

PLAN CHANGE 1 – MINOR IMPROVEMENTS - NON-HERITAGE TOPICS

SECTION 42A REPORT

25 July 2025

APPENDIX C.7 LANDSCAPE ARCHITECT EVIDENCE

BEFORE THE PLAN CHANGE 1 HEARING PANEL

IN THE MATTER

of the Resource Management
Act 1991

AND

Plan Change 1 to the Second
Generation Dunedin City District
Plan (2GP)

STATEMENT OF EVIDENCE OF LUKE MCKINLAY FOR DUNEDIN CITY COUNCIL
Dated 09 MAY 2025

QUALIFICATIONS AND EXPERIENCE

1. My name is Luke McKinlay.
2. I am employed by the Dunedin City Council ("the Council") as an Urban Designer. In this role I am responsible for providing advice on urban design and landscape related Council policy and resource consents, and design input on Council owned property and assets.
3. I hold a Bachelor of Science degree majoring in Ecology from Otago University and a Master of Landscape Architecture degree from Lincoln University. I am a member of the New Zealand Institute of Landscape Architects (NZILA). I have been employed by Dunedin City Council for over 8 years and have had over 15 years professional experience.
4. I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note. This evidence has been prepared in accordance with it and I agree to comply with it. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

SCOPE OF EVIDENCE AND OVERVIEW

5. My evidence is attached to this coversheet.
6. It relates to submissions on landscape and schedule tree matters and is within my area of expertise.

DATED this 09 day of May 2025



Luke McKinlay
Urban Designer
City Development
Dunedin City Council

RESPONSE TO SUBMISSIONS

CHANGE Z7: ZONING OF 32 MANUKA ST, PART 34 MANUKA ST, PART 30 RIMU ST

Proposed change: To rezone the following areas from Hill Slopes Rural Zone to General Residential 1 Zone: 32 Manuka Steet southern part of 34 Manuka Steet (Lot 20 Blk II DP 37) (approximately 961m²); and part of 30 Rimu Street (around the existing building and structure; approximately 220m²); and remove the Significant Natural Landscape overlay zone from the same areas.

Submissions received:

S39.002 (Tony and Rochelle McFarlane) Amend Change Z7 (which includes the removal of the Significant Natural Landscape (SNL) Overlay Zone from part of 32 and 34 Manuka St, and 30 Rimu St) to also remove the SNL from part 11A Matai Street Ravensbourne.

In support of their submission, the submitters state that they wish to remove the SNL from their property as they intend to remove several sycamores, willows and non-native species and replace with natives – a border of vegetation for privacy and native biodiversity. They seek to “be able to carry out this work without needing to seek resource consent”.

Response

I have reviewed my original evidence related to this site. My assessment was that 11A Matai Street retains landscape values that are consistent with both the Hill Slopes Rural Zone and Flagstaff-Mt Cargill SNL overlay. It remains my opinion that the rural zoned part of this property is consistent with aesthetic/sensory values identified in Appendix A3.3.2.2 as being important to protect. These include the low impact of built elements, earthworks and exotic tree plantings, the significant relative dominance of natural landscape elements, the naturalness of elevated landforms and the naturalness attributes of the rural landscape that provides backdrop and containment to the discrete harbourside settlements (A3.3.2.2.b iii, iv and vii).

The parts of the SNL that cross this site and nearby properties 30 Rimu St and 34 Manuka St form the lower edge of the SNL where it wraps around the north-western edge of Ravensbourne. Tree clad slopes, with a mix of exotic and native species, cover much of the upper parts of 30 Rimu St and 34 Manuka St, but also the uppermost parts of the rural zoned portion of 11A Matai St where there is a mix of pasture and tree cover. Retaining the SNL overlay across 11A Matai Street would capture part of the lower extent of the tree clad slopes that frame this part of Ravensbourne and are consistent with the above, identified values to be protected in A3.3.2.2.

Lastly, I note that the submitters intention to remove several sycamores, willows and non-native species from their property and replace these with natives will not be affected by the presence of the SNL overlay and will not require resource consent. This proposed native revegetation planting will further enhance the values of the SNL related to indigenous vegetation.

Scheduled Trees

Additions

I was tasked with assessing the following lists of trees for inclusion to and removal from the Schedule of Trees in Appendix A1.3 of the Plan. In my role as DCC landscape architect, I have assessed the trees in terms of the visual and amenity elements of Policy 2.4.1.2, using the Standardised Tree Evaluation Method (STEM). Consultant arborist, Mr Mark Roberts completed the arboriculture aspects of the STEM assessments.

I have undertaken new STEM assessments in response to the following submissions for additions to the Schedule of Trees:

- a. Macrocarpa tree on the corner of the reserve at 389 Brighton Road, Waldronville ([S10.001](#)—Christina McBratney)
- b. Tawhai (silver beech) tree at 86 Cannington Road, Maori Hill ([S14.001](#)—Peter Schwartz).
- c. Giant totara at 176 Woodside Road ([S70](#)—Raymond and Eve Beardsmore)
- d. Remnant podocarp trees at 176 Woodside Road ([S70](#)—Raymond and Eve Beardsmore)
- e. Remnant podocarp trees at 125 Woodside Road ([S70](#)—Raymond and Eve Beardsmore)
- f. Specimen trees at 176 Woodside Road ([S70](#)—Raymond and Eve Beardsmore)
- g. Giant macrocarpa at 176 Woodside Road, opposite 9 Ravensburn Street ([S70](#)—Raymond and Eve Beardsmore)
- h. Cypress at 152 Woodside Road ([S70](#)—Raymond and Eve Beardsmore)
- i. Large oak tree on the north boundary of 57 Currie Road ([S70](#)—Raymond and Eve Beardsmore)
- j. Totara tree at 52 Grendon Street ([S50.003](#)—John Matheson)
- k. Eucalyptus group at 8 Scotia Street (DCC submission based on the hearing panel decision for resource consent LUC2018-739)

Circumstances prevented Mr Roberts and I from undertaking STEM assessments of some of the trees/tree groups nominated by Raymond and Eve Beardsmore (S70). The property owner of 176 Woodside Road, Margaret Ann Wallace Fulton, passed away at the beginning of April when I was contacting landowners to arrange site visits. It was decided not to contact the next of kin or the executors of Mrs Fulton estate to arrange a site visit at this time. Consequently, several of the trees nominated by this submitter were not assessed (items c-e in the above list). Only those trees that could be assessed without gaining entry to the property were assessed (those trees located near roadside boundaries).

In addition, a co-owner of 125 Woodside Road declined access to their property when I contacted them in April. The owner advised that as a working deer farm it is their policy not to allow contractors or members of the public access to the farm during deer breeding season as this would be in breach of their health and safety plan and policies. As was the case with nominated trees on 176 Woodside Road, only those trees that could be assessed without gaining entry to the property were assessed.

Several large, likely remnant podocarp trees on 176 and 125 Woodside Road were at least partially visible from surrounding publicly accessible locations, however, STEM evaluations of these trees would have required site access. I recommended that consideration is given to re-scheduling these evaluations at a time that is suitable for the landowners.

Results of STEM assessments

Completed STEM assessment sheets in response to S10.001, S14.001, S50.003, those trees referred to in S70 that were able to be assessed from the roadside, and the DCC submission related to resource consent LUC 2018-739 are included in an Appendix.

As per these STEM assessments, I recommend that the trees nominated in the submissions S10.001—Christina McBratney, S14.001—Peter Schwartz, S50.003—John Matheson, the Eucalyptus group at 8 Scotia Street in the DCC submission and some of the trees nominated in the submission S70 —Raymond and Eve Beardsmore be added to the schedule.

Removals

I was tasked with reviewing the following submissions to remove 9 trees from the schedule.

I have reviewed the STEM assessments for the following trees/tree groups and the reasons submitters have given to remove them from the schedule.

- a. T547 at 39 Gresham Street, Tainui ([S9.001](#)—*Cardno Properties Ltd (Margaret & Guy Cardno)*).
- b. G068 (blue gums) at 41 Milburn Street ([S17.002](#)—*Wayne Cleaver*)
- c. Pine tree group G079 and macrocarpa tree group G080 at 41 Purakaunui Road ([S26.002 and 003](#)—*Mihiwaka Sheep and Beef Limited (Robert Chapman)*)
- d. Ash tree group G081 at 39 Purakaunui Station Road, Purakaunui, ([S44.001](#)—*Tim and Sue Heath*)
- e. Cabbage tree T111 at 17 Ravensburn Street, Woodside, ([S70](#) *Raymond and Eve Beardsmore*)
- f. Silver birch tree T1051 at 633 Gladbrook Road, Middlemarch ([S152.001](#)—*Strathburn Ltd (Kate Wilson)*)
- g. Gum tree G027/TX009 at 145 Camp Road, Pukehiki ([S195.001](#)—*Larnach Castle (Fiona Eadie)*)
- h. Oak tree group G082 at the railway corridor west of Waikouaiti ([S295.016 and .017](#)—*KiwiRail Holdings Limited (Michelle Grinlinton-Hancock)*)
- i. Oak tree group G083 at the rail corridor at East Taieri ([S295.016 and .017](#)—*KiwiRail Holdings Limited (Michelle Grinlinton-Hancock)*)

Several of the submissions required confirmation that a tree is dead or has already been removed. I can confirm that the trees at 39 Gresham Street (S9.001), 633 Gladbrook Road, Middlemarch (S152.001), and 17 Ravensburn Street, Woodside (S70) have died and/or are no longer present on these sites.

I consider that the tree groups nominated for removal from the schedule by Kiwirail Holdings Limited (S295.016 and .017) and Mihiwaka Sheep and Beef Limited (Robert Chapman) (S26.002 and 003) continue to warrant inclusion on the schedule. These submissions relate to the maintenance requirements of these tree groups. Mr Chapman does not challenge the validity of the STEM assessment but raises concerns regarding his ability to undertake emergency work on these trees if “a tree falls or is in imminent danger of falling”.

The submission from Kiwirail Holdings Limited responds, in part, to the re-mapping of tree groups that has recently been undertaken by council. Where previously, these groups had been identified by a single dot on the council mapping system, the groups are now identified by either dots for each tree or polygons surrounding the entire group.

The submitter raises the concern that risk of damage to existing rail infrastructure, has not been given the same attention as potential risks to road infrastructure.

The submission regarding the Gum tree group (G027) at 145 Camp Road, Pukehiki (S195.001—Larnach Castle (Fiona Eadie)) is related to tree risk.

Submissions related to tree risk are addressed in Mr Robert's evidence.

Results of STEM assessment

The STEM assessment of Ash tree group G081 at 39 Purakaunui Station Road is included in an Appendix. Based on this assessment, I recommend that this tree group is removed from the schedule because it no longer meets the threshold for inclusion.

A re-evaluation of the STEM assessments for the tree groups referred to in the submission prepared Kiwirail Holdings Limited (S295.016 and .017) are also included an Appendix. These re-evaluations confirm that these groups continue to warrant inclusion on the schedule.

Maps associated with this evidence are attached as an Appendix.