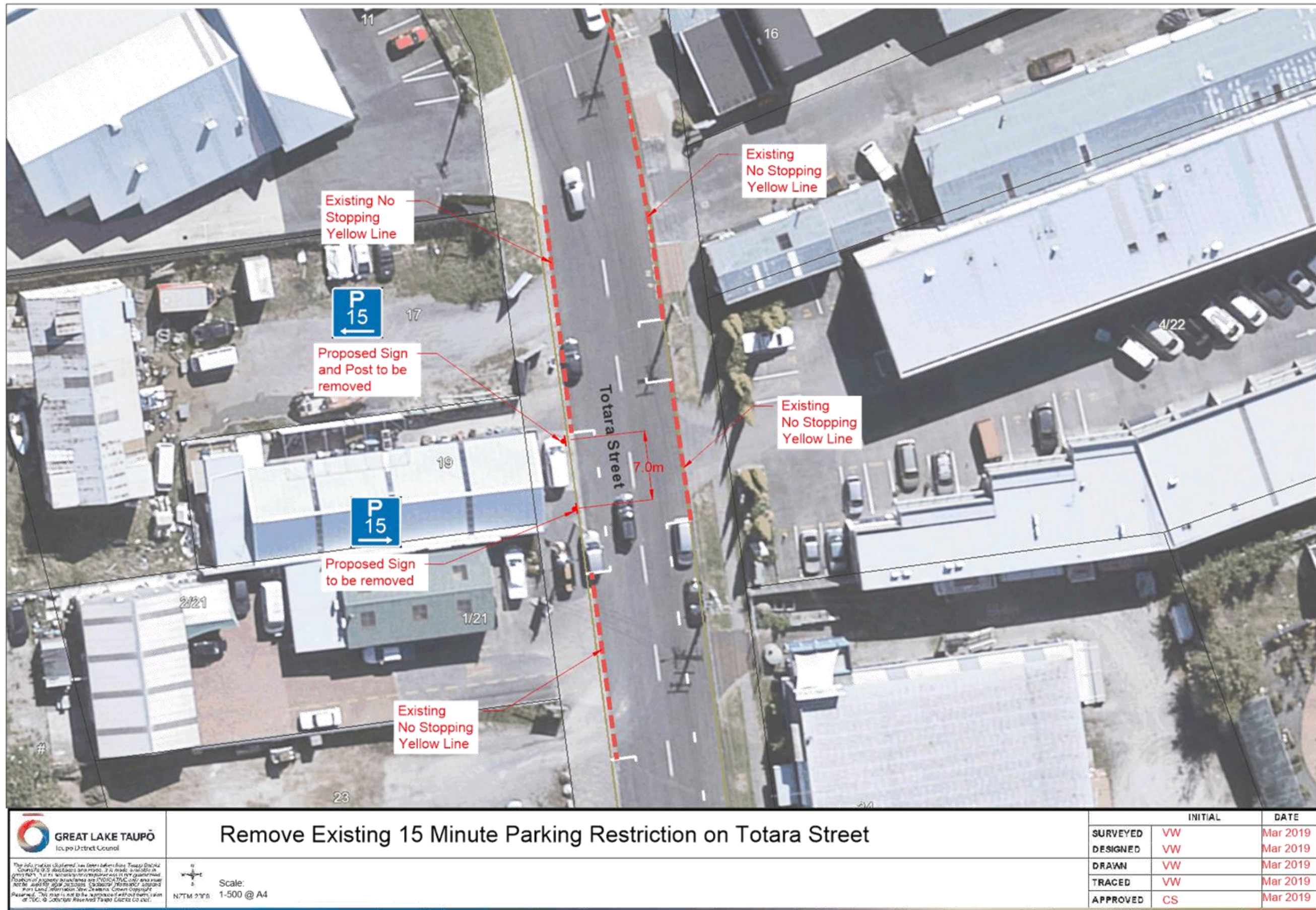
**EASEMENTS RIGHTS AND POWERS (INCLUDING TERMS COVENANTS AND CONDITIONS.**

The rights and powers implied in the above easements are those prescribed by the Fourth Schedule to the Land Transfer Regulations 2002 ("the Fourth Schedule") but modified as set out below. Where the modifications and the Fourth Schedule are in conflict the modifications must prevail.

**Modifications**


1. The right to convey electronic data has the same rights and powers as provided in the Fourth Schedule for "computer media" (subject to the modifications in this instrument).
2. In exercising the right of entry to carry out any work on the easement facility, the Grantee will (except in an emergency) give the Grantor 48 hours prior notice before entering onto the servient land.
3. (a) The Grantor must not place any buildings erections or fences on the stipulated course or plant or suffer or allow to grow any tree or shrub on or near the stipulated course that may interfere with any easement facility and will not do or omit to do or allow or suffer any things which may interfere in any way with the Grantee's rights herein.  
  
(b) Where in the sole opinion of the Grantee any tree or shrub, whether in or near the stipulated course, is causing or is likely to cause interference with the easement facility or access to it, the Grantor must at the request of the Grantee remove or trim back the offending tree or shrub, and the provisions of Clause 13 of the Fourth Schedule will apply.
4. Nothing in this easement compels the Grantee to convey electricity or telecommunications or electronic data through the easement facility, and the Grantee may discontinue and recommence such usage at will.
5. Nothing in this easement restricts limits abrogates or abridges any rights powers or remedies vested in the Grantee by any statute or regulation or statutory rule.
6. The Grantor and Grantee agree that all lines, poles, transformers, cables and other equipment within the easement facility associated with this easement are the property of the Grantee.
7. The Grantor shall be responsible for the cost of any repair or replacement of the easement facility (including lines, poles, transformers, cables and other equipment within the easement facility) on the servient tenement that is necessary because of any act or omission by the Grantor (which includes agents, employees, contractors, subcontractors and invitees of the Grantor).









<div><p>The information displayed has been taken from Taupō District Councils GIS databases and maps. It is made available in good faith, but its accuracy or completeness is not guaranteed. Position of property boundaries are INDICATIVE only and must not be used for legal purposes. Copyright Reserved. This map is not to be reproduced without permission of TDC. © Copyright Reserved Taupō District Council.</p></div>	Proposed Puataata Road Traffic Calming Devices			
	REV		INITIAL	DATE
		SURVEYED	VW	Mar 2016
		DESIGNED	VW	Mar 2016
		DRAWN	VW	Mar 2016
		TRACED	VW	Mar 2016
		APPROVED	CS & DL	Mar 2016

Author: vwang



