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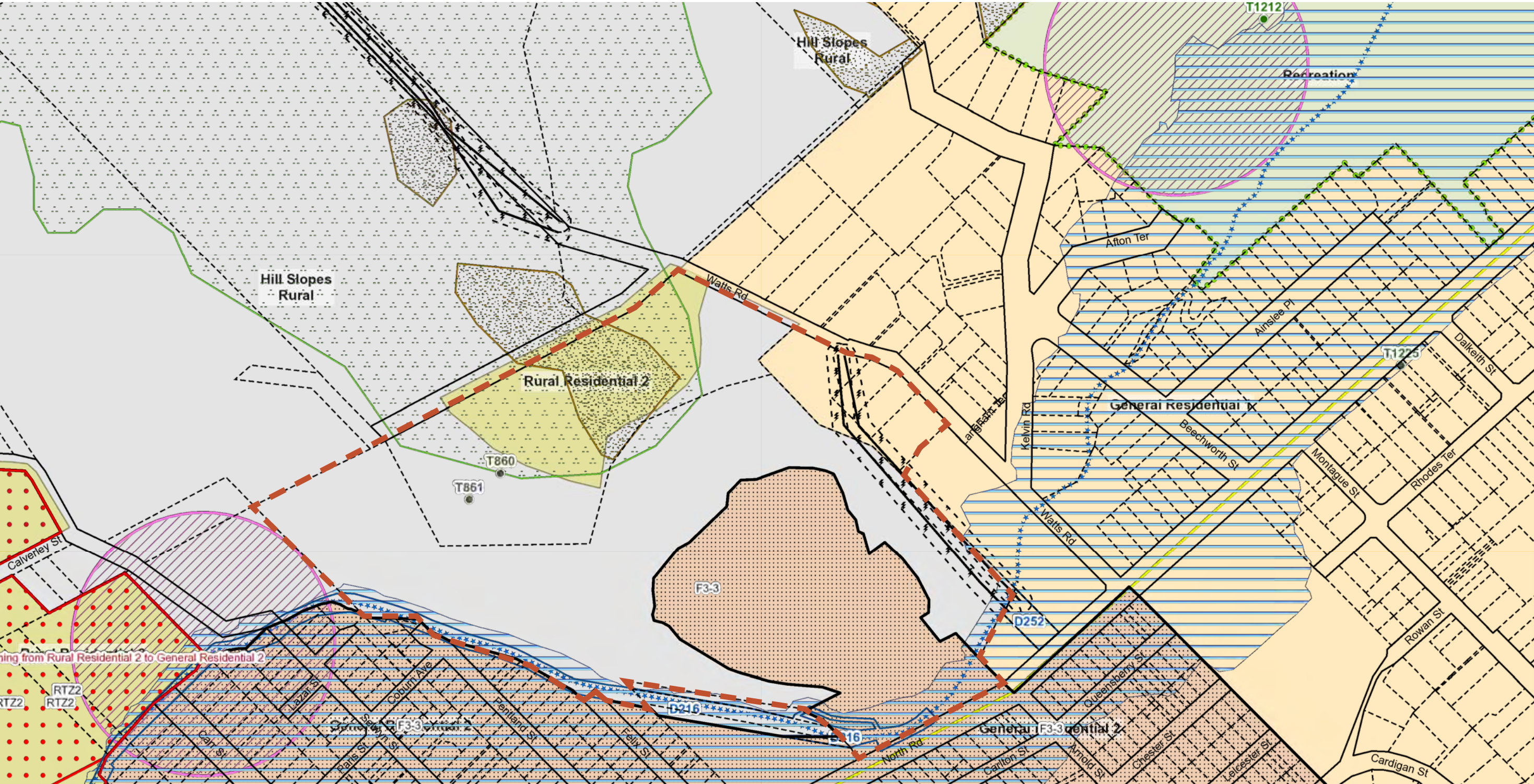
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2GP Appeals Version Planning Map



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Other changes

Rezoning

Property

Railway Centreline

Parcel Boundaries

Parcel

Road/Rail

Hydro

Road Names

Scheduled Mining Activity

Dunedin Airport Flight Fan

Sites with Multiple Designations

Designations

Archaeological Sites

Scheduled Heritage Sites

Scheduled Trees

Areas of Significant Biodiversity Value

Hazard 3 (alluvial fan)

Significant Natural Landscape (SNL)

Outstanding Natural Feature (ONF)

Hazard 3 (coastal)

Hazard 3 (flood)

Hazard 2 (land instability)

Hazard 2 (flood)

Hazard 1 (land instability)

Hazard 1A (flood)

Hazard 1 (flood)

Heritage Precinct

Outstanding Natural Landscape (ONL)

Coastal Character

Natural Coastal Character

High Natural Coastal Character

Outstanding Natural Coastal Character

Industrial Transition

Harbourside Edge Transition

Residential Transition

High Class Soils

Wāhi Tupuna

Urban Biodiversity

Taiari Ridge and Mare Burn

Taiari Aerodrome Flight Fan

Swale

Structure Plan

Stadium Noise Leaflet Drop

General Residential 1

General Residential 2

Inner City Residential

Large Lot Residential 1

Large Lot Residential 2

Low Density Residential

Township and Settlement

Rural Residential 1

Rural Residential 2

Site Boundary

Dunedin City Council
Dunedin City Council

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FBG Developments Limited Quarry Gardens Planning Foundation

03

2GP Landscape Values

A3.3.2 Flagstaff - Mt Cargill Significant Natural Landscape

A3.3.2.1 Description of area

This Significant Natural Landscape covers the hills to the north of urban Dunedin including Flagstaff (Whānau-paki), Swampy Summit (Whawharaupō), and the lower slopes of Mount Cargill (Kapuketaumahaka), below the Mt Cargill ONL, to Signal Hill. The geology is largely volcanic and the hills reach elevations of 739 metres (Swampy Summit). The area is the catchment for numerous small rivers and streams, most notably the Waitati River, Water of Leith and Lindsay Creek.

Land cover/land use is a mix of remnant indigenous vegetation (forest and grassland), agriculture, forestry, rural residential development and exotic scrub. The main northern approaches to Dunedin traverse these hills and the hills provide the northern backdrop to the city and the west harbour, as well as the southern backdrop to the Blueskin Bay area. The area is host to a number of utility structures, as well as quarries.

The peaks are a cultural identity marker for Manawhenua and are identified as a wāhi tūpuna. See Appendices A4.28, A4.32, and A4.49.

A3.3.2.2 Values to be protected

The following values have been identified as important to protect:

- a. *Biophysical values:*
 - i. The extent and integrity of the natural landscape elements including wildlife.
 - ii. Flagstaff Peak patterned ground is a regionally significant geopreservation site.
 - iii. Volcanic Peaks and associated landforms including the summits of Flagstaff and Swampy Summit and the sequence of legible and largely intact eroded volcanic spurs which extend below the summit.
 - iv. Podocarp Broadleaf forests e.g. Moore’s Bush.
 - v. Cloud forest (Libocedrus and podocarps) on Leith Saddle.
 - vi. Broadleaf forest e.g. Burns Park.
 - vii. Regenerating indigenous forest on the slopes of Flagstaff.
 - viii. Ozothamnus/Dracophyllum shrublands at Swampy Summit.
 - ix. Snow tussocklands on Flagstaff.

b. Sensory values:

- i. Volcanic landscape which remains expressive of its formative processes.
- ii. Legibility of the natural landform and associated visual coherence of the landscape i.e. patterns of land use reflecting the topography.
- iii. Low impact of built elements, earthworks, and exotic tree plantings, and the significant relative dominance of natural landscape elements.
- iv. Naturalness of elevated landforms.
- v. Landform and vegetative altitudinal connectivity present.
- vi. The extent and quality of views across the landscape from public roads and tracks.
- vii. Naturalness attributes of the rural landscape which provides backdrop and containment to the discrete harbourside settlements.
- viii. Naturalness of the foreground to the Mt Cargill ONL above.
- ix. Forms much of the backdrop to urban Dunedin.
- x. The landforms are striking and memorable and many are iconic landmark features of Dunedin.
- xi. Native vegetation cover and vegetation patterns that reflect the natural topography and natural skylines.
- xii. Has very high levels of visibility from significant population centres and major roads.
- xiii. High rural amenity value.
- xiv. Transient values include the cloud cap and seasonal snow cover and wildlife.
- xv. The ridges and peaks are connected by a network of popular walks and mountain bike tracks incorporating scenic recreation and nature reserves.
- xvi. Expansive and panoramic views over Dunedin city and beyond are afforded from the accessible summits.
- xvii. Overall, the landforms are striking and memorable and many are iconic landmark features of Dunedin.

c. Associative values:

- i. Flagstaff (Whānau-paki) is considered wāhi tupuna, is referred to in mihi as a cultural identity and is a boundary marker between hapū.
- ii. Both Flagstaff (Whānau-paki) and Swampy Summit (Whawharaupō) were part of traditional trails (ara tawhito) running between the Taieri Plain and Blueskin Bay.
- iii. The ring of encircling hills has been referred to as the outer town belt.
- iv. The hilltops are distinctive city landmarks and provide a natural approach to the city.
- v. Flagstaff refers to the flagpole that was used in early European times to alert the wider population that a ship had entered the harbour. An alternative explanation is that the name refers to the poles that were used to mark the original track northwards from Dunedin which ran along the Flagstaff and Swampy summit tops to Hightop.
- vi. Historic buildings and structures and shelter and amenity plantings are present.
- vii. Heritage landscape qualities including the legibility of the previous more intensive dairy farming land use.

2GP Landscape Values

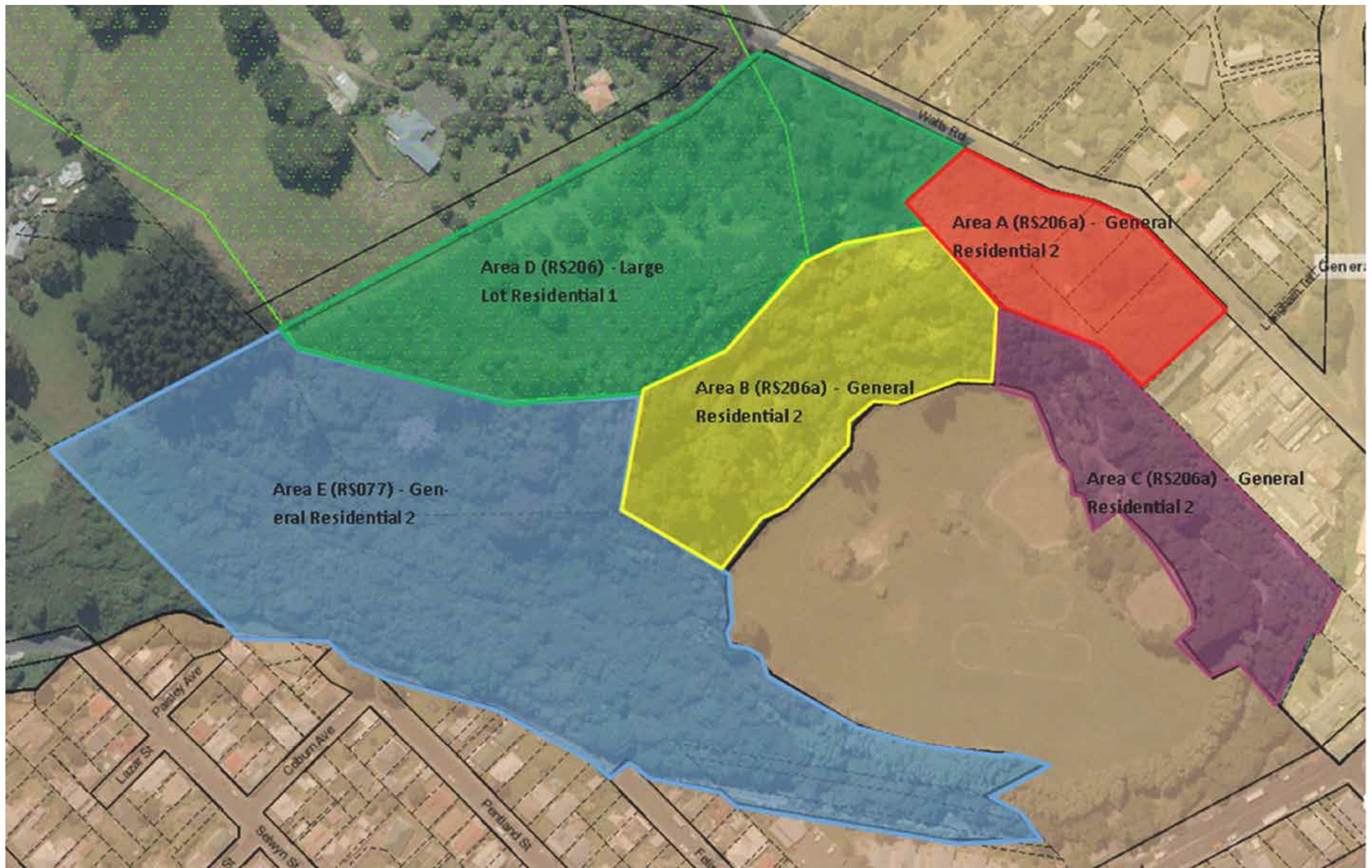
A3.3.2.3 Principle threats to values

Threat	Description
Buildings and structures	Inappropriate siting, design, scale density and finish of buildings and structures such that they become visually dominant from public viewpoints. This is a more significant issue at higher elevations.
Roads and tracks	Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
Loss of existing native vegetation and habitat	The protection of native vegetation and restoring the extent and connections between existing forest and bush stands should be an important priority within this landscape.
Shelterbelts	Inappropriate siting, scale and design of shelterbelts such that they are not sympathetic with underlying topography or natural landform character.
Quarries and mining activity	Removal of significant landform features by quarrying and mining activity. Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.
Forestry blocks	Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.
Loss of historic and cultural features	Retention of heritage landscape features such as traditional drystone walls and shelterbelts

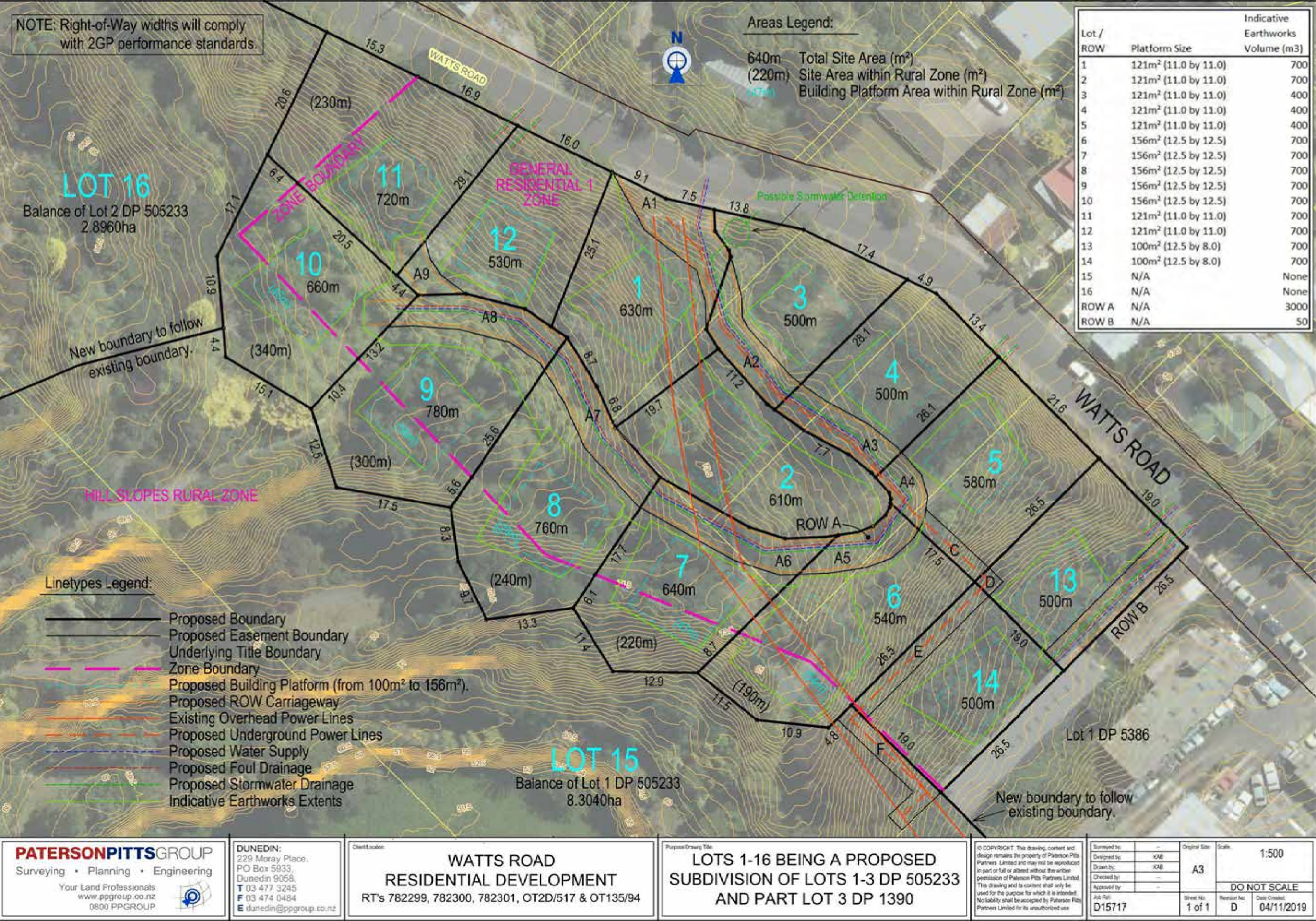
A3.3.2.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	<p>A. Buildings and structures should be designed with the intention of preserving or enhancing landscape values.</p> <p>B. Buildings and structures should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features.</p> <p>C. Encourage clustering of buildings and structures or farm/forest park development layouts. This will ensure more sensitive and visible landscapes in other areas that remain free of buildings and structures. Applying visual controls and limiting development to low densities are some of the ways adverse impacts of buildings and structures can be reduced.</p> <p>D. See Appendix A11 for design guidelines for buildings and structures.</p>
Roads and tracks	<p>A. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas.</p> <p>B. Roads and tracks should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.</p>
Loss of existing native vegetation and habitat	<p>A. Wherever practicable existing native vegetation areas should be retained and enhanced.</p> <p>B. Encourage protection and restoration of remnant vegetation and planting of new appropriate vegetation as part of on-going land management practices.</p>
Shelterbelts	<p>A. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape.</p> <p>B. See Appendix A11 for design guidelines for shelterbelts.</p>
Quarries and mining activity	A. Any quarries and mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.
Forestry blocks	<p>A. Highly visible areas, which includes a considerable proportion of this Significant Natural Landscape, should be avoided for forestry planting. For other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact of the visual integrity of the landscape. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns.</p> <p>B. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle.</p> <p>C. See Appendix A11 for design guidelines for forestry blocks.</p>
Loss of historic and cultural features	A. Retention of heritage landscape features such as traditional drystone walls and shelterbelts

Original Proposed Zoning Plan - 16 June 2021



Consented Development Area A



Updated Proposed Zone Plan - 5 August 2022



Comparison Proposed Zone Plan - 5 August 2022



Quarry Gardens Indicative Masterplan



Updated Proposed Zoning with Indicative Masterplan - 5 August 2022



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