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| <b>To:</b>      | Jo Michalakakis (Align)<br>Dalia Evanson (Gisborne District Council)                               | <b>Date:</b>   | Thursday 3 <sup>rd</sup> September<br>2026 |
| <b>From:</b>    | Lisa Rimmer (Isthmus Group Limited)<br>Sophie Fisher (Isthmus Group Limited)                       | <b>Job No:</b> | 5228                                       |
| <b>Subject:</b> | <b>Addendum to Landscape Peer Review of the Waipaoa Stopbank Improvements proposal, Te Karaka.</b> |                |                                            |

## Introduction

- 1) Isthmus has been engaged by Gisborne District Council to provide a review of the Landscape and Visual Assessment prepared by WSP, for the proposed improvements to the Waipaoa Stopbanks and associated road upgrades located in Te Karaka.
- 2) This addendum has been prepared following receipt of the LVA Technical Memo provided by WSP in response to the full peer review by Isthmus dated 19<sup>th</sup> August 2006. The purpose of this addendum is to confirm whether the matters raised in the peer review have been addressed.
- 3) To summarise, the peer review identified the following matters where further consideration was required by the applicant:
  - *The consideration of any specific values to tangata whenua, as relevant to landscape matters;*
  - *An assessment of any natural character effects;*
  - *Confirm any effects of the borrow sites location, scale and proposed rehabilitation on landscape character, natural character and visual amenity;*
  - *Confirmation of extents of vegetation removal and effects;*
  - *Clarify effects as a result of adjustments to existing electrical infrastructure, particularly with regard to neighbouring properties;*
  - *Clarify any effects of shading to properties as a result of the height increase of the existing stop bank or proposed stop bank;*
  - *A review of any adverse visual amenity effects for the following properties:*
    - *9 and 11 Rangatira Road;*
    - *29 Morris Road;*
    - *59 Kipling Road; and*
    - *35 Paulson Road.*
  - *And, following this, confirmation, or otherwise, of the adverse effects ratings (including a summary table) for the proposal and mitigation recommendations.*

- 4) Additionally, any further assessment offered by the applicant in response to submissions has been considered in this addendum.

## **Review of the Technical Memo**

### *Consideration of Tangata whenua values.*

- 5) The memo clarifies that there are no recorded archaeological sites within the Te Karaka township or proposal area. In terms of landscape matters, this gives us confidence that the works will not have direct effects on physical sites. Specific associations may also be documented through the Projects wider engagement with Mana Whenua.

### *Assessment of natural character.*

- 6) The memo outlines effects on natural character with regards to abiotic, biotic and perceptual effects and concludes with a Low adverse rating. Having considered the already highly modified environment, the localised nature of the proposed tree removal, and the landscape values associated with the rural productive character of the area, this conclusion is considered appropriate. Any input from the Project ecologist in reaching this conclusion is yet to be confirmed.

### *Effects of borrow sites.*

- 7) A detailed description of the borrow site excavations, their role during construction and any long-term effects has been provided in response to the request for further information. The consideration of effects both during and post-construction and the ratings are justified.

### *Effects of vegetation removal.*

- 8) The potential for localised vegetation removal was identified in the peer review as a matter requiring further assessment. The technical memo has responded and identifies two main areas where more substantial vegetation removal will occur. While the overall conclusion of low adverse effects on the landscape character effects as a result of localised tree removal is considered reasonable, it is important to recognize the potential for more pronounced localised effects on the adjacent private properties outlined in the memo.

### *Visual effects of adjustments to electrical infrastructure.*

- 9) It is understood that modifications to certain electrical infrastructure infrastructure will be required in order to achieve required clearances. The memo appropriately considers design, scale, location and appearance of these changes in concluding that the resulting adverse effects would be very low adverse. The modifications would be seen within the context of the existing infrastructure, rural-productive landscape and an already modified environment.

### *Visual amenity and shading effects for specific properties.*

- 10) The peer review requested further consideration of visual effects of the proposal on residential dwellings. Additionally, the submissions highlighted the need to consider shading effects for some properties. The memo has addressed and provided further clarification of

effects on 54 and 59 Kipling Road and 29 Morris Road, however, 9 and 11 Rangatira Road and 35 Paulson Road have not been included within this response.

- 11) The effects of the proposal on 29 Morris Road have been assessed as moderate adverse, potentially moving to moderate-low following implementation of appropriate landscape mitigation. Given the proximity of the proposed stopbank to the property, this assessment is considered appropriate. The supplementary shading drawings are also helpful in providing understanding of level of shading in response to the submitters concerns.
- 12) With mitigation, effects on 54 Kipling Road are considered low, and this review agrees is appropriate for the property in this location.

## **Conclusion**

- 13) The technical memo provided has addressed the majority of items identified in the peer review appropriately. The outstanding dwellings at 1 and 11 Rangatira Road and 35 Paulson Road are expected to have a greater level of visual adverse effect due to their proximity to the proposed stop banks.
- 14) Confirmation of effects within a summary table has also not been provided, however, it is expected that the ratings remain as per the original LVA with additional findings within the technical memo.
- 15) To reinforce the recommendation made in the original peer review, should the consent be granted, it is recommended that an appropriate condition be included to ensure the preparation of a landscape mitigation plan is to be certified with input from a landscape architect including planting plans, species numbers and grades, and a specification for implementation and maintenance to successful establishment.