

URGENT: FORMAL TECHNICAL OBJECTION & NOTICE OF MATERIAL OMISSION

Date: 14 September 2026

To: The Processing Planner / Independent Hearing Commissioners

Council: Gisborne District Council (GDC)

By Email: NotifiedRC@gdc.govt.nz | regulatory@gdc.govt.nz

Resource Consent Reference:

LR-2026-113441-00 (Land Use – Earthworks)

LV-2026-113442-00 (Works in River Bed)

LL-2026-113443-00 (Vegetation Clearance/Shingle)

WS-2026-113444-00 (Water Take/Discharge)

Project Title: Te Karaka Stopbank Upgrade Project

Affected Property: 81 Kanakanaia Road / Te Karaka 16A (“the Property”)

Affected Persons/Landowners: The Kewa/Katipa/Cookson Whānau

1. Purpose of this Correspondence

We write to lodge a formal technical objection regarding the Assessment of Environmental Effects (AEE) and supporting engineering documentation submitted by GDC Community Lifelines (“the Applicant”).

While we acknowledge that the standard submission period closed on 7 August 2026, this correspondence is submitted as an **urgent notice of material omissions and data inaccuracies** within the applicant's technical baseline. We respectfully request that the **Independent Hearing Commissioners exercise their powers under Section 37 of the Resource Management Act 1991 (RMA)** to accept this late technical objection, given that it contains critical localised mātauranga and historical hydrological data that directly challenges the validity of the applicant's engineering assumptions.

Also I had endeavoured on four occasions to seek consultation directly with GDC from May 2026, and I believe had someone taken the initiative to kōrero with me prior to 7 August 2026, I would have met that deadline.

Alternatively, we request that the Council immediately trigger a **Section 92 Request for Further Information** to address the major deficiencies detailed below.

2. Grounds for Objection & Technical Deficiencies

Ground 1: Unconsented Encroachment and Property Boundary Ambiguity

The applicant's design documentation indicates that the proposed stopbank alignment terminates at, or integrates with, the hill landform in the vicinity of Kanakanaia Road. The applicant has stated that the alignment *"goes into the Wi Pere side of the hill."*

- **The Technical Deficit:** The applicant has failed to provide a precise cadastral or geographic survey defining the intersection of the stopbank with private property lines. The main body of this hill landform is owned and controlled by our whānau at **81 Kanakanaia Road**. Utilising or altering any portion of our private whenua as a functional component of the stopbank infrastructure without explicit written **Affected Party Approval** or a formal easement constitutes an unlawful encroachment and a breach of consultation requirements under the RMA.

Ground 2: Failure to Model Localised Hydrodynamics, Silt Deposition, and Corner Erosion

The applicant's visual plans (depicted by the orange alignment line) show the proposed stopbank terminating at a slight downward angle directly into the corner of the hill landform at the Property.

- **The Technical Deficit:** The engineering reports fail to model the localized **two-phase hydrological occurrence** during high-energy flood events (such as Cyclone Gabrielle and Cyclone Bola):
 - **Phase A (Hydrodynamics):** The physical diversion of high-velocity floodwaters into a large, confined topographical corner will create localized turbulence and severe eddying.
 - **Phase B (Morphological/Silt Dynamics):** The deceleration of diverted water within this significant corner will cause catastrophic silt drop-out and massive deposition at the bottom of the hill.
- **The Environmental Risk:** This restriction will force concentrated floodwaters against the flank of our hill and the flat whenua, accelerating severe **localised erosion** and stripping topsoil. The applicant has failed to provide site-specific mitigation or hydrodynamic modelling for this acute boundary zone.

Ground 3: Deficient Geotechnical Baselines and Unmapped Groundwater Aquifers

Section 2.2 of the applicant's existing geotechnical data explicitly states: *"...Groundwater was not encountered within the investigations."* This baseline statement is factually incorrect, dangerously deficient, and fundamentally undermines the applicant's seepage and stability modelling.

- **The Technical Deficit:** The applicant's localised subsurface investigations have missed a well-documented shallow aquifer system directly underlying 81 Kanakanaia Road. We provide the following empirical historical evidence of high groundwater tables and active bores on the Property over multiple generations:
 1. **Historical Coaching Inn Bore:** A high-yielding historical bore utilized for approximately 30–35 years by our tipuna to service travellers and livestock.
 2. **Bore 1 (Shed Vicinity):** An operational bore utilized for 8–10 years at the rear of the property owned by the Kewa/Katipa/Cookson Whānau.
 3. **Bore 2 (Te Karaka 16A):** An operational bore utilized for 8–10 years located across the drainage ditch towards the centre of the block.
 4. **Bore 3 (Driveway Curve):** A highly active domestic and stock bore utilized for 13–15 years at the base of the hill where the driveway curves toward the Lodge.
 - **The Engineering Risk:** Because the applicant did not hit groundwater during limited auger testing, their design fails to account for how a prolonged flood event will interact with this existing high water table. An un-modelled shallow aquifer beneath or adjacent to the stopbank risks **piping, substratum liquefaction, and catastrophic under-seepage failure** when subjected to extreme hydraulic head.
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3. Relief Sought / Actions Required

To remedy these deficiencies and prevent significant, irreversible adverse effects on our whenua, we request that the Processing Planner and Hearing Commissioners direct the Applicant to supply the following information prior to any formal hearing:

1. **A definitive cadastral survey** mapping the exact stopbank footprint and structural tie-ins relative to the true legal boundaries of 81 Kanakanaia Road and Te Karaka 16A.

2. **An independent localized hydrodynamic and sedimentation study** evaluating the exact velocity, silt deposition depths, and erosion risks inside the specific corner where the stopbank meets our hill.
3. **A comprehensive hydrogeological review** that reconciles the applicant's "no groundwater" statement with the multi-generational bore infrastructure identified above, including updated piping and seepage safety-factor calculations.

We reserve our right to present expert evidence at any scheduled resource consent hearing regarding these matters.

Please acknowledge receipt of this formal objection and confirm whether it will be tabled before the Independent Hearing Commissioners.

Ngā mihi,

Maraea Cookson / On behalf of the Kewa/Katipa/Cookson Whānau concerning Te Karaka 16A

Contact Phone: [REDACTED]

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