



landscape management  
**GUIDELINE ONE**

**LANDSCAPE MANAGEMENT AREAS**  
2006

## LANDSCAPE MANAGEMENT GUIDELINES

This information sheet is the first of a set of three landscape management guidelines. The purpose of providing these guidelines is to help landowners and developers to integrate land use activities and development into the landscape. This sheet contains information on the Landscape Management Areas identified in the Dunedin City District Plan. Guidelines 2 and 3 outline some general principles of landscape planning and design. These principles seek to ensure that land use activities and development are integrated with the landscape in a way that protects and enhances landscape character.

Guideline 2 covers traditional rural land use activities such as forestry, shelter plantings, rural buildings and tracks and earthworks. Guideline 3 deals with subdivision and development for housing, and associated planting and earthworks in rural areas. These guidelines are particularly applicable to the Landscape Management Areas, but also to the rural parts of the city in general.

## MANAGING LANDSCAPES

Landscapes constantly change and evolve in response to many factors, whether natural or human factors. Managing landscape is about identifying what people value about an area, and seeking to protect these values. This can be a complex process, because everyone experiences the landscape slightly differently depending on their familiarity, values, knowledge and expectations.

Landscapes can be worthy of protection for their ecological or other scientific value, and because they can be a source of inspiration, pleasure and identity to individuals and communities. They can also be a repository for community cultural heritage and knowledge.

To takata whenua, the landscape evokes a cultural and spiritual meaning signified through layers of tradition, association and use and reinforced by place names. These names reflect a myriad of traditions, events, ancestors, site use, food or other resources and cultural perspectives. The landscape and associated place names are an integral element of an oral culture to recall and pass on to future generations a framework of values, beliefs and traditions that bind the people to the land (Kai Tahu Natural Resource Management Plan 2005).

Many New Zealanders are likely to have strong cultural and spiritual attachments to the land and landscapes. For some, the most important landscape values may relate to issues of biodiversity. For others, aesthetic considerations may be more important. For all of us, landscapes help to define the uniqueness of Dunedin, give a sense of place and explain who we are and where we have come from.

Inappropriate development can diminish what we value about Dunedin landscapes. Threats to landscape quality include inappropriate location and design of earthworks, structures and plantings. Loss of significant trees, vegetation or heritage items are also threats to landscape quality. The Dunedin City District Plan seeks to manage activities that could threaten the values of our most significant landscapes by identifying landscape management areas and using rules and other methods to protect landscape values.

## LANDSCAPE MANAGEMENT AREAS

Landscape Management Areas are identified in the Dunedin City District Plan to provide for the protection of significant landscapes within Dunedin. The statutory basis for this is found in the Resource Management Act 1991, which requires local government to sustainably manage natural and physical resources; and in so doing, to recognise and provide for the following 'matters of national importance':

- the preservation of the natural character of the coastal environment;
- the protection of outstanding natural features and landscapes;
- the protection of areas of significant indigenous vegetation;
- the relationship of Maori and their culture and traditions with sites, waahi tapu and other taonga; and
- the protection of historic heritage.

The Landscape Management Areas were identified based on landscape assessments undertaken by landscape architects and refined during the public submission stage of the preparation of the District Plan. There are three types of Landscape Management Area in the District Plan. These are Outstanding Landscape Areas, Coastal Landscape Preservation Areas and Landscape Conservation Areas.

### **Outstanding Landscape Areas**

These are seen as the most significant landscapes in Dunedin and are defined as landscapes of 'strongly defined character and dramatic scenery'. Three Outstanding Landscape Areas have been identified. These are the Peninsula Coast, the High Country and Strath Taieri Hills.

### **Coastal Landscape Preservation Areas**

These are defined as highly visible coastal areas which have significant natural landscape features and characteristics. Two areas have been identified, the North Coast and the South Coast.

### **Landscape Conservation Areas**

These are the natural and rural higher hill-slope and skyline areas which form the backdrop to the more densely settled parts of the city. Five Landscape Conservation Areas have been identified. These are Flagstaff / Mt Cargill, North-West Peninsula, Saddle Hill, North Taieri Slopes and Maungatua.

Further information regarding the Landscape Management Areas can be found in the Landscape Section of the District Plan. This can be accessed on-line at [www.cityofdunedin.com/districtplan](http://www.cityofdunedin.com/districtplan). Any enquiries about planning issues in Dunedin may be directly directed by phone to (03) 477 4000 or by emailing [planning@dcc.govt.nz](mailto:planning@dcc.govt.nz).

## High Country Outstanding Landscape Area



The High Country Outstanding Landscape Area includes those parts of the Rock and Pillar and Lammermoor Ranges and the Taieri Ridge which are within the boundaries of Dunedin City. These large scale, extensive rangelands form the backdrop and skyline for the inland part of the city and contribute significantly to its distinctive 'Central Otago' landscape character.

These ranges are typical of other Central Otago mountains in being block-faulted in origin. The eastern face of the Rock and Pillar Range is a distinctive example of a fault scarp. The crests of the ranges are characterized by clusters of rock shafts known as tors. These create a serrated and dramatic skyline. Many of these outcrops have intriguing names such as 'Stonehenge' or 'Ship at Anchor'. The gentler western slopes and plateau land above the fault scarps are characterized by smoothly curved topography with an intricate drainage pattern.

The vegetation is predominantly tussock grasslands and, in places, fragile cushion communities. Whilst the vegetation cover has been modified by grazing in many places, it still generally retains a natural character which gives an impression of remoteness and wildness. Human impacts in these areas (including mustering huts and access tracks) are generally limited and inconspicuous.

## Strath Taieri Hills Outstanding Landscape Area

The Strath Taieri Hills Outstanding Landscape Area encompasses much of the low tor-studded country to the south and east of the Strath Taieri Plain, and north of Deep Stream.

This area is one of the most striking and memorable parts of the whole of Otago principally because of the low rocky ridgelines and pillars of rock (tors) which rise abruptly from the surrounding ground. The vegetation reflects a dry climate and is dominated by short tussock grasslands utilized mainly for extensive grazing.

The streams are characteristically cut down into the surrounding land and this area contains the most wild and scenic part of the Taieri Gorge. Another natural feature of particular significance is the Sutton Salt Lake, New Zealand's only saline lake.

Human impact in this landscape is, on the whole, only moderate. Many of the built elements complement and emphasise the natural character e.g. the use of local schist rock for fence posts and farm buildings.

## Peninsula Coast Outstanding Landscape Area

The coastal side of the Otago Peninsula retains a wild and remote character close to urban Dunedin. Its richness in both natural and cultural heritage values makes it an area of outstanding significance.



This striking landscape includes distinctive volcanic landforms, rugged headlands, long sweeping sandy beaches, dramatic sea stacks, wind-shorn vegetation and extensive sand dunes. The history and culture of the peninsula has left its mark in the form of a patchwork of paddocks

sometimes enclosed by drystone walls, scatterings of farm buildings (some now derelict), and the all important shelter planting. The peninsula is rich in Maori history and has a long history of settlement, including some significant sites e.g. the notable pa site at Pukekura (Taiaoroa Head).

The present day vegetation cover is dominated by exotic pasture but there are still remnants of native forest and shrublands on steep faces and damp gullies. Shelter planting that can tolerate salt laden winds, such as the ubiquitous *Macrocarpa*, are a landscape feature in their own right and frequently signal sites of early European settlement. The peninsula is well known for its diversity of wildlife including the rare Yellow-eyed Penguin and Royal Albatross.

## Flagstaff / Mt Cargill Landscape Conservation Area

This area incorporates the hill tops and higher slopes to the north and west of urban Dunedin, and the south of the Waitati / Blueskin Bay area. It provides a significant portion of the setting and skyline for the urban areas of Dunedin and Waitati.

The character of this area ranges from pasture covered rural fields to highly natural areas of remnant native forest. The area contains some significant natural features such as the Organ Pipes near Mt Cargill and the rare 'cloud forest' of Pahautea (*Libocedrus bidwillii*) and podocarp species. It is an important recreational resource close to Dunedin with plenty of walking tracks providing panoramic views across the city, harbour and northern coast.

Many of the higher hills including Mt Cargill, Mt Holmes, Mt Zion and Swampy Summit are of cultural significance to Kai Tahu. A traditional Maori trail, for example, runs across the top of Swampy Summit (Whawharaupo) to Whare Flat.

## North Taieri Slopes Landscape Conservation Area

The North Taieri Slopes Landscape Conservation Area includes the higher slopes facing the Taieri Plain between the Taieri River and Silverstream. These contribute to the setting and skyline of the north Taieri Plains. The land is rural in character, mainly pasture with some areas of forestry and native bush. This rural character provides a natural landscape context for the more developed areas below.

## Maungatua Landscape Conservation Area

The Maungatua Landscape Conservation Area includes the higher slopes on both sides of the Maungatua Range. It contributes to the setting and skyline for the Taieri Plain and is a prominent feature for a considerable distance in all directions.

To Kai Tahu the Maungatua range is extremely significant. Maukaatua stands guard over the interior of Otago and travellers could not escape his gaze. The mountain was likened to a sleeping giant and was said to be the source of strange noises in particular winds or climatic conditions. A urupa (burial place) is known to be located on the northern shoulder of Maukaatua.

The Maungatua range is a schist block mountain characteristic of the ranges further west in Central Otago. Its vegetation is significant in that it contains unbroken indigenous vegetation sequences from valley floor mixed-forest communities to subalpine cushionfield, shrubland and grassland.

## Saddle Hill Landscape Conservation Area

This area includes the higher slopes of Saddle Hill, along with those of the Chain Hills to the north, and the hills flanking the Taieri Plain to the south-west. These contribute to the setting and skyline for the Taieri Plain and Green Island areas.

Saddle Hill (Puke Makamaka and Turi Makamaka) is a distinctive and significant landform featuring in the creation stories of the manawhenua. It is also significant to pakeha, being one of the features named by Captain Cook.

The land is rural in character, mainly pasture with some areas of forestry and native bush. In places, forestry and rural-residential development have had adverse impacts on the natural qualities of this landscape. It is important that future development enhances or minimizes impacts on its natural characteristics.

## North Coast Coastal Landscape Preservation Area

The North Coast Coastal Landscape Preservation Area comprises much of the land adjacent to the coast north of the Otago Harbour. It also includes the harbour islands and Portobello Peninsula.

This coastline is a series of headlands, cliffs and sweeping sandy beaches backed by mainly pasture - covered hillsides with some areas of remnant bush. Some spectacular natural coastal features are found within the area, including the prominent headlands of Cornish Head, Karitane Peninsula, Mapoutahi, Heyward Point, and the impressive cliffs at Aramoana, Long Beach and Doctors Point. The Aramoana salt marsh and Purakaunui Inlet are areas of particular ecological significance.

This coast is also an area which has been strongly influenced by human use and settlement. The former Pa sites at Huriawa (Karitane Peninsula) and Mapoutahi, and the historic buildings at Matanaka are places with historic and cultural significance.

This is a pleasant coastline offering spectacular sea views. It is also an area which has come under increasing pressure in recent years for coastal subdivision and lifestyle property development.

## North - West Peninsula Landscape Conservation Area

This area includes the higher rural land on the harbour side of the Otago Peninsula. It provides a significant portion of the setting and skyline for the urban area of Dunedin and the harbour communities.

This is an area rich in features of heritage significance. Otakou, one of the oldest and most important centres for local iwi in the region, is located near the head of the harbour. There are numerous dry-stone walls and remnant shelter plantings recalling a more intensive early European farming landscape. Larnach Castle, one of the most distinctive heritage buildings in New Zealand, is located in this area.

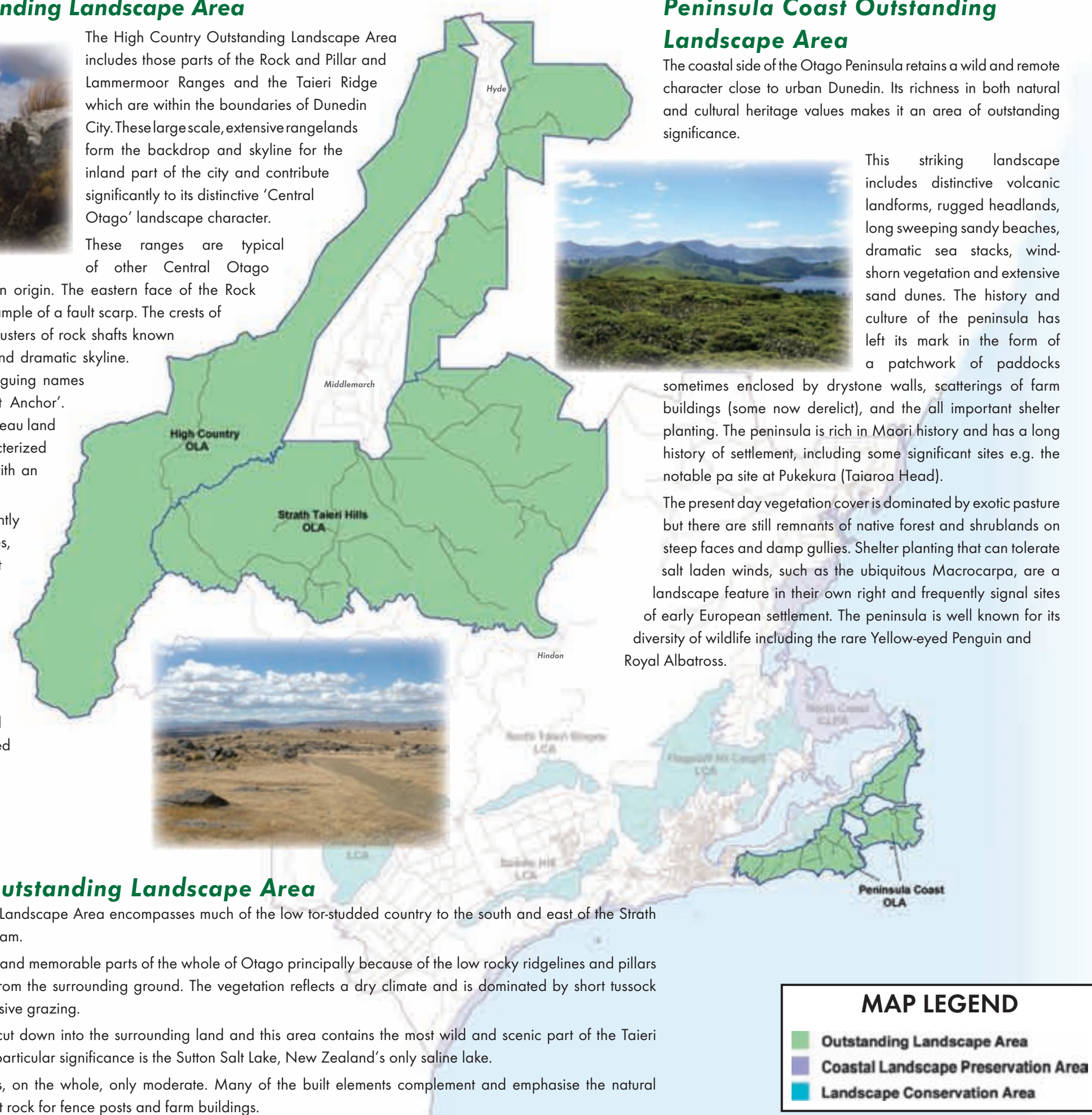
## South Coast Coastal Landscape Preservation Area

The South Coast Coastal Landscape Preservation Area comprises a narrow strip of land adjacent to the coast from St Clair Beach to the southern boundary of the City. It typically extends to the first ridge and terrace adjacent to the coast.

This is a landscape dominated by the powerful influences of the sea, with its key attribute being its wild and windswept character. Between St Clair and Blackhead, the coastal landforms are spectacular with impressive cliffs, arch and cave systems and coastal stacks created by the interaction of the sea and the sedimentary rock. Blackhead, with its columnar basalt formations, is a feature of considerable interest.

To the south of Blackhead the landform is gentler with the main landscape features being the long sweeping beaches broken by rocky reefs and platforms.

The land adjacent to the cliffs and beaches is primarily rural. Farm buildings and salt wind resistant vegetation are the main features. In places remnant native shrublands are still present. Offshore, Green, and Moturata Islands are features of interest and are very significant wildlife habitats.



MAP LEGEND	
<span style="color: green;">■</span>	Outstanding Landscape Area
<span style="color: purple;">■</span>	Coastal Landscape Preservation Area
<span style="color: blue;">■</span>	Landscape Conservation Area

