

**RC14513 / COASTAL PROTECTION STRUCTURE AND ASSOCIATED ACTIVITIES
SUMMARY STATEMENT OF BRAD COOMBS (LANDSCAPE, NATURAL
CHARACTER AND VISUAL EFFECTS)**

This summary highlights the key matters addressed in my statement of evidence dated 25 July 2025. My qualifications and experience are set out in that statement and I re-confirm my adherence to the Expert Witness Code of Conduct as described in that statement.

Key Matters

1. The remnant natural dune at Glen Isla Place has eroded since historic erosion protection was removed and the Three Mile Creek works were constructed.
2. The erosion from Cyclone Gabrielle in 2023 exposed further historic erosion protection structures which underly the existing sand dunes at Glen Isla Place. The erosion and exposure of the historic seawall works under the natural looking Glen Isla dune would have ongoing adverse landscape and natural character effects on Waihi Beach.
3. Waihi Beach is part of Outstanding Natural feature ONF S24 in the Western Bay of Plenty District Plan (the District Plan) which is a generic (up to) 100m off set from MHWS. ONF S24 includes the natural beach and dune systems as well as erosion protection structures at Waihi Beach, including the front edge of the Glen Isla dune.
4. Submissions on the applications and technical reviews from Council advisors have been considered and responded to in relation to any concerns that have been raised on natural character and landscape effects.
5. The erosion protection structure has been designed to be integrated into the remnant dune system as far as is possible, with the structure entirely buried after construction, with the potential for exposure of one end after high energy erosion events.
6. An alternative proposed location for the southern part of the type 1 wall, part way between the 5m property boundary offset and the boundary has been considered and while the effects are acceptable in landscape and natural character terms, the 5m off-set location is preferred in landscape, natural character and visual effects.

7. The Glen Isla Place erosion protection structure is consistent with and in some respects is a better outcome in natural character and landscape terms than other existing erosion protection works at Waihi Beach.
8. The erosion protection structure at Glen Isla Place can be developed to ensure that it protects the natural character and landscape values of the beach and protects the reserve and adjacent properties, leading to positive overall natural character and landscape effects.

Brad Coombs
11 August 2025