

**Community & Services Committee  
10 August 2017**

**Report for Agenda Item 1**

**Department: Corporate Services**

**Heritage Incentive Grant Application – Wellingtonian Trees, 24 Berkshire Street, Arrowtown**

**Purpose**

- 1 To review a request for Heritage Incentive Grant for reimbursement for maintenance costs for the Wellingtonian trees situated at 24 Berkshire Street, Arrowtown.

**Recommendation**

- 2 That the Community & Services Committee:
  1. **Note** the contents of this report and in particular;
  2. **Approve** the Heritage Incentive Grant of \$3,795.00 for reimbursement of maintenance costs for the Wellingtonian trees situated at 24 Berkshire Street, Arrowtown.

Prepared by:



Jan Maxwell  
Arts and Events Facilitator

19/06/2017

Reviewed and Authorised by:



Michelle Morss  
Corporate Manager

17/07/2017

## Background

- 3 The trees are located in the frontage of St John's Church, Arrowtown. The property is owned by the Wakatipu Community Church and both trees are listed in the QLDC Schedule of Protected Trees, tree reference 266.
- 4 Due to two recent branches falling from these trees church management requested the attached Arboricultural Report. Both trees have been inspected and tree one has suffered some branch failures and these branch failures have exposed the remaining portions of the tree to new wind loading. To reduce the load on the remaining branches pruning of both trees is recommended by the arborist to mitigate any risk of future damage to the trees and buildings on this site.
- 5 There is also concern over some branches overhanging the church building and the damage that might occur if these branches were to fall on to this heritage building.
- 6 The conclusion of the report proposed pruning to mitigate the risk to both the trees and the church building.

## Options

- 7 This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002:
- 8 Option 1 Approve the maintenance costs to the value of \$3,795.00 for pruning of the Wellingtonian trees situated at 24 Berkshire Street, Arrowtown.

### Advantages:

- 9 The Heritage Incentive grant will be used appropriately to provide for this heritage project and allow this group to undertake this maintenance work.

### Disadvantages:

- 10 The available total fund for the year would be diminished by \$3,795.00 and the applicant would be required to fund the project in full.
- 11 Option 2 Decline the reimbursement of the maintenance costs to the value of \$3,795.00 for the Wellingtonian trees situated at 24 Berkshire Street, Arrowtown.

### Advantages:

- 12 The Heritage Incentive grant will not be spent on this occasion, ensuring on-going provision of funds for future projects.

### Disadvantages:

- 13 The Heritage Incentive grant will arguably not be used for the purposes for which it was created and the Wakatipu Community Church will have to apply

to other funding agencies to cover these costs which will slow the maintenance process down while they await confirmation of this funding for this project.

- 14 Failing to utilise this grant for the purpose for which it was established may be perceived to be disadvantaging groups that own historically significant trees requiring on-going preventative and maintenance work. This could be considered to place the ability for future generations to appreciate these trees and the church building at risk.
- 15 It is the recommendation of this report to address the matter with Option 1 and approve utilisation of the Heritage Incentive Grant to pay the Wakatipu Community Church.

### ***Significance and Engagement***

- 16 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy because it is of interest to the public, the extent to which individuals, organisations, groups and sectors in the community are affected by the Council's decisions.

### ***Risk***

- 17 This matter relates to the strategic risk SR1 current and future development needs of the community (including environmental protection, as documented in the Council's risk register. The risk is classed as low. This matter relates to this risk because protection of heritage buildings and trees is of importance to the community and future of the district.

### **Financial Implications**

- 18 The Heritage Incentive Grant budget of \$25,582 per annum was approved through the Ten Year Plan. This is the first application to the 2017/18 financial year budget.

### **Council Policies, Strategies and Bylaws**

- 18 The following Council policies, strategies and bylaws were considered:
  - Heritage Strategy – the Council provides a heritage incentive grant to assist with the financial costs borne by owners of listed heritage items including natural and built heritage items in the Queenstown Lakes District
  - The recommended option is consistent with the principles set out in the named policy/policies.
  - This matter is included in the 10-Year Plan/Annual Plan as a budget line under the Grants and Levies Budget cost centre with a budget of \$25,582.

### **Local Government Act 2002 Purpose Provisions**

- 19 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by aiding owners of heritage protected features within the Queenstown Lakes District
- Will help with the costs of maintaining and protecting the District's important historic features, ensuring preservation and enjoyment for both current and future generations;
- Can be implemented through current funding under the 10-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

### **Consultation: Community Views and Preferences**

20 The persons who are affected by or interested in this matter are Heritage NZ, the Wakatipu Community Church and the residents/ratepayers of the Queenstown Lakes District community

### **Attachments**

- A Quote from Royal Tree
- B ARBORLAB Arboricultural Report



## QUOTE

Arborlab

**Date**  
28 Apr 2017

**Expiry**  
28 May 2017

**Quote Number**  
QU-2231

**GST Number**  
113-560-479

Royal Tree Limited  
Att: Jimmy Carling  
PO BOX 1368  
Queenstown  
9348  
[www.royaltree.co.nz](http://www.royaltree.co.nz)

**Att: David Spencer**

For tree works at St. John's Church, Arrowtown.

Description	Quantity	Unit Price	Amount NZD
For tree works as per Arborlab report.			
Weight reductions of highlighted branches and tidy up of broken stubs from branch failures.			
Branches mulched and removed off site. Area left tidy. Traffic Control mandatory.			
Labour x 3 Men hourly	8.00	150.00	1,200.00
Chipping - large machine hourly	6.00	100.00	600.00
Traffic Management	1.00	1,500.00	1,500.00
		Subtotal	3,300.00
		TOTAL GST 15%	495.00
		<b>TOTAL NZD</b>	<b>3,795.00</b>

### Terms

This quote is valid for 30 days.  
Please advise acceptance of quote in writing or by clicking "accept" through the online link.



76d Paul Matthews Drive  
Albany  
PO Box  
Auckland 0632  
New Zealand  
[www.arborlab.co.nz](http://www.arborlab.co.nz)  
[office@arborlab.co.nz](mailto:office@arborlab.co.nz)

## Saint John's Church, Arrowtown

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### Arboricultural Report

For Saint John's Church  
Arrowtown

Site Corner of Durham and Berkshire Streets

Contact Bruce Patton

Prepared by: David Spencer  
027 495 7422  
[David@arborlab.co.nz](mailto:David@arborlab.co.nz)

Reviewed by: Toby Chapman – Consultant Arborlab

Brief: Arboricultural assessment of two Wellingtonia at Saint John's church

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Date: 7<sup>th</sup> April 2017

## Introduction

1. A recent failure of two branches from within the canopy of a protected Wellingtonia (Tree 1) has led the church management team to raise concerns of the risk posed by the trees. They have requested an assessment of the trees and a site meeting held between Arborlab and Mr Patton.
2. The findings and recommendations found herein are based on the visual ground based assessment undertaken during a site visit on the 23<sup>rd</sup> March 2017.
3. After the site meeting and discussions with Mr Bruce Patton it was determined a formal risk assessment was not required, but that recommendations for pruning should be passed on to Queenstown Lakes District Council (QLDC) and a contractor engaged to carry out the physical pruning works.

## Tree protection status

4. The trees are listed in the QLDC District Plan in Section 32.8 Schedule of Protected Tree District Wide as follows;

Tree Reference	Botanical Name	Legal Description	Legal Description	Parcel ID	Road/Water Margin*
266	Sequoiadendron giganteum	Section 2 Blk XVIII	TN OF Arrowtown	3149027	†
266	Sequoiadendron giganteum	Lot 3	DP 18207	3162756	†

\*32.8.1 Items are located on road, lake or river and the land it is located within does not have a legal description. The legal description and parcel ID shown are the closest proximity to that item and are for reference purposes.

5. Activities to trees listed in this schedule are subject to the following rules;

Table 1	Protected Trees Activities involving protected trees listed in Schedule 32.8 shall be subject to the following rules.	Non-compliance Status
32.4.1	Minor trimming of a protected tree and minor trimming of a protected hedgerow.	P
32.4.2	Significant trimming, removal, damage or destruction of a protected tree or hedgerow.	D
32.4.3	Any works within the root protection zone of a protected tree.	D
32.4.4	Maintenance of protected hedgerows comprising the trimming of not greater than 50% of the canopy provided such work is supervised by a qualified arborist first approved by the Queenstown Lakes District Council.	P
32.4.5	The removal or significant trimming of a protected tree where the tree is dead, diseased or damaged and likely to cause an imminent hazard to life or property.  Prior to the removal or significant trimming, persons must provide to the Council a report from a qualified arborist outlining the reasons for removal or significant trimming. Works must not commence prior to the Council confirming the permitted activity status of the removal or significant trimming of a protected tree.	P
32.4.6	Maintenance of the ground within the root protection zone such as lawn mowing or gardening, provided that the maintenance does not alter the ground levels, remove soil or cause damage to the tree root system.	P
32.4.7	Any works to a protected tree or activity within the root protection zone not provided for in Table 1.	D



## Site details

6. The trees are located in the frontage of Saint John's Church, Arrowtown. The property is on the corner of Durham Street and Berkshire Street.



Figure 1: Site Location – Trees outlined in red.

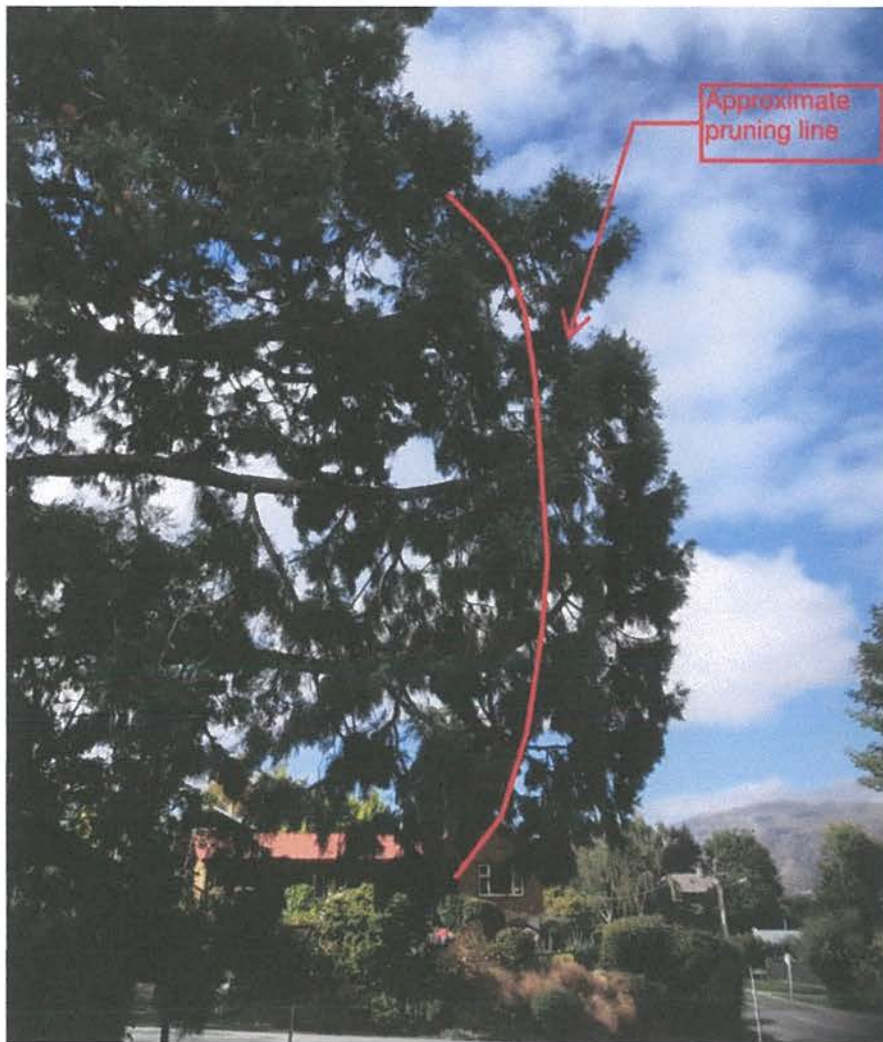
## Scope and limitations

7. All observations were made from ground level only. Tree heights and canopy spreads were recorded using a digital laser range finder (Nikon Forestry Pro). Trunk girth measurements were made using conventional measuring tapes.
8. No decay detecting equipment was used as part of the inspection process. All comments and recommendations that have been discussed and provided are based on the visual observations recorded during the site visit.
9. Where appropriate, the lower parts of stems were tested with a sounding hammer. This is done to help the surveyor detect acoustic anomalies which are indicative of modification to the wood's properties either caused by decay or the production of dense wood in response to localised stresses. This technique can be limited by loose or soft bark.
10. Whilst this assessment is thorough it should be noted that trees are dynamic organisms exposed to varying weather conditions, which on occasion can be severe. This is taken into account by assessing the most likely events and not those which could or might occur.

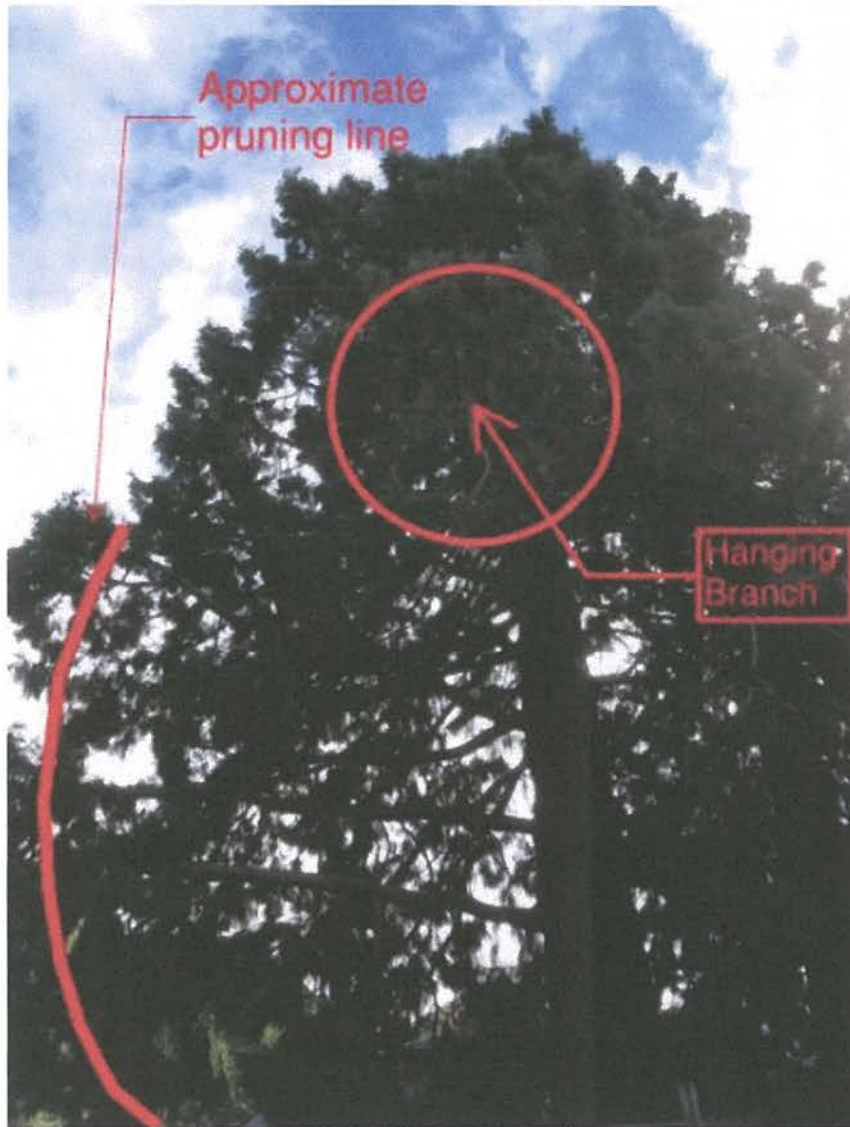


### Arborist comments

11. Both trees have been inspected and tree 1 has suffered some branch failures on the south eastern side. These branch failures have exposed the remaining portions of the tree to new wind loadings.
12. When considering the canopy of a tree it is important to consider the way the canopy has adapted to normal wind loading. Branches at the edge of the canopy have grown used to being exposed to prevailing winds and have accordingly produced adaptive growth to compensate for the increased loading. IN addition these branches provide wind shelter for the branches around them.
13. To reduce the load on the remaining branches end weight pruning should be carried out to mitigate any risk posed by the newly exposed branches. These newly exposed branches are shown in the following photographs 1 and 2.



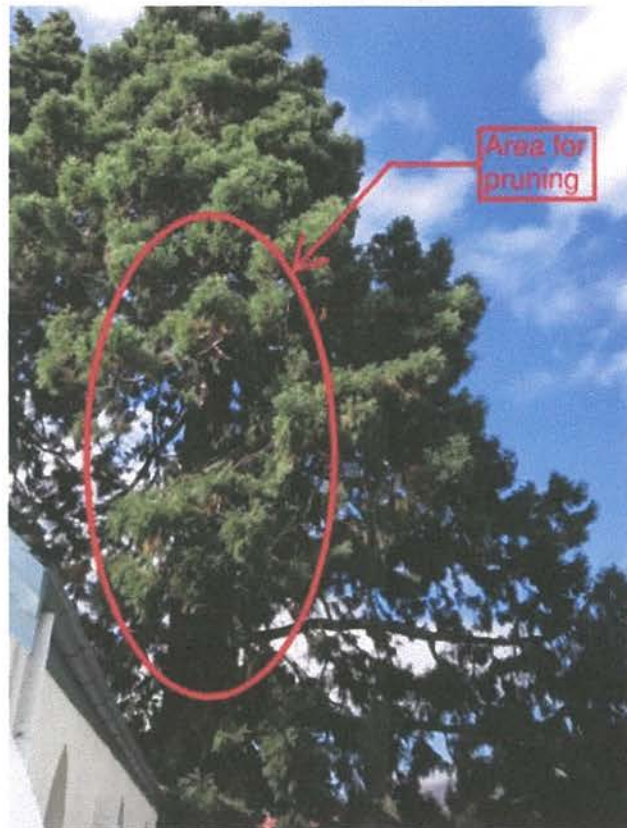
**Photograph 1: Pruning required on south east side of tree over Berkshire Street.**



**Photograph 2: Hanging branch and pruning required on west side of tree over Durham Street.**

14. In addition to the pruning to mitigate the wind load there is a partially failed branch which should be removed. This can be seen in photograph 2.
15. There is also concern over some branches over hanging the church building and the resultant damage that may be caused if these branches failed. While the damage caused would be minimal the heritage status of the building warrants some mitigation pruning the reduce potential the likelihood of potential branch failure. This pruning is shown in photographs 3 and 4 following.





**Photograph 3: Area of pruning over church building**



**Photograph 4: Pruning required over church building**

16. The pruning proposed is within the tolerances of the tree and can be considered a small proportion of the trees overall canopy.

### Conclusions

17. The proposed pruning can be considered minor trimming and therefore a permitted activity. No consent application is required only notification to QLDC of the proposed pruning works.
18. Once complete the pruning will mitigate any increase risk created by the newly exposed branches and reduce the risk posed to the church building.

### Recommendations

19. The pruning should be carried out as recommended in sections 13 to 16 of this report.
20. The pruning of the trees shall be undertaken by suitably trained and experienced individuals and in a manner is consistent with arboricultural best practice. They should also be included on the QLDC list of compliant contractors.

We hope you have found this information useful and look forward to continuing to work with you on this project.

Yours faithfully,

Arborlab Consultancy Services Limited



David Spencer  
[David@Arborlab.co.nz](mailto:David@Arborlab.co.nz)  
027 495 7422

