BEFORE THE INDEPENDENT HEARING COMMISSIONER

IN THE MATTER section 104D and section 104 of the Resource Management Act 1991 (the Act)

AND

IN THE MATTER of an application by SR & BJ Williams Trust to create an 8 Lot subdivision at Mangakuri Beach

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Evidence of Shannon Bray on behalf of SR & BJ Williams Trust (Applicant)
Dated: 11 June 2024

INTRODUCTION

1. My name is Shannon Bray. I am a director and landscape architect at Wayfinder Landscape Planning & Strategy Ltd (Wayfinder).

2. I hold a Bachelor of Landscape Architecture with Honours from Lincoln University and a Bachelor of Forestry Science from Canterbury University. I am a registered fellow and past president of Tuia Pito Ora New Zealand Institute of Landscape Architects (NZILA). I am the chair the NZILA RMA Reforms Working Group, and I was the initiator, a reviewer and signatory to Te Tangi a te Manu – NZILA's best practice guidance for landscape assessment. I've been awarded by the NZILA for my contribution to landscape assessment policy.

3. I have over 20 years of experience as a landscape architect in Aotearoa New Zealand, with a specialisation in landscape assessment. I have been involved in well over 300 residential subdivision developments including many that are located in sensitive or coastal landscapes such as Northland, Auckland, Coromandel, Waikato, Taranaki, Hawke's Bay, Wairarapa, Queenstown and Wanaka. Several of these projects have been within or directly adjacent to Outstanding Natural Landscapes and/or have been within or adjacent to areas of Outstanding or Significant Natural Character. The proposals have varied in size from 1-2 lots to much more significant 150+ lot (and up to 650 lot) projects.

4. In many of these residential developments, I have also been involved in the master-planning and design of the project. My ethos in regard to this involvement is to seek ways in which to avoid effects in the first instance, and then consider appropriate mitigation that can be incorporated as a core outcome of the proposal (including involvement in layout configurations, lot size, road and stormwater design, and planting). In many coastal locations, this has included the establishment of appropriate coastal vegetation. Many of the projects I have been involved with I have revisited once this has established to confirm its effectiveness.

5. In addition to residential development, I have also undertaken landscape, natural character and visual effects assessment of a wide range of significant infrastructure projects within the coastal environment. These have included quarries, wind farms, telecommunication facilities and roading proposals (including Roads of National Significance that have involved coastal reclamation).

6. Not all of my work is on the development side. I am a registered independent commissioner and was a panel member of a significant coastal wind farm proposal in Waipipi, South Taranaki. I regularly prepare expert peer reviews for a range of Councils, have provided technical assistance to Fast Track expert panels, I am a member of the Tauranga Urban Design Panel, past member of the Nelson Urban Design Panel, and past member of the

governance board of the Auckland Urban Design Panel. I have represented community groups and private individuals who have submitted against development proposals. I have presented evidence at Council Hearings, Environment Court, Boards of Inquiry and through the Fast Track Expert Panel process. I have also prepared reports to inform District Plan policy.

CODE OF CONDUCT

7. I confirm that I have read the Expert Witness Code of Conduct set out in the Environment Court's Practice Note 2014. I have complied with the Code of Conduct in preparing this evidence and will continue to comply with it while giving oral evidence. Except where I state that I am relying on the evidence of another person, this written evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

METHODOLOGY

8. I undertook four site and locality visits since 2022, and an additional site and locality visit on 8th June 2024.

9. My initial assessment provided me with a base in which to inform the revision of a development proposal that had already been drafted by others. During this time various comments from the surrounding community were fed into the project team, and some changes to the proposal were made (refer to the evidence of Mr Yule).

10. My team at Wayfinder, at my direction, then prepared extensive planting plans for the project. A key aspect of this was considering how to achieve consistent planting across the wider site to avoid any perceived effects of fragmentation and provide overall landscape enhancement. To achieve this we employed a technique I have used on other proposals whereby each lot was defined by three areas:

    i. **Building Platform** zone, being the area approved for the formation of a building platform and on which the main dwelling and any approved ancillary buildings can be constructed.

    ii. **Privately Managed Landscape** zone, being an area incorporating the Building Platform zone up to a combined maximum size of 1,000m^2 and within which there are no restrictions on vegetation species or requirements.

    iii. **Landscape Enhancement** zone, being the balance area of each lot not occupied by the Privately Managed Landscape and Building Platform zone and which shall be planted and maintained in accordance with the Landscape Management Plan.

11. In addition, further planting was added within the farm areas to assist with creating a wider planting framework.

12. The landscape plans form an intrinsic part of the proposal and have been assessed as such. My full assessment of the proposal is provided as the Landscape, Natural Character & Visual Effects Assessment, of which I was the principal author, that is appended to the application. This report also contains further methodology on how the assessment was undertaken.

INITIAL CONCLUSIONS

13. As identified in the Wayfinder Assessment, my conclusions of the proposal based on the assessment I have undertaken are as follows:

    i. Landscape Effects: Low

    ii. Visual Effects: Low

    iii. Natural Character Effects: Very Low

14. My overall assessment is that the landscape, natural character and visual amenity effects will be less than minor. My review of the material provided by the Council and submitters has not changed my opinion.

RESPONSE TO PEER REVIEW

15. Erin Griffith of Natural Capital has prepared a Peer Review of the Wayfinder Assessment. I have elected to respond to general themes raised by Ms Griffith in an order that I consider provides the greatest clarity to the Commissioner.

Methodology

16. Section 10 of Te Tangi a te Manu is clear that methodology is to be tailored to the complexity of the project. In this instance, the project is for a small, 8-lot subdivision at the end of a single no-exit road within a rural settlement context. I considered at the time of application that an extensive amount of graphical material did not assist with the assessment, because it was relatively easy to navigate and understand with just a small walk along the beachfront.

17. However, given the differences of opinion between Ms Griffith and myself, I have asked my team to prepare additional graphical information that I trust will be of use to the Commissioner. These include:

i. A context map that shows the site, the existing properties within the location, and identifies various viewpoint locations.

ii. The landscape plan that was submitted as part of the application.

iii. An additional series of photographs taken in June 2024, this also indicating some of the recent planting that has been undertaken on the site.

iv. Three new visuals of the project from three locations, each one showing a 3D representation of a dwelling and a marked up area on the ground where planting is proposed.

18. This additional information is contained within a separately titled "S Bray Evidence Graphical Attachment".

19. These visualisations were prepared using the following methodology:

i. Capturing a photograph of the site from a known location and height (using GPS), with a set camera focal length.

ii. Developing a 3D model of the site and locality using LINZ data, taking into account the recontouring using data supplied by the project engineers.

iii. Mapping the bulk and height of potential houses on the 3D model within Vectorworks CAD software. It is important to note that the bulk and height are modelled as approximately 200m^2 in footprint and 4.5m total height as the final design of any dwellings is unknown at this time. The planting has not been modelled to show any growth, and therefore the visibility of dwellings that sits behind any proposed planting is over-stated in the visualisations.

iv. Aligning the 3D model with the photograph location using specialist tools in the software and capturing an image using the same focal length.

v. Overlaying the 3D model over the photograph using Adobe Photoshop.

vi. Altering some of the layers in the imagery such that foreground elements sit in front of the digital model.

vii. Mounting the photograph into a document using Adobe InDesign.

Landscape Context

20. Paragraphs 7.3 to 7.6 of the Peer Review build on my assessment of the existing landscape, in particular highlighting its distinctly modified nature. This includes references to the

pastoral landcover, poplars & macrocarpa trees, the 10ha pine plantation, and rural practices and processes. Ms Griffith also notes the presence and provides a brief technical analysis of the existing settlement, considering that this is "*generally confined to the lower reaches of a rising residual hillslope*". However, this does not mean the houses are just at beach level. As evidenced in my photographs 01, 02 & 03, there are several dwellings that are elevated above the beach, and beach-front houses that are staggered in elevation or double-stacked.

21. I agree that more landforms within the landscape are associated with Mangakuri Station (Peer Reivew paragraph 7.4), however in my opinion these are mostly the top ridgelines that form the key skyline (uphill and south of the site), and the bald, heavily eroded landscape to the south of the settlement. I also agree with the Ms Griffith's references to slip scars, and the presence of the poplar to control erosion, as these are an important consideration in terms of landscape dynamics and how the bald, exposed elements of the site are subject to significant decay.

22. Equally important is the point Ms Griffith makes at paragraph 7.5, confirming that "*even in winter*" the trees "*blur the ability of views to ascertain detail on much of the east-facing mid to lower slopes*" where these wetter areas occur. A large part of the site is difficult to actually see – it is the canopy of trees that contribute to the broader character.

23. Where I begin to disagree with Ms Griffiths is in the perceptual and experiential values of the site, including its relationship with the surrounding context.

24. At paragraph 7.7, she discusses that "*rural practices and processes are immediately evident*". Throughout her evidence she also uses terms such as "*high naturalness*", "*unchartered*", "*sense of wildness*", "*undeveloped*" and "*nature at work*" to describe the landscape. She combines these values to conclude the site has moderate degrees of naturalness and rural amenity (paragraph 8.16) where "*natural and rural processes dominate*" (paragraph 8.21). There is, throughout, a strong influence on the undeveloped nature of the site and its rural character.

25. I take a different view, which is most clearly set out in my addendum report dated 22 September 2023. In this I set out the following:

> *"The Land Use Capability of the proposed site is Class 7. It is somewhat steep and exposed to the coast. From a landscape perspective, it is not difficult to read that this area of Mangakuri Station is less productive than the more sheltered, fertile elements of the farm that are found inland. This can be seen through the legibility and formation of the landforms in the wider area, the wind-blown nature and species type of the vegetation, and the pockets of surface erosion resulting from*

repeated coastal saturation. Irrespective of any zoning, as I have identified in my assessment, this site has a strongly identifiable coastal character. This is further reinforced by its proximity to the existing beach settlement and is strongly defined by the prominent ridgelines behind the site.

By contrast, the wider farm on the inland side of the coastal ridgeline reinforces the rural amenity. This wide expanse of farmland country is part of a long sequence of productive farmland country extending from the settled areas of Waipawa and Waipukuaru to the first coastal ridgelines. This part of the landscape exudes a strong sense of productive capacity, visible through the various cropping and grazing regimes on the flatter terraces and the presence of rural built form such as woolsheds and stock yards. Older, more traditional farming residences are typically located close to the farming infrastructure, the dwellings and built form clustered together and usually surrounded by shelter and amenity vegetation.

The contrast between the two landscapes is pronounced. The winding journey from the main highway is enclosed, the views framed within valleys that encapsulate rural amenity. This immediately changes at the coast – crossing over the ridgeline the seascape opens up and there is a freshness to the air. The vegetation changes, with coastal native species becoming more prevalent and exotic trees showing the stresses of salt-laden wind exposure. The tendency is to slow down and take in the destination. This is the signal of a new experience, a coastal landscape."

26. In my opinion, it is too simplistic and too small a scale to consider the proposed site as having the rural amenity or rural character values that Ms Griffith identifies. The landscape is broader than just farmland and cannot be not defined by a single site. Not only is the site and context devoid of the more obvious rural processes and activities (at best it is a selection of degraded, poorer quality paddocks at the back of a farm, without any supporting rural buildings), Ms Griffith's assessment also downplays the wider built landscape which is the most prominent feature of Mangakuri.

27. Perhaps it is best to start with understanding what rural character means. The closest outline within the Proposed District Plan ("PDP") is included in the explanation under GRUZ-12, where it indicates that the "*rural environment supports a variety of land based primary production activities including dry stock farming, cropping, dairying, horticulture, plantation forestry, small niche farming land-uses, as well as intensive primary production activities and rural service activities*". The PDP highlights that these activities have an "*associated assortment of buildings and equipment*", and that there are also various infrastructure activities. It then goes on to say that "*rural amenity values include landscape*

and scenic values, individual privacy, open rural outlook and open space, vegetation prevailing over built environments, openness, and ease of access, clean air, unique odours, overall quietness, water availability and the well-being of the community".

28. My own definition of rural, in simplistic terms, is "non-urban". That is, it contains the types of activities you won't find in towns or cities (such as farming, horticulture), with a low density of buildings and dwellings (but not no dwellings). It includes the values that contribute to this feeling of being out of town – gravel roads with swales, shelterbelts and copses of trees, rural letterboxes, tractors, people waving as you drive past, but also a general sense that the landscape has been modified and is utilised primarily as a resource for production. But it can also include enclaves or settlements that sit remotely within in it, where residential dwellings have accumulated (often sporadically) over a longer period of time. These places are usually organic, generally unplanned, and often somewhat eclectic. But they usually have a unique charm, derived from their location in a remote, rural countryside. Such places are not urban, and they are usually not large enough to register as rural settlements, but they are clusters of built form within the rural landscape and form part of the broad definition of rural amenity.

29. As I outlined in my addendum report, the ridgeline over which Williams Road passes marks a significant transformation in the landscape, and the values that can be attributed to each side. Inland, the landscape has many more of the rural character values that Ms Griffith focusses on. Rural practices are more evident with the presence of woolsheds, farm buildings, the gravel road and the straight lines of divided paddocks. The drive to Mangakuri also includes passing forestry, horticulture and residential dwellings – a combination that is clearly indicative of being in the countryside.

30. The coastal side of the Williams Road ridgeline has similar activities, but a much different form and arrangement. Views of the sea mark the nearing of the end of the road which is further reinforced by its change to chipseal. The vegetation and farming patterns change, and the soil quality visibility diminishes (evident through the surface erosion). And, more critically, the presence of a denser arrangement of settlement is immediately noticeable. This includes not only the first house at 124 Williams Road, but also a broader view across the remainder of the settlement. Very quickly this broadens out with speed restriction signs, a mowed reserve area, and a sense of more organised amenity. In many ways, this sense of arrival is reassuring – that there is a destination here, a community, a place worth driving to.

31. This is further reinforced by the presence of people who are there to live or play rather than to work. Recreational vehicles are present on the beach, there is evidence of

recreational walking tracks (through the dunes in particular), and many of the dwellings show the signs of permanent occupation through their form and their gardens.

32. But, this landscape still exudes rural character – it is not urban, it is not a town or even a planned village. It's ruralness manifests from the sense of remoteness, partly derived from the journey taken to arrive there, but also derived by the concave topography which wraps around the settlement, containing it. The density of the row of houses is relatively high – almost at urban levels – but an overall sense of openness remains, together with the somewhat eclectic nature of built form. There is an informality, relaxedness and sense of welcome that is rarely experienced in urban environments. There's no kerbs, parking is on the grass, and you can see into the dwellings and their gardens.

33. In my opinion, the site is part of this landscape – it reaches up behind the row of houses but feels intrinsically a part of the coastal settlement character. It contributes to the sense of enclosure, shelter and connectedness between the arrival point on Williams Road (where it crosses the ridgeline), the existing dwellings and the beach. Its form is modified, with vehicle tracks and exotic vegetation, and it addresses the coast in the same way as the settlement, immediately adjacent and in the same aspect.

34. In my view, this character extends to the upper ridgelines behind the development area of the site, where the balder pastoral landscape that Ms Griffith refers to begin to dominate, and to the south beyond the last ridgeline of the site where the landscape opens up to the highly eroded hillslopes to the south (Photographs 03 & 04). These areas form the boundary of the rural settlement and signal the start of the broader, productive landscape that extends inland.

35. Within this context, I therefore cannot place the same degree of emphasis on open, natural, wild and undeveloped values as Ms Griffith does. In my view, the site is an intrinsic part of the rural coastal settlement landscape, dominated by built forms and highly modified landforms, tucked in against a tightly concaved landform that wraps around a small portion of the beach. It is part of what people know as Mangakuri, a coastal rural settlement, a destination for residential, vacation and leisure activities rather than a remote pastoral farming landscape. This broader rural landscape, in my opinion, begins above the site on the skyline ridges above and to the south, and extends southward beyond the existing settlement area.

Visual Catchment & Visual Effects

36. Many of the conclusions reached by Ms Griffith relate to the potential visibility of the proposal from different locations within the wider landscape. Therefore, I consider this a useful starting position in the consideration of visibility and visual effects

37. As identified, please find in the Graphical Attachment a context map (Sheet 01) that contains a series of viewpoint locations, photographs and some new visualisations.

38. I firstly note that visibility of a proposal does not equate to a visual effect. Rather, visual effects are considered in terms of how someone might experience or appreciate a view, and how this then might be altered by the proposal. To score a very-high visual effect, a proposal such as this would need to become the dominating aspect of a view such that it would be virtually impossible to look at anything else. This might occur where, for example, a house is constructed directly in front of an existing dwelling, completely eliminating their outward view.

39. Visual effects diminish in scale as a proposal becomes more recessed into the background, and/or moves away from where a primary outlook may be. It would also include instances where, for example, a view to the ocean from an elevated position now features properties in the foreground which can be easily overlooked. Essentially, if the primary focus of an outward view prior to a development remains the primary focus once the development is constructed, then the visual effects of the proposal are likely to be at the lower end of the scale – even if parts of the proposal can be seen.

40. When considering visual effects (and landscape effects), it is imperative that consideration be given to permitted, non-fanciful activities that might be able to occur in the landscape. For this site, this might include the planting of trees for shelter or production (of which there are many examples of both in the wider landscape), the construction of farm sheds or buildings, or the construction of dwellings under permitted activity status (Mr Yule and Mr Lawrence discuss such options for the proposed site in their evidence). Landscapes are dynamic, and therefore effects must be benchmarked against these baselines rather than simply considering an existing snapshot of the landscape as it is today.

41. It's also important to note that the proposed planting within the proposal is not there to screen views of houses, but partial screening will occur as a result of the retention of many of the existing trees and the planting of new ones. Houses will be visible from the beach and other parts of the landscape, this is the landscape change that is proposed (and further explored later in this assessment).

42. Turning then to the assessment of visual effects, it is apparent that Ms Griffith and I are in agreement that the visual effects upon entering Mangakuri from Williams Road will be ***low***. Change to the view will be somewhat evident – the roofs of new houses will likely be seen on the journey towards the coast, as will a change to the vegetation patterns. But there will remain opportunities for an outward view to the coast to be experienced, across both the new proposal and the existing settlement. On the return journey, a snapshot of the wider development will be visible (Photographs 20 & 21), but in time these will be buffered

and partially obscured by planting (the images show sprayed circles where some of the planting is already being undertaken).

43. From Okura Road, Ms Griffith and I are separated in conclusion by one point on our scale. We both accept that views will be largely obscured by existing vegetation and landform (Photographs 22 & 23), and therefore sit in the ***low*** to ***very-low*** range. Principally the residential dwellings in the existing settlement are, quite obviously, positioned to make the most of outward views across the coast. Many are screened from the rear (adjacent to the site) by vegetation, and further screen vegetation is proposed as part of the development.

44. Where Ms Griffith and I depart in our assessment is where visual effects are experienced from the beach (Photographs 24 & 25), where I reach a ***low*** conclusion and Ms Griffith a ***moderate*** level. However, in my opinion Ms Griffith overlooks several important factors in reaching her conclusion:

    i. The visual prominence of the existing built form and how this domesticates or tames the beach experience – visually separating the more wild dune landscape from the treed landscape of the site. These buildings, although set back from the beach, also create a sense of being overlooked which is not present further to the south, away from the settlement.

    ii. The extensive network of trees that is both proposed to be retained and planted, which although will not fully screen dwellings, will anchor them to the landscape and more strongly connect them to the existing vegetation around the existing built form. This includes vegetation around the more elevated sites, which has been deliberately placed to diminish views of the higher lots (8 & 9) such that they will be visible, but not "*beacons*" as Ms Griffith suggests (further planting around these lots was held back to protect archaeological sites). I note that the water tanks will not be visible when this vegetation establishes.

    iii. The proposed design controls which require dwellings to be finished in darker colours, reduced in height with low reflectivity and dark tints to windows (unlike the existing built form).

    iv. The overall prominence of the beach itself, including the dunes, the sand, the reef and interesting rocks, the presence of activity, and the movement of the waves – essentially the feeling of being on and within the beach environment.

45. In this context, the site is very much of a background to the overall draw of the beach and coast. Occasionally the eye is drawn towards the site, but more so to the top ridgelines and skyline, particularly to the south well above the proposal. More often, the eye is drawn to

picking out the different existing dwellings (rating them for their design aspects and liveability), and critically assessing the vegetation around them. There is more to the view of this landscape than just the site – indeed my opinion is that the site is present but not the dominating element of any view in the wider catchment.

46. Although in the image (Photograph 25) it appears that proposed Lot 8 sits out on a bald landform, this is only experienced from this location. As a viewer moves along the beach, the prominence of this lot diminishes. Additionally, as indicated earlier, the visualisation does not show grown planting, but the darker green images clearly indicate where this will sit in front of this Lot. In this instance, the proposed vegetation will act as a visual barrier that diminishes the apparent prominence of this dwelling, and connects it to the remainder of the site. Having said this, I understand from Mr McKay that constructing a single dwellings (actually up to four) on the site is a permitted activity, and that Lot 8 has one of the most visually commanding positions of the proposal, particularly if no planting was proposed. In my opinion, there is a reasonable (non-fanciful) chance of a building being constructed in this position irrespective of the outcome of the current consent application.

47. I therefore remain of the opinion that visual effects will be at the ***low*** end of the scale. Dwellings will be visible, as will exotic vegetation and ancillary buildings (as currently seen within the existing built form). But the vegetation framework will provide context and connection, and help with buffering views. As Ms Griffith outlines, the vegetated backdrop "*even in winter, when the poplar leaf drop has occurred, blur the ability of views to ascertain detail on much of the east-facing mid to lower slopes*" (paragraph 7.5).

48. Ultimately, there is more to view in this landscape than just the site, and what is visible is in the proposal will be strongly buffered by vegetation.

Natural Character Effects

49. Ms Griffith appears throughout her assessment of natural character effects to lean heavily on the definitions and perception of *natural*. I generally accept the definitions she has provided, including that nature can be perceived in pastoral landscapes. However, I also highlight Ms Griffith's point at paragraph 8.27 where "*the absence of specific vegetation, landforms or water features may simply mean the landscape is less natural rather than non-natural*". Even urban environments have natural elements within them.

50. However, natural character is not defined by natural alone. I prefer to adopt the definition promoted in Te Tangi a te Manu that "*natural character is an area's distinctive combination of natural characteristics and qualities, including degree of naturalness*"[1].

[1] Te Tangi a te Manu, NZILA – Section 9.04.

51. Best practice for assessing natural character, outlined in sections 9.21 and 9.22 of Te Tangi a te Manu, tend to focus on an assessment of the biotic, abiotic and experiential values of a landscape and how these relate to (in this case) coastal processes (Ms Griffith refers to her own Appendix D in this regard). In an effort to understand the key differences in assessment between Ms Griffith and myself, I provide a revised assessment of natural character within these values as follows:

i. Biotic Values: As both Ms Griffith and I identify, the site is largely devoid of any coastal native vegetation, and as such any coastal native fauna habitat – an ecologist is not required to observe this (Photographs 13 – 16). There is certainly evidence of some "natural" grassland growth within the wetter areas of the site, some of which are likely to be considered wetlands. However, this is highly degraded due to a long history of being grazed over, and I disagree with the assertion that this is "*nature at work*" (Peer Review paragraph 7.6), it is more a factor of these areas being saturated and only wet tolerant grasses being able to establish in the challenging conditions and is far from any concept of a natural wetland being restored. Indeed, it is likely that Ms Griffith observed some spreading grass from other wetter areas due to large portions of the site having been fenced off from cattle to allow new planting to establish, and the planting that has been undertaken has also included some wetland species (such as Umbrella Sedge, *Cypress ustulatus)* . Hydrological systems within the site are eroded, channelled and highly modified. Coastal bird species are evident flying above the site, and some possibly roost in the poplar. The site is not within the beach area – indeed it is completely severed from this environment by the existing pattern of settlement which abruptly ends the dune landscape. Overall, I consider it difficult to conclude that the biotic values of the site in terms of natural character and coastal patterns is anything more than ***low***, and is more likely to be ***very-low***.

ii. Abiotic Values: Ms Griffith suggests (Peer Review paragraph 7.4) the site has "*expressive undulating forms*" and appears to put some weight on the boldness of the ridgelines, humps, hollows and wetland features despite earlier indicating these are somewhat blurred to the viewer by exotic vegetation. My assessment is that the various undulations in the landform are not particularly expressive of coastal processes, other than the erosion scars and land movement that will have likely resulted from years of moisture laden coastal winds on a de-vegetated landscape (Photographs 17 – 19). Far more expressive is the beach and dune landscape, moved by tidal processes and the wind, or the bold rock escarpments further to the north and south of the beach. Rather, the site sits within the very extensive rolling hill landscape that extends from this location many kilometres

inland. The landforms are not particularly unique or noteworthy. I therefore consider it also difficult to conclude that the abiotic values of the site in terms of natural character and coastal processes is anything more than ***low***, and is more likely to be ***very-low***.

iii. **Experiential Values**: The site sits within the terrestrial part of the coastal zone, and therefore the potential values to consider in assessing existing natural character values are the seeing or feeling of connection to the coast. Obviously, the site is undoubtedly coastal – it retains the sense of the beach in terms of the sound of the waves, the smell of the ocean, the feel of salty, moisture laden breezes and the presence of coastal birdlife. But equally, it is also somewhat divorced from the immediate coastal environment – the beach and dunes – by the existing pattern of settlement. Views of the water are diminished in the lower reaches of the site, and the experience of being within the poplars dominates. The experiential value is more defined by a sense of wanting to get to the beach, rather than being content to enjoy the coast from the site itself. And it is at the beach where there is a more immersive coastal experience – the movement of sand and the definition of the beach by the dunes. In my opinion, the site adds little value to this coastal experience – it's pastoral modification is so far removed from the feeling of wild exposure at beach level. In my opinion, the site simply forms the background to the coastal edge and does not strongly enhance the experience of coastal natural character. I therefore consider that the site has ***low*** experiential coastal character values, and that the higher values are confined to the beach and dune elements of the landscape only (best demonstrated by Photograph 03).

52. Although not usual to add an assessment of natural values to these attributes (arguably this is inherent in the assessment), I find it difficult to consider the site as having high natural value. I agree that the wetlands indicate natural hydrological flow patterns, but they are dominated by Umbrella Sedge (*Cypress ustulatus*), Wiwi (*Juncas sp*.) and exotic grasses (including Pampas) which are extremely common and widely spread even in drier areas (as indicated above, these species have also spread into fenced off areas over the past 12-18 months). Elsewhere, the pastoral landscape is showing signs of being under significant stress, with water-logged ground movement and topsoil erosion from lack of dense vegetation cover. There are few natural patterns and a high degree of human modifications.

53. Combining this into a broad assessment of existing natural character, I am of the opinion that overall the site scores at the ***low*** end of the scale. It may be pastoral and currently

devoid of built form, but ultimately the existing pattern of development has resulted in confining the higher natural character values experienced at beach level.

54. I additionally make the observation that the site is not within or adjacent to any areas identified as high or very high natural character identified in the Natural Character Assessment of the Central Hawke's Bay Coastal Environment (Hudson Associates, January 2019) that informed the District Plan. Indeed, apart from acknowledging Mangakuri as a settlement, this report finds no reason to specifically identify natural character values in this part of the District's landscape, despite the presence of the extended dune landscape behind the beach.

55. Turning therefore to an assessment of the proposal on natural character values, I return to the same attributes, as follows:

i. Biotic Values: A key aspect of the design philosophy was to find was to enhance the biotic values of the site. This included the development of the vegetation framework that extends across both the Landscape Enhancement zones of individual lots and wider parts of the retained farm. In addition, it includes the fencing off of all identified wetland and waterway areas and planting these with appropriate coastal vegetation. A key inspiration for the planting was what has been achieved at 54 Okura Road (Photograph 11), as a way of enhancing biodiversity and establishing habitat (in my opinion what a great outcome this would be to achieve such a dense array of planting in 10-20 years). The "cost" of such planting is the establishment of dwellings that will likely contain areas of grass and exotic vegetation – as does 54 Okura Road. In my opinion, these dwellings will have limited, if any, effects on the biotic natural character values – and even exotic vegetation provides shelter and roosting sites as evidenced by the existing poplar. Therefore, overall, I am of the opinion that the proposal ***enhances*** the biotic natural character values of the site with limited, if any, adverse effects on such values.

ii. Abiotic Values: The undertaking of earthworks to form building platforms is something that I did intrinsically consider in my original assessment of effects. In order to provide geotechnical stability, these need to be cuts across some of the knolls and ridgelines of the site. But, rather than create more typical 30x30m platforms, each building site has been designed to work with the contours of its location, minimising the earthwork requirement and maximising the ability for integration. None of the platforms result in changing the form of the skyline ridge (although some dwellings may puncture the skyline from some viewpoints). Considering that the existing value this landform contributes to natural character

values is already at the low end of the scale, I am of the opinion that the earthwork impacts on such values will also be ***low***. Furthermore, there are abiotic improvements to be gained from the vegetation framework in terms of the enhancement of hydrological systems, the longer-term provision of slope stability and the likely reduction in surface erosion across the site. Pulling this all together, I favour the project as providing a general ***enhancement*** to abiotic coastal natural character values.

iii. Experiential Values: The core coastal values experienced on the site, that being sounds, smells and feel of the ocean, will not change as a result of the proposal. It will still be coastal, with a coastal outlook. Further, the proposed vegetation framework provides an opportunity for restoration of part of the landscape, bringing in planting that is closely associated with coastal processes and establishing greater fauna habitat. Seeing houses within this context will diminish the experience slightly, but no more than the existing pattern of settlement does for the dune landscape at beach level (Photographs 05-12). As identified, although dwellings will be visible from the beach, visual effects are considered to be low and overall the site does not strongly contribute to the greater nature experiences felt along the immediate coastline. As such, I reach the conclusion that the dwellings, even visible, are part of the package of general coastal enhancement that would not occur without them, and their impact on the overall coastal experience is, at most, ***low***.

56. On this basis, I cannot agree with the conclusions reached by Ms Griffith in terms of the effects of the proposal on natural character. She appears to place significant weight on the potential degradation of landform which is barely noticeable beyond the confines of the site (and is already occurring through erosion and land movement), and the visible presence of dwellings (which I traversed in the previous section). Her suggestion (at paragraph 8.34) that the "*landscape enhancement zones might be more intimately related to the building sites*" misses the point of what this framework sets out to achieve (land stability, protection of hydrology, creation of coastal habitat), yet it has been deliberately designed to relate to the proposal. As I have identified, this vegetation is not designed to screen houses from view, but rather to provide integrated landscape enhancement which provides overall natural character benefits.

57. I also consider that the loss of rural amenity is irrelevant to an assessment of natural character effects. Rural amenity is about landscape change, which I will cover in the following section.

58. On this basis, I remain firm on my opinion that balancing the proposed vegetation outcomes against the establishment of dwellings, the balance swings in the favour of overall enhancement to the natural character values of this landscape. I strongly consider that, in time, such values will be greater than they are today (certainly if we can achieve the desired outcome set by the benchmark at 54 Okura Road). This is why I reach the conclusion that effects on natural character are ***very-low***, as I consider that overall they are likely to be positive in the longer term.

Landscape Effects

59. At paragraph 8.19, Ms Griffith indicates that she is "*unclear*" whether the landscape enhancement zones will provide the dominant landscape character. At 8.22, she goes on to identify that the landscape framework and other design controls will mitigate the stark contrast of built form, but are less effective for maintaining rural character that the development itself.

60. Much of our disagreement rests on the definition of rural character which I explored earlier in my evidence. I have the impression from Ms Griffith's evidence that she places significant weight on open, pastoral characteristics and looks beyond the wider coastal rural settlement character values that I traversed. Whilst the site has some open pasture, I am of the opinion that this is not the underlying rural character of the Mangakuri settlement.

61. To work through an assessment of the proposal on the underlying rural character, I think it is important to consider a number of important factors.

62. Firstly I note that the site is not identified as an outstanding natural landscape.

63. My own assessment and knowledge of the area and wider District confirms this – it may be coastal and rural, but the site does not, in my opinion, reach the threshold of being noteworthy or specifically valued. As I have outlined, I consider that the beach and immediate dunes behind the beach have a higher degree of natural character, but in my opinion these values abruptly stop with the road and immediate row of dwellings and as such the area is quite limited and strongly defined. Whilst some of these dwellings have dense native vegetation around them, many do not – they are surrounded by mown lawns, kempt gardens and exotic vegetation. Beyond the dwellings the landscape (which includes the site), is immediately modified pastoral or pine forest, with the addition of exotic slope-protection vegetation – noting where these trees are not present there are visible signs of erosion and earth-movement. This landscape also includes several residential dwellings that are located on modified ridgelines, in bright colours, with little surrounding vegetation (refer to Photograph 03).

64. I do not consider that an ecologist is required to determine that the biophysical values of the site are very-limited. There are, as Ms Griffith identifies, some wetter areas that contain sedge and rush vegetation and may be classed as wetlands under the NPS for Freshwater Management. However, these are openly grazed (and have been for over a century), and do not in my opinion show that "*nature is at work*" (Peer Review Paragraph 7.6). Rather, I consider they shows a landscape in desperate need of intervention. This is further reinforced by the lack of native vegetation and meaningful coastal habitat. There is not a lot of vegetation diversity that an ecologist could study.

65. Likewise, as I have outlined earlier, I do not consider the geomorphic landforms to be particularly expressive or unique. There is some legibility of the "*humps and hollows*" identified by Ms Griffith, but only from within the site itself. The bolder landforms are those that create the skyline, well away from the site to the south, and any legibility of coastal patterns is derived from the various erosion scars resulting from the lack of vegetation cover. The hills are part of a very broad rolling landscape that extends several kilometres inland and do not particularly show their formation. To the contrary, the baldness of the landform shows its vulnerability. Poor soils show signs of fatigue and failure through being moisture laden, and more exposed open slopes are being eroded away by wind. These landforms are only visible because of the lack of vegetation, and in my opinion they are suffering as a result.

66. Perceptual landscape values are highest on the beach, and in the outward views from the existing residential properties. In these locations a sense of naturalness is derived from the interplay between the coastal marine area, the beach and the dunes. At most the rural backdrop creates somewhat of a remoteness value, but in my opinion this is mostly derived from the relatively small scale of the bay and the memory of the journey to arrive there.

67. Associational values, particularly those for iwi, are broad but well considered through the cultural impact assessment and detailed archaeological work that has been undertaken (including the avoidance of planting on identified sites). Mangakuri as a remote coastal destination is likely to be shared with only a few, which does contribute somewhat to its overall charm.

68. Therefore, in my opinion, the starting point is that landscape values of the site are heavily influenced by modification, bare land that is subject to erosion, and the presence of existing residential occupation. As I have identified, this is in my opinion a rural coastal settlement defined by its feeling of remoteness and the concave nature of the landform. It has rural character, but one that is dominated by residential and leisure activities rather than production.

69. Secondly, this landscape is dynamic, not static. The way in which pastoral farming provides returns for landowners is changing, combined in part by poor quality soils, high degrees of erosion, and changing market values. In this regard, I refer in part to the evidence provided by Mr Yule at his s5 of his evidence in terms of evaluated options and provide an overview of how this landscape is changing or might be changed in the future:

i. Retention of pastoral land-use: As is evidence in the landscape context descriptions by both myself and Ms Griffith, there is very limited coastal tree cover on the site presently – those trees in existence are exotic and have been planted to manage stormwater runoff and are beginning to fail (drop limbs). As indicated in some of the imagery, many parts of the land are damp to wet, and as identified by Mr Yule the farming return is unsustainable. Whilst the site might provide a rural amenity enjoyed by locals, it is highly modified and at high risk of further degradation (as evidenced by significant erosion to similar landscapes right along the Central Hawke's Bay coastline, for example at Aramoana as displayed in the Peer Review Appendix A). In my opinion, retaining the site as non-profitable pastoral land risks a long-term decline in the overall health of the landscape. In this regard, I am of the opinion that the rural character values are in slow decline and there is a real and present risk of them being diminished by ongoing surface erosion and land movement.

ii. Conversion of the site to pine forestry: There is evidence of forestry conversion across much of the wider landscape, including adjacent to the site, inland, and around other beaches outlined in the Peer Review Appendix A. In places this forestry is undertaken for commercial return, and in others for carbon sequestration. In my opinion and experience, coastal forestry on steep sites leads to a significant decline in natural character values. Mono-culture commercial forestry does little for biodiversity outcomes, and effectively blankets any legibility of coastal landforms. As Mr Yule indicates, commercial forestry may require Restricted Discretionary consent, but discretion does not include an assessment of the effects of forestry on landscape or natural character. The planting of commercial pine forest would fundamentally change the rural amenity values of the site.

iii. SUB-(R5) Lifestyle Creation: I understand from both Mr Yule and Mr McKay that fragmentation of the landscape into lifestyle blocks can be considered through a controlled activity or restricted discretionary status. This could result in 8 lifestyle sites theoretically achievable in 6 years over the separate but contiguous land titles in the Applicant's ownership (not 24 years as identified by the Reviewer,

please refer to the evidence of Mr McKay) with no need for any comprehensive design, design standards or landscape enhancement.

iv. **Walk-Away**: Landscape protection (without considering enhancement) takes resources. As outlined by Mr Yule, the site does not yield productive returns, and so one possibility is to close the gate. If that were to happen in this landscape, then over time grass would grow long (potentially becoming a fire hazard in summer), and the poplars would slowly drop their limbs and re-sprout. Localised gorse and blackberry would likely spread. Without a reliable wetland seed-source nearby, I have doubts on whether biodiversity in the wetlands would extend any further than found currently. Additionally, there would be high risk of land movement and slippage, creating more scars and visible erosion. Clearly, a walk-away option does not suit such a dynamic landscape and would result in dramatic decline of rural character values.

70. Obviously other options are available for consideration. These might include retirement and full replanting of the site with coastal vegetation – certainly a worthy outcome but one that comes at great cost to the landowner and no financial return. At the opposite end of the scale could be a much more extensive subdivision that more closely follows the density of existing built forms, or the establishment of other permitted activities such as visitor accommodation. This would obviously require significantly more earth shaping and hydrological management, but has been demonstrated as possible in many parts of the North Island's coastline (for example Whiritoa, Papamoa, and Mangawhai).

71. I consider this understanding of potential landscape change is very relevant to the proposal. The objective identified by Mr Yule, and which I support, is to achieve long-term sustainable land-use options that avoid the potential degradation of the landscape. Each of the most likely outcomes identified above would result in greater adverse outcomes than the proposal, with limited (if any) positive outcomes.

72. By contrast, I have been involved in numerous proposals whereby the introduction of built form has enabled rehabilitation of natural and coastal values that simply would not have occurred if such developments weren't created. Undertaking extensive coastal planting, and maintaining it, takes financial and labour resources. In my opinion, the proposal sets up a commitment for long-term enhancement of significant portions of the landscape that wouldn't otherwise be enhanced. The proposed planting will provide long-term stability to the landform, and over time will create coastal habitat. In my opinion, this is a significant benefit to the proposal, particularly in regard to natural character values, that cannot be overlooked.

73. Thirdly, it is apparent that Ms Griffith's opinion is heavily influenced by the points at paragraph 8.33 of the Peer Review, on which I make the following comments:

i. Whilst it may take some time for the vegetation to reach the density and degree of naturalness indicated at 54 Okura Road, this is not a benchmark by which effects are to be assessed. However, the planting at this property has been useful for us in showcasing what can be achieved and the proposed planting plans have drawn a lot of inspiration from the native species within this garden. I am of the opinion that a dense, self-sustaining vegetation cover can be achieved within 5-7 years. Indeed, initial plantings last year have already shown promising results. As I outlined earlier, achieving the outcome at 54 Okura Road in 10-20 years would, in my opinion, be highly beneficial to overall landscape values.

ii. In this broad landscape, a 900m^2 building platform is not significant, particularly noting that this is the only area in which land modification will be permitted by future landowners. All platform sites were selected on locations that have naturally flattened plateaux, and accessways have been designed to follow natural contours. The sites were carefully selected by the wider project team, and subject to significant geotechnical scrutiny. The soils of the site are, as is obvious from the movement scars within the landscape, susceptible to expansion and contraction, resulting in slope instability and rapid erosion[2]. As such, building platforms have been located where there are naturally flatter areas, and rather than create more typical 30m x 30m boxes, the platforms are designed to integrate with surrounding landform. Importantly, by design, the platforms are within the landform and are not located on the prominent skyline ridges well above the site (although some completed dwellings may puncture the skyline from some viewpoints). Landform modification has been intrinsically considered within my original assessment, and I consider it of a scale appropriate to the broad scale of the site.

iii. It is correct to state that the Privately Managed Landscape zone may include exotic vegetation, grass, pergolas and pools. This proposal is not an eco-subdivision where the whole site is integrated into a land rehabilitation and enhancement project. Rather, the objective has been to find a suitable, sustainable use for the land that allows for the downscaling of pastoral grazing and the planting of vegetation to assist with slope stability. The site will contain built form – that is the proposal – and that built form will take a character not

[2] Geotechnical Assessment Report – Mangakuri Beach, RDCL 7 August 2023.

dissimilar to the existing residential activity with the exception that it is subject to much more stringent design controls.

iv. The nature of the soils does restrict what planting can be undertaken directly adjacent to dwellings. But this does not apply across the whole site. Species such as Ngaio, Titoki, Kowhai, Ti Kouka and various Pittosporum species have maturity (or can be easily maintained to) heights generally not exceeding 4-5m. As such, it is possible such trees (along with other exotic trees) could be planted at 4-5m from any building. In my opinion this is an acceptable and relatively normal outcome in any garden, and should not be interpreted to mean there will be no trees on the building platforms.

v. The intention of planting is not to screen dwellings, and it is accepted that at a potential maximum height of 6.5m (they could be less than this) they will be visible from beyond the site. However, as I have outlined, the vegetation will provide buffering and screening, much as existing vegetation provides this for existing dwellings.

74. Considering these factors together, I am of the opinion that maintaining a rural amenity simply because it adds to a landscape experience of an undeveloped landscape while walking along the beach (Peer Review paragraph 8.16) is simply not sustainable in a landscape that is degraded, eroding and moving. It also results from a focus on the currently undeveloped nature of the site, not the wider rural settlement landscape or the potential changes that could occur on the site in the future. The potential alternatives also do not provide for positive, long-term improvement in the same way as the proposal achieves.

75. What the proposed development does achieve is the ability to fence of the wetland areas that Ms Griffith refers to, and plant these with appropriate native species. It provides for large scale native planting that will be managed privately that achieves positive land stability outcomes and is likely to create longer term coastal habitat. The extent of development is contained within the natural landforms, with building platforms that work with the contours of the site. Design controls restrict the colours, scale, bulk and location of buildings far more than exist for any other properties in this landscape. A rural landscape will still be evident in the higher ridgelines and to the south of the proposal.

76. These outcomes, in my opinion, are significant mitigation that provide on-site mitigation against the effects of built form.

77. In my opinion, the proposal is the addition of a small number of dwellings to an existing rural settlement. These dwellings are arranged at a lower density than existing built form,

following landform patterns and integrated with a framework of vegetation. It is not urban, the layout is not regimented, the building platforms are not uniform, and the driveways are not going to be formed with kerbs and channels. Rather, this is a development that naturally expands existing built form within the same confined landscape, retaining a connection with it, retaining openness that reinforce natural patterns, and introducing longer term positive landscape outcomes that provide greater slope and erosion protection.

78. On this basis, I disagree with the sense of rural amenity loss that Ms Griffith sets out, and consider that the proposal very much responds to the existing coastal, rural settlement amenity that is found in many parts of the wider Central Hawke's Bay rural landscape.

Night Lighting

79. I will briefly comment on Ms Griffith's paragraph 8.31 in regard to night lighting to say that the site is not a registered dark sky site, and that the existing dwellings all emit light both internally and externally. Overall, I am of the opinion that the addition of some additional night lighting will have very limited, if any, effects on the overall night sky experience.

Response to s42A report

80. Mr O'Leary's s42A report largely draws on the report by Ms Griffith in terms of landscape, rural character, natural character and visual effects. He echoes a request for additional graphical material, which my team have prepared and I have attached to this evidence.

81. I note that paragraph 4.9 of his report draws a conclusion that there is no meaningful permitted baseline to compare the development to. I understand that Mr McKay has evidence on this matter in regard to the effects of the proposed subdivision, and I have also highlighted several landscape change scenarios that are also relevant to how changes in rural character might be considered or assessed.

82. At paragraph 4.62, Mr O'Leary traverses a variety of policies in regard to the maintenance of rural amenity. These include the maintenance of the predominant character of the GRUZ, the character and values of the coast, and the restricting of activities that impact the productive nature of the GRUZ. I have traversed all of these points in some detail, above.

83. In particular, I have provided detailed assessments of the existing natural character, rural character and overall landscape values which sets out how, in my opinion, the landscape of Mangakuri differs to the more traditionally considered areas of the GRUZ. In short – Mangakuri is a coastal rural settlement that contains built form and a focus on residential and leisure activities. The site, which forms part of this landscape, clearly demonstrates a

landscape that scores poorly in terms of production capabilities – it is water logged, eroded and generally degraded.

84. The proposal has been designed to respond to these rural character values. It is not promoting urban outcomes on a highly productive site. Rather, it is building on existing built form, connecting to it, retained within the landform catchment that concaves around the existing pattern of settlement. Longer term outcomes are aimed at delivering sustainable benefits in terms of biophysical value, particularly in regard to land erosion and fauna habitat.

85. I therefore do not agree with Mr O'Leary's interpretation of the policies. Rather, I find that the proposal is consistent with the outcomes sought by the Plan in that the development is designed to directly avoid adverse outcomes on the wider, productive values and character of the GRUZ.

Response to Submissions

86. As identified by Ms Griffith and Mr O'Leary, various submitters reference concerns about the perseveration of landscape and natural character. I have provided extensive commentary on these topics above, and therefore don't see a specific requirement to respond directly to each submission point.

87. Ms Griffith does not point out that nearly all of the submitters also reference coastal erosion as a concern, however few consider the existing risks of erosion if the site were to be maintained as pastoral farmland. I reiterate that a key design principle of the proposal was to provide a vegetation framework that provided long-term slope stability to the site.

Conclusion

88. As I have outlined, I have been in practice as a landscape architect in Aotearoa New Zealand for over 20 years, and during this time I have been involved in over 300 subdivision developments. Many of these proposals have been in coastal locations, some within outstanding natural landscapes, or near to areas of high or significant natural character.

89. Discussion on rural amenity values is common in the work I undertake. Often, the focus is on the retention of a perceived amenity that includes wide open pasture, farm buildings and lack of built form. But this is not a definitive definition of rural character – as evident in the landscape of Mangakuri, rural can also mean residential activity, leisure activities and reduced production. The existing settlement is, under no uncertain terms, rural, but it derives its character from its sense of remoteness, the eclectic nature of dwellings, and the feeling of community.

90. In my opinion, the site is part of this settled rural character. Whilst the development area is, in itself, pastoral, it is strongly connected to the existing built form by the form of the topography and the framework of existing vegetation. It is not rural in the sense of productive, or of strongly rural processes, but because of its openness and its highly modified nature.

91. In my opinion, the proposal sits comfortably in this context. It does not have urban characteristics (it's not a row of lots directly adjacent to each other), and nor is it disconnected from existing built form (the site is directly adjacent and the vegetation framework is designed to strengthen the connection). The lots are organically located where the landform allows, on building platforms that are designed to work with the natural contours.

92. Dwellings will be visible, but to a lesser degree than the existing settlement that flanks the beach. Design controls will help buildings be recessive, and the vegetation framework buffers the development, "*blurring the detail*" (to use Ms Griffith's words).

93. Landscape change is inevitable. Along with the effects of climate change, how we utilise our rural landscapes for productive purposes is also changing. In recent years there have been significant shifts in rural land use towards forestry and other activities. Some of this is driven by necessity, where pastoral land is poor quality and difficult to manage, and where it is showing obvious signs of erosion and movement. In my opinion, this proposal has the potential to deliver longer term positive landscape change, whereas other potential alternatives are likely to be considerably more adverse.

94. I recognise the special characteristics that make Mangakuri what it is. This is a special place, particularly for the people who know its secret. It is remote, tucked away, with a quiet, but connected nature where there is a strong sense of community. These values are derived from its landscape setting, from the wildness of the beach and coastal edge, the enclosed, concave nature of the landforms and the boldness of the skyline to the south of the site. In my opinion, the proposal will not change these values. It is small scale, designed to integrate into the landscape, and become an intrinsic part of this coastal settlement.

Shannon Bray

Registered Fellow Landscape Architect

Landscape & Visual Impact Assessment

S Bray Evidence
Graphical Attachment

(Appendix A)

Mangakuri Station

Proposed Subdivision

10 June 2024

WAYFINDER
Landscape Planning & Strategy

Data derived from LINZ on 10/06/24

Legend

- Site pads
- Private managed landscape
- Landscape enhancements
- Farm amenity planting
- Photograph locations

Context Map

Mangakuri Station
Proposed Subdivision

Prepared for
SR & BJ WILLIAMS CHARITABLE TRUST BOARD

Evidence of S.Bray

10 June 2024

Revision: 01
Drawn: LH Reviewed: SB

Not to scale
Print at A3

Sheet 02

Graphic_Attachment_Mangakuri_24-06-10

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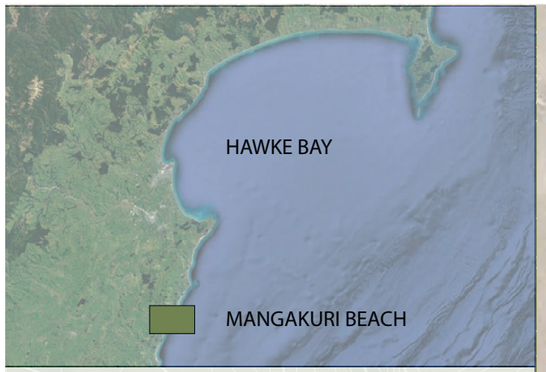
WAYFINDER
Landscape Planning & Strategy

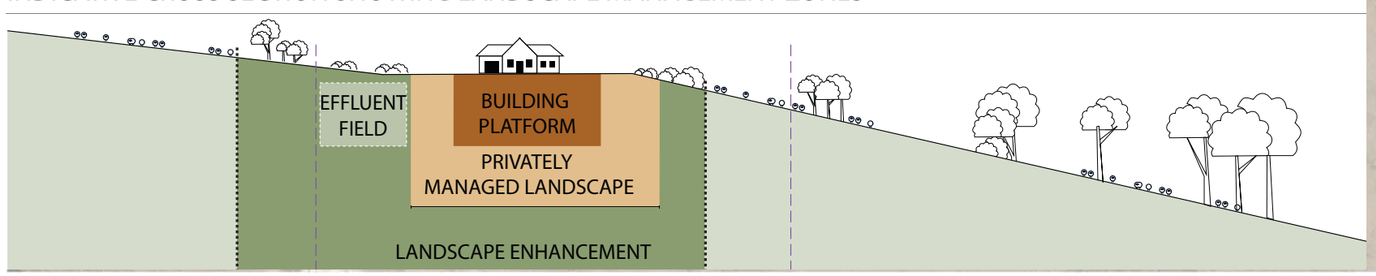


LOCATION MAP

Williams Road

LOT 4 4844m²
LOT 3 4636m²
LOT 1 9009m²
LOT 8 DP 17304
LOT 7 DP 17304
LOT 1 DP 25627
LOT 2 DP 25627
LOT 6 6757m²
LOT 5 DP 17304
LOT 1 DP 371956
LOT 2 DP 371956
LOT 1 DP 21533
LOT 3 DP 17304
LOT 2 DP 17304
LOT 10 5352m²
LOT 7 4620m²
LOT 11 53.414 ha
LOT 9 5540m²
LOT 8 6316m²

INDICATIVE CROSS SECTION SHOWING LANDSCAPE MANAGEMENT ZONES



LEGEND

- Site boundary
- Existing Property Boundaries
- Existing dwellings
- Existing Road
- Proposed Property Boundaries
- Proposed Property Access
- Building Platforms
- Privately Managed Landscape Areas
- Effluent fields
- Retained Farmland
- Stock fence
- Archaelogical sites (with 20m setback)
- Pedestrian beach access
- Culvert
- Existing canopy cover
- Supplementary canopy cover:
- Kahikatea
- - Eucalptus / Poplar mix
- Landscape Enhancement:
- - Earthworks
- - Erosion control

Landscape Plan

Mangakuri Station
Proposed Subdivision

Prepared for
SR & BJ WILLIAMS CHARITABLE TRUST BOARD

Evidence of S.Bray

10 June 2024

Revision: 01
Drawn: MM Reviewed: SB

Not to scale
Print at A3

Sheet 03

Graphic_Attachment_Mangakuri_24-06-10

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WAYFINDER
Landscape Planning & Strategy

SPECIES CHARACTERISTIC											Stage One - Canopy Cover		Stage Two - Native Planting for Erosion Control			Stage Three - Successional Planting
FLAMMABILITY LOW / MED / HIGH	UPLAND	RIPARIAN	WETLAND	EROSION	SUCCESSION	LATIN NAME	MAORI NAME	COMMON NAME	PLANT CODE	GRADES (L)	AVERAGE SPACING (M)	UPLAND MIX	WET	WATERWAYS	EARTHWORKS	EROSION CONTROL	EROSION CONTROL
												% AREA	% AREA	% AREA	% AREA	% AREA	% AREA
H	✓	✓		✓	S2	*Alectryon excelsus*	*Titoki*	*Titoki*	ALE EXC	5	10						5%
			✓		S1	*Apodasmia similis*	*Oioi*	*Apodasmia similis*	APO SIM	1	0.5			5%			
L/M	✓	✓		✓	S1	*Aristotelia serrata*	*Makomako*	*Wineberry*	ARI SER	5	10					3%	
		✓		✓	S1	*Austroderia toetoe*	*Toetoe upoko-tangata*		AUS TOE	1.5	2				40%	5%	
		✓	✓	✓	S1	*Carex secta*	*Purei*	*Carex*	CAR SEC	1	1			50%			
		✓	✓	✓	S1	*Carex virgata*	*Pukio*	*Swamp sedge*	VAR VIR	1	1				10%		
L		✓			S2	*Carpodetus serratus*	*Putaputāwētā*	*Marbleleaf*	CAR SER	5	10						5%
		✓	✓		S1	*Coprosma rigida*		*Stiff karamu*	COP RIG	1.5	1					5%	
L		✓		✓	S1	*Coprosma robusta*	*Karamu*	*Karamu*	COP ROB	1.5	2					10%	
M	✓	✓	✓	✓	S1	*Cordyline australis*	*Tī kouka*	*Cabbage tree*	COR AUS	1.5	1				10%	5%	
L	✓			✓	S2	*Corynocarpus laevigatus*	*Karaka*	*Karaka*	COR LAE	5	10						10%
			✓		S1	*Cyperus ustulatus*	*Toetoe upoko-tangata*	*Sharp edged swamp grass*	CYP UST	1	1			15%			
M			✓	✓	S1	*Dacrycarpus dacrydioides*	*Kahikatea*	*White pine*	DAC DAC	5	5		100%				
		✓		✓	S2	*Dicksonia squarrosa*	*Wheki*	*Rough tree fern*	DIC SQU	5	5						5%
M/H	✓	✓		✓	S1	*Dodonea viscosa*	*Ake ake*		DOD VIS	1.5	2					10%	
	✓			✓	S1	*Eucalpytus botryoides*		*Blue gum*	EUC BOT	pole	10	20%					
L		✓		✓	S1 S2	*Fuchsia excorticata*	*Kotukutuku*		FUC EXC	5	10					3%	10%
L/M		✓		✓	S1	*Hebe stricta*	*Koromiko*	*Hebe*	HEB STI	1.5	2					5%	
	✓	✓		✓	S1 S2	*Hoheria populnea*		*Lacebark*	HOH POP	5	10					3%	5%
			✓		S1	*Juncus pallidus*		*Giant rush*	JUN PAL	0.5	1			15%			
L/M	✓			✓	S2	*Knightia excelsa*	*Rewarewa*	*NZ Honeysuckle*	KNI EXC	5	10						10%
H		✓		✓	S1	*Kunzea ericoides*	*Kanuka*	*White teatree*	KUN ERI	1.5	2					10%	
H		✓		✓	S1	*Leptospermum scoparium*	*Manuka*	*Red tea tree*	LEP SCO	1.5	2					5%	
	✓	✓		✓	S2	*Melicytus ramiflorus*	*Mahoe*	*Whitey-wood*	MEL RAM	1.5	10					3%	5%
M	✓			✓	S2	*Metrosideros robusta*	*Rata*	*Northern rata*	MET ROB	5	10						5%
L	✓				S2	*Macropiper excelsum*	*Kawakawa*	*Kawakawa*	MAC EXC	1.5	5						5%
L/M	✓			✓	S1	*Myoporum laetum*	*Ngaio*		MYO LAE	1.5	2					5%	
	✓			✓	S2	*Nothofagus fusca*	*Tawhairau-nui*	*Red beech*	NOT FUS	5	10						5%
M		✓		✓	S1	*Phormium tenax*	*Harakeke*	*Flax*	PHO TEN	1.5	2				40%	5%	
	✓	✓		✓	S1	*Pittosporum colensoi*	*Rautawhiri*	*Black mapou*	PIT COL	1.5	2					5%	
L/M		✓		✓	S1	*Pittosporum eugenioides*	*Tarata*	*Lemonwood*	PIT EUG	1.5	2					5%	
L/M	✓			✓	S1	*Pittosporum ralphii*	*Karo*	*Talph's kohuhu*	PIT RAL	1.5	2					5%	
M		✓		✓	S1	*Pittosporum tenuifolium*	*Kohuhu*		PIT TEN	1.5	2					5%	
L/M		✓		✓	S1 S2	*Plagianthus regius*	*Manatu*	*Ribbonwood*	PLA REG	1.5	2					3%	10%
M/H	✓			✓	S2	*Podocarpus totara*	*Totara*		POD TOT	5	10						5%
	✓			✓	S1	*Poplar euramericana 'veronese'*		*Poplar*	POP EUR	pole	10	40%					
	✓			✓	S1	*Poplar hybrid 'crows nest'*		*Poplar*	POP HYB	pole	10	40%					
L	✓			✓	S1	*Pseudopanax arboreus*	*Whaupaku*	*Five finger*	PSE ARB	5	2					3%	
	✓				S2	Rhopalostylis sapida	*Nikau*		RHO SAP	5	2						5%
		✓		✓	S1	*Schefflera digitata*	*Patatē*	*Patatē*	SCH DIG	1.5	2					3%	
					S1	*Schoenoplectus tabernaemontani*	*Kāpūngāwha*	*Lake club rush*	SCH TAB	0.5	1			15%			
L/M	✓	✓		✓	S2	*Weinmannia racemosa*	*Kāmahi*		WEI RAC	5	10						10%

Indicative Planting Schedule

Mangakuri Station
Proposed Subdivision

Prepared for
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Evidence of S.Bray

10 June 2024

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Photo 01 (4720)**: View of site and existing settlement from the middle of the beach**

Photo 02 (4726)**: View of site and existing settlement from the southern end of the beach**

Photo Details

Images taken with iPhone 14 Pro
8th June 2024 between 1:30pm and 2:19pm

Context Photographs

Mangakuri Station
Proposed Subdivision

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Photo 03 (4751)**: Dunes behind beach, existing settlement in the middle ground, and the site largely covered by poplar**

Photo 04 (4731)**: Southern end of the beach south of site**

Photo Details

Images taken with iPhone 14 Pro
8th June 2024 between 1:30pm and 2:19pm

Context Photographs

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Photo 05 (4746): **Okura Rd existing dwellings**

Photo 06 (4764): **40 Okura Rd**

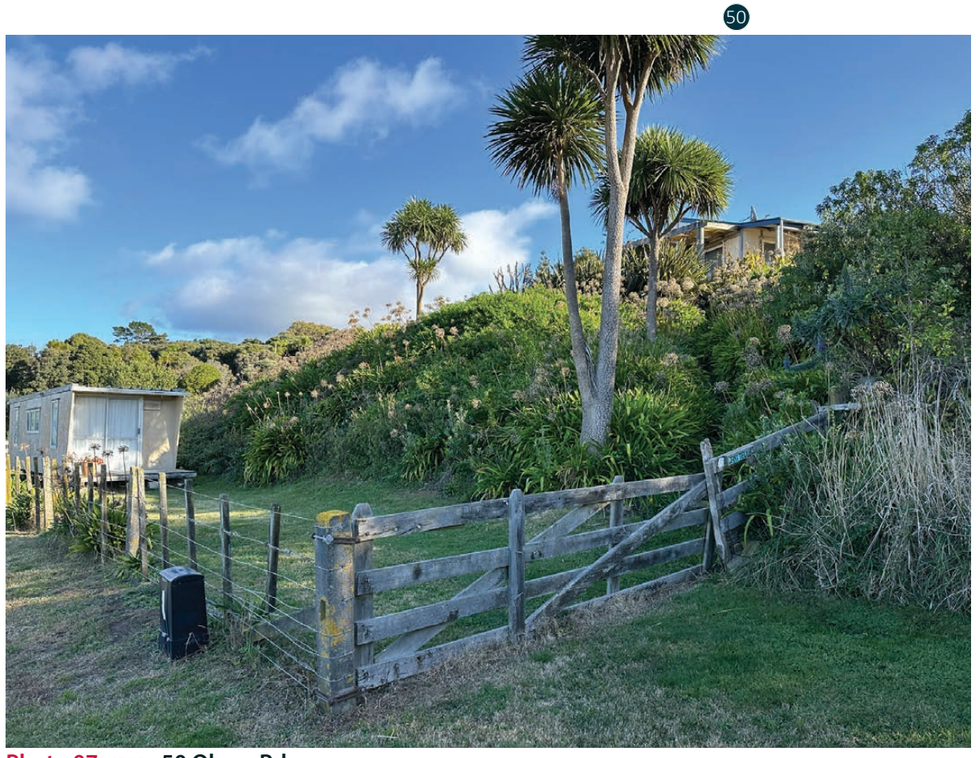

Photo 07 (4765): **50 Okura Rd**

Photo 08 (4739): **Okura Rd existing dwellings**

Photo Details

Images taken with iPhone 14 Pro
8th June 2024 between 1:30pm and 2:19pm

Existing Development

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Photo 09 (4735)**: Okura Rd existing dwellings**

Photo 10 (4729)**: 66 Okura Rd**

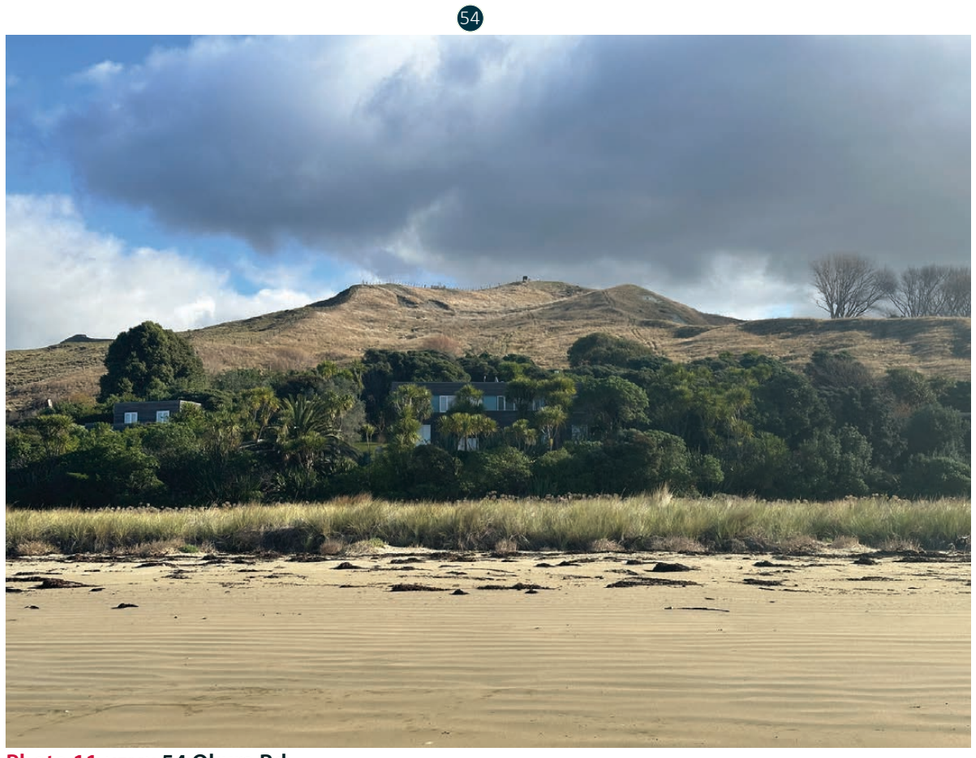

Photo 11 (4728)**: 54 Okura Rd**

Photo 12 (4742)**: Okura Rd existing dwellings**

Photo Details

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Existing Development

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Photo 13 (4763)**: View from middle of the site showing poplar, willow and pasture**

Photo 14 (4762)**: View from middle of the site showing erosion and rutted hillsides**

Photo 15 (4756)**: View from lower part of the site showing wetter areas with tuffs of grass**

Photo 16 (4757)**: View from middle of site looking down towards the beach**

Photo Details

Images taken with iPhone 14 Pro
8th June 2024 between 1:30pm and 2:19pm

Site Context

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Photo 17 (4771)**: View of the site from Williams Road showing sprafyed circles for planting, newly planted poplar poles, and areas of exposed erosion**

Photo 18 (4772)**: Surface erosion near Lot 9**

Photo 19 (4777)**: Surface erosion and existing land modifications near Lot 8**

Photo Details

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8th June 2024 between 1:30pm and 2:19pm

Site Context

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Photo 20 (4770)**: Existing**

Photo 21 (4770)**: Visualisation**

Photo Details

Images taken with iPhone 14 Pro
8th June 2024 between 1:30pm and 2:19pm

Visualisation

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Photo 22 (4741): Existing

Photo 23 (4741): Visualisation

Photo Details

Images taken with iPhone 14 Pro
8th June 2024 between 1:30pm and 2:19pm

Visualisation

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Photo 24 (4720)**: Existing**

Photo 25 (4720)**: Visualisation**

Photo Details

Images taken with iPhone 14 Pro
8th June 2024 between 1:30pm and 2:19pm

Visualisation

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