

TO: Variation 3 Team, City Development

FROM: Luke McKinlay, DCC Landscape Architect

DATE: 18 June 2024

SUBJECT: **LANDSCAPE ARCHITECT COMMENTS ON 2GP VARIATION 3 – MINOR IMPROVEMENT CHANGES**

Introduction

1. This memorandum contains my comments on change proposals included in Variation 3, which have potential landscape implications. The comments provided respond to the various requests sent to me by staff working on the Variation 3 Minor Improvements project and are given under headings for each change proposal in alphanumeric order.

Change TreeX – Substantive changes to the schedule of tree

2. The purpose of Change TreeX is to add trees to the Schedule of Trees in Appendix A1.3 of the Plan as well as the planning map where they have been assessed as meeting the criteria set out in Policy 2.4.1.2.
3. I was tasked with assessing a list of 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.
4. I have been asked to provide the following information:
 - a. An overview of how the STEM assessments were conducted
 - b. Details of how the STEM assessments were applied to groups of trees
 - c. Results of the STEM assessments for the nominated individual trees and tree groups

STEM Methodology

5. I used the Standard Tree Evaluation Method (STEM) to assess the scheduled tree nominations for both individual trees and tree groups. This is the preferred methodology used by the New Zealand Institute of Horticulture (RNZIH). It is also the most common tree evaluation method used by local government authorities in New Zealand.
6. The STEM requires evaluation of a tree or tree group against a set of criteria. The criteria are grouped into three main categories - condition, amenity, and notable characteristics. The condition assessment is typically undertaken by arborists, and the amenity assessment is typically undertaken by landscape architects.
7. The notable characteristics evaluation requires researched and documented confirmation of the age of a nominated tree and any historic association or commemoration related to it. Providing information to support a notable evaluation is the responsibility of the nominators. As such, Mr

Roberts and I have not assessed the tree nominations against this set of criteria. Information supporting a notable evaluation will be assessed by Council's planners when it is received.

8. The condition evaluation considers the following criteria:
 - a. Form
 - b. Occurrence
 - c. Vigour/Vitality
 - d. Function
 - e. Age
9. The amenity evaluation considers the following criteria:
 - a. Stature
 - b. Visibility
 - c. Proximity
 - d. Role
 - e. Climate
10. The notable evaluation considers the following criteria:
 - a. Stature
 - i. Feature
 - ii. Form
 - b. Historic
 - i. Age
 - ii. Association
 - iii. Commemoration
 - iv. Remnant
 - v. Relict
 - c. Scientific
 - i. Source
 - ii. Rarity
 - iii. Endangered
11. I undertook a joint site visit with Mr Roberts to inspect each of the nominated trees. I recorded the location of each tree by either logging a GPS point on site, or by later creating a GPS point based on recent aerial photography. During the site visits I took photographs of the trees and undertook an evaluation of them based on the amenity criteria of the STEM.

Assessment of Tree Groups

12. Two nominations were received for groups of trees, rather than individual trees, to be included on the schedule. In addition, following the re-mapping of existing scheduled tree groups under Change Tree2, a fresh STEM assessment was also undertaken for the tree group G106 to clarify the extent of the group and species involved.

13. I used the following approach for the STEM assessment of tree groups. I also applied this approach to the tree groups that required re-assessment under Change Tree2 (the following Change).
14. I undertook a site visit to inspect the trees. I recorded the location of each tree in the group by either logging a GPS point on site, or by later creating a GPS point based on recent aerial photography.
15. I undertook a STEM assessment of the tree group in co-ordination with Mr Roberts, which considered the condition and amenity attributes of the tree group collectively. Assessing the tree group collectively rather than assessing each tree in the group individually is based on the theory that “the whole is greater than the sum of its parts”.
16. Assessments of stature, form, occurrence, vigour, vitality and age were averaged across the tree group, including where the tree groups included different tree species.
17. I note that while tree groups will receive lower marks in the “proximity” criteria of the amenity category of the STEM, this will typically be compensated for by higher scores in the “role”, “climate” and “function” criteria. This is due to a group of trees typically being more prominent and having a greater influence of microclimatic factors than individual trees.
18. For completeness, Mr Roberts and I then assessed each tree within a group nomination individually using the STEM. These individual assessments are to be considered supplementary to the main tree group assessment. It is recommended that these individual assessments form an appendix to the main tree group assessment. These supplementary assessments will document the attributes of all the trees in the group, which will potentially include a range of different tree species.

Results of STEM Assessments

19. Refer to the completed STEM assessment sheets for results.

Change Tree2 –Correct mapping of existing scheduled tree groups and associated changes

Reassessment of Tree Groups

20. Council has recently undertaken the task of re-mapping tree groups protected under the Second Generation District Plan (2GP). The purpose of the review was to correct and clarify the scheduled tree groups in the 2GP to ensure all are accurately mapped and listed. While undertaking the review, it became apparent that there were some discrepancies between the Council’s records and the actual number or species of trees within some of the scheduled tree groups.
21. Council’s consultant arborist, Mr Mark Roberts and I were tasked to reassess the tree groups at the following locations to confirm the accuracy of the existing records and to ensure if the subject tree groups still meet the significant tree criteria required by the STEM evaluation methodology. For the assessment of the tree groups in question, I applied the same approach as explained in Change TreeX above, under the heading of ‘Assessment of Tree Groups’.
 - a. 11 Bellevue Place, Portobello (G015).
 - b. Dalziel Road (G033).
 - c. 182 Doctors Point Road (G035).

- d. 1711 Highcliff Road (G035).
 - e. 103 Maryhill Terrace (G063).
 - f. 1-73 Buccleugh Street (G073).
 - g. 126 Wairongoa Road (G102).
 - h. 35 Braeside Mosgiel (G018).
22. Refer to the completed STEM assessment sheets for results.

Change Z1 - 1A and 15 Conway St, Macandrew Bay

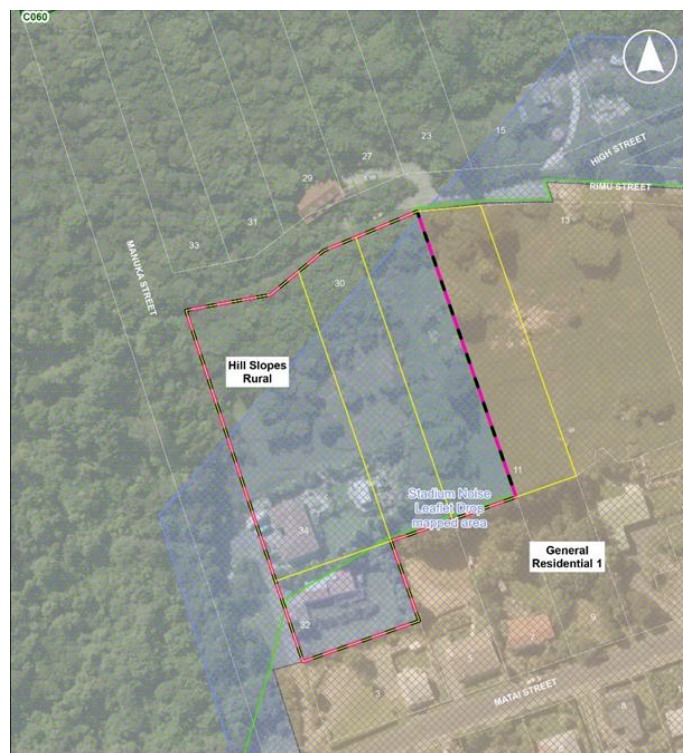
23. I have assessed the potential effects of the proposed re-zoning from *Rural* to *Township and Settlement* of a small triangle of land at Macandrew Bay. The rezoning would also potentially involve the removal of a Significant Natural landscape (SNL) overlay. My assessment considers the consistency of the triangle of land with both rural character values and SNL values under its current zoning. It also considers potential effects on the amenity of the immediate surrounding area of the proposed rezoning.
24. The subject part of the site spans 1A and 15 Conway Street. It consists of a relatively narrow valley, with Conway Stream running along the base of it. The predominant land cover is rough pasture, however, there is some native riparian planting either side of the stream. 1A Conway Street contains a recently constructed dwelling.
25. The site is not highly visible from surrounding locations. From elevated locations within Macandrew Bay to the north, such as Wharfdale Street, it is possible to see the part of the triangle of land closest to the dwelling at 15 Conway Street. From harbourside locations within Macandrew Bay, views of the site are typically obscured by intervening houses or vegetation.
26. In general, I consider that this small extension of the Town and Settlement zone will have very low effects on the visual amenity and character of the surrounding area. There is neighbouring residential development on Greenacres Street, which backs onto the site. More broadly, residential development occupies the hillslopes above Macandrew Bay to the north and west of the site at, and above, the elevation of the triangle of land. As such, I consider that residential zoning on this small piece of land is consistent with the pattern of residential development in the surrounding area.
27. The site does not display some of the key values of the Hill Slopes Rural Zone (A7.5). It does not contribute significantly to the rural backdrop of Macandrew Bay. Further, it doesn't contain distinctive hill features that are recognised as specifically contributing to amenity values.
28. Policy 2.4.4.1 outlines the values used to identify and assess natural landscapes (including SNLs). It is considered that the proposed rezoning will not notably detract from the Inner Peninsula Bays SNL. The site does not display notable natural science, aesthetic, or associative (historic or shared and recognised values) values that would support the retention of this overlay.
29. It is noted that riparian planting has been undertaken either side of Conway Stream, to the southern boundary of this triangle of land, in recent years. This planting was undertaken largely in response to flooding issues affecting Macandrew Bay School. The retention of this strip of riparian planting and access for any future maintenance could potentially be considered as part of this re-zoning.



Change Z7 – Rezoning and removal of SNL at 32 and 34 Manuka Street and 30 Rimu Street and part 11A Matai Street, Ravensbourne

30. I have assessed the potential effects of rezoning 32 and 34 Manuka Street and 30 Rimu Street and part 11A Matai Street, Ravensbourne from Hill Slopes Rural to General Residential 1. I have also considered the potential effects of removing the Flagstaff - Mount Cargill Significant Natural Landscape (SNL) overlay from this area.
31. 32 and 34 Manuka Street are currently zoned Hill Slopes Rural. A small area located at the southwestern corner of the 32 Manuka Street, and all of 34 Manuka Street, is also within the Flagstaff - Mount Cargill Significant Natural Landscape (SNL) overlay. The boundary of 32 Manuka Street and adjoining properties, 3 and 5 Matai Street, marks the transition from the Rural Slopes zone to the General Residential 1 Zone.
32. These sites are located at the north-western edge of Ravensbourne. To the east, residential development extends along Matai Street. To the west and north of the sites, there are broad areas of kanuka dominant native vegetation within the Signal Hill reserve and DoC land.
33. Both 32 Manuka Street and part of 34 Manuka Street contain residential development, which is seen in the context of neighbouring residential development along Matai Street. Given the consistent residential character of 32 Manuka Street and the residential part of 34 Manuka Street with neighbouring residential properties on Matai Street it is considered appropriate that General Residential 1 zoning is extended to cover these sites/parts of site. The removal of the SNL overlay across 32 Manuka Street and the residential part of 34 Manuka Street is also supported. This part of the SNL generally excludes most residential areas of Ravensbourne and tends to include the higher hill slope with indigenous vegetation cover or rural/rural residential land uses.
34. I consider that the non-residential part of 34 Manuka Street (Lot 18 Blk II DP 37 & Lot 19 Blk II DP 37), 30 Rimu Street and 11A Matai Street retain landscape values that are consistent with both the Hill Slopes Rural Zone and SNL overlay. These properties/land parcels are characterised by the low impact of built elements/significant relative dominance of natural landscape elements, including indigenous vegetation. They contribute to the rural landscape backdrop to the harbourside settlement of Ravensbourne.

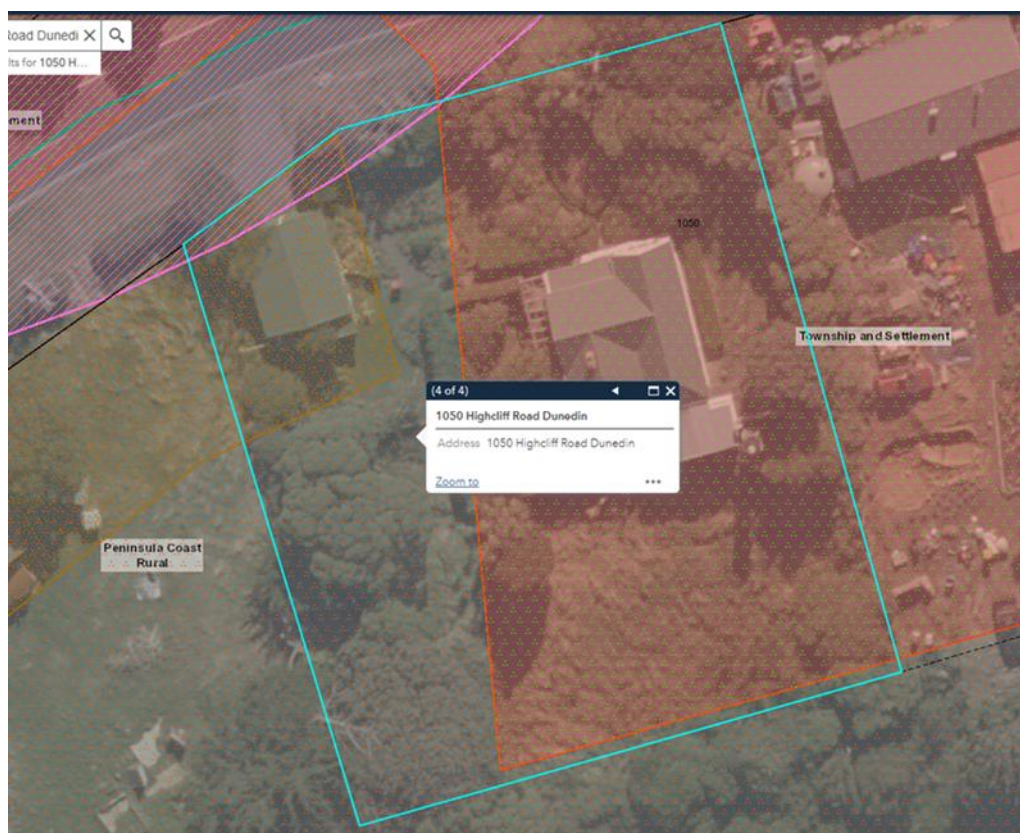
35. I recommend that the General Residential 1 zoning is extended to 32 Manuka Street and the residential part of 34 Manuka Street (Lot 20 Blk II DP 37) and, correspondingly, the SNL overlay is removed. I recommend that the Hill Slopes Rural zoning and SNL overlay are retained over the remainder of the sites.



Change Z19 - Rezoning and amendment of ONL at 1050 Highcliff Road, Pukehiki

36. I have assessed the potential effects of removing the Outstanding Natural Landscape (ONL) overlay over the western parts of this site. I have considered the consistency of this part of the site with broader Otago Peninsula ONL values.
37. Pukehiki is a small village centred on Highcliff Road. Existing built development consists of a cluster of residential dwellings, the historic Pukehiki Church, Pukehiki Hall and a small community library. Residential properties typically contain some mature vegetation. Hedges and shelterbelts are common on property and street front boundaries. The immediate surrounds are rural, with flatter, ridge-top paddocks typically in pasture and some gullies retaining areas of remnant indigenous vegetation. Macrocarpa shelterbelts line some property and paddock boundaries.
38. Currently, the majority of Pukehiki is covered by the Inner Peninsula Bays Significant Natural landscape (SNL). I consider that it is appropriate that the ONL overlay across the western parts of this property is replaced with this SNL overlay to be consistent with the rest of this small township. The Otago Peninsula ONL spans a broad area from Taiaroa Head to Andersons Bay. It encompasses the headland, upper slopes and volcanic ridgetops of the Otago Harbourside, through to the south facing parts of the Peninsula down to the coast. The subject site is not consistent with the less developed, rural and/or wilderness characteristics typical of this ONL.
39. Given the Peninsula ridgetop location of this small settlement, surrounded by large SNL and ONL landscape overlay areas, it is appropriate that some form of landscape overlay is retained. In this case, the SNL overlay will help to ensure consistency in terms of managing effects on landscape values across the Pukehiki township and nearby Peninsula locations.

40. Rezoning this small, western part of the site from Peninsula Coast Rural to Town and Settlement is also considered appropriate. This will ensure consistency with other nearby residential parts of Pukehiki and will reflect the residential use and character of the site. This rezoning will not compromise the rural character and visual amenity of the surrounding Peninsula Coast Rural Zone.



Change Z24 - Rezoning and removing of SNL at 245 Wakari Road, Dunedin

41. I have assessed the potential effects of rezoning and removing two narrow strips of land from the Flagstaff - Mount Cargill Significant Natural Landscape SNL at 245 Wakari Road. These strips of land are currently zoned Rural Residential 2 and under this plan change would be rezoned General Residential 1.
42. Both strips are at the lower boundary of the SNL and are both relatively small in their extents. There is no distinct difference between the existing and proposed new boundary of the westernmost piece of land, which traverses a paddock currently in pasture. The proposed minor adjustment will have no notable effects on the values of the SNL. The easternmost strip of land appears to potentially include vegetation bordering a small gully/creek. In general, it is good practice for SNL boundaries to respond to landscape features such as this. If the rezoning can occur without comprising the ability to protect this vegetation (if it is found to be worthy of protection), then it is considered that the minor extent of the rezoning will have no notable effects on the values of the SNL. It is understood that there will likely be an assessment of the ecological value of this vegetation at some point to address the requirements of the NPS-IB.
43. The proposed minor adjustment to the northeastern boundary of Area A in the structure plan mapped area will have no notable effect on the values of the SNL. The adjustment is minor and the existing and proposed alignments both cross land currently in pasture.

including the ability to construct three storey buildings, up to 12m in height as a permitted activity.

The Sites and Surrounding Area

48. 1870 Waikouaiti-Waitati Road is a largely flat, 7902m² site that is currently occupied by ARC Brewery and Bar. The brewery and bar buildings occupy the middle of the site. A beer garden/outdoor dining areas adjoining these buildings are framed by planters and a dry-stone wall. A large carpark occupies the parts of the site adjacent to SH1. Several shipping containers, which are painted black, are located within the southern parts of the site. The SH1 boundary is lined with a post and batten fence.
49. 7 King Street is located immediately to the east of 1870 Waikouaiti-Waitati Road. Most of this largely flat site is currently in pasture. Careys Creek runs through the middle of the site. Vegetation on the creek banks include Willow, Broom and a prominent Poplar tree. A railway embankment, which is beyond the site boundaries, visually encloses the site to the east. At the southern end of the site there is a rural contracting yard, which was approved under resource consent LUC-2018-664. The yard extends approximately 100m into the site. Resource consent required mitigation planting around the periphery of the site, including the planting of Poplar trees along the northern boundary of the yard.
50. The small residential settlement of Evansdale is located to the south of the sites. Most dwellings within this settlement are located on flat land either side of SH1. Some are located on the lower hill slopes west of SH1. To the north, east and west of the site, the landscape has a distinctly rural character. Landcover comprises a mix of pasture, patches of native vegetation, exotic weed species such as gorse and broom and some small woodlots. Careys Creek meanders north of 1870 Waikouaiti-Waitati Road and passes through 7 King Street before entering Blueskin Bay to the southeast of these sites. Low hills enclose Evansdale to the west. SH1 climbs relatively steeply to the north towards the Kilmog.
51. Both sites are included in the Blueskin Bay NCCA (Natural Coastal Character Area), which includes parts of the bay surrounds between Waitati and Warrington. The 2GP description of this area, includes the following:
52. “Blueskin Bay is assessed as modified to a moderately high degree by sedimentation and water quality degradation. Nonetheless it has high value as a feeding and breeding ground for wading birds, including migratory species, and its cockle beds sustain a commercial harvest. It has moderately high perceptual naturalness and is an important scenic asset”.

Visual Catchment

53. The subject sites are visible from a range of surrounding locations, including nearby parts of Waikouaiti-Waitati Road, Jones Road, King Street and Coast Road. Most road user movements past the site will be on Waikouaiti-Waitati Road (SH1). The existing brewery and bar at 1870 Waikouaiti-Waitati Road is relatively prominent from both the northern and southern approach on SH1. Because 7 King Street is set back further from SH1, it is not as prominent, but the existing rural contracting yard is seen obliquely as one approaches these sites on SH1 from the south. It is also visible from the hill slopes to the west.
54. Coast Road forms the main entrance to Warrington for SH1 users on this side of the Kilmog. The northern parts of 7 King Street, which currently have a rural, pastoral character, are prominent from this part of Coast Road near the intersection with SH1.

55. Several surrounding residential dwellings have views towards these sites, including those on the lower hill slopes on the western side of SH1, the dwelling directly opposite 1870 Waikouaiti-Waitati Road (5 Jones Road), the dwelling at 6 Coast Road and the dwelling at 1860 Waikouaiti-Waitati Road. From elevated parts of Jones Road, there are views overlooking both sites.

Effects on Rural and Natural Character

56. It is considered that the parts of 7 King Street, north of the contracting yard are consistent with identified values of the Coastal Rural Zone, which includes a general visual dominance of natural elements/ limited visual influence of large-scale structures. While not forming part of the immediate coastal edge of Blueskin Bay, this portion of the site also forms part of the broader rural context of the Bay, helping to provide some separation between existing development and the edge of the bay.
57. In contrast to the northern parts of 7 King Street, the brewery and bar development at 1870 Waikouaiti-Waitati Road and contracting yard at the southern end of 7 King Street have been developed for commercial use and are not consistent with the rural character values of the wider Rural Coastal Zone. The Brewery and Bar buildings and surrounding grounds are clearly commercial in character. Further, commercial use of this site has been on-going so some time (a service station formerly operated from this site). The contracting yard is characterised by several sheds, trucks and agricultural vehicles. While the consent for this development required peripheral mitigation planting. This planting currently provides only a moderate degree of screening from surrounding locations. As such, the site currently displays an industrial character, in contrast to the pastoral character of the northern parts of the site.
58. In general, it is considered that the highest adverse effects on existing rural character values associated with this potential rezoning would be related to development of the pastoral parts of 7 King Street for commercial/community/residential activities. North of the rural contracting yard, this site is characterised by flat pastoral land with no built development and includes Careys Creek. Development of this northern part of the site as a larger rural centre would be highly prominent to users of Coast Road adjacent to the site. This section of Coast Road is somewhat elevated above the site, so broad, unimpeded views of the site are available from the road. It is considered that rezoning this part of the site would be contrary to Objective 2.4.6, which requires that the character and visual amenity of Dunedin's rural environment is maintained or enhanced.
59. Rezoning the northern parts of 7 King Street would compromise the naturalness values associated with this pastoral part of the site. While these northern parts of the site are modified, they contribute to the unbuilt character of the broader setting of Blueskin Bay and its coastal fringe. Rezoning this part of the site would be contrary to Objective 2.4.5, which requires that the natural character of the coastal environment is preserved or enhanced.
60. It is considered that rezoning would not be appropriate for the northern parts of 7 King Street. It is recommended that the rezoning of this property is restricted to the existing boundaries of the contracting yard. It is considered that mitigation planting along the northern boundary of the yard, which includes Poplar trees, could form a logical boundary to a Rural Centre Zone. It is considered that rezoning of 1870 Waikouaiti-Waitati Road is appropriate given the existing and longstanding commercial character of this site. It is considered that the NCC overlay could be removed from 1870 Waikouaiti-Waitati Road and the rural contracting yard part of 7 King St given that these areas are highly modified and already used for commercial purposes.

