

From: [Kristy Rusher](#)
To: [lgoima](#)
Subject: FW: ULCA 8 Michie Street - LGOIMA Request 626660
Date: Monday, 30 October 2017 01:58:56 p.m.
Attachments:

From: Paul Freeland
Sent: Monday, 30 October 2017 11:26 a.m.
To: [REDACTED]
Cc: Kristy Rusher
Subject: ULCA 8 Michie Street - LGOIMA Request 626660

Hi Graeme,

I refer to our telephone discussion this morning.

The Urban Landscape Conservation Area over part of 8 Michie Street was included in the 1995 Proposed Dunedin City District Plan, and then notified in the 1999 version which became fully operative in 2006. As part of the development of the second generation district plan for Dunedin City (2GP), the ULCAs have been reassessed and included.

I have located the attached documents which relate to ULCA 01, and 8 Michie Street.

They are:

- An assessment by a Council planner, and Council landscape architect that took place in 2206 and 2012;
- The Request for Service for the reassessment of the Urban Landscape Conservation Areas; and
- The Ahika Consulting Limited March 2015 assessment of ULCA 01 for the second generation District Plan

There is likely to be a hard copy report or assessment pre 1995 which established the extent and criteria for the current ULCAs but we do not hold it electronically and it will be difficult to locate.

The recent assessment is very likely to have used the same or similar criteria as were used originally.

Kind regards

Paul Freeland
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Dunedin City Council
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CITY DEVELOPMENT

REQUEST FOR SERVICE NO:

Assessment of Urban Conservation Areas

1. Introduction

As part of the development of the second generation Dunedin City District Plan (2GP), an assessment of the existing Urban Landscape Conservation Areas (ULCAs) is required. This assessment will determine the suitability of these areas for inclusion in an Urban Conservation Area (UCA) overlay in the 2GP.

2. Scope and Outcome

There are currently 24 ULCAs, which serve a mixed function of providing for open space/visual amenity, recreation and conservation values. In the 2GP it is proposed those ULCAs with conservation values will become UCAs, contributing to a green corridor network within urban areas where vegetation clearance and other development activities would be managed.

The specific outcome sought from this project is a report providing an overview of the broad conservation and ecological values of the 15 ULCAs considered to have conservation values (refer Attachment One). This should include any proposed changes to the boundaries of existing ULCAs, as well as informing the Council of any of these ULCAs with few or no conservation or ecological values.

Note that other discrete areas not currently part of any ULCAs that are deemed worth consideration for inclusion in an urban green corridor network may also be suggested as part of this project.

A full ecological assessment of these areas is not required for this project. Field work is to be conducted without entering private land.

3. Methodology

The proposed methodology (which may be varied on project establishment) is as follows:

1. Desktop assessment
 - a. Review existing ULCA assessment sheets (2006/2012)
 - b. Relevant GIS layers – LCDB, LENZ etc
 - c. Relevant reserve management plans
2. Field assessment

Assessment criteria to include:

- a. Dominant species
- b. General health
- c. Native/exotic split

- d. Invasive species
- e. Viability
- f. Contribution to ecological (green) corridor

3. Assessment report

- a. Summarising conservation values of each potential UCA
- b. Comments on boundaries of each potential UCA
- c. If applicable, any comments on management of each potential UCA (*note this element 3c should be considered an add-on, not an expected part of this contract*).

4. Project Schedule and Management

Milestone	Date
Project establishment and scoping meeting	23 February 2015
Desktop review	27 February 2015
Fieldwork complete	6 March 2015
Meeting to review draft report	6 March 2015
Report finalisation/project completion	13 March 2015

The project will be managed by Michael Bathgate (Policy Planner), Dunedin City Council.

5. Project Deliverables

A report to City Development in electronic format and hardcopy. Note that this report should largely take the form of a compiled series of assessment sheets, rather than requiring lengthy amounts of text.

6. Price

It is estimated that this project will require 42 hours consultant time, as per:

- Project establishment – 2hrs
- Desktop review – 8hrs
- Field visits – 22hrs
- Report writing – 8hrs
- Project completion – 2hrs

Contractor to suggest fixed price plus disbursements based on this estimate.

7. Proposal

Based on this request, please submit a brief proposal including quote to:

Michael Bathgate
Policy Planner
Dunedin City Council
PO Box 5045
Moray Place
Dunedin 9058
Phone: (03) 474 3701
Email: mbathgat@dcc.govt.nz

Attachment One: ULCA's to be assessed

ULCA	Name
1	Town Belt
4	Port Chalmers Town Belt
5	Back Beach Port Chalmers
10	Kaikorai Estuary
11	Frasers Gully
12	Wakari Reserve
13	Brockville Slopes/Kaikorai Valley
14	Caversham Valley Slopes
15	Concord/Corstorphine
16	Ross Creek/Balmacewen
17	Ocean Beach Domain
18	Chingford Park
19	Buccleugh St NEV
20	Somerville/Marne St
24	Leith Valley

ULCA 01 Dunedin Town Belt

Date of visit:	7.12.06
Recorded by:	Debbie Hogan/Barry Knox ¹ Reassessed early 2012
Property Owner:	DCC Community and Recreation Services DCC Roding Department Ministry of Education (Logan Park High School – 5012582) Mercy Hospital (5066658) GA Parmenter (5019142, 8 Michie Street)
Other interests:	Northern Cemetery Southern Cemetery Logan Park sports clubs

¹ Parts of this assessment have been adapted from a report prepared for Dunedin City Council by Mike Moore – Proposed District Plan, Townscape Section. Response to submissions on Urban Landscape Matters.

ULCA 01 Dunedin Town Belt







ULCA 01 Dunedin Town Belt



ULCA 01 Dunedin Town Belt

ULCA ASSESSMENT	
Extent of ULCA:	<p>This is the most extensive and significant ULCA, providing a linked system of forested and open grassed areas surrounding the central area of Dunedin. It encloses all but the south-eastern (harbour) side of the central City area. It encompasses Logan Park, the Northern Cemetery and Botanic Gardens to the east; Woodhaugh Gardens and Scenic Reserve to the north; Prospect Park, the town belt, Jubilee Park and Mornington Park to the west and north-west; and Unity Park, Montecillo Park, the Southern Cemetery and the Oval to the southwest and south.</p> <p>It includes a number of important Dunedin recreational facilities, including Moana Pool and the Caledonian athletics track, as well as numerous tennis courts, hockey, soccer and rugby fields, and playgrounds.</p>
District Plan provisions:	<p>Residential 1 Residential 3</p> <p>Heritage Items: B373, B744, B376, B378, B377, B020, B019, B017, Significant Tree: T700, T1045, T1046</p> <p>Designations: D034 (part), D711, D710</p> <p>ASCV: C080</p>
Character and values of ULCA:	<p>Character is diverse, reflecting the large area and multiple uses of ULCA 01. However, the predominant and unique feature of this ULCA, as indicated by its name, is its importance as a vegetated visual backdrop when viewed from the central City area. The wooded belt on the hills immediately adjacent to the built up part of the City provides a natural counterpoint to the buildings and streets, and adds a sense of enclosure and more intimate scale not common in cities as large as Dunedin. From many places within the central city the ULCA provides a skyline defined by trees and bush.</p> <p>Other parts of the ULCA have a character and values reflecting convenient sporting and recreational opportunities, or have appropriate settings for more passive activity, such as walking or sitting. The Botanic Gardens have a character based on appreciation of abundant botanic and horticultural features. The Northern and Southern Cemeteries have unique Victorian era heritage values, as well as providing areas of botanic value and passive recreation interest.</p>
Features and characteristics to be protected: (Landform features, vegetation, waterways, openness etc)	<ul style="list-style-type: none"> • Views of the town belt from the central City area • Botanical integrity of all existing mature planting • Linkages between different parts of ULCA 01. • Interface with adjacent ULCA 16 and ULCA 24 (Ross Creek and Leith valley). • Open and uncluttered character of existing parks (Logan, Woodhaugh, Jubilee, Mornington, Montecillo, Oval) • Heritage values of Southern and Northern Cemeteries
Principal threats to visual quality	<ul style="list-style-type: none"> • Removal of / poor maintenance of existing mature trees • Inappropriate structures within the ULCA area, or structures of too large a scale encroaching onto the ULCA or impeding views of it. • Lack of recognition of the heritage values of Southern and Northern Cemeteries, and failure to protect and enhance these. • Loss of the open character of existing grassed parks

ULCA 01 Dunedin Town Belt

Other threats to visual quality	<ul style="list-style-type: none"> • Establishing inappropriate vegetation within the town belt • Encroachment of curtilage activity on the fringes of the town belt • Demand for inappropriate activities on high value town belt land.
Additional comments	<p>In terms of importance to the Dunedin urban framework, ULCA 01 ranks as the most significant, and protecting its values must be considered a high priority.</p> <p>The Reserve Management Plan for the area recognises its landscape, ecological and recreational values.</p> <p>Why is the area adjacent to Great King Street North and the botanic gardens not included? It is owned by DCC CARS.</p> <p>Need to look at the boundaries. Some of the boundaries of the ULCA seem not to link with property boundaries.</p>
Photos: <div data-bbox="512 739 879 1010">  </div> <p data-bbox="639 1016 751 1043">Unity Park</p> <div data-bbox="512 1050 879 1323">  </div>	<div data-bbox="1011 739 1369 1003">  </div> <p data-bbox="1098 1010 1283 1037">Preston Crescent</p> <div data-bbox="1011 1043 1369 1308">  </div> <p data-bbox="1018 1314 1362 1341">View from Woodhaugh Gardens</p>
Category of ULCA:	Sportsfield Reserve Amenity Town Belt – corridor connections Vegetated slopes Hazard area
Consents granted:	
Recommendation:	Retain ULCA Remove Logan Park from inclusion in the ULCA?

ULCA 01 Dunedin Town Belt

**Updated 2012
Observations
(2GP):**

- 01 (Town Belt) remains the most important ULCA. Must preserve all values noted, and lose none. Need to make values specific?
- (Reclassify as UCA-b ??)
- Important to recognise and link with CARS Reserve Mgt Plan.
- Need to amend boundary near Great King Street North to link in the area currently administered by CARS anyway
- Discuss possible linkages with ULCA 24 and ULCA 14
- Need to extend around Mercy Hospital and St Hilda School?
- Need to exclude Logan Park?

Site Name:..... Town Belt
Aspect:..... Various
Ecological District:..... Dunedin City
Land Environment (Level IV):..... Various
Assessor:..... Max Crowe
Assessment Date:..... 5 March 2015

VEGETATION/HABITAT TYPES:

An extensive survey of vegetation and associated biodiversity was undertaken by Wildland consultants as part of the creation of the Town Belt Management Plan (Lloyd 2006).

RARE/NOTATBLE SPECIES, HABITATS OR COMMUNITIES:

(NB: This report has been completed with sub-optimal data and should not be considered a full or complete biodiversity assessment.)

The Town Belt Management plan reports extensively on biodiversity values.

Most of the vegetation in the town belt is “At Risk” based on the Threatened Environment Classification (Walker *et al.* 2006) having between 20-30 % of the original vegetation cover remaining nationally (Leathwick *et al.* 2003), and a high degree of habitat fragmentation.

SPECIES DIVERSITY/NATURALNESS:

Not Assessed – see the Town Belt Management Plan.

PLANT AND ANIMAL PESTS:

Not Assessed – see the Town Belt Management Plan.

MANAGEMENT PRIORITIES:

Plant and animal pests not assessed – for pest management see the Town Belt Management Plan.

The Town Belt is an important network of vegetation across the city, creating good potential corridors for indigenous animals, and habitat for indigenous plant species. There is ample evidence of high biodiversity values reported in the Town Belt Management Plan to justify the inclusion of the Town Belt as an Urban Conservation Area. While several sections of the town belt may be of relatively lower indigenous biodiversity value (i.e playing fields), they should still be included in the UCA as the associated shelter belts and amenity plantings provide important habitat and food resources, and help maintain the overall connectivity of the town belt.

Consideration should be made of extending the Town Belt to include the southeast facing bush slopes above Logan Park high school and the gully running north west parallel with Warden street (see appendix B). The forested gully has an relatively intact canopy of mixed native and exotic species, and a diverse understory of ferns. The creek is often running, and is habitat for Southern koura (*Paranephrops zealandicus*).

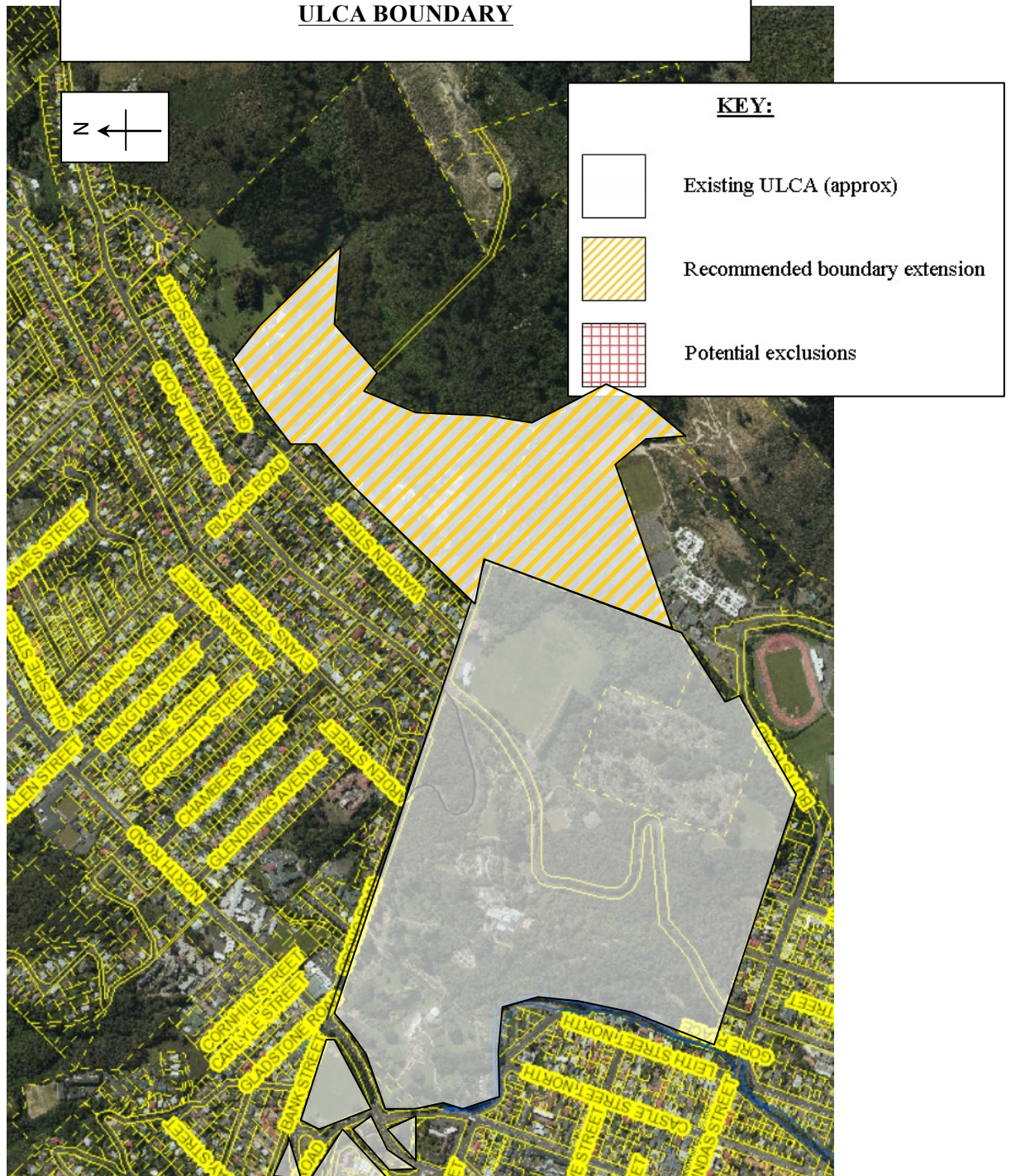
ASSESSMENT AGAINST CRITERIA:

N/A

APPENDIX A: SPECIES LIST

N/A

APPENDIX B: RECOMMENDED CHANGES TO THE ULCA BOUNDARY



REFERENCES:

Leathwick JR, Wilson G, Rutledge D, Wardle P, Morgan F, Johnston K, McLeod M, Kirkpatrick R ed. 2003. Land environments of New Zealand. Auckland, New Zealand.

Lloyd K 2006. Ecological Assessment of the Dunedin Town Belt. Wildland Consultants. Report prepared for the Dunedin City Council.

Walker S, Price R, Rutledge D, Stephens RTT, Lee WG 2006. Recent loss of biodiversity in New Zealand. New Zealand Journal of Ecology 30: 169-177.