

To:	Jo Michalakakis (Align) Dalia Evanson (Gisborne District Council)	Date:	Friday 18 th September 2026
From:	Sophie Fisher (Isthmus Group Limited)	Job No:	5228
Subject:	Addendum 2: Evidence Rebuttal. Landscape Peer Review of the Waipaoa Stopbank Improvements proposal, Te Karaka.		

- 1) Isthmus Group has completed a peer 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 second addendum provides rebuttal to the evidence provided by Mr Steyn for the Landscape and Visual Assessment and summarises the response to the outstanding items highlighted throughout the peer review.
- 3) The majority of the landscape assessment review matters were appropriately responded to through the s92 and s42a process including the applicant's evidence. Outstanding items to be addressed are summarised as follows.
- 4) The peer review addendum requested an assessment of landscape and visual effects for the properties at **9 and 11 Rangatira Road** (paragraphs 3, 10 and 13 of addendum dated 3rd September 2026). The evidence has responded to this request, clarifying that these properties are to be acquired as part of the proposal and therefore assessment has not been undertaken. Having confirmed this intention with the Planner, I agree that this response is appropriate.
- 5) The peer review and subsequent addendum also requested an assessment of landscape and visual effects for the property at **35 Paulson Road** (paragraphs 19 and 25 of peer review dated 19th August 2026, and paragraphs 3, 10 and 13 of addendum dated 3rd September 2026). Assessment of this property was omitted in the s92 response and Evidence, however, as per email exchange with the council planner, dated 17th September 2026, Mr Steyn clarifies that similar effects to those at 29 Morris Road would be expected (rated moderate-low, following mitigation), with some loss of long-distance rural views, and the scale and appearance of the stopbank mitigated through screen planting. I agree with this assessment, noting that the outlook from this property will alter due to its position in relation to the proposal.
- 6) The consent conditions require mitigation planting at 29 Morris and 59 Kipling Road to be developed in consultation with the owners. I recommend that 35 Paulson Road be included within this condition for mitigation planting at their property.

- 7) It is noted that no specific rating has been provided in Paragraph 9.18 of the Landscape Evidence for the effects of vegetation removal proximate to the Riverview Treks and Pinehollow Riding School (2424 Matawai Road), preferring a broader scale qualitative assessment of: *“This vegetation contributes to local landscape character, visual containment, shelter and the avenue effect along the access track. Its removal may also increase the exposure of adjacent orchard trees to wind. I consider that this will result in a noticeable but localised adverse effect”* (paragraph 9.18); and, a ‘low adverse’ rating across all vegetation removal (paragraph 9.20). In response to this landowner’s submission, however, which raises concerns about vegetation removal, I would recommend this property is also included in the proposed mitigation planting condition (which specifically addresses shelter belt loss, as relevant to this property).
- 8) With consideration of the items listed above, I consider the Landscape and Visual Assessment, s92 response, evidence and further clarification (email 17th September) provide an appropriate response to all peer review matters raised.

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