

BEFORE THE PANEL CONVENER

FTAA-2603-1186

UNDER the Fast-track Approvals Act 2024 (“**the FTAA**”)

IN THE MATTER of an application by **Ridgeburn Limited** for approvals under the FTAA for a referred project, Ridgeburn (“**Application**”)

STATEMENT OF SHANNON BRAY REGARDING QUALIFICATIONS AND EXPERIENCE

26 JUNE 2026

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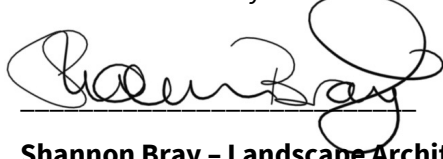
1. My full name is Shannon Bray. I am a Partner at Wayfinder Landscape Planning and Strategy Ltd, based in Hastings, New Zealand.
2. I lead the preparation of the “Ridgeburn Arrowtown Junction Peer Review of Landscape Assessment Report” dated 26 February 2026 (“**the Peer Review**”) regarding landscape aspects of the application under the Fast Track Approvals Act 2024 (“**FTAA**”) by Ridgeburn Limited (“**the Applicant**”) for the Ridgeburn proposal (“**the Application**”). I undertook a site and locality visit (unaccompanied), I researched the Application, I set out the framework for which the Peer Review was written, and then I reviewed, edited and authorised the Peer Review for release. My colleague, Benjamin Ormsby, also reviewed the Application and he drafted the Peer Review as a desktop exercise. I am authorised to make this statement on behalf of Mr Ormsby, who has confirmed the accuracy of these responsibilities.
3. I hold a Bachelor of Landscape Architecture with Honours from Lincoln University (1996) and a Bachelor of Forestry Science from Canterbury University (1994). I am a registered fellow and past president of Tuia Pito Ora New Zealand Institute of Landscape Architects (NZILA), and I was the initiator, a reviewer and signatory to Te Tangi a te Manu – NZILA’s best practice guidance for landscape assessment. I’ve been awarded by the NZILA for my contribution to landscape assessment policy.
4. I have over 22 years of experience as a landscape architect in Aotearoa New Zealand, with a specialisation in landscape assessment. I have been involved in well over 300 residential subdivision developments including many that are located in rural, sensitive or coastal landscapes such as Northland, Auckland, Coromandel, Waikato, Taranaki, Hawke’s Bay, Wairarapa, Queenstown and Wanaka. Several of these projects have been within or directly adjacent to Outstanding Natural Landscapes and/or have been within or adjacent to areas of Outstanding or Significant Natural Character. The proposals have varied in size from 1-2 lots to much more significant 150+ lot (and up to 650 lot) projects.
5. In many of these residential developments, I have also been involved in the master-planning and design of the project. My ethos in regard to this

involvement is to seek ways in which to avoid effects in the first instance, and then consider appropriate mitigation that can be incorporated as a core outcome of the proposal (including involvement in layout configurations, lot size, road and stormwater design, and planting). In many locations this has included the establishment of appropriate vegetation. Many of the projects I have been involved with I have revisited once have become established to confirm the effectiveness of the proposed mitigation and to review the whole outcomes that were envisaged.

6. In 2023 and 2024 I assisted the Tararua District Council with the development of urban-focussed policies for the (then proposed) District Plan Review. This included authoring a *Growth Strategy* (which involved working with Infometrics and Council to determine appropriate growth scenarios, and then identifying suitable areas within the District to accommodate this growth), preparing an *Urban Enhancement Strategy* (identifying how to enhance the quality of the town centres), and overseeing the preparation of an *Urban Design Framework* (prepared by my team, providing guidelines for the development of objectives and policies in the District Plan).
7. In addition to residential and urban development, I have also undertaken landscape, natural character and visual effects assessment of a wide range of significant infrastructure projects within both rural and urban environments. These have included quarries, wind farms, telecommunication facilities, transmission lines and roading projects.
8. Not all of my work is on the development side. I am a registered independent commissioner and have provided technical support to decision making panels (including Fast Track). I regularly prepare expert peer reviews for a range of Councils, I am a member of the Tauranga Urban Design Panel, past member of the Nelson Urban Design Panel, and past member of the governance board of the Auckland Urban Design Panel. I have represented community groups and private individuals who have submitted against development proposals. I have presented evidence at Council Hearings, Environment Court, Boards of Inquiry and through the Fast Track Expert Panel process. I have also prepared reports to inform District Plan policy.

9. Mr Ormsby holds a Bachelor of Arts (2006) and a Master of Planning Practice (2009) from the University of Auckland, and a Master of Landscape Architecture (2025) from Lincoln University. He is a Graduate Member of Tuia Pito Ora New Zealand Institute of Landscape Architects.
10. He has 13+ years of experience as a planner and policy advisor in local government, iwi, and central government. He has led work on district and regional planning in Auckland, Waikato and Bay of Plenty, and at a national level on resource management policy and reform. He has also led Ministry of Transport input into spatial planning and urban growth partnerships across the country as part of the Urban Growth Agenda. Most recently he has worked in landscape strategy and planning including preparing over 50 landscape and visual assessments for a range of infrastructure and urban development projects in both rural and urban environments, including telecommunications, electricity generation and transmission, and commercial and residential developments.
11. While the Peer Review has not been prepared in the form of evidence to be presented at a hearing, I confirm that:
 - (a) Both Ben and I have read the Expert Witness Code of Conduct set out in the Environment Court's Practice Note 2023 and have complied with the requirements in the Code of Conduct in preparing the Report.
 - (b) Both Ben and I have also read sections 14.10 to 14.14 of the Fast Track Practice and Procedures Guide regarding the role of Peer Reviews.
 - (c) Except where we state that we are relying on material provided by another person, the Report is within our areas of expertise.
 - (d) We have not omitted to consider material facts known to us that might alter or detract from the opinions expressed in this evidence.

DATED this 26 day of June 2026

A handwritten signature in black ink, appearing to read 'Shannon Bray', written over a horizontal line.

Shannon Bray – Landscape Architect