

Submission on

Resource Consent Application

Form 13

Under Section 96 of the Resource Consent Management Act 1991.



Reference Number:

RCS211140443

Submitted On:

21/11/2021 01:17 p.m.

Person making submission:

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Submission on:

Application No

LU-2021-110701-00 / LL-2021-110702-00 / NC-2021-110740-00

Name of Applicant

Gisborne District Council – Liveable Communities

Type of resource consent applied for

Tītīrangi Summit redevelopment

Brief description of proposed activity

Building and site works on Tītīrangi maunga.

Position on application

I support the application

Clearly state which parts of the application you support or oppose or wish to have amended:

E nga mana, ko Ngāti Oneone tena koe. We support the collaborative effort of Gisborne District Council and to redevelop the summit of Tītīrangi as part of the Tairāwhiti Navigations Programme. We have identified a few issues regarding the resource consent proposal which are of concern to us, mostly of a clarification nature, which we suggest Council consider before granting resource consent.

Traffic, Access and Parking

Parts of proposal to be amended

Section 3.6 of the proposal refers to The Traffic Impact Assessment, which discusses potential traffic and parking issues and how these might be managed. Section 3.5 indicates that traffic generation and car parking associated with events/functions will be managed through Event Traffic Management Plans (ETMP).

The Draft Operational Management Plan envisions up to 106 outdoor events during the year generating 8900 participants, supporters and visitors; and 5500 daily local or tourist visitors, totalling 14,400 visitors a year.

The Traffic Impact Assessment (p 12) anticipates, based on use of a ‘church’ classification from NZTA surveys, that the proposed day-to-day activities at the venue could increase the peak traffic volume by up to 20 vehicles per hour.

Appendix 6 (p 46) of the Design Plan envisions up to 160 car parks being available for events only at Te Poho O Rawiri Marae and served by a shuttle/bus plus 7 parks at the whare. Visitors can also walk to the event along established walkways.

For everyday activities, visitors will be able to access 55 parks in existing lots on the mountain, and 14 parks at the new whare. The proposal also envisions that event participants and visitors will use existing trackways to reach the site.

Section 5.1 of the Draft Operational Management Plan regarding Operational Traffic & Carparking Management states: "The table below sets out the restrictions and requirements that apply to day-to-day activities in terms of operational traffic and carparking management. It includes the policies/goals, actions to be taken by staff responsible for managing such activities, and any other procedures/measures in place to ensure that the OMP objectives relating to traffic and car parking management will be met."

Unfortunately the table is empty. It is therefore not possible to assess whether management procedures will be adequate to alleviate the potential car parking and traffic congestion problems that may arise from scheduled events. For instance, Appendix 6 of the Design Plan indicates that parking for events will be at the local marae, not the existing carparks on te maunga. The Traffic Impact Assessment (TIA, p 12) states "The Applicant is proposing to only allow events to be held at the venue if a shuttle service is in place (see section 6.2 below) and event management procedures are implemented to ensure attendees are directed to Te Poho O Rawiri Marae rather than being able to drive to the venue." It is not clear how potential private car traffic up the mountain will be controlled to prevent unacceptable traffic volumes and existing carparks from being overwhelmed. We are simply assured that there will be an Event Traffic Management Plan (ETMP) in place for each event. **THE OPERATIONAL MANAGEMENT PLAN SHOULD BE COMPLETED AND ASSESSED FOR ADEQUACY BEFORE THE PROJECT IS GRANTED RESOURCE CONSENT.**

The 150 projected attendees at each of the 4-8 kapahaka events seems a low estimate given the potential number of friends and whanau who are likely to attend as supporters of participants. There does not appear to be any survey data or case studies of similar events supporting the estimates of visitor numbers. Similarly, the estimate of daily tourist and local visitor numbers seems very conservative given this is a new development within an existing tourist/heritage programme. A significant increase in daily and weekend visitor numbers (pedestrian and vehicular) is likely to result in pressure on existing carparks and walking trails along Titirangi Drive, which could create public safety issues and impact on property owners in the area. Much of the bush covered area on the ocean side of te maunga, both public and private land, is very steep. Additional numbers of people seeking recreational opportunities or exploring off existing walkways could be at serious risk, as well as creating liabilities for property owners. **THE COUNCIL SHOULD REQUIRE A REASSESSMENT OF THE PROJECTED VISITOR NUMBERS BESIDES NZTA RESEARCH REPORT NO. 453 TO ASSESS THESE RISKS, AND WHETHER EXISTING PATHWAYS FROM THE NEW WHARE ALONG THE EASTERN END OF TITIRANGI DRIVE ARE ADEQUATE FOR INCREASED FOOT TRAFFIC. IT SHOULD ALSO CONSIDER PLACING SIGNAGE WARNING PEOPLE TO STICK TO EXISTING PATHWAYS AND NOTIFYING THE BOUNDARIES OF PRIVATE PROPERTIES ALONG THE ROUTE.**

Acoustic Effects

Parts of proposal to be amended

The Draft Operational Management Plan envisions up to 106 events during the year during which amplified sound/music will be used. Of these, 4-8 kapahaka events and up to 40 night sky viewings may be held outside between the hours of 9am and 12 midnight. The Acoustic Report discusses potential noise nuisance and how this might be managed. Section 5.2 of the Draft Operational Management Plan, Noise & Nuisance Management states: "The table below sets out the restrictions and requirements that apply to noise and nuisance management for day-to-day activities and events. It includes the policies/goals, actions to be taken by staff responsible for managing such activities, and any other procurements/measures in place to ensure that the OMP objectives relating to noise will be met. It also addresses general management matters to minimise potential nuisance to the surrounding reserve."

Unfortunately the table is empty. Undoubtedly nearby residents like ourselves will wish to be assured that there are procedures in place to ensure outside events with the potential to generate high levels of speech/music will be restricted to the hours of 9am-12 midnight and decibel levels strictly controlled (c.f. Acoustic Report, p 7 and sections 4.1 and 4.2). After 12am will events be shut down immediately or will informal gatherings be allowed to carry on afterwards at the site. Will there be an assurance that? We are concerned about informal gatherings being allowed to carry on after the event is closed down affecting local residents in Kaiti or along Kaiti Beach Road into the early hours of the morning. At present, it is not possible for submitters to assess whether management procedures will be adequate to alleviate the potential noise nuisance of scheduled events or their aftermath. THE OPERATIONAL MANAGEMENT PLAN SHOULD BE FILLED IN AND ASSESSED FOR ADEQUACY BEFORE THE PROJECT IS GRANTED RESOURCE CONSENT.

Servicing (Section 3.7)

The Three Waters Report, which sets out the options for servicing (Appendix I) notes the site is not located within the Reticulated Services Boundary and there are currently no on-site wastewater, stormwater or drinking water services available. The applicants propose developing an on-site stormwater management system which consists of "a mixture of rainwater tanks, filter strips/swales, pervious areas and open drains/swales which ultimately discharge to nearby gullies..." (page 19)

We are concerned that if stormwater is not managed correctly from the beginning of the project it could possibly undermine the stability of Titirangi maunga causing slippage, access issues and potential for property damage for the residents around te maunga. The possibility of a slip is very real to us as there has been a major slip in recent years on the slope above our property at the end of Kaiti Beach road.

Parts to be amended

Our specific questions are what happens to any excess rainwater collection once the tanks are full and the filter

strips/swales can't cope? The recent extreme weather event that occurred for several days from November 14th 2021 created massive flooding in and around the Gisborne area and some minor slipping along the ocean side of Tītīrangi maunga. There needs be adequate water storage and engineering works to mitigate risks from such extreme weather events which NIWA predicts are likely to intensify in frequency with climate change. We would like assurances that excess stormwater will be correctly managed instead of relying on discharge of run-off into surrounding gullies. The development involves major areas of impervious surface (rock, concrete, brick, bitumen – see pages 9-12 of the application) creating large areas that will catch stormwater. WE ASK THAT THE PROPOSED PLAN BE REVIEWED TO ENSURE EXCESS RUN-OFF STORMWATER IS CHANNELLED AWAY FROM THE SITE AND OFF TE MAUNGA BY APPROPRIATE ENGINEERING WORKS WHICH ARE PARTICULARLY ABLE TO COPE WITH EXTREME WEATHER EVENTS.

The reason for making my submissions are (briefly describe the reasons for your views):

We support the Tītīrangi summit re-development and restoration project, the key drivers of the project, and the ongoing collaboration between Ngāti Oneone and the Gisborne District Council to regenerate te maunga bush and foreshore ecosystems. We plan to undertake restorative replanting on our property in native vegetation which we hope will be in keeping with these efforts, and will be seeking information and advice from the partners regarding our restoration plans.

I wish the Gisborne District Council to make the following decision (give details, including nature of any conditions sought):

We wish the Council to support the resource consent proposal, subject to seeking further clarification, changes, or revisions by the applicant on issues which we have highlighted in upper case in our submission.

I wish to speak at the hearing in support of my submission

No

Would you consider presenting a joint case with others who have made a similar submission?

No

Confirmation

Are you submitting this form on behalf of another person?

No

I confirm that all the above details are correct.

Yes