

From: [Mohammad Eskandarighadi](#)
To: [Jo Michalakos](#); [Resource Consents Admin Team](#)
Cc: [DEgeotech](#)
Subject: RE: Resource Consent Referral - For Your Comment - Response due by 04 May 2026 - GDC - Te Karaka Stopbank Upgrade - Various Locations - LR-2026-113441-00 & others
Date: Friday, 19 June 2026 10:34:19 am
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Jo,

just an update on RFI 10.

I have discussed this further with Dean Foote and understand that the detailed seismic/Slide modelling is being progressed as part of the detailed design, but is not available at this effects assessment stage.

On that basis, I am comfortable for RFI 10 to be addressed through a pre-construction condition rather than requiring the full seismic deformation assessment now. The condition should clearly require the final geotechnical/design documentation to address ULS seismic deformation/displacement, residual stopbank functionality, and any required design refinement, mitigation, monitoring, or post-event inspection/repair procedures before construction starts.

My final conditions are these:

1. The consent holder shall undertake the activity in accordance with the recommendations contained in the Geotechnical Report prepared by GHD (reference 12685374 Rev1 and dated 31/3/2026), or any subsequent addenda or detailed geotechnical assessments prepared by a suitably qualified geotechnical practitioner.
2. Earthworks associated with construction of the stopbank shall be carried out under the supervision of a suitably qualified geotechnical practitioner. The practitioner shall monitor the works to confirm that the geotechnical assumptions and recommendations adopted in the design remain valid during construction.
3. Prior to commencement of construction, the consent holder shall provide to Council a detailed geotechnical design memorandum or detailed design report prepared by a suitably qualified and experienced geotechnical practitioner. The memorandum/report shall confirm the final stopbank stability, seepage, and seismic performance assessment. Where the adopted design does not achieve the target ULS seismic factor of safety, the memorandum/report shall assess anticipated seismic deformation/displacement and residual stopbank functionality, and shall identify any required design refinements, mitigation measures, monitoring requirements, or post-event inspection, and repair procedures required to restore the intended flood protection function.
4. Upon completion of construction, the consent holder shall provide certification from a suitably qualified geotechnical practitioner that the stopbank has been constructed generally in accordance with the certified detailed design and that the geotechnical assumptions adopted in the design remain valid.
5. Prior to completion of construction of the stopbank, the consent holder shall prepare and implement an inspection, monitoring, maintenance, and repair plan for the stopbank. The plan shall address routine inspections and post-event inspections following significant flood or seismic events that may

reasonably be expected to affect stopbank performance, and shall identify procedures for repair or reinstatement works required to maintain the intended flood protection function.

[@Resource Consents Admin Team](#) I have updated my timesheet in ozone for LR-2026-113441-00.

Regards,
Mohammad

From: Jo Michalakakis <jmichalakakis@align.net.nz>
Sent: Tuesday, 16 June 2026 12:07 pm
To: Mohammad Eskandarighadi <Mohammad.Eskandarighadi@gdc.govt.nz>; Resource Consents Admin Team <rcadmin@gdc.govt.nz>
Cc: DEgeotech <DE.Geotech@gdc.govt.nz>
Subject: RE: Resource Consent Referral - For Your Comment - Response due by 04 May 2026 - GDC - Te Karaka Stopbank Upgrade - Various Locations - LR-2026-113441-00 & others

Thanks Mohammad

I'll pass these on

Ngā mihi

Jo Michalakakis
National Manager – Planning

M [+64 27 232 0496](tel:+64272320496) | P [+64 9 302 0585](tel:+6493020585) | [W align.net.nz](http://W.align.net.nz)

Align

From: Mohammad Eskandarighadi <Mohammad.Eskandarighadi@gdc.govt.nz>
Sent: Friday, 12 June 2026 12:20 pm
To: Jo Michalakakis <jmichalakakis@align.net.nz>; Resource Consents Admin Team <rcadmin@gdc.govt.nz>
Cc: DEgeotech <DE.Geotech@gdc.govt.nz>
Subject: RE: Resource Consent Referral - For Your Comment - Response due by 04 May 2026 - GDC - Te Karaka Stopbank Upgrade - Various Locations - LR-2026-113441-00 & others

Hi Jo,

Hope your day is going well. Below is my response:

RFI 10 is not considered adequately addressed.

The response refers to the low probability of a ULS earthquake event coinciding with a 1% AEP flood event. However, the RFI sought justification for the ULS seismic cases where the target factor of safety is not achieved, including anticipated deformation/displacement and confirmation of post-seismic stopbank functionality. It is accepted that the stopbank may not need to maintain full pre-event flood capacity immediately following a ULS seismic event; however, where the target ULS factor of safety is not achieved, a performance-based assessment is required to demonstrate that deformation, loss of crest level/freeboard, cracking, slumping, or other damage mechanisms would not result in unacceptable loss of function or an unrepairable condition.

Please provide further assessment of the expected ULS seismic deformation and residual stopbank performance, or identify any required design refinement/mitigation. The proposed reliance on post-event inspection and repair may be acceptable in principle, but should be supported by an assessment demonstrating that the anticipated damage would be tolerable, inspectable, and reasonably repairable within an appropriate timeframe following the event.

RFI 11 is considered adequately addressed for resource consent purposes.

The applicant has clarified that liquefaction risk is proposed to be accepted on a risk-management basis rather than mitigated through ground improvement or other specific liquefaction mitigation. This position is generally consistent with the geotechnical report, which identifies liquefaction as a residual risk but acknowledges that settlement and lateral spreading could occur in a large seismic event.

Given the scale and linear nature of the stopbank, and the likely disproportionate cost of full liquefaction mitigation, this risk-based approach is considered reasonable, provided the residual risk is recognised and managed through post-event inspection and repair/reinstatement procedures.

No further liquefaction mitigation is requested at resource consent stage. However, the consent should include a requirement for the detailed design or management documentation to confirm the post-seismic inspection, repair, and reinstatement approach for liquefaction-related deformation or damage to the stopbank.

I would like to hear more on Item 10 before finalizing the conditions but for now I propose the following conditions.

Recommended conditions:

1. The consent holder shall undertake the activity in accordance with the recommendations contained in the Geotechnical Report prepared by GHD (reference 12685374 Rev1 and dated 31/3/2026), or any subsequent addenda or detailed geotechnical assessments prepared by a suitably qualified geotechnical practitioner.
2. Earthworks associated with construction of the stopbank shall be carried out under the supervision of a suitably qualified geotechnical practitioner. The practitioner shall monitor the works to confirm that the geotechnical assumptions and recommendations adopted in the design remain valid during construction.
3. Prior to commencement of construction, the consent holder shall provide an updated geotechnical design memorandum or detailed design report prepared by a suitably

qualified geotechnical practitioner. The memorandum/report shall confirm the final stopbank stability assessment following completion of seepage analysis and shall address seismic performance, including anticipated ULS deformation and residual stopbank functionality. Where required, the report shall identify any design refinements, mitigation measures, monitoring requirements, or post-event inspection and repair procedures.

4. Upon completion of construction, the consent holder shall provide certification from a suitably qualified geotechnical practitioner that the stopbank has been constructed generally in accordance with the certified detailed design and that the geotechnical assumptions adopted in the design remain valid.
5. Prior to completion of construction of the stopbank, the consent holder shall prepare and implement an inspection, monitoring, maintenance, and repair plan for the stopbank. The plan shall address routine inspections and post-event inspections following significant flood or seismic events that may reasonably be expected to affect stopbank performance, and shall identify procedures for repair or reinstatement works required to maintain the intended flood protection function.

Let me know if you want to discuss anything.

[@Resource Consents Admin Team](#) I have updated my timesheet in ozone for LR-2026-113441-00.

Regards,
Mohammad

From: Jo Michalakakis <jmichalakakis@align.net.nz>
Sent: Thursday, 11 June 2026 4:38 pm
To: Mohammad Eskandarighadi <Mohammad.Eskandarighadi@gdc.govt.nz>; Resource Consents Admin Team <rcadmin@gdc.govt.nz>
Cc: DEgeotech <DE.Geotech@gdc.govt.nz>
Subject: RE: Resource Consent Referral - For Your Comment - Response due by 04 May 2026 - GDC - Te Karaka Stopbank Upgrade - Various Locations - LR-2026-113441-00 & others

Kia ora Mohammad

Please find attached the s92 response letter; and email with link for the s92 response for the Te Karaka stopbanks consent (containing the Appendices referred to in the main letter). Your questions are #10-11

I am aiming to have all assessments complete ready to notify in 2 weeks' time, assuming there are no residual issues. If you could look at this as soon as you are able that would be much appreciated.

If Sven's link doesn't work, my link is here:

☐ [S92 Response Te Karaka Stopbank Upgrade LR-2026-113441-00](#)

Ngā mihi

Jo Michalakakis
National Manager – Planning

M [+64 27 232 0496](tel:+64272320496) | P [+64 9 302 0585](tel:+6493020585) | [W align.net.nz](http://W.align.net.nz)

Align

From: Mohammad Eskandarighadi <Mohammad.Eskandarighadi@gdc.govt.nz>
Sent: Tuesday, 28 April 2026 4:40 pm
To: Resource Consents Admin Team <rcadmin@gdc.govt.nz>; Jo Michalakakis <jmichalakakis@align.net.nz>
Cc: DEgeotech <DE.Geotech@gdc.govt.nz>
Subject: RE: Resource Consent Referral - For Your Comment - Response due by 04 May 2026 - GDC - Te Karaka Stopbank Upgrade - Various Locations - LR-2026-113441-00 & others

Hi Jo,

I have assessed the application have the following queries:

1. Please provide further justification for acceptance of the ULS seismic cases where the target FoS is not achieved (Tables 6 and 7), including an assessment of anticipated deformation/displacement (e.g. empirical or analytical assessment) and confirmation that the stopbank would maintain its intended function following the design ULS event, or provide proposed mitigation/design refinement where required.
2. Please provide further justification of the conclusion that liquefaction risk can be accepted without mitigation, including assessment of potential seismic-induced settlement/deformation effects on stopbank performance and functionality.
3. The geotech report mentions the GFR (Geotechnical Factual Report) dated 9th Feb 2026. Please provide this report.

Side question: as the Geotechnical interpretive report refers to further detailed geotechnical design being undertaken in later phases, are you aware what the subsequent approval/design stages are for this project and whether this consent is intended to cover only the concept/feasibility stage, with further detailed design approvals to follow? I just want to understand whether our review at this stage is intended to rely on later staged approvals for the deferred detailed geotechnical matters.

Happy to discuss.

[@Resource Consents Admin Team](#) could you please add 12 units to LR-2026-113441-00 review?

Regards,
Mohammad

From: Resource Consents Admin Team <rcadmin@gdc.govt.nz>

Sent: Thursday, 23 April 2026 8:51 pm

To: Mangala Wickramanayake <Mangala.Wickramanayake@gdc.govt.nz>; ESreferrals <ESreferrals@gdc.govt.nz>; Resource Consents Science <RCScience@gdc.govt.nz>; DEresource <DE.Resource@gdc.govt.nz>; Integrated Catchment RC Referrals <ICM.Referrals@gdc.govt.nz>; DEgeotech <DE.Geotech@gdc.govt.nz>

Cc: Jo Michalakakis <jmichalakakis@align.net.nz>

Subject: Resource Consent Referral - For Your Comment - Response due by 04 May 2026 - GDC - Te Karaka Stopbank Upgrade - Various Locations - LR-2026-113441-00 & others

Resource Consent Referral - For Your Comment

A resource consent application has been received that may require comment by your department. A full copy of the application is also attached to this email.

To enable us to comply with statutory timeframes, please respond within 5 working days of the date of this email. By **04 May 2026**.

Application Number	LR-2026-113441-00
Date Received	22 Apr 2026
Applicant	GISBORNE DISTRICT COUNCIL - COMMUNITY LIFELINES
Description	**BUNDLED** To undertake flood resilience works and upgrades to the stopbank adjacent to and within the Waipaoa River to reduce the existing and potential flooding effects on the Te Karak township.
Site Address	MATAWAI ROAD TE KARAKA
Legal Description	LOT 1 DP4355
Coordinating Planner	Jo Michalakakis

Circulate to the following Sections for comment:	Comment:
River Engineering (Mangala)	Please review the following: 1. Appendix 4 stopbank drawings and cut-fill volumes 2. Appendix 8 Consequential Flood Risk Assessment, 3. Section 6.10 Effects on Hydrology and River Dynamics, And advise if you concur with the assessment or if you have any concerns or/and require further information.

Environmental Science	Can you please review the Effects on Hydrology and River Dynamics and advise if you concur with the assessment? Please advise if the hydrology assessment only needs to be addressed by the River engineering team. The applicant is also proposing to undertake dewatering and has applied to take up to 1,000 m3/day from the Waipaoa River. Please advise if there is sufficient allocation in the river to sustain the sought volume of take.
RC science advisor	Can you please appendix 7 : Ecology Assessment and section 6.14 (Effects on Ecology and Water Quality) provided with the application and comment on the effects of the proposed works and associated sediment discharge on freshwater quality and aquatic life and advise if you have any concerns or need further information? Please advise if the proposed mitigation measures are adequate and fit for purpose.
DE	Can you please review Appendix 5: Road Raising Concept Design Report and drawing and the Concept Design report (Page 357) advise if you have any concerns regarding the effects of the proposed works on traffic?
ICM	Biodiversity The proposal involves removal of vegetation. The vegetation is mainly grass, weeds and shrubs. The applicant will replant the disturbed area upon completion of works. Can you please review the proposed Planting Plan and advise if you have any concerns or need more information?
Geotechnical engineering	Can you please review the geotechnical report (Appendix 15) and advise if you have any concerns regarding the effects of the works on land stability and whether you concur with the finding of the report?

1. Please respond to any specific questions or requirements stated here by typing your answer below the question:

2. Please advise if there is further information required in order to fully assess the consent (this may trigger a formal request under s92 RMA):

3. Please type any conditions you require on the consent here (or attach documents to this email):

4. Please type any general comments or information you have here (or attach documents to

this email):

5. If you are unable to provide technical comment, please indicate the relevant reasons:

	Outside of expertise
	No work capacity
	Conflict of interest
	Other:

6. Please complete the following cost / input table so we can ensure we recover all costs associated with processing this consent:

Date Work Performed	Description of Work	Officer Name	Time Incurred (based on 15 minute units)	Charge Out Rate	Total (\$)



Consents Coordinator

Te Kaunihera O Te Tairāwhiti - Gisborne District Council

P: +64 6 867 2049, 0800 653 800

A: 15 Fitzherbert Street, Gisborne | [Web](#) | [Fb](#) | [App](#)

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