



Department of Conservation
Te Papa Atawhai

DOC-6500746

20 November 2020

Dunedin City Council
PO Box 5045, Dunedin 9054

Via email: claire.swift@dcc.govt.nz

Dear Claire,

Request for Approval: s95E Resource Management Act 1991. Tunnel Beach Carpark/Toilet at 30 Tunnel Beach Rd, Dunedin, 2 November 2020

I have considered your request for approval in terms of s95E of the RMA and am pleased to advise that I grant my approval as an affected person.

My approval is granted on the basis that the proposal is as described, is for the purposes described, and will have the effects on the Department's interests as described in the Tunnel Beach Carpark Assessment of Environmental Effects Issued 9 November 2020.

This approval is limited to the likely adverse effects of the proposal on the Department's interests and should not be construed as approval to effects on the environment generally.

This approval is specific to the above application and is for the purposes of s95E of the RMA only. It is not indicative of any associated concession or other statutory approval which may be required from the Department in regard to this proposal.

I note that the land in question is currently managed by the Department. As we have discussed, it is our intention to vest management of the land in the DCC before the work associated with this consent commences. If this vesting has not been completed in time, we will work with the DCC to ensure an acceptable agreement to authorise the work is in place.

This approval will be rendered null and void if the proposal to which it refers is changed between the date of this approval and its consideration by the consent authority without referral back to me for my further assessment.

Please be advised that the original of this letter has been sent to the consent authority for their records.

Department of Conservation Te Papa Atawhai
Dunedin Office
Level 1, 265 Princes Street, Dunedin Central, Dunedin 9016
www.doc.govt.nz

DOC-6500746

If you have any questions regarding this approval, please contact Shay Van Der Hurk on 027 408 3364.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Craig Wilson', with a stylized flourish at the end.

Craig Wilson

Acting Operations Manager
Dunedin Office
Pursuant to delegated authority.

35 Tunnel Beach Road
RD 1
Dunedin 9076
11 November 2020

Mr Scott MacLean
Acting Parks & Recreation Manager
DCC
50 The Octagon
Dunedin

Dear Mr MacLean,

Enclosed please find our Written Approval Form for the Tunnel Beach carpark development.

We would like to express our appreciation for the way the DCC & DOC have handled this process to date, they have listened to the residents' feedback & concerns with patience & taken these into account when drawing up the plans. We also feel that the new carpark will be an improvement on the present untenable situation & has the potential to be a great asset to Dunedin. We really appreciate the work that Clearwater Civil have done on the walking path along Blackhead Road & the traffic circle at the intersection of Blackhead & Tunnel Beach Roads, we already see many people using this path & no doubt when the borders open, it will be very well used. The circle is already contributing to the safety of road users as we exit Tunnel Beach Road.

We particularly want to mention Appendix I – Tunnel Beach Car Park Operational Plan, we are very happy with the arrangements outlined & would just like to stress the importance of the gated entrance/exit with operating times. All the residents feel that having the carpark locked at night is essential.

Since the DCC & DOC have maintained open lines of communication in this process, we feel that we would be able to communicate further with them if any issues arise during the operation of the carpark.

Thank you for all your help during this process.

Kind regards,
Russell & Linda Miller
rietriver@xtra.co.nz

Resource Consent Affected Person(s) Written Approval Form

Important: Please read the back of this form to ensure you are aware of your rights.

Please be aware that these details are available to the public.

To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

#/We (full names): RUSSELL GLEN MILLER & LINDA LEE MILLER

Being the: ☒ Owner and Occupier ☐ Owner ☐ Occupier

of the property situated at (address and/or legal description of your property): 35 TUNNEL BEACH ROAD, RD 1, DUNEDIN, 9076

have read and understand the information on the reverse side of this page and give written approval to the

proposal by (name of applicant(s)): DUNEDIN CITY COUNCIL & DEPARTMENT OF CONSERVATION

to (description of proposed activity): DEVELOPMENT OF A CAR PARK & TOILET AT THE TUNNEL BEACH WALK

on the following property (address of application site): 30 TUNNEL BEACH ROAD, BLACKHEAD, DUNEDIN

☒ I/we have read and understand the application as described above and have signed and dated the application and plans as attached.

If there are multiple owners or occupiers on a site, each party needs to individually sign the application documents and this form; or tick the declaration box below:

☒ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

Signed: [Signature]

A signature is not required if you give your written approval by electronic means

Date: 11 NOVEMBER 2020 Telephone: 021 0466 125

Contact person (name, and designation if applicable): LINDA MILLER

Postal address: 35 TUNNEL BEACH ROAD, RD 1, DUNEDIN, 9076

Email address: rie@river@xtra.co.nz Telephone: 021 0466 125

Method of service: ☒ Email ☐ Post ☐ Other

If you have any queries regarding the Resource Consent process and the role and rights of adversely affected person(s), please contact us before you complete and sign this form and the associated plans.

Resource Consents Team, City Planning Department, Dunedin City Council, Telephone: 03 477 4000
Facsimile: 474 3451, PO Box 5045, Moray Place, Dunedin 9058, www.dunedin.govt.nz



DRAWING LIST

DRAWING NO.	DRAWING TITLE
3336298-CA-000	COVER SHEET AND DRAWING LIST
3336298-CA-010	LAYOUT PLAN
3336298-CA-011	TUNNEL BEACH RD ACCESS PATH LAYOUT PLAN
3336298-CA-012	DESIGN CONTOUR PLAN
3336298-CA-013	TYPICAL SECTIONS - SHEET 1 OF 2
3336298-CA-014	TYPICAL SECTIONS - SHEET 2 OF 2
3336298-CA-020	PROPOSED STOP WATER LAYOUT
3336298-CA-030	VEHICLE TRACKING PLAN



■ CIVIL

Project No 3336298

DUNEDIN CITY COUNCIL
TUNNEL BEACH
CAR PARK

FOR RESOURCE CONSENT

Prepared for



By
Beca

9 NOVEMBER 2020



3336298-CA-000	8
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www.beca.com

www.beca.com

RESOURCE CONSENT
NOT FOR CONSTRUCTION

1	FOR RECORD OF CIVIL	10/10/2010	10/10/2010
2	FOR RECORD OF CIVIL	10/10/2010	10/10/2010
3	FOR RECORD OF CIVIL	10/10/2010	10/10/2010

Beca

Client	City of Dunedin
Project	Tunnel Beach Rd
Location	Dunedin
Scale	1:500
Drawn	J. King
Checked	J. King
Approved	J. King

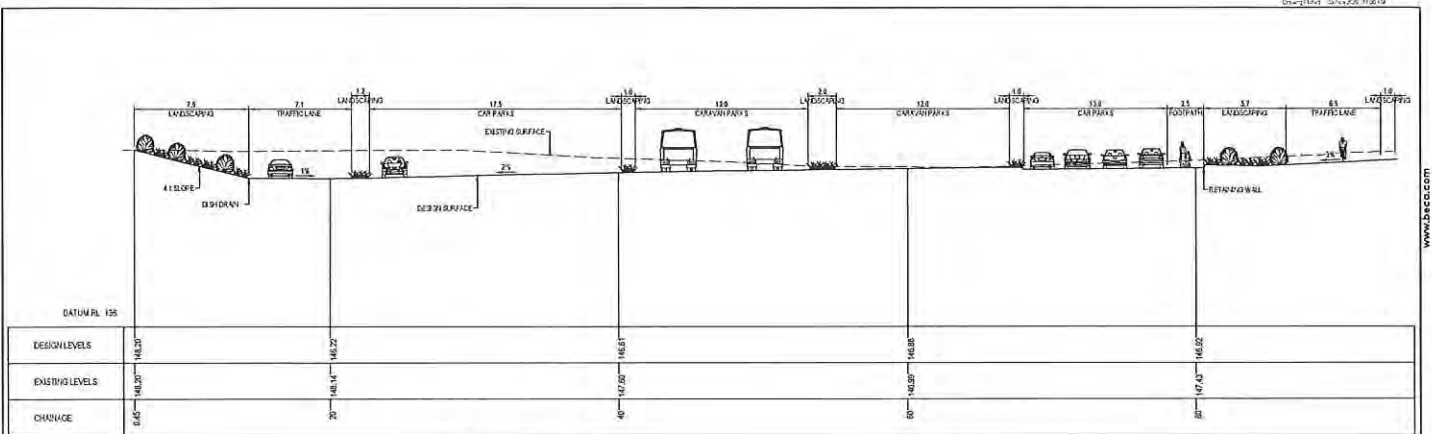
DUNEDIN CITY COUNCIL
Kauwhero
City Council
Dunedin

DUNEDIN CITY COUNCIL
TUNNEL BEACH
CAR PARK

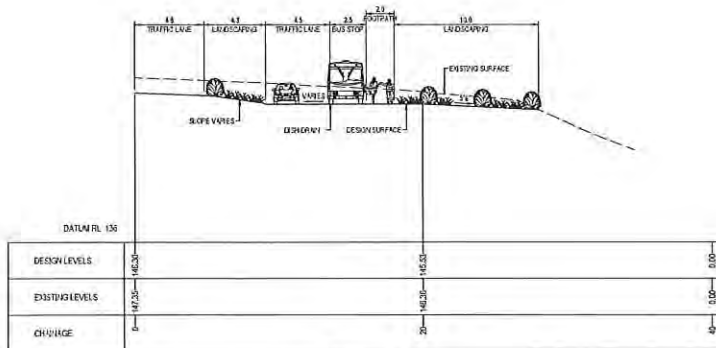
TUNNEL BEACH RD
ACCESS PATH
LAYOUT PLAN

CIVIL
3336288-CA-011
P. 8

Handwritten signatures: J. King and J. King



C TYPICAL SECTION
SCALE 1:12.5M



D TYPICAL SECTION
SCALE 1:12.5M

1. PROJECT NO.	3336298-CA-016
2. PROJECT NAME	TUNNEL BEACH CAR PARK
3. PROJECT LOCATION	DUNEDIN CITY COUNCIL
4. PROJECT STATUS	DESIGN



5. CLIENT	DUNEDIN CITY COUNCIL
6. PROJECT MANAGER	JOHN BROWN
7. PROJECT ENGINEER	JOHN BROWN
8. PROJECT SURVEYOR	JOHN BROWN



DUNEDIN CITY COUNCIL
TUNNEL BEACH
CAR PARK

TYPICAL SECTIONS
SHEET 2 OF 2

RESOURCE CONSENT
NOT FOR CONSTRUCTION

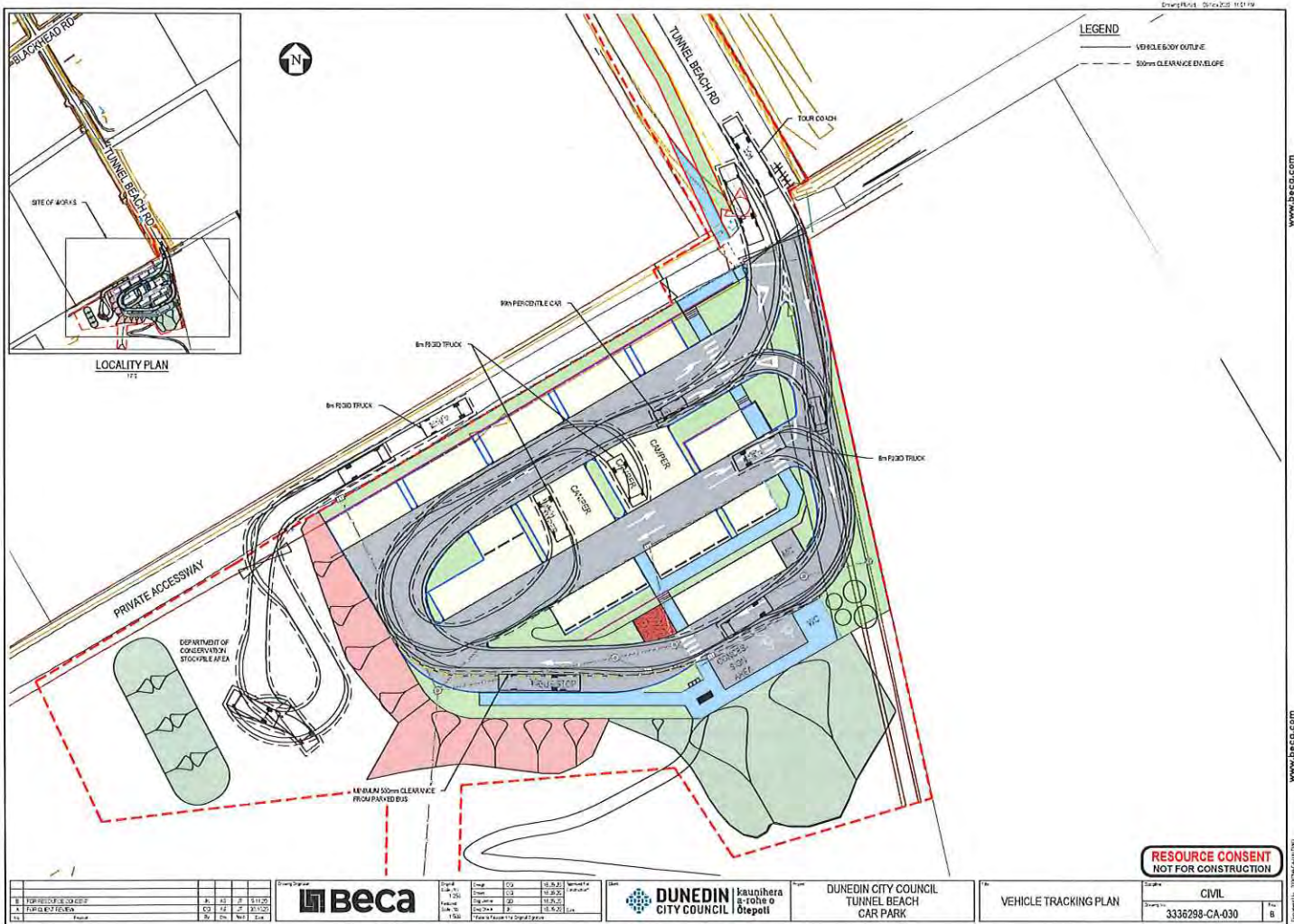
9. CIVIL	3336298-CA-016
10. B	

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3336298-CA-015	B

24 24



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DRAWING LIST

DRAWING NO.	DRAWING TITLE
3336298-AL-000	COVER SHEET AND DRAWING LIST
3336298-AL-010	LANDSCAPE PLAN 1 OF 2
3336298-AL-011	LANDSCAPE PLAN 1 OF 2
3336298-AL-020	LANDSCAPE CROSS SECTION
3336298-AL-040	MATERIAL PALETTE

▪ LANDSCAPE

Project No 3336298

DUNEDIN CITY COUNCIL
TUNNEL BEACH
CAR PARK

FOR RESOURCE CONSENT

Prepared for



By
Beca

06 NOVEMBER 2020



3336298-AL-000	8
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DRAWING LIST

DRAWING NO.	DRAWING TITLE
3336298-AL-000	COVER SHEET AND DRAWING LIST
3336298-AL-010	LANDSCAPE PLAN 1 OF 3
3336298-AL-011	LANDSCAPE PLAN 1 OF 3
3336298-AL-020	LANDSCAPE CROSS SECTION
3336298-AL-040	WATERFALL SPINETTE



Drawingsheet 3336298-AL-000

■ LANDSCAPE

Project No 3336298

DUNEDIN CITY COUNCIL
TUNNEL BEACH
CAR PARK

FOR RESOURCE CONSENT

Prepared for



By
Beca

06 NOVEMBER 2020



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Drawingsheet 3336298-AL-000

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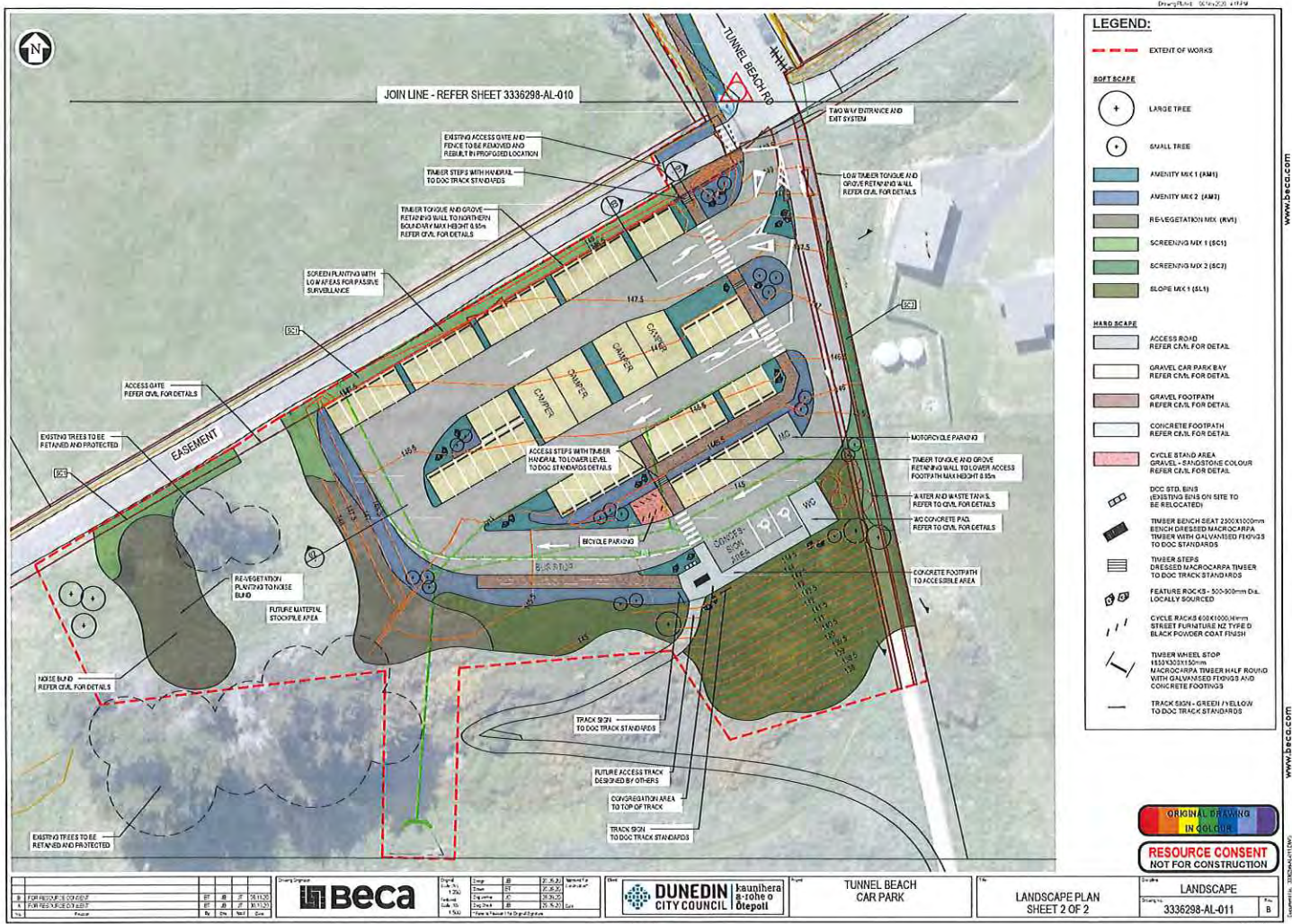


ORIGINAL DRAWING
IN COLOUR

RESOURCE CONSENT
NOT FOR CONSTRUCTION

— **Expendable** — fractional also used



PH

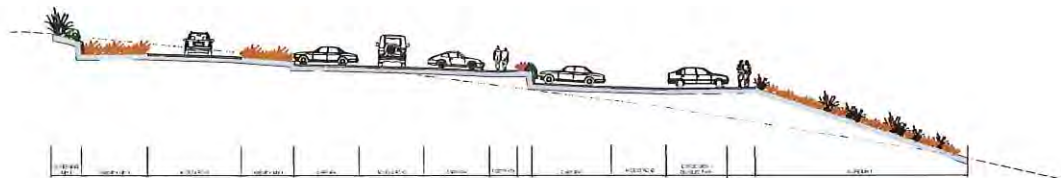
AM



CROSS SECTION



CROSS SECTION



CROSS SECTION

ORIGINAL DRAWING
IN COLOURS
RESOURCE CONSENT
NOT FOR CONSTRUCTION

3336298-AL-020	3336298-AL-020	3336298-AL-020	3336298-AL-020	3336298-AL-020	3336298-AL-020	3336298-AL-020	3336298-AL-020
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HARD MATERIALS PALETTE



TIMBER STEPS & RAIL
DRESSED MACROCARPA



TIMBER BENCH SEAT 2300X1000mm
DRESSED MACROCARPA



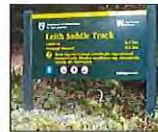
TIMBER HALF ROUNDS WHEEL STOP
1500X300X150mm



FEATURE ROCKS - 500-900mm DIA.
LOCALLY SOURCED



CYCLE RACKS 600X1000x10mm
STREET FURNITURE NZ TYPE D - BLACK



TACK / TRAIL SIGN
TO DOG STANDARDS



BINS TO DOG / CRC
STANDARDS



GRAVEL FOOTPATH
TO DOG / CRC STANDARDS



EXPOSED AGGREGATE CONCRETE
FOOTPATH TO NZS4121:2001 STANDARDS

SOFT MATERIALS PALETTE

SMALL TREE



PSEUDOPANAX FEROCISSIMUS

LARGE TREE



SOPHORA MICROPHYLLA

AMENITY MIX 1:



POA CITA

AMENITY MIX 2:



POA CITA

LEIERIA FOODES

HEBE ELLIPTICA

COPROSMA KIRKII

RE-VEGETATION MIX:



CORDYLINE AUSTRALIS

MUEHLENBECKIA AXOSTYLIS

PHORMIUM TENAX

COPROSMA PROPINQUA

MYOPORUM LAETUM

COPROSMA CRASSIFOLIA

MUEHLENBECKIA AXOSTYLIS

PITTOSPORUM TENAX/FOLIUM

SLOPE MIX:



POA CITA

HERACIUM REDOLENS

CHIONOCHLOA RUBRA

SCREENING MIX 1:



POA CITA

HEBE ELLIPTICA

CHIONOCHLOA FLAVICANS

PHORMIUM TENAX

PITTOSPORUM TENAX/FOLIUM

SCREENING MIX 2:



POA CITA

MUEHLENBECKIA AXOSTYLIS

PHORMIUM TENAX

COPROSMA PROPINQUA

CORDYLINE COCCINEA

TOTAL JULES PLANTING PLOTS SHEET AL-011
M2 - 115m²
TOTAL PLANTING AREAS SHEET AL-011
M2 - 370m²
M2 - 450m²
SC - 150m²
SC - 115m²
RL - 150m²
RL - 90m²
TOTAL - 870m²



Item	Plant	Size	Quantity	Notes
1	PSEUDOPANAX FEROCISSIMUS	600	10	10 x 600
2	SOPHORA MICROPHYLLA	1000	10	10 x 1000
3	POA CITA	1000	10	10 x 1000



Item	Plant	Size	Quantity	Notes
4	POA CITA	1000	10	10 x 1000
5	POA CITA	1000	10	10 x 1000



TUNNEL BEACH
CAR PARK

LANDSCAPE
MATERIALS PALETTE
SHEET 1 OF 1

Item	Plant	Size	Quantity	Notes
6	POA CITA	1000	10	10 x 1000
7	POA CITA	1000	10	10 x 1000

Handwritten signatures and initials.

K

Appendix K – Landscape Architect Assessment of DOC Track against relevant Objectives and Policies

Memorandum

To: Shay Van Der Hurk
From: Wade Robertson
Copy: James Taylor
Subject: Assessment of Tunnel Beach Track Against Planning Policy

Date: 11 October 2021
Our Ref: 4671228-839597432-10

1 Scope of Memo

The scope of this memo is to provide a desk top analysis of the track modification proposed by the Department of Conservation against the relevant Landscape Objectives and Policies of both the Operative District Plan and the Second-Generation Plan. The structure of the document is:

- Describe the proposed track
- Identify relevant objectives and policies; and
- Provide an assessment of the proposed track against the relevant objectives and policies.

2 Proposed Walking Track Modification

2.1 Track alignment

DOC has assessed that due to grade and safety concerns, the Tunnel Beach track is not adequate for the two visitor groups who use the site; being day visitors and short stop travellers (Tracks and Outdoor visitor Structures SNZ HB 8630:2004). DOC therefore concludes that the track in its current form does not connect people from these groups using the track to the unique natural, cultural and historic heritage of Tunnel Beach and the surrounding coastal zone.

To perform its functions under the Conservation Act 1987, DOC is seeking to:

- re-align the walking track to obtain a more suitable grade (<10 degrees) for the two identified visitor groups
- establish new viewpoints
- install seating
- install interpretation panels; and
- provide access to the coastal zone and viewshafts to multiple prominent features of cultural significance.

The proposed walkway modifications are shown in the **attached** drawings. They detail the establishment of multiple viewpoints which seek to provide visitors with a destination earlier in the walk which is expected to protect the coastal herb field by reducing the number of people who venture all the way to the headland; the herb field and the significant fall hazard present there. This approach has been utilised at Orau/Sandfly Bay on the Otago Peninsula, where it was effective at reducing the number of people continuing all the way to the beach and Hoiho habitat by up to 60%.

The walking track design philosophy was developed in the start-up phase of the project with a focus on public health and safety (visitor risk), the environment, the public benefit of connection to New Zealand's natural, cultural and historic heritage by storytelling and increased ease and availability of access to this iconic site and the surrounding coastal zone.

Memorandum

The design seeks to create an un-obtrusive walking track that sits within the landscape, follows the contour of the land, taking advantage of existing farm tracks and flat areas to minimise landform modification and remain out of sight from adjacent dwellings. This approach will also provide flat viewing areas and a track with suitable gradient, width and surface for the identified visitor groups..

The proposal is that the track is installed to be within 30m of the location shown on the drawings in a manner that works with the contours and avoids patches of significant vegetation. This provides for onsite minor modifications resulting from unexpected ground conditions and provides for the flexibility that is necessary for installing walkways of this nature.

Additionally, the planting shown in the walkway drawings is also indicative, the final species and locations will be selected as part of DOC exercising its functions under the Conservation Act 1987.

2.2 Viewing areas

The establishment of viewing areas is part of the whole of site approach to provide a destination earlier on the track and limit numbers of people walking all the way to the end will manage health and safety concerns (visitor risk) and foot traffic through a sensitive ecological habitat. The design philosophy for the viewing areas is to utilise muted tones, cultural elements and storytelling material, create a flat gravelled area, and seating. At the first two viewing areas subtle barriers of narrow gauge steel, with wide spans brushed to reduce reflectivity and a timber railing will be used to provide a formalised viewing area, a measure of safety and behaviour management.

For the singular viewing area where there are significant falls adjacent, a timber or steel barrier with narrower spacings will be used to deliver the safety level required by SNZ HB 8630:2004 Tracks and outdoor visitor structures.

None of the viewing areas have line of sight to any adjoining residential dwellings or other sensitive activities.

2.2.1 Viewing Area 1

VP1 provides an early view of the Tunnel Beach headland and adjacent coastal zone, opportunities for people to take photographs with the view, cultural elements, storytelling infrastructure such as interpretation panels, seating and a formalised gravel area near the barrier, with a wider mown area for amenity.

2.2.2 Viewing Area 2

VP2 provides a viewing rail of the same design as VP1, also preventing visitors from wandering south. Seating, cultural elements and storytelling infrastructure including interpretation panels. This viewing area provides sweeping views of the coast, including views to numerous sites of significance to mana whenua along Dunedin's southern coast and the associated storytelling opportunities.

2.2.3 Viewing Area 2b

VP2b provides a spectacular view of the promontory to the south of Tunnel Beach headland, with more limited cultural elements and storytelling, this area has a safety barrier to meet type A specification, per SNZ HB 8630:2004 Tracks and outdoor visitor structures, and is connected to VP2 by either a type B safety barrier or similar, preventing access to dangerous cliff edges and to the south. Location is subject to geotechnical engineer advice but would be within 5m of the marked location to obtain the view.

Memorandum

2.3 Other Proposed Track Features

2.3.1 Earthworks required

Earthworks required will constitute large scale earthworks under the 2GP by virtue of the length of the track.

2.3.2 Planting and track remediation throughout the walkway

Disused sections of the existing track will be remediated through a combination of gravel removal, scarification, sown grass and planting as identified in the plan. Planting will be used at areas of likely desire lines and where the new alignment meets the old alignment to discourage continued access and use.

2.3.3 Planting locations along the walkway

The planting lists identified in the plans are not final. The final species list will appropriate endemic species identified by a DOC ecologist and mana whenua species expert and subject to approval of mana whenua.

2.3.4 Storytelling and mana whenua

DOC has had an ongoing dialogue with the Ōtākou Runaka about this project since its inception and is working closely with Aukaha to weave mana whenua storytelling throughout the site. At a minimum mana whenua storytelling will be installed as interpretation panels as part of the project. Storytelling material will also highlight the coastal herb field ecosystem and European heritage of the site.

3 Relevant Objectives and Policies

3.1 Operative Plan

In the operative District Plan, the site is located in the South Coast Coastal Landscape Preservation Area (SCCLPA). The SCCLPA seeks to preserve the visual dominance, integrity and coherence of the natural landform and the character of the dramatic coastal views and limited influence of large scale structures and exotic plantings. The identified threats to these visual qualities are inappropriate siting, design and scale of structures, roads and shelterbelts.

3.1.1 Objectives:

14.2.2 – Ensure that the natural landscape characteristics of the coastal environment, wetlands, lakes, rivers and their margins are preserved and protected

14.2.3 – Ensure that land use and development do not adversely affect the quality of the landscape

14.2.4 – Encourage the maintenance and enhancement of the quality of Dunedin's landscape

3.1.2 Policies:

14.3.2 – Identify and preserve the important characteristics that create the natural landscape character in the coastal environment, wetlands, lakes, rivers and their margins

14.3.4 – Encourage development which integrates with the character of the landscape and enhances landscape quality

Memorandum

3.2 Second Generation Plan (2GP)

The 2GP specifies specific values for Tunnel Beach – and requires these to be protected through various Objectives and Policies.

3.2.1 Appendix 3 – Landscape Values

A3.1.20 Tunnel Beach Outstanding Natural Feature

A3.1.20.1 Description of feature

*Tunnel Beach, including its immediate locality, is an **Outstanding Natural Feature** on the basis of its particular aesthetic/memorability values. Tunnel Beach is located on the south coast between Blackhead and St Clair. **The feature includes the sea arch, tunnel and beach and the immediate hinterland.** The tunnel was formed by John Cargill for access for his family to the beach in the 1870s. It is included as an Outstanding Natural Landscape Feature in the Otago Regional Plan: Coast. Overall, landscape values are assessed as high and outstanding. (**Emphasis added**)*

The Tunnel Beach Outstanding Natural Feature includes an area above St Clair known as Te Uraka a Te Raki, which is identified as a wāhi tūpuna. See Appendix A4.46. Tunnel Beach has also been identified as having high natural coastal character values - see Appendix A5.2.5.

A3.1.20.2 Values to be protected

The following features and characteristics have been identified as important to protect:

Natural science values:

- *Tunnel Beach sandstone cliffs are listed in the Inventory of important geological sites and landforms in the Otago Region. This is a fine example of sandstone cliffs. This is a highly legible landscape expressive of its geological formation and erosive marine processes.*
- *Rare salt tolerant herb vegetation at Tunnel Beach.*

Cultural/historic values:

- *The tunnel at Tunnel Beach was cut by John Cargill (son of Captain William Cargill) for access to the beach for his family.*
- *Values of significance to Manawhenua. See Appendix A4.46.*

Aesthetic/amenity values:

- *Naturalness is high - modified to an extent by exotic shrub species on the slopes above the cliffs.*
- *Minimal influence of buildings, structures or earthworks which create high wild and scenic values. These are enhanced by the dramatic coastal landforms.*

3.2.2 Objectives and Policies

a. Objective 10.2.3

*Areas of outstanding natural coastal character (ONCC), high natural coastal character (HNCC), and natural coastal character (NCC) are **protected from inappropriate use and development; and their values, as identified in Appendix A5, are preserved or enhanced.** (**Emphasis added**)*

Policy 10.2.3.3

Memorandum

*Only allow shelterbelts and small woodlots, network utility structures – small scale, network utility structures – large scale (amateur radio configurations only), **earthworks - large scale**, transportation activities, and public amenities in the Outstanding Natural Coastal Character (ONCC) and High Natural Coastal Character (HNCC) overlay zones where **any adverse effects on the natural character values identified in Appendix A5 are insignificant.** (Emphasis added)*

Policy 10.2.3.11

Require ancillary signs in coastal character overlay zones to be located and designed so that any adverse effects on natural character values, as identified in Appendix A5, are insignificant.

b. Objective 10.2.4

*Subdivision and **development activities maintain and enhance access to coastlines, water bodies and other parts of the natural environment, including for the purposes of gathering of food and mahika kai.** (Emphasis added)*

Policy 10.2.4.1

Require buildings, structures, and earthworks - large scale to be set back from the coast and water bodies an adequate distance to maintain or enhance public access along riparian and coastal margins.

c. Objective 10.2.5

Outstanding Natural Features (ONFs), Outstanding Natural Landscapes (ONLs) and Significant Natural Landscapes (SNLs) are protected from inappropriate development; and their values, as identified in Appendix A3, are maintained or enhanced.

Policy 10.2.5.8

*Only allow large buildings and structures, **earthworks – large scale**, public amenities, substations, network utility poles and masts – small scale, hydro generators – small scale, solar panels – small scale, wind generators – small scale, network utility structures – large scale, transportation activities and natural hazard mitigation activities in the Outstanding Natural Landscape Overlay Zone (ONL) where any adverse effects on the landscape values of the ONL, as identified in Appendix A3 are:*

- insignificant, or*
- where there are no practicable alternative locations, adequately mitigated. (Emphasis added)*

Policy 10.2.5.14

Require ancillary signs in landscape overlay zones to be located and designed so that any adverse effects on landscape values, as identified in Appendix A3, are insignificant.

4 High Level Landscape Analysis against Objectives and Policies

The following is a high-level, desk top analysis of the tunnel beach track proposal against the relevant policies and objectives set out in both ODP and 2GP where they relate to the management of visual, natural character, landscape aspects of the coast environment and associated overlays.

In response the objectives set out in the ODP:

Memorandum

In simple terms, the proposal represents a 'like for like' intervention in the landscape and while the proposal will introduce an additional circa 400m of access track (a circa 40% increase) into the Tunnel Beach hinterland, the track will not compromise the existing character or quality of the Tunnel Beach landscape to any significant degree.

While there will be some short-term effects resulting from construction of the track (e.g. vegetation removal and exposed earthworks) these can be adequately mitigated in the medium to long term via intermediary grassing and remediation planting as shown in the attached drawings.

The composition of the proposed planting has the ability to mitigate short term (physical) effects but to also enhance natural character via additional (faunal) biodiversity. The proposed track will also enhance experiential aspects of the Tunnel Beach landscape, by providing a safer and more accessible visitor experience as well as the proposed viewing areas 'opening up' new views and appreciation of the coastal environment, which represents an enhancement of the overall visitor experience and naturalness of the Tunnel Beach landscape.

Potential landscape effects associated with vegetation clearance will be mitigated by the proposed approach to form the track within 30m of the identified alignment in a way that avoids significant vegetation and works with the existing contours. This approach will mean that the existing character and quality of the Tunnel Beach landscape will remain intact and in terms of the relevant Objectives and Policies and significant effects on existing landscape character will be avoided.

Overall, the proposal is consistent with the relevant objectives and policies within the ODP.

4.1 Statement of the proposed track against the listed values in the 2GP

The biophysical values of the site are the sandstone cliffs for their high level of legibility and the rare salt tolerant herb vegetation. The proposal will not have any adverse effects on the legibility of the sandstone cliffs due to the proximity of the access track to the cliff faces. The proposal has considered a means of reducing foot traffic on the rare herb vegetation by adding viewing platforms to the track. Overall, the quality of the biophysical elements of the landscape will be maintained and enhanced.

The proposal includes development of cultural expression of both mana whenua and colonial heritage through interpretation signage and indigenous species selection. Therefore the existing cultural and historic values will not be adversely affected, and people's appreciation and understanding of them will be enhanced. This is consistent with the cultural and historic values listed above.

The amenity and aesthetic values of the site will remain high and increase where landscape interventions in the form of landscape planting occur. The work will also enhance people's appreciation of the identified amenity and aesthetic values.

4.2 Statement against Objectives and Policies

Overall, the proposal is consistent with the relevant objectives and policies of both the ODP and 2GP.

Wade Robertson

Principal - Landscape Architect

Memorandum

Phone Number:

Email: Wade.Robertson@beca.com

Memorandum

5 Objectives and policies not considered relevant to this development

5.1 2GP

Policy 10.2.3.1

Avoid landfills and mining in the Outstanding Natural Coastal Character (ONCC) and High Natural Coastal Character (HNCC) overlay zones.

Policy 10.2.3.2

Avoid indigenous vegetation clearance - large scale, buildings and structures, rural activities (except for farming, grazing, rural ancillary retail, rural tourism and rural research – small scale), residential activities (except for working from home), commercial activities (except for restaurants or retail activities ancillary to sport and recreation, and stand-alone car parking), industrial activities, major facility activities, substations, and network utility structures - large scale (excluding amateur radio configurations), in the Outstanding Natural Coastal Character (ONCC) and High Natural Coastal Character (HNCC) overlay zones unless any adverse effects on the natural character values, as identified in Appendix A5, are insignificant.

Policy 10.2.3.4

Only allow natural hazard mitigation activities in the Outstanding Natural Coastal Character (ONCC) and High Natural Coastal Character (HNCC) overlay zones where any adverse effects on the natural character values identified in Appendix A5 are:

- insignificant, or
- where there are no practicable alternative locations, adequately mitigated.

Policy 10.2.3.6

Only allow public amenities, substations, network utility poles and masts – small scale, hydro generators – small scale, solar panels – small scale, wind generators – small scale, network utility structures – large scale, natural hazard mitigation activities and transportation activities in the Natural Coastal Character Overlay Zone (NCC) where adverse effects on the natural character values identified in Appendix A5 are avoided or, if avoidance is not practicable:

- no more than minor, or
- where there are no practicable alternative locations, adequately mitigated.

Policy 10.2.3.7

Only allow subdivision activities in Outstanding Natural Coastal Character (ONCC), High Natural Coastal Character (HNCC) and Natural Coastal Character (NCC) overlay zones where the subdivision is designed to ensure that any future land use or development will preserve or enhance, on an on-going basis, the natural character values identified in Appendix A5 and will be in accordance with policies 10.2.3.1, 10.2.3.2, 10.2.3.3, 10.2.3.4, 10.2.3.5 and 10.2.3.6.

Policy 10.2.3.8

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Require large buildings on landscape building platforms in the Natural Coastal Character Overlay Zone (NCC) to be of a size, design and appearance that ensures that adverse effects on the natural character values identified in Appendix A5 are avoided or, if avoidance is not practicable, no more than minor.

Policy 10.2.3.9

Require buildings and structures in a Natural Coastal Character Overlay Zone (NCC) to have exterior colours and materials that avoid or minimise, as far as practicable, adverse visual effects caused by reflectivity.

Policy 10.2.3.10

Provide for small buildings (no larger than 60m²) in the Natural Coastal Character Overlay Zone (NCC) but limit the number of these clustered together with each other or existing large buildings to a level that avoids or, if avoidance is not practicable, ensures cumulative visual effects are no more than minor.

Policy 10.2.3.12

Require forestry and shelterbelts and small woodlots to avoid the use of wilding tree species, unless the risk of wilding tree establishment in Outstanding Natural Coastal Character (ONCC), High Natural Coastal Character (HNCC), and Natural Coastal Character (NCC) overlay zones is insignificant.

Policy 10.2.3.13

Require network utility structures – small scale in a Natural Coastal Character Overlay Zone (NCC) to be located to ensure that adverse effects on the natural coastal character values identified in Appendix A5 are avoided or, if avoidance is not practicable:

- no more than minor; or
- where there are no practicable alternative locations, adequately mitigated.

Policy 10.2.4.2

Require, within the Harbourside Edge Zone, buildings to be set back an adequate distance from the coast or edge of the wharf to achieve uninterrupted pedestrian access.

Policy 10.2.4.3

Require subdivision of land to enhance public access to the natural environment through:

requiring an esplanade reserve or esplanade strip of an appropriate width and location adjacent to identified water bodies and the coast; and

where practicable, providing opportunities for access in other areas where this will enhance recreational opportunities, particularly through connecting to and expanding the existing tracks network or utilising adjacent unformed legal roads.

Policy 10.2.4.4

Only allow natural hazard mitigation earthworks or natural hazard mitigation structures where public access to the coast and riparian margins is maintained or enhanced.

Policy 10.2.5.1

Avoid landfills and mining in the Outstanding Natural Feature Overlay Zone (ONF).

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Policy 10.2.5.2

Avoid buildings and structures, rural activities (except for farming, grazing, rural ancillary retail, rural tourism and rural research – small scale), residential activities (except for working from home), commercial activities (except for restaurants or retail activities ancillary to sport and recreation, and stand-alone car parking), industrial activities, major facility activities, substations, and network utility structures - large scale (excluding amateur radio configurations) in the Outstanding Natural Feature Overlay Zone (ONF), unless any adverse effects on the landscape values of the ONF as identified in Appendix A3 are insignificant.

Policy 10.2.5.3

Only allow shelterbelts and small woodlots, earthworks - large scale, indigenous vegetation clearance - large scale, network utility structures - small scale and network utility structures - large scale (amateur radio configurations only) in the Outstanding Natural Feature Overlay Zone (ONF) where any adverse effects on the landscape values of the ONF, as identified in Appendix A3, are insignificant.

Policy 10.2.5.4

Only allow crematoriums, natural hazard mitigation activities, transportation activities and public amenities in the Outstanding Natural Feature Overlay Zone (ONF) where any adverse effects on the landscape values of the ONF, as identified in Appendix A3, are:

- insignificant, or
- where there are no practicable alternative locations, adequately mitigated.

Policy 10.2.5.5

Require network utility structures - small scale in an Outstanding Natural Feature Overlay Zone (ONF) to be designed and located to ensure that any adverse effects on the landscape values identified in Appendix A3 are insignificant.

Policy 10.2.5.6

Avoid mining

and landfills in the Outstanding Natural Landscape Overlay Zone (ONL) unless any adverse effects on the landscape values of the ONL, as identified in Appendix A3 are insignificant.

Policy 10.2.5.7

Only allow

forestry in the Outstanding Natural Landscape Overlay Zone (ONL) where any adverse effects on the landscape values of the ONL, as identified in Appendix A3, are insignificant.

Policy 10.2.5.10

Only allow subdivision activities in Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL), and Significant Natural Landscape (SNL) overlay zones where the subdivision is designed to ensure that any future land use or development will maintain or enhance the landscape values identified in Appendix A3 and will be in accordance with policies 10.2.5.1, 10.2.5.2, 10.2.5.3, 10.2.5.4, 10.2.5.6, 10.2.5.7, 10.2.5.8 and 10.2.5.9.

Policy 10.2.5.11

Require large buildings on landscape building platforms in Outstanding Natural Landscape (ONL) and Significant Natural Landscape (SNL) overlay zones to be of a size, design and appearance that

Memorandum

ensures that adverse effects on the landscape values identified in Appendix A3 are avoided or, if avoidance is not practicable, adequately mitigated.

Policy 10.2.5.12

Require buildings and structures in Outstanding Natural Landscape (ONL) and Significant Natural Landscape (SNL) overlay zones to have exterior colours and materials that avoid or minimise, as far as practicable, adverse visual effects caused by reflectivity.

Policy 10.2.5.13

Provide for small buildings (no larger than 60m²) in landscape overlay zones but limit the number of these clustered together with each other or existing large buildings to a level that avoids or, if avoidance is not practicable, ensures cumulative visual effects are no more than minor.

Policy 10.2.5.15

Require forestry and shelterbelts and small woodlots to avoid the use of wilding tree species, unless the risk of wilding tree establishment in Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL) and Significant Natural Landscape (SNL) overlay zones is insignificant.

5.1.1 Appendix 5 Values

A5.2.5 Tunnel Beach

A5.2.5.1 Description of area

The Tunnel Beach area encompasses the section of sandstone cliffs between the basalt cliffs and headlands of Blackhead and St Clair. Its inland extent is a relatively distinct change in slope back from the clifftops. It is comprised of sandstone cliffs with sea stacks, an arch and coves with narrow sandy beaches.

The only notable earthworks are the track down to Tunnel Beach, and a dewatering system close to the St Clair cliffs. Dwellings at the inland boundary diminish the undomesticated wildness to a degree. There are some very small patches of regenerating indigenous vegetation. A moderately extensive salt-tolerant herb field exists on the headland.

Highly natural coast with naturalness diminishing towards the landward boundary of the area due to the almost complete replacement of the indigenous vegetation with pasture.

Tunnel Beach has been identified as an Outstanding Natural Feature - see Appendix A3.1.20.

A5.2.5.2 Values

- Sandstone cliffs with sea stacks, an arch and coves with narrow sandy beaches.
- Small patches of regenerating indigenous vegetation. Salt-tolerant herb field on headland.
- Fairy prion nest on cliffs.
- The sandstone cliffs and their convolutions plus the surf provide a high degree of tumultuous wildness. Very high scenic quality.

A5.2.5.3 Threats

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- Buildings, structures or earthworks that detract from the natural character.
- Low threat from sedimentation.