



# Mauao Placemaking Improvements

## Landscape Assessment

Prepared for Tauranga City Council

Prepared by Beca Limited

11 December 2022



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## Executive Summary

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This Landscape Assessment has been prepared to assess the potential landscape effects of proposed placemaking improvements, located at Mauao, Mount Maunganui. The Placemaking Improvements include a range of elements at four different locations, and are identified as having an overall Non-Complying activity status under the Tauranga City Plan.

The proposed elements are located within the *Passive Open Space - Conservation Zone* and the *Network Utilities and Designations - Road Zone*. Mauao is subject to an Outstanding Natural Feature and Landscape (ONFL) overlay.

Landscape character / ONFL values of the Mauao have been assessed as **moderate** and **high**<sup>1</sup>, while natural character values are considered **high**<sup>2</sup>.

Landscape and natural character effects are considered **low** overall and in relation to the identified natural character and landscape character / ONFL values of Mauao. Temporary adverse construction effects on these values will be **low moderate** in degree.

Overall cumulative effects on visual amenity are **low**, and temporary construction effects on visual amenity will be **low moderate**.

The Awaiti and False Summit Placemaking Improvements are assessed as having the highest degree of effects due to the heightened natural character values at each site:

- At Awaiti the effects of the proposed platform and associated built elements on landscape character are **moderate**.
- At the False Summit the effects of the proposed vegetation clearing, palisade fencing, and pou structure on landscape character are **low moderate**.

The Project outcomes are in-line with the objectives of the Mauao Historic Reserve Management Plan<sup>3</sup>, and therefore support the aspirations that iwi have for the management of the maunga. The potential landscape and visual effects of the project will be largely discrete and absorbed into the modified context of each individual site.

Recommendations include proposed consent conditions to establish design criteria for the water tank terraces, to guide the implementation of the terraces in line with the concept design and associated landscape assessment.

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<sup>1</sup> Tauranga City Plan, Appendix 6a: Outstanding Natural Features and Landscapes (September, 2013)

<sup>2</sup> Bay of Plenty Regional Policy Statement, Appendix J: Natural Character Attributes (March, 2022)

<sup>3</sup> Mauao Historic Reserve Management Plan (2018); and Final Draft Cultural Values Assessment Prepared for Ngā Pouitiriao o Mauao (12 December, 2014)

# 1 Introduction

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## 1.1 Purpose

This Landscape Assessment has been prepared by Beca Ltd on behalf of Tauranga City Council to assess the potential landscape effects of proposed placemaking improvements (the proposed elements), located at Mauao, Mount Maunganui.

The landscape assessment forms part of the Assessment of Environmental Effects (AEE) and contains an appendix which includes designs for the proposed elements, plans of the site and viewpoint photographs. The developed design drawings for the proposed elements by Law Creative should be read in conjunction with the landscape assessment (Refer to Appendix 1).

## 1.2 Methodology

This assessment follows the principles-based approach outlined in *Te Tangi a te Manu, Aotearoa New Zealand Landscape Assessment Guidelines*<sup>4</sup> (the guidelines). This document is recognised within the landscape architectural profession as providing good practice guidance in the assessment of landscape and visual effects.

The guidelines recognise mātauranga Māori and the importance of tāngata whenua values alongside concepts and values inherited from Western and other cultural traditions.

### 1.2.1 Assessment Process

The following 'steps' have been taken to assess the relevant natural character, landscape character and visual effects of the proposed elements on the receiving environment:

- Desktop analysis of the existing environment and landscape values, including a review of literature relevant to the cultural values of Mauao. This included the following:
  - Mauao Historic Reserve Management Plan and Cultural Values Assessment<sup>5</sup>
    - Natural Character Assessment of the Bay of Plenty Coastal Environment<sup>6</sup>
    - Conservation Plan for Mauao Historic Reserve<sup>7</sup>
    - Heritage Management Specifications for Mauao Historic Reserve, Tauranga<sup>8</sup>
- Review of the statutory planning context, including the Tauranga City Plan policy considerations, matters of control and assessment criteria, the New Zealand Coastal Policy Statement (NZCPS), the Bay of Plenty Regional Policy Statement (RPS), and the Resource Management Act (RMA).
- A viewshed analysis to determine the zone of theoretical visibility (ZTV) of each of the proposed elements to identify the theoretical visual catchment of each of the proposed elements (refer to Appendix 4). The viewshed analysis is based on topography and buildings only, it does not take into account vegetation which in reality may provide screening of the proposed elements. Therefore the ZTV should be considered indicative as it may 'overstate' the extent of views and should only be considered as a tool to inform on-site observations.

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<sup>4</sup> Tuia Pito Ora, New Zealand Institute of Landscape Architects

<sup>5</sup> Mauao Historic Reserve Management Plan (2018); and Final Draft Cultural Values Assessment Prepared for Ngā Poutiriao o Mauao (12 December, 2014)

<sup>6</sup> Natural Character Assessment of the Bay of Plenty Coastal Environment (March, 2013)

<sup>7</sup> Conservation Plan for Mauao Historic Reserve (July, 2015)

<sup>8</sup> Heritage Management Specifications for Mauao Historic Reserve, Tauranga (May, 2016)

- Site visits were carried out in November 2022 to assess the visibility of each proposed element and the site relationship with its surrounding environment, as well as viewing the broader landscape context including views from the wider Mount Maunganui suburb, Tauranga Harbour (via boat), and other Tauranga suburbs surrounding the harbour.
- Describing the nature and level of residual landscape character and natural character of the existing environment, including recognition of cultural landscapes important to tāngata whenua as identified as a matter of national importance under s6(e) RMA<sup>9</sup>. The descriptions of the landscape attributes of Mauao are divided into overlapping physical, perceptual and experiential, and associative dimensions.
- Assessment of landscape and visual effects, including an assessment of the appropriateness of the proposal with regards to natural character and landscape character, with particular regard to the values of the Outstanding Natural Features and Landscape (ONFL) overlay.

### 1.2.2 Degree of Effect

The effects ratings below are based on a seven-point assessment scale which is outlined in Te Tangi a te Manu<sup>10</sup>. The scale ranges from very low to very high for assessing the degree of natural character, landscape character and visual effects that have been identified. The scale is used to determine negative effects of the proposal, whereas positive effects of the proposal are not scaled, they are simply described as positive effects.

For the purpose of assisting project planners and decision makers in understanding the degree of landscape and visual effects of the proposal and also undertaking the broader 'balance' required under the RMA those effects that are assessed as 'low moderate' are 'minor' in planning evaluation terms. Effects that are at the 'very low' end of the scale are negligible and those effects that are 'high to very high' are significant.

|          |     |              |          |               |      |           |
|----------|-----|--------------|----------|---------------|------|-----------|
| Very Low | Low | Low Moderate | Moderate | High Moderate | High | Very High |
|----------|-----|--------------|----------|---------------|------|-----------|

## 2 Proposal

### 2.1 Project Background – Tāngata Whenua / Project Drivers

The Mauao Historic Reserve is a readily accessible public open space, that is vested with local iwi Ngāi Te Rangi, Ngāti Ranginui and Ngāti Pūkenga in the form of the Mauao Trust.

Ngā Poutiriao o Mauao is the joint management board that leads the management of Mauao and is made up of representatives of the Mauao Trust and Tauranga City Council. The joint management of Mauao is guided by the 2018 Mauao Historic Reserve Management Plan<sup>11</sup>, which was created through public consultation and the aspirations of the Mauao Trust.

The project is a collaboration between Tauranga City Council and Ngā Poutiriao o Mauao, fulfilling some of the recommendations of the Mauao Historic Reserve Management Plan<sup>12</sup>, which captures the aspirations of iwi and identifies issues and opportunities for the maunga.

<sup>9</sup> Te Tangi a te Manu, Aotearoa New Zealand Landscape Assessment Guidelines (NZILA, 2022)

<sup>10</sup> Te Tangi a te Manu, Aotearoa New Zealand Landscape Assessment Guidelines (NZILA, 2022)

<sup>11</sup> Mauao Historic Reserve Management Plan (2018)

<sup>12</sup> Mauao Historic Reserve Management Plan; Final Draft Cultural Values Assessment Prepared for Ngā Poutiriao o Mauao (12 December, 2014)

## 2.2 Placemaking Improvements Project

The project commenced in 2021 and has so far involved a range of works including removal of exotic trees, removal of the trig at the summit of Mauao, installation of a 'cultural compass' and mauri stone element at the summit, as well as interpretive signage and seating.

The next phase of works includes implementation of a range of elements which are illustrated in the *Mauao Interpretation & Placemaking Design*<sup>13</sup> document attached to this report as **Appendix 1** and described below:

### 2.2.1 Waikorire Entrance / Exit

- Two 4m sentinel pou flanking the roadside, constructed from carved timber with a stone/ concrete base and decorative rope binding.
- Two tiers of stylised palisade fencing at the base and top of the upward slope immediately adjacent to the track / road.

### 2.2.2 Awaiti

- Raised timber platform with an area of approximately 36m<sup>2</sup> with balustrades, seating, timber steps and aggregate wheelchair access. The platform will be approximately 13.8m in length with a curved outside edge profile which ranges in width from 1.45m at the sides to 3.8m wide at the centre. The balustrade is located on the curved outside edge and will be constructed from timber framing with 10mm stainless steel wire rope infill.

### 2.2.3 Water Tank Terracing

- Three earth terraces carved into an area of stockpiled fill material to form a grassed amphitheatre immediately opposite the TCC water tank. Each terrace will have a 600mm riser and 1700mm terrace bench requiring excavation of approximately 250m<sup>3</sup> of material. The inside slope of the fill stockpile adjacent to the main track is to be planted to discourage access.
- Timber steps and an aggregate path connection is proposed to provide access from the main track to the front of the terraces.

### 2.2.4 False summit

- Clear existing vegetation from the northern-most pā terracing and replace with grass, and palisade fencing around the perimeter of the false summit area.
- One interpretation pou positioned at the edge of the palisade fencing.

The placemaking improvements identified have an overall Non-Complying (NC) activity status under the Tauranga City Plan (TCP) and subsequently require resource consent. Refer to Section 4 for a full summary of the statutory planning evaluation.

## 3 Existing Environment

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### 3.1 Biophysical

The biophysical includes both natural and human features, and the action (and interaction) of natural and human processes over time<sup>14</sup>.

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<sup>13</sup> Mauao Interpretation & Placemaking Design; Developed Design – Draft (May, 2021)

<sup>14</sup> Te Tangi a te Manu, Aotearoa New Zealand Landscape Assessment Guidelines (NZILA, 2022)

Mauao is a large lava dome remnant formed by the upwelling of rhyolite lava about 2-3 million years ago, rising 232m above sea level at the entrance to Tauranga harbour. Due to its prominence and conical form, it remains a dominant feature in the coastal environment and can be seen from a wide range of locations within Tauranga and throughout the Bay of Plenty Region.

The maunga is connected to the mainland on the east side where the suburb of Mount Maunganui (colloquial referred to as *The Mount*, which takes its name from Mauao) is located. The area of Mount Maunganui located between Maunganui Beach and Pilot Bay, and immediately adjacent to Mauao, is characterised by high density residential development which includes numerous multi-storeyed apartment blocks clustered towards the west end of the suburb, closest to Mauao.

The Bay of Plenty Regional Policy Statement (RPS)<sup>15</sup> describes Mauao as having the following attributes that describe natural character:

- *“Rocky shoreline and sandy beaches clad with dominant Pōhutukawa outcrops*
- *Extensive regenerating native bush*
- *Volcanic features including steep landform and cliff faces.”*

### 3.1.1 Vegetation

Vegetation patterns have been modified significantly over time with remnant pōhutukawa remaining on the lower base-track area. Wildfires, historical grazing, settlement and infrastructure development have brought about significant change to vegetation on the maunga, however the coastal edge remains intact and vegetation patterns are improving through replanting programs<sup>16</sup>.

The Conservation Management Plan<sup>17</sup> provides the following description of vegetation and habitat types on Mauao:

*“...a defined area of pasture on the lower slopes with secondary indigenous vegetation (or a mixture of indigenous and exotic species) extending from the pasture margin to the summit. Grazed pasture covers over a third (c.34%) of Mauao. On the western side indigenous vegetation extends from the sea to the summit, with well-developed pōhutukawa forest present in this area. There are areas of pōhutukawa treeland along the northern and southern shorelines, and some patches of exotic treeland and forest on the southern and eastern margins. Pōhutukawa forest, treeland and scrub covers approximately 27% of Mauao. Planted shrubland (with some exotic weeds in the canopy) on the northern and north-western slopes covers an area that was burnt by fire in December 1997 and again in January 2003.”*

### 3.1.2 Tracks and Infrastructure

Built infrastructure on Mauao includes aggregate walking tracks, timber steps and decking, timber barriers, farm fencing and other farming infrastructure elements, seats and tables, wayfinding and interpretive signage, shipping navigational markers and beacons, and a large TCC water tank. The first stage of the Placemaking Improvements included the replacement of signage and seating, and a mauri stone (touch stone) at the summit which has replaced the former trig.

A series of walking tracks that double as maintenance and emergency access offer the public managed access to various parts of the maunga, including the proposed Placemaking Improvements. The track network includes:

<sup>15</sup> Bay of Plenty Regional Policy Statement, Appendix J: Natural Character Attributes (March, 2022)

<sup>16</sup> Natural Character Assessment of the Bay of Plenty Coastal Environment, Boffa Miskell (March, 2013)

<sup>17</sup> Conservation Plan for Mauao Historic Reserve (July, 2015)

- **Te Ara Tūtanga (base) track:** Circumnavigates Mauao at the base around the coastal edge and is the point of entry / exit at Pilot Bay and Maunganui beach.
- **Motukauri Track:** A walking and 4WD track which starts at Pilot Bay and provides a route to the summit via the south and western hill slopes.
- **Waikorire and Oruahine Track:** Commencing from the Maunganui Beach side of the Maunga, these tracks provide a route to the summit via the east and northern hill slopes, and include steep sections with steps.
- **Connecting Tracks:** A series of alternative routes offering connections between tracks.

In summary, the biophysical landscape of Mauao is characterised by both natural and modified attributes. There are significant areas of both grazed pasture (modified landscape) and indigenous vegetation (natural landscape), which are both clearly visible and make up approximately equal parts. A summary statement which captures the biophysical landscape is provided in the RPS<sup>18</sup>, where it says:

*“Mauao remains a highly natural feature of the Tauranga landscape. The native vegetation cover, rocky shoreline and steep escarpments provide a sense of naturalness within a highly urbanised environment.”*

### 3.2 Perceptual and Experiential

‘Perceptual’ means both direct sensory experience and broader interpretation through the senses. While sight is the sense most typically applied to landscape assessment, direct sensory perception importantly includes all the senses<sup>19</sup>.

Mauao’s iconic form can be clearly seen from throughout suburban Tauranga, and from a number of other more distant locations across the wider region. Residential property with views of Mauao is desirable and often valued at a premium.

Perceptual landscape character values described in the TCP include the following<sup>20</sup>:

- A distinctive volcanic dome, located at the end of a sand tombolo, Mauao is highly representative to not only Tauranga, but the wider City and region. The form, vegetation patterns and relationship to the surrounding built development and the harbour entrance are distinctive values.
- The land use patterns contribute to the vividness of the landscape feature, forming a distinctive line between native vegetation and pastoral grazing. The land use also contributes to the definition of the archaeological features which are a key component of this landscape feature.
- Mauao is highly vivid and is strongly associated with Tauranga City and the region.
- The landform, its relationship to the coastal edge, harbour entrance and surrounding volcanic features results in highly representative values.
- The pōhutukawa along the coastal edge and the intertidal movement around the edge contribute to transient value. These are minor components of the overall feature and as such are considered to be moderately recognised and valued.

In summary, Mauao has widely recognised perceptual values, both at the macro scale in terms of its form and views (both) to and from the maunga and in the way people experience it and the relationship it has with the surrounding coastal and urban environments.

<sup>18</sup> Bay of Plenty Regional Policy Statement, Appendix J: Natural Character Attributes (March, 2022)

<sup>19</sup> Te Tangi a te Manu, Aotearoa New Zealand Landscape Assessment Guidelines (NZILA, 2022)

<sup>20</sup> Tauranga City Plan, Appendix 6a: Outstanding Natural Features and Landscapes (September, 2013)

### 3.3 Associative

'Associative' means intangible things that influence how places are perceived – such as history, identity, customs, laws, narratives, creation stories, and activities specifically associated with the qualities of a landscape<sup>21</sup>.

Mauao is the sacred tūpuna Maunga (ancestral mountain) of the three iwi of Tauranga Moana – Ngāi Te Rangi, Ngāti Pūkenga and Ngāti Ranginui, and the iwi Waitaha. Numerous archaeological features are located throughout the landscape of Mauao, and features such as terraces and middens can be clearly seen from publicly accessible locations. The Mauao Historic Reserve Management Plan<sup>22</sup> describes Mauao as:

*“...a significant physical monument of past human habitation, reflecting various settlement patterns, the development of horticulture and the form and function of large earthwork structures. The archaeological landscape within the Mauao Historic Reserve represents the physical remains of approximately 600 years of human occupation and is of local, national and international significance.”*

According to the Mauao Historic Reserve Management Plan<sup>23</sup> there are several recorded archaeological sites that include four pā on the maunga. Hundreds of features and deposits are visible at the surface, including pits, terraces, platforms, house floors, shell middens and shell mounds, as well as several archaeological features of European origin. These visible features characterise the archaeological landscape and are an intrinsic part of the landscape character of Mauao.

Key associative landscape character values described in the TCP include the following<sup>24</sup>:

- *“Mauao is highly significant to tangata whenua through ancestral associations, occupation and visual connections. Ownership has been returned to tangata whenua which is also representative of the site's importance.*
- *Mauao is highly recognisable at a city and national level. This is indicated by the very frequent use of its image in art, regional and local publicity, and institutional imagery and logo.*
- *A navigational landmark, Mauao comprises significant historical associations, within the landscape itself and with its relationship to the City. The first stone jetty was formed on its edge. Numerous archaeological features are located throughout the landscape of Mauao.”*

Associative values of Mauao are significant, and in some instances the proposed placemaking improvements are located in very close proximity to recognised archaeological features.

### 3.4 Individual project site descriptions

#### 3.4.1 Waikorire Entrance / Exit

##### 3.4.1.1 Biophysical

The proposed pou structures are located in Road Reserve at the end of the Pilot Quay boat trailer parking area and adjacent to a sealed portion of the Te Ara Tūtanga (base) track.

The palisade fencing is located on a steep slope to the upward side of the track with a mix of unmaintained kikuyu grass cover and clusters of flax planting. The palisade fencing spans across both Road Reserve and the Mauao Historic Reserve boundaries.

At the base of the slope is a low stone retaining wall with temporary plastic mesh barrier and waratahs to prevent access to the embankment where there appears to be evidence of archaeological features such as

<sup>21</sup> Te Tangi a te Manu, Aotearoa New Zealand Landscape Assessment Guidelines (NZILA, 2022)

<sup>22</sup> Mauao Historic Reserve Management Plan; Prepared for Ngā Poutiriao o Mauao (2018)

<sup>23</sup> Mauao Historic Reserve Management Plan; Prepared for Ngā Poutiriao o Mauao (2018)

<sup>24</sup> Tauranga City Plan, Appendix 6a: Outstanding Natural Features and Landscapes (September, 2013)

middens. The slope below the track extends down to the shoreline and has been planted with flax bushes. Within the immediate vicinity of the site there is a large pōhutukawa tree growing out of the embankment above the track, and the southern boundary of the Mount Maunganui Beachside Holiday Park is located approximately 40 metres away.

#### 3.4.1.2 Perceptual and Experiential

This site can be viewed and experienced by people:

- exiting or entering the Te Ara Tūtanga (base) track from Pilot Bay
- launching boats from the Pilot Bay boat ramp
- visiting Pilot Bay beach and boardwalk, including people participating in water sports such as kayaking or stand up paddle boarding
- living and visiting the adjacent urban area and who experience views from the street and from residential properties
- staying at the Mount Maunganui Beachside Holiday Park.

The location of the pou and palisade fencing low down on the maunga and close to the urban environment, means that these elements will be readily visible, but viewed in the context of the adjacent urban environment and the grazed pasture hillslopes of the eastern side of the maunga above. In this position the placemaking improvements will act as a gateway feature to the Te Ara Tūtanga (base) track.

#### 3.4.1.3 Associative

Archaeological features are evident in the immediate surrounds of the site, with signs of exposed middens in the hillside, the remains of a historic stone jetty along the shoreline, and terracing across the grazed pasture hillslopes of the eastern side of the maunga above.

According to the Cultural Values Assessment<sup>25</sup> Waikorire is the traditional land gateway to Mauao. The pā of Taumatautakitaki and Te Pae o Para and their respective terraces and cascaded shell midden provide visual clues of the occupation in this area. Waitapu (sacred water) sometimes referred to as Waiparera's well is located very close to the campground and the site of the proposal.

### 3.4.2 Awaiti

#### 3.4.2.1 Biophysical

The proposed platform structure is located at the edge of the gravel track (the Te Ara Tūtanga (base) track), overhanging a steep and undulating slope of kikuyu grass leading down to the shoreline. The shoreline below consists of pockets of coarse sandy beach, shell deposits and rock outcrops which characterise this portion of the coastal edge. Two small pōhutukawa trees are growing near the base of the embankment near the proposed platform structure. On the upward slope of the track is a steep cut embankment with scattered small pōhutukawa trees and pockets of revegetation planting amongst rank grasses, leading up to the fenced grazed pasture of the lower slopes of the maunga.

#### 3.4.2.2 Perceptual and Experiential

This site can be viewed and experienced by people:

- walking the Te Ara Tūtanga (base) track
- using the beach area below the Awaiti platform structure
- using boats or other water craft off the north side of Mauao

<sup>25</sup> Mauao Historic Reserve Management Plan; Final Draft Cultural Values Assessment Prepared for Ngā Poutiriao o Mauao (Boffa Miskell, 2014)

- seeking views of the coastal edge from parts of the upper track between the summit and false summit.

Being located part way around the base of the maunga outside of the urban context means the platform structure is experienced in context of the shoreline environment, with views out towards the ocean.

#### 3.4.2.3 Associative

According to the Cultural Values Assessment<sup>26</sup> many of the rock formations at Awaiti are recognised as important locations associated with traditions, events and rituals. The narrow gap in the rocks near the shore at Awaiti is recognised as the location of a canoe landing site during a historic attack on the maunga.

### 3.4.3 Water Tank Terraces

#### 3.4.3.1 Biophysical

The proposed terraces are located on an undulated grassed bund which is contiguous with the extensive grazed pasture of the lower slopes of the south side of the maunga. The bund rises up steeply from the gravel track (the Motukauri track), and at the north end of the bund are fresh stockpiles of excavated slip material from elsewhere on the maunga.

Immediately below the bund is a row of 12 large Poplar trees, and immediately below these is a row of smaller karaka trees, which provide some screening of the bund and water tank from the south. Beyond the rows of trees are broad sloping terraces of grazed pasture leading to the steep vegetated slopes at the coastal edge below.

The large concrete TCC water tank with associated steel barriers and gates is located immediately to the north of the bund. The tank has a brightly coloured mural painted on the side facing the track, with the rear side of the tank surrounded by large pōhutukawa trees. Upwards of the water tank are steep slopes of grazed pasture leading up to the fenced regenerating bush line of the upper slopes.

The entrance to the Tauranga Harbour runs between Mauao and Matakana Island which is approximately 600m to the west. The harbour entrance experiences large volumes of boat traffic from recreational vessels, shipping, and cruise ships.

#### 3.4.3.2 Perceptual and Experiential

This site can be viewed and experienced by people:

- walking the Motukauri track and Te Ara Tūtanga (base) track
- using the beach area directly below the water tank and the Te Ara Tūtanga (base) track
- on recreational boats, shipping and cruise ships in Tauranga Harbour, and people at the Port of Tauranga or on the beach at Matakana Island
- living in and moving through the wider suburbs around the Tauranga Harbour including Matua, Ōtūmoetai, and Tauranga City.

Due to the scale of the terraces and openness of the site the proposal will be highly visible from the Motukauri track and viewed in the context of the broad grazed pasture across the southern slopes of the maunga.

#### 3.4.3.3 Associative

According to the Cultural Values Assessment<sup>27</sup> the area where the water tank terraces are located is an historic occupation area and located close to running sources of freshwater, Waipatukakahu (water for washing clothes) and Waitapu (sacred water). The extensive occupation areas here are evident with millions

<sup>26</sup> Mauao Historic Reserve Management Plan; Final Draft Cultural Values Assessment Prepared for Ngā Poutiriao o Mauao (Boffa Miskell, 2014)

<sup>27</sup> Mauao Historic Reserve Management Plan; Final Draft Cultural Values Assessment Prepared for Ngā Poutiriao o Mauao (Boffa Miskell, 2014)

of shells in middens and the terracing. This area overlooks Ruarapapari Pā. Hukitawatawa and Motukauri are the traditional sea gateway to Mauao with sheltered landing beaches below the proposal site.

### 3.4.4 False Summit

#### 3.4.4.1 Biophysical

The proposed clearing and palisade fencing is located across a sloping portion of the ridgeline, identified by an isolated pocket of dense vegetation, completely enclosed by a wide bend in the gravel track (Motukauri Track) and a straight strip of mown grass which is fenced off to protect the archaeological terrace feature. The pocket of vegetation is dominated by a mix of native and exotic plants including mānuka, mingimingi (*Leucopogon fasciculatus*), and Spanish heath (*Erica lusitanica*), with some scattered gorse (*Ulex europaeus*). The vegetation appears to be young and regenerating.

Outside of the bend in the track to the north, west and east is extensive low growing indigenous shrubland across steep slopes, with outcrops of boulders and cliffs. To the south of the grass strip is a broad area of manuka shrubland transitioning to pōhutukawa forest that spreads across the wider summit area.

#### 3.4.4.2 Perceptual and Experiential

This site can be viewed and experienced by people:

- using the Motukauri track to and from the summit
- on scenic flights

Due to the vertical elevation and openness of the broader summit area, expansive ocean views can be experienced across the false summit from more elevated parts of the summit. The views are highly scenic and are a drawcard for visitors looking for photo opportunities. The false summit therefore forms part of the view composition from certain angles.

#### 3.4.4.3 Associative

The Cultural Values Assessment<sup>28</sup> provides the following description regarding the summit of Mauao:

*“The summit of Mauao is revered by Tauranga Moana iwi in song, chants, incantations, and formal speeches. It is an abode of the spirits of ancestors who lived there. It is a resting place for the koiwi of chiefs and other dignitaries. It is close to the heavens.”*

Associative values are clearly evident at the false summit with the visible presence of the terraces of a former pa site, which are proposed to be revealed further as part of the vegetation clearing works. Therefore, the proposal is fundamentally a part of, and acts to highlight and protect the archaeological feature.

## 4 Summary of Relevant Policy

The proposed placemaking improvements are located primarily within the *Passive Open Space - Conservation Zone* of the Tauranga City Plan, with the exception of two pou structures at the Waikorire entrance / exit which are located within *Network Utilities and Designations - Road Zone*.

The improvements are identified as having an overall non-complying (NC) activity status, primarily as a result of their location within the Outstanding Natural Features and Landscapes (ONFL) overlay, which highlights key themes to be considered as part of the landscape effects assessment. These key themes have been

<sup>28</sup> Mauao Historic Reserve Management Plan; Final Draft Cultural Values Assessment Prepared for Ngā Poutiriao o Mauao (Boffa Miskell, 2014)

derived from the *Evaluation & Description of Identified Outstanding Natural Features & Landscapes* section of the TCP<sup>29</sup> and include:

- Vegetation patterns
- Landform and volcanic features
- Intactness of the coastal edge
- Archaeological features
- Significance to Tangata Whenua and visual connections

A detailed summary of the activity status of each individual site / element is provided in the AEE, and a statutory planning evaluation of the project against the relevant legislation and plans is provided in Appendix 5, including:

- The Resource Management Act 1991 (RMA)
- New Zealand Coastal Policy Statement 2010 (NZCPS)
- The Bay of Plenty Regional Policy Statement (RPS)
- Tauranga City Plan (TCP)

## 5 Natural Character Effects

In assessing effects on natural character, the focus is on the natural characteristics and qualities that contribute to natural character values, as described in Section 3 above.

In the Natural Character Assessment of the Bay of Plenty Coastal Environment<sup>30</sup> Mauao is attributed a **high** natural character feature rating which is reflected in the RPS.

The key elements that underpin the **high** natural character feature rating can be summarised as<sup>31</sup>:

- *“Rocky shoreline and sandy beaches clad with dominant Pohutukawa outcrops.*
- *Extensive regenerating native bush.*
- *Volcanic features including steep landform and cliff faces.”*

Due to its High Natural Character rating Policy 13 1(b) on the NZCPS is relevant to this assessment where it says:

*13 1(b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment...*

### 5.1.1 Overall and Temporary Natural Character Effects

Overall, the project represents a **low** level of change to the natural character of Mauao.

Most of the proposed elements are located in areas that are already highly modified in terms of landform and vegetation, being located near walking tracks or other infrastructure and/ or located in close proximity to the Mount Maunganui urban environment. The effects on natural character during the (temporary) construction phase are assessed as being **low moderate** overall.

<sup>29</sup> Tauranga City Plan, Appendix 6a: Outstanding Natural Features and Landscapes (September, 2013)

<sup>30</sup> Natural Character Assessment of the Bay of Plenty Coastal Environment (March, 2013)

<sup>31</sup> Regional Policy Statement, Appendix I: Coastal Environment and Natural Character Maps, and; Appendix J: Natural Character Attributes (March, 2022)

The natural character effects of each individual project site are described below:

### 5.1.2 Waikorire Entrance / Exit

The natural character of the immediate site is **low**, due to the high level of modification associated with the sealed vehicle access lane, carpark, other adjacent local roads, prevalence of exotic grasses on the embankment, and the proximity to the urban environment of Mount Maunganui township.

Given this low 'baseline' the effects of the proposed pou and palisade fencing on natural character will be **very low**.

### 5.1.3 Awaiti

The natural character of the immediate site is **low moderate**. While the rocky shoreline itself has a high degree of naturalness, this is diminished by the presence of the aggregate track and associated cut embankment, the prevalence of exotic grasses, the lack of native vegetation, and the resulting openness of this portion of the coastal edge.

The effects of the proposed platform and associated built elements on natural character will be **moderate**.

### 5.1.4 Water Tank Terraces

The natural character of the immediate site is **low** due to the high level of modification associated with the TCC water tank, aggregate track, stockpiled fill material, grazed pasture and row of large exotic poplar trees.

The effects of the proposed terraces and associated works on natural character will be **low**.

### 5.1.5 False Summit

The natural character of the immediate site is **moderate**. While the presence of mixed native and exotic vegetation, and adjacent summit landform has a high degree of naturalness, locally this is diminished by the presence of the aggregate track and mown grassed strip immediately adjoining the extent of works, and the modified landform of the archaeological feature.

The effects of the proposed vegetation clearing, palisade fencing, and pou structure on natural character are **moderate high**.

## 6 Landscape Character Effects

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### 6.1 Overall Landscape Effects

#### 6.1.1 Overall Landscape Character Effects

The proposed placemaking improvements represent a **low** level of overall effect on the landscape character of Mauao. Most of the proposed elements are located in areas that are highly modified in terms of landform and vegetation, are located near walking tracks or other infrastructure, or are located in close proximity to the Mount Maunganui urban environment.

Because of the physical separation between the individual sites and their being spread out across the maunga, the individual improvements cannot be viewed together from any singular viewpoint. However, there are a range of ways which people can experience Mauao, including circumnavigation via the base and summit tracks, viewing from adjacent or distant urban areas, viewing from the harbour by boat, or from aircraft. This means that a people can experience more than one element over the duration of a single visit, or through the course of a day from a range of locations. Therefore, there is potential for cumulative experiential/ visual amenity effects to arise.

Due to the significance of the overall associative values of Mauao as described in Section 3 above, and due to the presence of extensive archaeological features, all of the proposed placemaking improvements are located within the zone of influence on the associative values, or are located in the immediately vicinity of archaeological features such as the False Summit site. However, given the project is iwi lead, and aligns with the aspirations and opportunities identified in the recommendations of the Mauao Historic Reserve Management Plan<sup>32</sup> resulting effects on associative values are not only considered acceptable, but will have a positive effect by way of highlighting and protecting significant sites through cultural art, palisade fencing, and associated interpretive signage.

#### 6.1.1.1 Temporary Effects on Landscape Character

During implementation of the various proposed elements there is likely to be a greater degree of effect on landscape character resulting from the construction environment and associated workers, machinery, signage and safety barriers, as well as the stockpiled materials and exposed ground at each location.

Implementation of the proposed elements is proposed to occur throughout 2023, in a staged manner, therefore multiple works will not occur at the same time.

While the scale and impact of temporary construction works will vary across each individual site / element, the fact that works will not impact any significant features, will be of a short duration and will not be undertaken concurrently, the overall temporary landscape character effects are considered to be **low moderate**.

## 6.2 Site Specific Landscape Character Effects

### 6.2.1 Waikorire Entrance / Exit

The proposed pou structures and palisade fencing are located at the edge of the ONFL area, in a location that is not highly representative of the landscape character described in the TCP<sup>33</sup> due to the close proximity to the highly modified Mount Maunganui township urban environment. As the proposal is a discrete intervention with a small physical footprint the effects of the proposed pou and palisade fencing on landscape character will be **very low**.

#### 6.2.1.1 Visual Effects Assessment

Photographs from two viewpoints are used to illustrate the nature of the Waikorire Entrance / Exit proposal. These viewpoints provide a range of views that are broadly representative of a number of viewing audiences identified in Section 3.4:

#### **Viewpoint 1: Mauao base track looking North East**

Viewpoint 1 illustrates a close up view of the proposed pou structures (approximately 50 metres away) and palisade fencing elements (approximately 35 metres away). The pou will be positioned immediately behind the white bollards at the centre of the view composition at the sides of the sealed No Parking zone. The palisade fencing will be positioned in two rows at the left hand side of the view half way up and at the top of the grassed slope on the inside of the track.

The location of the proposed elements is at the edge of a particularly busy part of the Mount Maunganui township resulting in a relatively cluttered view composition that includes other built elements such as power poles, street lights, residential tower blocks in the background, as well as cars, buses and boat trailers, and the holiday park with tents and campervans.

The proposed elements will have a **very low** effect on viewpoint 1.

<sup>32</sup> Mauao Historic Reserve Management Plan (2018)

<sup>33</sup> Tauranga City Plan, Appendix 6a: Outstanding Natural Features and Landscapes (September, 2013)

## Viewpoint 2: Pilot Bay Boardwalk (The Mall) looking North West

Viewpoint 2 is located approximately 250 metres from the proposed elements. The view composition captures the arc of Pilot Bay beach with overturned dinghies on the grass above the shoreline, the boat ramp and parked cars in the background, a grassed verge and timber boardwalk, tall Norfolk Island Pines and Phoenix Palms, and The Mall street environment.

In the background Mauao rises up steeply with undulated slopes of grazed pasture, large pōhutukawa and other native trees are scattered around the coastal edge, and regenerating native bush appears near the top of the view composition on the upper slopes of the maunga. The cuts formed by walking track and farm tracks are visible near the base of the maunga, and the historic terracing from pre European occupation is visible across the hillside.

The view towards the pou and palisade fencing is unobstructed from this viewpoint. The distant timber power pole and farm fencing provides an indication of the degree of visibility of the proposed elements, which at this distance demonstrates that the pou and palisade fencing will not be particularly visible, and the use of timber and dark coloured powdercoated finishes means the elements will be visually recessive when viewed against the landscape backdrop. The proposed elements are located low down in the view composition and therefore do not obstruct or interfere with the broader views of the Maunga when viewed in its entirety.

The proposed elements will have a **very low** effect on viewpoint 2.

### 6.2.1.2 Temporary Effects

The Implementation of the Waikorire entrance pou and palisade fencing is anticipated to occur over a short duration. Furthermore this location at the base of Mauao, is in close proximity to the surrounding urban area and associated roads, buildings, traffic therefore it will not appear to be dissimilar to typical road works or construction works. Temporary effects will be **very low**.

## 6.2.2 Awaiti

The proposed site is characterised by the rocky shoreline, open grassed areas, fragmented pockets of pōhutukawa and regenerating slopes above the aggregate track. This localised portion of the coastal edge is less 'intact' compared with the majority of the coastal edge of Mauao.

The platform structure will be positioned on the side of the grassy embankment leading down to the shoreline, and therefore will sit below the aggregate track but resting above the ground level at the base of the embankment. The platform will be elevated above the existing ground surface rather than intruding into the ground plane. The proposed platform structure is of a substantial size at approximately 36 m<sup>2</sup>, and will be comparable with other built structures such as the summit lookout deck and steps structures, and will occupy a substantial portion of this piece of the grassed coastal edge.

The effects of the proposed platform and associated built elements on the landscape character of Mauao are **moderate**.

### 6.2.2.1 Visual Effects Assessment

Photographs from two viewpoints are used to illustrate the nature of the Awaiti proposal. These viewpoints provide a range of views that broadly represent the viewing audiences identified in Section 3.4:

## Viewpoint 5: Te Ara Tūtanga (base) track looking East

Viewpoint 5 is directed along the track towards the proposed platform structure which sits below the edge of the track at the corner, in approximately the same location as the existing timber handrail approximately 25 metres away. Due to the platform itself being located downslope from the track much of the platform surface is hidden from view, however the balustrade will be mostly visible from this location and will partially obscure views of the rocky shore in the background, but will not obstruct the view of the ocean or Motuotau (Rabbit) Island.

This view is relatively void of built structures, and the introduction of the platform structure with associated barriers, seating and steps will detract from the visual amenity of the coastal edge from this location, but will offer an improved viewing experience from the platform itself.

The proposal will have a **low moderate** effect on viewpoint 5.

### **Viewpoint 6: View from a boat looking South**

Viewpoint 6 is representative of views from the ocean approximately 280 metres offshore from the proposed platform structure. The view composition captures the forest-clad upper slopes on the north side of Mauao and rocky cliffs near the summit, lower slopes of grazed pasture, the coastal edge with clusters of pōhutukawa and areas of cut embankment along the inside of the base track, the rocky shore and the distinctive rock outcrops extending out into the waters, and a navigational marker. The residential towers of Mount Maunganui township appear to the left side of the Maunga in the background, and the pine plantation of Matakana Island appears in the background on the right-hand side of the Maunga.

This side of Mauao is mostly devoid of built structures, except for navigational markers, farm fencing and steps.

The front-on profile of the platform structure and barrier will be visible from this viewpoint; however the use of timber materials and stainless steel wire rope barriers will help to reduce the visual mass and prominence of the structure. The presence of two small pōhutukawa below and either side of the structure will provide partial screening.

The proposal will have a **low** effect on viewpoint 6.

#### 6.2.2.2 Temporary Effects

The construction of the platform and associated elements at Awaiti will be of a relatively short duration, by a small team of construction workers. However, Awaiti is located on the north side of Mauao away from the urban environment of Mount Maunganui, therefore it will be more apparent and visually disruptive at this portion of the Te Ara Tūtanga (base) track. Temporary effects will be **moderate**.

#### 6.2.3 Water Tank Terracing

Modification of the existing grassed bund will reduce the perceived naturalness of the landform, through the creation of even formed terraces. However, the terraces will be limited to the manmade bund itself and will not intrude into the natural ground profile below. The appearance and form of the terraces will not be unlike the form of existing sheep tracks or historic terracing that exists across this broad area of grazed pasture.

The lowering of the bund will reduce the scale of this modified feature, and the terraces will be re-grassed to be contiguous with the surrounding grazed pasture.

The path, steps and signage will be consistent with other typical built elements on the maunga such as the main aggregate track, farm fencing, gates and signage. Proposed native plantings along the inside slope of the bund, adjacent to the path, will help to reduce the extent of grazed pasture and support the regeneration programs across the maunga.

On balance, the effects of the proposed terraces and associated works on the landscape character values of Mauao are **nil**.

##### 6.2.3.1 Visual Effects Assessment

Photographs from two viewpoints have been used to illustrate the nature of the proposed earth terraces and associated elements. These viewpoints are representative of the range of viewing audiences identified above:

### **Viewpoint 3: Mauao Motukauri track looking South**

This view is across the Motukauri track towards the bund, which is approximately 40 metres away in the centre of the view. Established grass cover effectively blends the bund with the surrounding grazed pasture. There are some fresh piles of slip material on the northern side of the bund adjacent to the aggregate track turnaround area. To the left-hand side is the TCC water tank, a concrete block seat, and mature pōhutukawa tree. Immediately behind the stockpile and to the right is a row of large poplar trees and row of smaller karaka trees, which are intended to provide screening of the water tank from the south. In the background is the Tauranga Harbour, the port of Tauranga and wider suburbs surrounding the harbour (obscured by low cloud in the photo).

From this view the terraces themselves will not be visible due to being on the opposite side of the stockpile. The construction of the terraces will require the excavation and lowering of the top of the stockpile which will subsequently reveal a greater portion of the harbour view and will have a positive effect on the quality of the view and visual amenity in general. Planting around the inside slope of the bund will further enhance the visual amenity of the area immediately surrounding the terraces.

The proposed terraces will have a **positive** effect on viewpoint 3.

#### **Viewpoint 4: View from a boat looking North East**

Viewpoint 4 is located at the entrance to the Tauranga Harbour approximately 500 metres from the proposed terraces. The view composition captures the entire outline profile of Mauao, with pockets of mature pōhutukawa forest and patchy regenerating slopes around the base, grazed pasture across the mid slopes, and regenerating bush on the upper slopes. The TCC water tank is located near the centre of the view highlighting the approximate location of the proposed terraces. Once grassed, the terraces will blend with the surrounding grazed pasture, however the lowering of the top of the bund by approximately one metre to form the terraces will reveal a larger portion of the TCC water tank from this viewpoint.

Due to the substantial separation distance (which would be even greater from the wider suburbs surrounding the harbour), and the elevated position of the terraces above the coastal edge, the proposed terraces will have a **very low** effect on viewpoint 4.

#### 6.2.3.2 Temporary Effects on Visual Amenity of the Proposed Elements

The construction of the terraces will require excavation of the existing grassed earth bund by excavator. The works will expose bare earth across the bund until such time that the terracing has been formed, and grass cover has been re-established. This will draw attention to the terraces during the works and into the establishment phase, and the terraces will have to be fenced off temporarily until such time that the grass has established. Approximately 250m<sup>3</sup> of excavated fill material will be stockpiled on the northwest end of the existing bund.

Due to the scale and anticipated duration of works, the temporary effects are considered to be **low moderate**.

#### 6.2.4 False summit

The clearing of vegetation and re-grassing of the false summit will create a greater sense of openness, changing the character and user experience of the path which is currently enclosed by the windswept scrub. While the upper slopes and summit are generally densely vegetated, open grassed areas currently exist which help to contextualise the proposed vegetation clearing. These areas include the main summit, and the viewing area located immediately to the west of the false summit.

The clearing of vegetation will negatively impact naturalness at this location, although the effects will be localised with area bound by the walking track and grass strip.

This localised portion of the track does not exhibit high visual amenity, and functions as a passage between the lookout to the west and the track which rises up along the ridgeline towards the main summit to the

south. The introduction of the proposed palisade fencing and pou structure will draw attention to this area and highlight this as a feature area of the summit.

The revealing of archaeological features and inclusion of interpretation highlights the associative values of the site and aligns with the tangata whenua objectives of the Mauao Historic Reserve Management Plan<sup>34</sup>, which seek a balance between protecting archaeology and promoting revegetation. This particular site is an example of the tension between preserving natural character and some of the cultural aspirations for Mauao and in this instance, the proposed vegetation clearing, palisade fencing, and pou structure will result in **low moderate** landscape character effects.

#### 6.2.4.1 Visual Effects Assessment

Due to the elevated summit location the viewing audience is limited to summit track users and to a lesser degree people on low flying scenic flights. Photographs from two opposing viewpoints are used to illustrate the nature of the false summit proposal:

##### **Viewpoint 7: Motukauri track looking East**

Viewpoint 7 provides a close up and direct view of the proposal, which includes vegetation clearing and palisade fencing approximately 15 metres away. The area to be cleared includes low growing mānuka, mingimingi (*Leucopogon fasciculatus*), and Spanish heath (*Erica lusitanica*) scrub, with some scattered gorse (*Ulex europaeus*). There is a strip of mown grass encapsulating this pocket of vegetation which reveals a fenced off terraced archaeological feature. This grassed strip gives an indication of what the proposed cleared area would look like, but with the addition of a palisade fence around the outside.

There is a basic level of infrastructure through this area which includes the aggregate path, a low wire mesh barrier with waratahs, and small scale signage. The inclusion of palisade fencing will formalise the path edge and introduce a substantial piece of built infrastructure, along with the pou structure.

The palisade fence and pou will be highly visible and will draw attention to this area, however the use of timber and dark coloured powdercoated finishes to the infill aluminium fence panels will mitigate the visual impact of the built elements. The removal of vegetation will result in a clear reduction in the sense of naturalness from this viewpoint.

Visual effects are therefore considered to be **low moderate**.

##### **Viewpoint 8: Motukauri track looking North**

Viewpoint 8 is directed along the track towards the false summit, which is approximately 80 metres to the north.

The proposed clearing will open up a relatively large, grassed area, similar to the main summit and the cleared area immediately to the west of the false summit.

From this viewpoint the palisade fencing will be clearly visible against the sea backdrop. The viewshed analysis in Appendix 4 indicates that the fencing will be more visible than the area of cleared vegetation due to the vertical nature of the structures but will generally not be visible from other parts of the Maunga, or the immediate surrounding land and seascape.

Visual effects are considered to be **low moderate**.

#### 6.2.4.2 Temporary Effects on Visual Amenity of the Proposed Elements

The clearing of the false summit and implementation of the palisade fencing and pou structure are anticipated to be of a short duration. Once cleared, the area will appear as bare ground until such time that

<sup>34</sup> Mauao Historic Reserve Management Plan; Final Draft Cultural Values Assessment Prepared for Ngā Poutiriao o Mauao (12 December, 2014)

grass cover has been established. As the cleared area is of a substantial size (585 m<sup>2</sup>) the temporary effects are considered to be **low moderate**.

## 7 Conclusion

### 7.1 Effects Summary

The Placemaking Improvements are in-line with the objectives of the Mauao Historic Reserve Management Plan<sup>35</sup>, and therefore support the aspirations that iwi have for the management of Mauao. The individual elements are physically isolated from one another and are spread out across the maunga, therefore the landscape effects will be largely isolated to each individual site, and in most cases the effects are absorbed by the modified landscape context of these sites.

A summary of the effects ratings on natural character, landscape character and visual amenity are provided in the tables below:

**Table 1: Natural Character and Landscape Character Effects Summary**

| Placemaking Improvements  | Natural Character Effects | Landscape Character / ONFL Effects |
|---------------------------|---------------------------|------------------------------------|
| Waikorire Entrance / Exit | Very Low                  | Very Low                           |
| Awaiti                    | Moderate                  | Moderate                           |
| Water tank Terraces       | Low                       | Nil                                |
| False Summit              | Moderate High             | Low Moderate                       |
| <b>Overall Effects</b>    | <b>Low</b>                | <b>Low</b>                         |
| Overall Temporary Effects | Low Moderate              | Low Moderate                       |

**Table 2: Visual Amenity Effects Summary**

| Location    | Proposed Element    | Distance to Proposed Element | Visual Amenity Effects | Viewpoint Specific Temporary Effects |
|-------------|---------------------|------------------------------|------------------------|--------------------------------------|
| Viewpoint 1 | Waikorire Entrance  | 35-50m                       | Very Low               | Very Low                             |
| Viewpoint 2 | Waikorire Entrance  | 250m                         | Very Low               | Very Low                             |
| Viewpoint 3 | Water Tank Terraces | 40m                          | Positive               | Low                                  |
| Viewpoint 4 | Water Tank Terraces | 500m                         | Very Low               | Low                                  |
| Viewpoint 5 | Awaiti              | 25m                          | Low Moderate           | Moderate                             |
| Viewpoint 6 | Awaiti              | 280m                         | Low                    | Moderate                             |
| Viewpoint 7 | False Summit        | 15m                          | Low Moderate           | Low Moderate                         |

<sup>35</sup> Mauao Historic Reserve Management Plan (2018); and Final Draft Cultural Values Assessment Prepared for Ngā Poutiriao o Mauao (12 December, 2014)

|                        |              |     |              |                     |
|------------------------|--------------|-----|--------------|---------------------|
| Viewpoint<br>8         | False Summit | 80m | Low Moderate | Low Moderate        |
| <b>Overall effects</b> |              |     | <b>Low</b>   | <b>Low Moderate</b> |

### 7.2 Recommendations

The Mauao Interpretation & Placemaking Design Document in Appendix 1 provides developed designs for the various placemaking improvements elements, but do not provide detailed drawings or specifications.

In particular, the conceptual drawings for the water tank terraces provide limited detail and therefore a set of criteria are proposed as conditions of consent to guide the implementation of the terraces in line with the concept design and associated landscape assessment.

Proposed conditions of consent for Water Tank Terraces:

- Terraces shall meet the following design criteria:
  - A detailed plan of the terrace earthworks, path, extent of planting, and location for placement of excess earthworks material be produced.
  - Extent of works be limited to the area shown on the plan provided in Appendix 1.
  - Terrace risers to be of equal heights, with a maximum height of 600mm, and consistent 7 degree riser slope
  - Terrace benches to be within a range of 1500mm – 2000mm width.