

Wānaka-Upper Clutha Community Board

22 June 2023

Report for Agenda Item | Rīpoata moto e Rāraki take [2]

Department: Community Services

Title | Taitara : Supplementary Report: Request to remove Council Trees from Wānaka Golf Course

Purpose of the Report | Te Take mō te Pūroko

---

The purpose of this report is to consider a request to remove and replace trees on Reserve Land in the Wānaka Golf Course in Wānaka.

Recommendation | Kā Tūtohuka

---

That Wānaka-Upper Clutha Community Board:

1. **Note** the contents of this report;
2. **Note** that the following request was considered per the QLDC Tree Policy 2022, including replacing any removed tree with two trees;
3. **Approve** the request by Wānaka Golf Club to remove approximately 70 trees of mixed wilding and exotic species within their lease area on Wānaka Golf Course Recreation Reserve, Wānaka; and
4. **Require** that all necessary resource consents, including earthworks and any other relevant variations are obtained by the Wānaka Golf Club for the Reservoir Project prior to the removal of any trees.

[New recommendations]

5. **Require** that the replanting plan is signed off by the Chair of the Wānaka-Upper Clutha Community Board; the plan must include detail on the species, location and grade (size) of the trees.
6. **Agree** that there will be no replacement planting on the Russel Street / Ballantyne Road lower reserve, opposite the Police Station in Wānaka.

Prepared by:



**Name:** Briana Pringle  
**Title:** Parks and Open Spaces Planning Manager  
1 June 2023

Reviewed and Authorised by:



**Name:** Kenneth Bailey  
**Title:** Community Services General Manager  
1 June 2023

## Context | Horopaki

---

1. The Council has received an application from the Wānaka Golf Club to remove approximately 70 trees within their lease area, to enable the construction of two reservoirs on the golf course to store water for irrigation purposes.
2. The application has been processed in accordance with the QLDC Tree Policy 2022 and assessed against the policy and subsequently supported by the Council's Arboricultural Officer and Parks Manager.
3. The application does not include Protected Trees under QLDC's District Plan, trees listed for potential protection in the Proposed District Plan, or Notable Trees from the NZ Tree Register.
4. The Wānaka-Upper Clutha Community Board considered the application at its meeting held on 31 March 2023 and raised a number of questions about the application and analysis of options. The officer recommendation at the earlier meeting was that the application be approved but the Board did not feel that the report provided satisfactory information and resolved that the item lie on the table, pending a response to the matters raised.

## Analysis and Advice | Tatāritaka me kā Tohutohu

---

5. This report should be read in conjunction with the report for the meeting of 31 March 2023 and does not repeat the analysis of options which stands. The following paragraphs respond directly to the questions raised at the meeting held on 31 March 2023 and provide comment from both the Wānaka Golf Club and, where appropriate, Council officers.
  - a. *The Board requested further information on the reservoir. They would like to see what options the Golf Club investigated for water storage.*

[Wānaka Golf Club response to each question is in blue type]

The club proposes to construct two offline reservoirs for the purpose of water storage for irrigation. The reservoirs will be located on the Back 9 of Wānaka Golf Course, from approximately 300 m to the northeast of the intersection of Ballantyne Road and Golf Course Road.

The club currently takes water from a bore for the purpose of irrigation on a section of the golf course to the east of Ballantyne Road as authorised by ORC Water Permit. The club had recently commissioned a new irrigation design, which requires a higher rate of take than can be provided by the existing bore. The club has subsequently proposed the construction of two storage reservoirs, which would enable the club to meet their forward irrigation requirements without the need for additional water sources or amendments to the existing water permit. The water from the reservoirs is to be used for irrigation within the golf course.

The reservoirs will significantly increase the club's water security, enabling it to harvest and store water when it is not needed for irrigation, and to retake that water when it is needed. This, in turn, will enable the club to operate a new, more efficient irrigation system that will provide greater coverage of the golf course and improve the quality of the playing experience while remaining within existing consented water take and use limits. The proposal will protect the environment while enabling development designed to improve irrigation efficiency within the golf course and reduce instantaneous pressure on water resources.

The proposal will enable the ongoing sustainable use of fresh water, by authorising the club to harvest and store water for irrigation of a popular golf course in the heart of Wānaka. This will help to maintain

and improve the quality of the golfing experience, providing economic support to both the club and the local community through provision of jobs and receipt of services.

Water tanks were investigated but do not hold enough water to warrant the investment. Also, tanks become a hazard if they are buried underground as heavy machinery (mowers and tractors) need to drive over top. Tanks on the surface are not an appropriate aesthetic for the golf course.

- b. The Board is interested in understanding what other locations within the site were considered.*

The club investigated many locations within the site and this was the most suitable and the contours benefited the pond design. The proposed reservoirs will use existing topography to minimise the volume of earthworks required and ensure that as little disturbance to the surrounding golf course occurs as possible. Other proposed locations would have required further tree removals.

- c. The Board would like more detail on the construction, what will the finished design look like. What materials are required to create the reservoir? Can the club provide an example.*

All materials needed to construct the reservoir will come from on site in the footprint of the pond, the pond will be lined with an HDPE [High Density Polyethylene] lining which is common on most reservoir builds. The design shows where it will sit and what it will look like (Attachment A).

The reservoirs will be very much in keeping with the character of the surrounding golf course. It should also be noted that ponds and reservoirs are a common feature on many golf courses. Following their completion, the reservoirs will add to the aesthetics of the course and will be in keeping with the character of the golf course. The reservoir batters have been designed with public safety in mind, with gentle slopes significantly reducing risk of water-based accidents. The proposed reservoir batters have been designed to be sympathetic to the surrounding topography and to be visually unremarkable.

- d. Can the club provide a detailed landscape plan for the reservoir, showing an artist impression:*

This is not required as part of the consent or tree policy.

QLDC Comment: This level of detail is not required within the Earthworks Resource consent or within the QLDC Tree Policy 2022.

- e. The Board understands that many of the trees are wilding, does the club have a wilding removal plan for the site?*

The club does not have a plan to remove further wilding species from the site. Most of the mature conifer trees serve a health and safety purpose i.e., boundary protection, keeping golf balls within the site and shelter as well as the aesthetic value to the fabric and environment on that side of the course (Back 9 hole).

QLDC Comment: While there are wilding issues in the Upper Clutha, some species do not spread as vigorously as they do in the Wakatipu due to differing environmental and climatic conditions. The Wānaka golf course is flat site surrounded by lifestyle blocks and urban development which lowers the risk of spread from the conifer species sited in this location.

- f. Does the club have an up-to-date tree management/succession plan for the golf course?*

A tree management plan prepared for the golf course in 2017 included a five-year program of works which the club has implemented.

QLDC comment: Recommend that the club review and update this plan. This is part of the lease management and QLDC will liaise with the club on this matter. This matter will be managed independently of the tree removal request process.

- g. *The Board would like more detail on the proposed tree planting species list. Can the club please provide the grade, size of the plants/trees?*

We don't have this detail yet and requested from the Club on 31<sup>st</sup> May

QLDC comment: While the QLDC Tree Policy 2022 does not specifically request this detail, it does help make an informed decision that the replacement trees will replace the lost canopy cover within 20 years.

- h. *The Board has concerns about the proposed planting commitment over 3 years – they would like to see this reduced to one year, is this possible? If not, why not?*

The club has confirmed that they are now committed to planting all replacement trees in one year.

- i. *The board would like to discuss the planting locations.*

The club is open to discussing planting location and species. Planting locations or species can be altered.

- j. *Can the tree succession plan include the planting of mature trees grade trees or in heritage trees as replacement species:*

The club's replanting plan will meet QLDC tree policy 1.3 – "That a minimum of two new trees will be planted for every tree removed". The tree policy does not state that larger specimens are required.

QLDC comment: The QLDC Tree Policy 2022 does specify that an applicant must provide the grade of trees required for replacement:

*Policy 1.3 - A minimum of two new trees will be planted for every tree removed, with the projected canopy cover replacing what is lost within 20 years. This means more than two trees may be required.*

#### Attachments | Kā Tāpirihaka

A	Report from 31 March 2023 entitled "Request to remove Council Trees from Wānaka Golf Course"
B	Wānaka Golf Club Replanting Plan, February 2023