

28 June 2024

### Submission Summary

Thank you Mr Commissioner for your time and patience throughout the hearing. This is my first experience in such a process and for the inexperienced it is an interesting experience.

I have found the offhand and dismissal attitude from the applicant, their lawyer and some of the experts towards the submitters and residents rather concerning.

It feels like the generals in war are sitting in their towers lording over the soldiers without experiencing the front line of war and the suffering soldiers.

The residents are at the face of war, we are the soldiers that live and breathe the experience of coastal living and all that mother nature throws at us.

Yet modelling experts sit at their desks, one said he never visited the site and seems quite proud that he could stay at his desk and look at possible scenarios, modelling situations on the computers to justify or give green lights to developments.

Poverty Bay and parts of Hawkes Bay have in the last few days experienced another damaging weather bomb. The day the Commissioner visited the beach was a typical winters day, hours after he drove out facebook had posts and photos of flooding on road. We are not immune or protected by weather events.

To listen to others, tell us, as residents what they think of us and witness their complete dismissive attitude to those that live and breathe the area, does raise concern. To hear them say, we are not worthy of input and that they know best.

These people remodel, continue to change plans and push on with development plans and believe risk is minimal, when we all know this land moves, nothing can stop it. All those that live at the beach are intimate with the land and that it moves and we actively mitigate where we can.

I have a large deep crack in the land up at the back of my property which is concerning. I have submitted photos, given firsthand evidence of damage to our property in my first submission from the land and yet I feel you are asked to put it to one side and ignore it

. We are the soldiers, we understand the land, the full force of mother nature.

1. WE cannot insure for land instability
2. Seems the experts believe no indemnity is necessary, this is a farce. How can modelling and uphill development not cover affected properties in the event of a catastrophic event.
3. Excluding reference to climate change when it is the forefront of most policy nowadays is challengeable. Then in this hearing we listen to experts dismissing this or not include it in their reports is alarming. Hawkes Bay and Poverty Bay have just experienced within two years another big weather event.

4. During the summer Mangakrui beach is a high fire risk. The hillside is dry and at risk. Public access has never been allowed on the farm behind the residents. I have experienced our house burning down at that was in winter time had it been summer the whole hill would have burnt. We see on the news catastrophic fires and isolated residents losing homes and lives. To allow Lot 11 public access on dry land that is a fire risk, is dangerous.

This threat sits at the back of the minds of all residents over summer and the increase of careless visitors or holiday bach makers. The beach is remote, camping is not permitted as there is no water available for public use, and the marine grass on the beach is dry.

There is a potential fire block for those at the beach, between the road, the sea with its dry marine grass, hillside behind the house and the road out, should fire occur in this area.

Changing the hillside to public access opens up a risk, that no one seems to have addressed in the application submission. Yet it should be addressed and considered, as I have listened to so much input from the experts of how to make this development work and the landscape, yet fire hazard was never considered.

5. The lots proposed in the development with houses, are large. Many homes are left empty for extended periods, including our home. Maintenance over summer is always first on the agenda. It takes a lot of time and effort to upkeep the property, a week of labour by many. With the proposed new lots, brings to question to the potential owners, their ability to upkeep, maintain large lots. Planting is an option, but many leave large areas to grow long grass and struggle with its upkeep. So when experts give scenarios of these properties, landscaping and care. Many holiday makers just want to relax. The dream of the coastal holiday, relaxing, spending time with family, not spending time getting the land and house back into shape.
6. I have heard so many experts change, readjust their modelling throughout the hearing and the applicants and their lawyer massage possibilities, ask for generous considerations be given, and then turn around and basically say our submissions are not worth the paper its written on. To a point we are irrelevant.
7. We have technical experts within our community, Mr Smiths submission as a local expert is worthy. He is the soldier on the front line, He has had to put divertive measures on his land due to flooding, and runoff from the road. Many times after rain, all residents have to clean up. We are mindful of wind, rain, high tides, hence we all have evacuation plans and community plans should the need arise.
8. Time for evacuation is critical, we all understand. In the Esk Valley where Hukarere School was built, flood water rose very quickly and that within a hour they had to move out during nightfall. I have listened first hand to those that had family at the school.

9. Should a catastrophic event of landslide or dam burst at Mangakuri, there is no time. Lives are at risk, yet every possible scenario is massaged into this development, simple dismissing those most at risk.
  
10. The reason the beach rules were implemented was because the Williams family wanted to keep the beach as a quiet remote area. not one built up of development and change the nature of the beach. Hence the beach rules were written because the Williams family wanted it.  
NZ is fraught with coastal development and the quest for that kiwi experience.  
The landscape changes and what was once coastal ends up over built and this then changes the nature of the environment.  
  
There is a ecosystem at the beach with birdlife, sea life that the locals have protected this area as custodian.  
We are not exclusive we look after the beach, pick up litter, help visitors that get stuck in sand dunes, help those that need to be rescued at sea as there is no life guard, and boats that run into trouble, or need water when they run out. All sorts of mishaps happen over summer and it's the community that does the rescuing. So to dismiss us as irrelevant is affronting.
  
11. I even heard the applicants lawyer say we should monitor the new developments home for compliance. So again it's left to the locals to see that everyone is being responsible whilst they get on with their own lives.
  
12. Mr Yule submits Mangakuri station faces pressures, weather vagaries, financial viability and compliance costs. Mangakuri station has survived for a long period of time.. The only thing that has bought financial stress is the current trustees and their pursuit of development.
  
13. Mr Yule resubmits that they are not developers yet in his rebuttal does not justify why they set up Mangakrui Holding Ltd whereby they were originally both shareholders and directors. He contradicts was his experts said he asked of them, which was how much! He has stated the farm has many options. So when, once historic farm that was well managed, ends up chopped up and divided to then become not viable due possibly to their own hand and mismanagement. He says he wants long term farming, yet he says he will turn the land into forestry. So many contradictions to his submission does bring the question of sincerity or self interest.
  
14. Forestry run off and slash have become environmental disasters, putting forestry behind the residents is a risk. Any slash and run off could destroy boundary fences. We already see culverts blocks by runoff debris from the hills, so forestry run of and slash puts another layer of risk for those living downhill.

15. Some of the arguments by the applicants and experts have gone to exhaustive lengths to develop this area. **Yet land still moves**, the road has dropped again, water run off and holding or retaining water is risky.
16. Every summerr the land behind the residents along the coast has life stock every. It is the same land as everywhere else on Mangakrui station. We witness this ourselves as we have to repair fences from the livestock damage at our own costs, not the farm. That is what they demand we do, and we have complied with this.  
Therefore, the land must be productive.
17. I am not an expert, I am a local and all the locals that live at Mangakuri are the soldiers on the front line. Whatever gets decided, all the experts, the applicants move on and can carry on with their comfortable lives and dismiss those that they affect what seems without concern, and no indemnity. Our community submissions throughout the hearing were phrased as "entitled" and "irrelevant". WHY
18. Safety is our main issue and climate change is real for us, we live it, To have experts not include this is inexcusable, especially when continual ongoing rain is fraught with danger. building dams or retention of water uphill is fraught with danger. The existing landscape unchanged for decades has coped, changing it, means its in the hands of the gods.
19. The wairua of the land is sacred, it is remote, The Williams wanted to keep it remote and isolated and unique, the council acknowledge this. The Maori that visit cherish the beach and the bygone era where their ancestors loved to go. The archaeological reports show this. We are the custodians of the beach and the community, not entitlement communities that should be dismissed, but caring communities that do include.

As I have quoted before **those that destroy the mana of the land destroy their own mana** which is never redeemed. In my view the mana of this land is sacred this land is historical, it allows us to reach back in time, find the wairua (spirit) of our tanga te whenua and we must preserve this with integrity, we are the custodians and not destroy it, for profit.