

IN THE MATTER OF the Resource Management Act 1991 (**the RMA**)

AND

IN THE MATTER OF

resource consent applications by Gisborne District Council – Community Lifelines (the application) for construction and upgrading of approximately 4.2 kilometres of stop banks, associated earthworks, road raising, drainage and stormwater infrastructure, works within and adjacent to the Waipaoa River, temporary water take and discharge activities during construction, vegetation clearance, temporary access works, service relocations, and landscape planting and site reinstatement.

STATEMENT OF EVIDENCE OF WENDY BURGESS

25 September 2026

BACKGROUND

1. My husband, Murray, and I, along with our accountant Allan De Latour, are the trustees of The M and W Burgess Family Trust. The Trust owns the land and buildings at 2416 Matawai Road, Te Karaka.
2. Murray and I are the director/shareholders of a company, Blue Willow Citrus Limited, which operates a citrus orchard at 2416 Matawai Road, Te Karaka.
3. In July 2002, we sold our 3-acre lifestyle block in Patutahi, Gisborne, and purchased an 11.9712 ha citrus orchard at 2416 Matawai Road, Te Karaka, Gisborne. The property contained approximately 6,500 citrus trees at the time of purchase, which we have since further developed through tree replacements and new plantings. There are now 4585 trees comprising a mix of Cutlers red grapefruit, Yen ben lemons, Barnfield oranges, limes, Satsuma mandarins (Miho and Aoshima), Parent navels, Golden special grapefruit, Star ruby grapefruit and Meyer lemons. Attachment 1 is our current orchard plan.
4. Between 1983 and 1997, Murray worked on various orchards throughout Gisborne, including a 9-year tenure at Felkirk Orchard on Papatu Road working for Rodney Kirk. During this period, he completed a Diploma in Horticulture through Lincoln University.

Physical attendance at the local polytechnic was mandatory, requiring one evening class per week and one full block-week every quarter. His studies focused specifically on kiwifruit, citrus, and subtropical varieties.

5. Murray and I both support the applicant's proposal in principle and recognise its broader community benefits, including the protection it offers to our son's house in Te Karaka. However, we are deeply concerned about the significant increase in flooding effects on our property and the consequential adverse impacts on our orchard. These effects directly threaten our livelihood, including our ability to service the debt incurred to support our business.
6. Neither the notified proposal nor the amended proposal provides protection for our property. We have serious concerns regarding the impacts that both proposals will have on our land as we understand that there will be increased flood adverse effects in a Cyclone Gabrielle level storm.
7. Murray and I consider that a far better solution would be for the applicant to amend the design of the stop bank upgrade to explicitly protect our property and business.
8. Our property previously flooded during weather events in 2005 and 2018. During these events, the Waipaoa River rose following heavy rainfall and inundated the middle and lower blocks of our orchard. The floodwaters were low-velocity; while they left a layer of silt on the ground, it was not severe enough to damage our trees or fruit. Our only insurance claim from these events was for a damaged submersible pump.
9. In February 2023, our property was severely impacted by Cyclone Gabrielle, with floodwaters causing catastrophic damage to our orchard, infrastructure, and home. We lost approximately 1,300 citrus trees, boundary fencing, a bore (including the pump shed and pumps), private and business assets, and sustained severe residential damage. Unlike earlier floods, Cyclone Gabrielle produced high-velocity waters that caused much of the destruction. Flood debris and items stored in our shed—located approximately 85 metres from the Waipaoa River and adjacent to where the applicant proposes to retreat the eastern stop bank—were swept across our orchard blocks, including those nearest to State Highway 2.
10. The flood flow from Cyclone Gabrielle affected our property by:
 - causing scarring on our developing fruit resulting in quality downgrading;
 - damaging our dwelling, pool fence and implement shed (see photos on Attachment 6);

- depositing wooden pallets and a wooden fruit bin on our deck that were stored in a shed adjacent to the Cutlers red grapefruit block;
 - pushed over and swept away a raised pump shed and stand, and pushed over a power meter box exposing live wires;
 - pushing over approx 6 mature Cutlers red grapefruit trees;
 - uprooting approx. 400 Yen ben lemons trees;
 - uprooting approx. 890 metres of boundary fence leaving it tangled amongst citrus and shelter belt trees;
 - acting like a washing machine in our shed adjacent to the Cutlers red grapefruit block damaging items stored in there (see photo on Attachment 6);
 - depositing flood debris (silage bales, uprooted pampas grasses, branches and general rubbish) through our property including in citrus trees and shelter belts; and
 - depositing logs on our property.
11. Floodwater depth varied across our orchard from 1.5m to over 2 metres in places, as evidenced by the height of the silt marks and debris left in our trees.
12. At the time of Cyclone Gabrielle, all of our citrus trees were carrying fruitlets of varying sizes. The high velocity of the silt-laden floodwater scarred the developing fruit, creating major quality defects that resulted in our crop being downgraded and causing significant financial loss. Residual silt remained on the fruit, hindering growth and overall quality. While our packhouse reluctantly accepted the silt-covered fruit for processing at the time, standards have since tightened regarding silt-affected produce. We have recently been advised by our packhouse that the MPI published information states that fruit within 300mm of flood height is not to be harvested.
13. The revised alignment will direct higher-velocity floodwaters through the middle of our property towards our dwelling and sheds, inundating a larger area than during Cyclone Gabrielle. Additionally, raising the road will act as a stop bank that impedes flood drainage, causing water levels to back up and rise. This extended inundation will expose a greater proportion of our fruit crop to silt damage. Since Cyclone Gabrielle, a major focus of our recovery effort has been restoring tree health, alongside recovering mentally and financially.
14. Prior to Cyclone Gabrielle, we were regularly nominated for and recognized at our packhouse's annual grower awards for our high-quality fruit. In March 2019, we won the category awards for navel oranges and satsuma mandarins, ultimately receiving the Supreme Grower Award. Beyond the immense pride we took in these

achievements, having the trophy presented by Rachel Hunter was a memorable highlight. Our success was also featured in the March 2019 issue of *The Orchardist* magazine.

15. In October 2025, the physical work began to raise our home by 500 mm, executed by Toitu Tairawhiti Builtsmart Limited.
16. Prior to this, on 28 July 2025, I telephoned Dean Foote from the Gisborne District Council (primary contact for the Te Karaka Flood Resilience project) to enquire about the results of the hydrological modelling to confirm that the planned 500 mm lift height would provide sufficient clearance based on the data. I was informed that the modelling showed a projected flood height at our location equal to the Cyclone Gabrielle level plus 200 mm, tapering off toward Takipu Marae.
17. Mr Foote explained that for resource consent purposes, the council evaluates changes in impact, and because we were already within a floodplain, we were considered "no better, no worse off." As a result, he said the applicant was not dealing with us directly.
18. We did not understand how that could be right because the changes to bring the stop bank further from the Waipaoa River directed floodwaters through the middle of our property exposing our dwelling, farm buildings and orchard blocks to more damage.

MY UNDERSTANDING OF THE NOTIFIED PROPOSAL

18. The eastern stop bank currently runs along the boundary shared with our neighbour, the Pine Hollow Family Trust, and levels out near the point where the amended proposal shows the stop bank cutting in to follow our main driveway down to State Highway 2.
19. The notified proposal called for the eastern stop bank to be retreated adjacent to our implement shed (closest to the Waipaoa River) and to terminate near the boundary of our neighbour's property at 2421 Matawai Road.
20. This design would result in a substantial increase in the flow rate of floodwaters across our property, despite a minor reduction in averaged floodwater height.
21. The section of State Highway 2 along our southern boundary is scheduled to be raised as the road will go over the top of the stop bank.
22. When Ross Muir prepared our submission on the RMA application, he informed us that the application indicated a proposed 10-metre-wide off-road haul route using our main

driveway to access a large soil borrow pit on our neighbour's property. Prior to this, the applicant had not informed us of any intention to use our main driveway for a haul road.

MY UNDERSTANDING OF THE AMENDED PROPOSAL

23. Under the amended proposal, the alignment of the stop bank has been altered to follow a section of our main driveway down to State Highway 2. Additionally, the section of State Highway 2 along our southern boundary is still to be raised.
 24. A 10-metre-wide off-road haul road utilising our main driveway remains proposed, identical to the notified proposal.
 25. This design would result in a substantial increase in the flow rate of floodwaters across our property, despite a minor reduction in mean floodwater height.
 26. Attachment 2 contains the Land Requirement Plan, which highlights the land required from us in yellow (labelled 'A'). The total area required from our property for this proposal is approximately 1,601 m² (subject to final survey), as communicated to us by The Property Group in a letter dated 18 June 2026 (Attachment 3).
 27. The letter from The Property Group included flood modelling maps for both a Cyclone Gabrielle-scale event (Attachment 4) and a 1% AEP design event (Attachment 5).
 28. The flood modelling table on page 2 of Attachment 3 indicated an increase in average water velocity exceeding 66% for both scenarios, alongside an elevation of our property's Flood Hazard rating from H3 to H4 in a Cyclone Gabrielle-scale event.
 29. We have not seen any details about what the flood levels or flows would be in specific parts of our orchard.
 30. I am not clear whether the modelling has taken into account the raising of Matawai Road and the effect that will have on our orchard. I am also unclear whether the modelling has taken into account the borrow pit to be located on the adjacent property.
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CONCERNS REGARDING THE AMENDED PROPOSAL

28. I am deeply concerned about the following adverse impacts of the amended proposal on our property:

- **a. Significantly Increased Water Flow Rates:** The table on page 2 of Attachment 2 lists the "mean" post-upgrade velocity for two scenarios. Because "mean" represents an average, localized water flow rates across unidentified parts of our property will be significantly higher.
- **b. Stop bank Realignment Impacts:** Realigning the eastern stop bank on our neighbour's property will direct higher-velocity floodwaters straight through our property towards our dwelling and farm buildings
- **c. Increased damage to our dwelling and farm buildings:** The increased level of damage to our newly raised dwelling and garages/implement sheds from the significantly increased water flow rates compared to the flow rate damage suffered during Cyclone Gabrielle.
- **d. Highway Elevation and Water Pooling:** Raising State Highway 2 will cause it to act as a secondary stop bank, trapping water and leaving the southern margin of our property persistently wet.
- **e. Orchard and Tree Health:** The combination of increased flow rates and prolonged water pooling poses severe risks to our citrus trees. Saturated soil surrounding root systems promotes Phytophthora and brown rot, leading to tree decline, tree death, and substantial fruit loss.
- **f. Structural and Environmental Damage:** High-velocity floodwaters carrying silt and debris will cause significant damage to our soil fertility, fruit crops, citrus trees, unraised areas of our dwelling and overall infrastructure.
- **g. Hazard Rating Reclassification:** Upgrading the flood hazard rating from H3 to H4 raises serious safety concerns for residents, vehicles, buildings, and orchard infrastructure, while threatening the long-term viability of permanent horticulture on this site.
- **h. Financial and Insurance Implications:** When the hydrological reports supporting the upgrade are made public—revealing the increased floodwater flow rates across our land—our ability to maintain insurance coverage and secure orchard financing will be severely compromised.
- **i. Property Marketability:** Increased flood flow rates will deter potential buyers due to the difficulty of securing insurance and mortgage financing.
- **j. Access and Land Encumbrance:** Constructing part of the stop bank on our private access and utilizing our land as an off-road haul road severely encumbers our property.

- **k. Driveway Safety:** Navigating a raised, narrowed driveway lacking safety barriers presents severe operational and personal safety risks for us and visitors, particularly when reversing. It is not clear how oncoming vehicles will pass.
- **l. Heavy Vehicle and Operational Viability:** It remains unclear how the stop bank structure will safely accommodate daily access for heavy machinery, including truck-and-trailer units, water tankers, and emergency service vehicles.
- **m. Loss of Shelterbelts and Production:** The proposed footprint requires the removal of income-generating grapefruit trees as well as a northerly shelterbelt essential for wind protection.
- **n. Internal Access Restrictions:** Incorporating the stop bank into our driveway threatens to obstruct access into our Golden Special grapefruit block.
- **o. Infrastructure Proximity:** Our main power infrastructure (lines and poles) runs from the road through our Golden special grapefruit block near the shelter belt to be removed and also a potential site for our temporary access..
- **p. Overhead Lines:** Overhead power lines pose a hazard to high-clearance trucks and heavy equipment accessing the raised driveway. The power lines currently go through our Golden special grapefruit block and across our driveway.
- **q. Operational Disruption:** Construction activities will cause severe disruptions to time-sensitive orchard management critical to fruit quality. We don't know how long that disruption will be.
- **r. Health and Safety Obligations:** Construction activity, noise, and severe dust create significant hazards for our orchard staff, complicating our statutory Health and Safety compliance. It appears we might have work being done for extended periods of the day and our home is only 75m from the edge of construction.
- **s. Landowner Liability:** We are concerned about potential legal liability arising from accidents or near-misses during construction activities on our private land.
- **t. Boundary Maintenance Constraints:** The widened road berm from the elevated highway reduces the space available to manage and maintain our road shelterbelt.
- **u. Loss of Wind Protection:** Creating temporary access will necessitate removing sections of established shelterbelt trees. Because our driveway and road shelterbelts interconnect to shield orchard blocks from prevailing northerly winds, these removals will expose our crop to damage. At present we are not sure where along Matawai

Road our temporary access will be. Wherever it is there will need to be shelter trees removed.

- **v. Disruption to Daily Access:** The temporary access arrangements during construction—while fill material settles and compacts—will severely disrupt daily vehicle access to our residence and orchard. There doesn't seem to be a plan for exactly how or where the road access to our home and business will be located. Wherever it is put there will be adverse effects on the operation of the orchard and on our shelter belts.
- **w. Microclimate and Biological Loss:** Removing established shelterbelts degrades local microclimates, thermal protection, and essential biological infrastructure.
- **x. Artificial Shelterbelt Impacts:** Installing artificial shelterbelts along the stop bank access will introduce operational and aesthetic drawbacks to the property. We've had no detail about how that will be managed and whether the orchard will be exposed to winds between the existing shelter being removed and artificial shelter being installed.
- **y. Equipment Damage and Land Use:** Constructing a 10-metre-wide haul road risks structural damage to our culvert and outbuildings from heavy earthmoving equipment.
- **z. Drainage Deficits:** We are unsure whether the plans include a catchment area to contain water run-off from the top of the stop bank and haul road. Water moves faster on a slope spending less time sitting in any given spot reducing time for it to soak in.
- **aa. Dust Contamination on citrus flowers:** Dust generated by road-raising and stop bank construction threatens to coat our citrus flowers disrupting pollination, inducing premature flower drop, and ultimately reducing fruit yield. Our citrus trees generally start flowering early October through to November which falls within the period of construction.
- **bb. Dust contamination on fruitlets:** Dust generated by road-raising and stop bank construction threatens to coat our developing fruitlets, hindering the effectiveness of spray applications, reducing crop quality, causing loss of income, and harming long-term tree health. The fruitlets develop at petal fall in November with this fruit exposed from then which falls within the period of construction.
- **cc. Ambiguous Impact Thresholds:** The applicant references "significant dust" on our fruit in the Section 42A report without defining or quantifying what constitutes "significant", or where those dust impacts are likely to be

- **dd. Emergency Vehicle Access:** The raising of the road could obstruct emergency exit. My husband is a high-ranking volunteer firefighter and first responder for FENZ and must be able to depart the property immediately when alerted.
- **ee. Road Runoff:** We are unsure about how the drainage will be managed following the raising of the road and the potential for water runoff into our property.
- **ff. Secondary Tree Removal:** If a reduced berm forces replacement of living shelterbelts with artificial alternatives due to lack of maintenance space, additional revenue-generating citrus trees will need to be removed.
- **gg. Commercial Viability:** Increased flood velocities significantly diminish our confidence in the long-term commercial viability of the orchard, discouraging future capital investment and tree replacement.
- **hh. Fear of Future Damage:** Having experienced the catastrophic damage caused by Cyclone Gabrielle, we hold severe fears regarding the compound damage higher-velocity floodwaters will inflict in future events.

EFFECTS OF THE PROPOSALS ON OUR WELLBEING

29. The applicant formally recognised us as an "affected party" only after legal intervention and subsequent amendments to the notified proposal. We are not aware of any change in flood modelling data between the notified and amended plans that justifies why we were initially excluded as an affected party.
30. The lack of detail within the application, combined with the severe potential impacts on our property and livelihood, has placed us in a remarkably difficult position. Consequently, my husband and I have been forced to incur significant financial costs to ensure we are properly represented. When we raised this concern with the applicant, their response was simply that they "do not pay for someone to prepare a RMA submission." There were no mitigation measures for our property in the application and there are still no conditions that deal with changed flood impacts on our orchard.
31. The prolonged uncertainty surrounding the proposal's impacts on our property, combined with a lack of defined mitigation, has subjected us to extreme stress since June 2026.
32. This situation has severely compromised our personal wellbeing and overall quality of life. Regrettably, this stress arrived just as we were beginning to regain stability after the profound personal and financial trauma inflicted by Cyclone Gabrielle in February 2023.

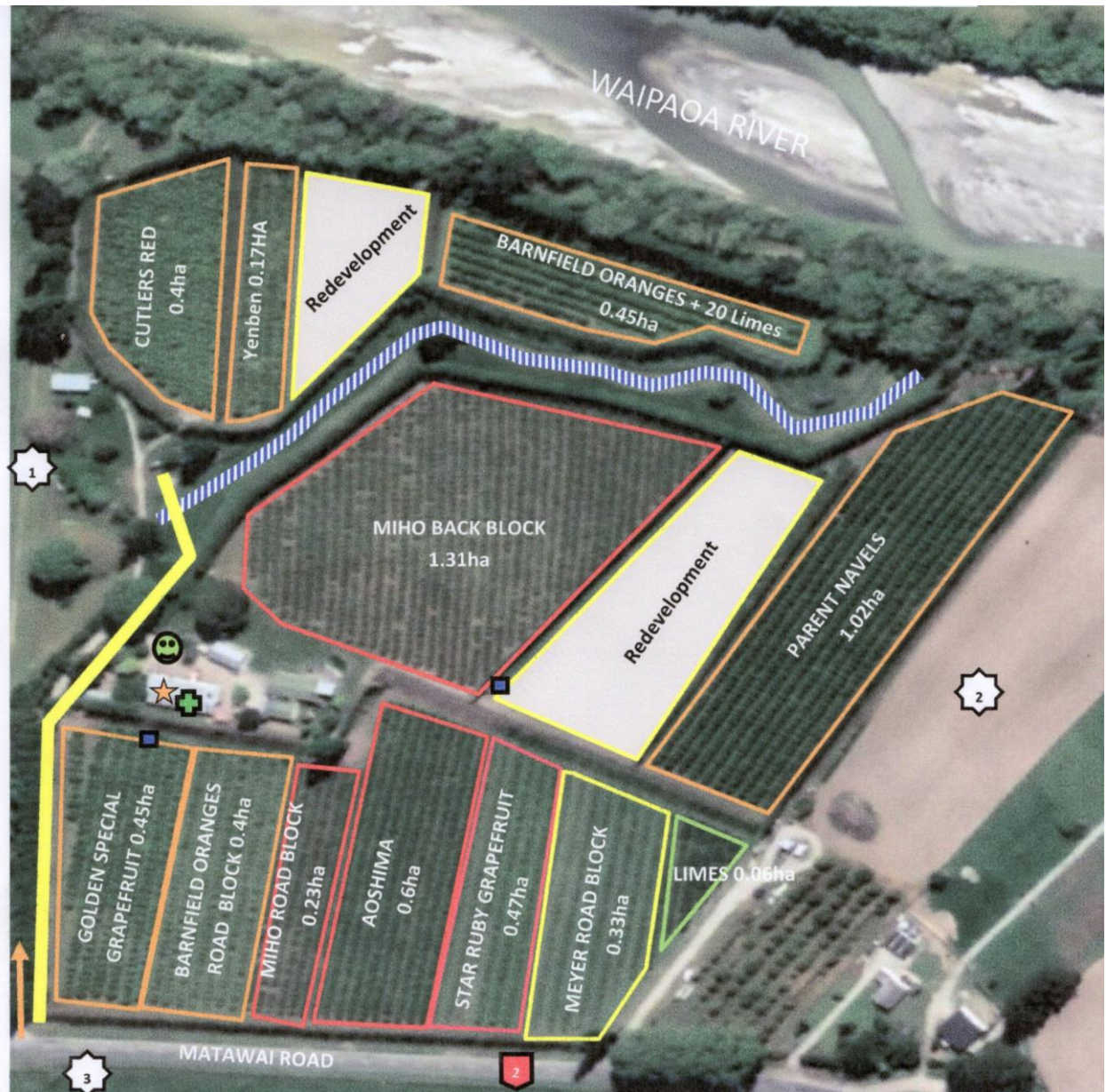
OUTCOMES SOUGHT FROM RMA PROCESS

33. We are seeking the following outcomes from the RMA process:
- a. Evidence about the actual adverse effects on our property from a 1% storm.
 - b. Evidence about the impacts of a less than 1% storm and mitigation.
 - c. Evidence about how the stop banks are going to work in practice.
 - d. Clear conditions with mitigation spelled out.
 - e. Consideration of alternatives that remove the stop bank from our land and increase the protection to us and our neighbours.
 - f. Relocation of the stop bank so that our property is inside its protection.
34. We understand the Panel's role is determining the Resource Consent applications before it and the direction given to submitters regarding Public Works matters such as land acquisition and compensation.
35. However, the Council refers to compensation in its application whenever the effects on our property (and other properties) are unclear or difficult to deal with. We want clarity about how the Resource consent process is intending to mitigate the effects of the proposals on our property.

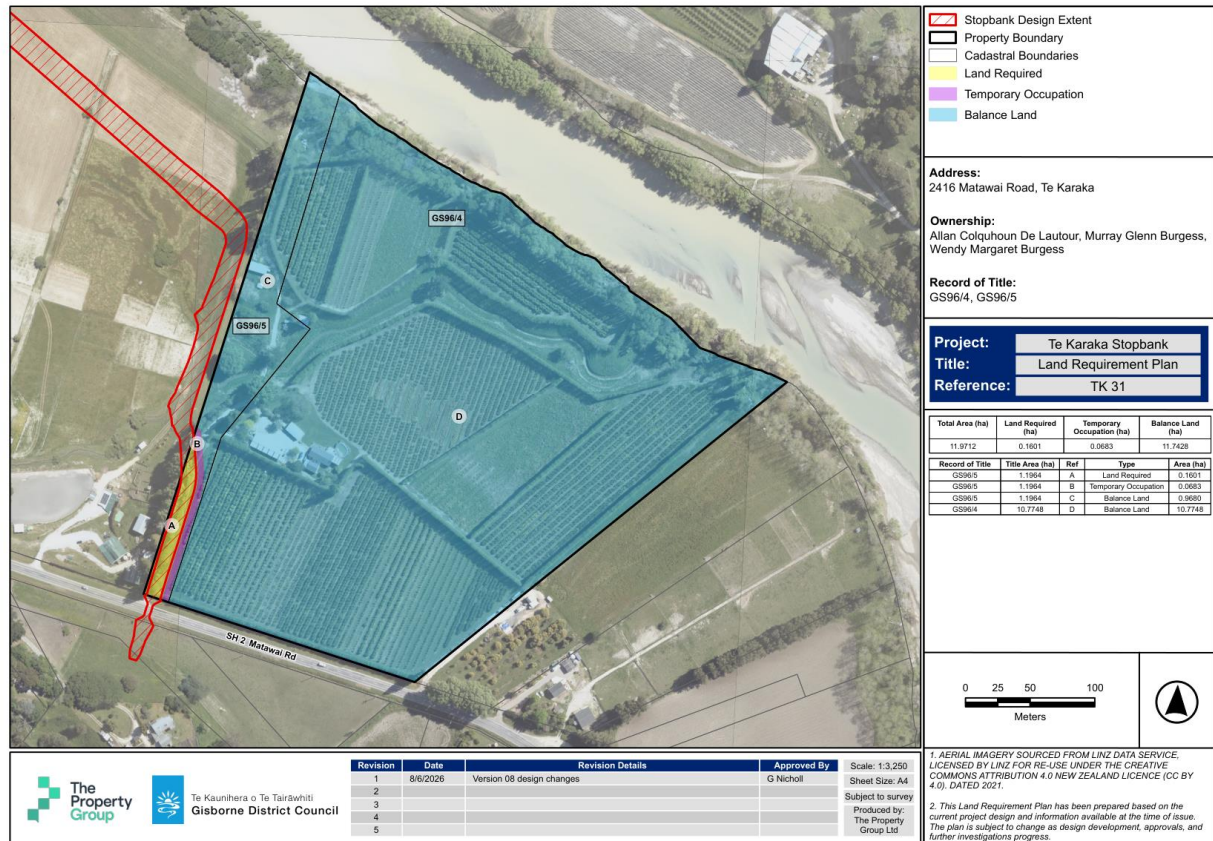
List of attachments

Attachment 1	Current orchard plan
Attachment 2	Land Requirement Plan
Attachment 3	Letter from The Property Group dated 18 June 2026
Attachment 4	Flood modelling maps for a Cyclone Gabrielle-scale event
Attachment 5	Flood modelling maps for a 1% AEP design event
Attachment 6	Cyclone Gabrielle flow rate damage to dwelling and sheds

Attachment 1 – Current Orchard Plan



Attachment 2 – Land Requirement Plan



Attachment 3 – TPG Letter 18 June 2026

The Property Group Limited
Napier Office
PO Box 49 Napier 4140
Level 1
6 Albion St
Napier 4110

18 June 2026
Our Job No JO-26-00360

Wendy & Murray Burgess
2416 Matawai Road
Te Karaka

Copy to:
David Ure
Grey Street Legal

By email: muzzv8s@gmail.com

david@gslegal.co.nz

Dear Wendy and Murray

Gisborne District Council – Te Karaka Flood Resilience Improvement Project

Thank you for meeting with me and Elliot Callender on 27 May 2026 to discuss the proposed Te Karaka Flood Resilience Improvement Project (the Project) and the implications for your property at 2416 Matawai Road.

Council has forwarded to me a letter from David Ure of Grey Street Legal dated 22 May 2026 regarding this matter.

I am writing to respond to Mr Ure's letter and to formally advise that Gisborne District Council (Council) has instructed The Property Group Limited (TPG) to commence negotiations for the purchase of that part of your property required for the Project, in accordance with the Public Works Act 1981 (PWA).

The respective roles of Council and TPG in the acquisition process are summarised in **Appendix I** to this letter.

About the Project

The Project forms part of Council's programme to improve flood resilience for Te Karaka township by increasing the capacity and conveyance of the Waipāoa River. The proposed works include upgrading and constructing new sections of stopbank, removing sections of redundant stopbank, and undertaking associated earthworks.

Council has confirmed its preferred alignment for the Project. Subject to formal Council approval, construction is currently anticipated to commence during the 2026/27 construction season. Therefore, land access agreements need to be reached with landowners within the next few months. We will work with you towards achieving this timeframe to enable construction to proceed.



The Requirement from your Property

As discussed with you on site, the alignment of the stopbank has been altered to follow part of your driveway. This altered alignment avoids buildings on the neighbouring property that were directly affected by the prior version of the alignment.

The land required from your property for the Project is approximately 1601m² (subject to survey), shown yellow and labelled "A" on the attached Land Requirement Plan.

There will also be an area of temporary occupation approximately shown purple on the Land Requirement Plan.

Flood modelling

Flood modelling of the Project has been completed which shows a change in the Flood Hazard rating for your property for a Cyclone Gabrielle-size flood event, but not for a 1% AEP (1:100) design-level event, as set out in the table below.

Flood Hazard ratings are a combination of depth and velocity of flood waters, as illustrated on the diagram attached at appendix II.

	Current situation		Post stopbank upgrade	
	Gabrielle	1% AEP	Gabrielle	1% AEP
Mean flood level	39.18 m RL	40.33 m RL	38.97 m RL (-210 mm)	39.98 m RL (-350 mm)
Mean velocity	0.65 m/s	0.87 m/s	1.08 m/s (+0.43 m/s)	1.46 m/s (+0.58 m/s)
Mean depth	0.80 m	1.95 m	0.59 m	1.60 m
Max hazard class	H3	H5	H4	H5

The modelling maps that we discussed at our meeting are attached.

I also summarise some of the main points discussed at our meeting as follows:

- Your driveway will be reinstated on top of the stopbank and will tie-in with the proposed raising of State Highway 2 as part of the Project with a right of way for access.
- Temporary access to your property will be provided during construction to help mitigate disruption. We will be in touch with details about this.
- Your shelterbelt beside the driveway will need to be removed and likely replaced with artificial shelter.



- Your orchard headland area will likely be used during construction for manoeuvring of machinery (refer the purple area on the Land Requirement Plan. This can be reinstated upon completion of, if you prefer, left as a hardstand area.
- The raising of the highway is not expected to adversely affect your ability to maintain your roadside shelterbelt.
- We discussed the flood modelling showing the 'before and after' depths, velocities and hazard rating. Copies of this information is attached, as requested by David Ure in his letter of 22 May 2026.
- We discussed the possibility of getting independent advice to assess the possible impact of flood waters, in particular increased velocity, on the operations and productivity of the orchard. Council is willing to pay for this independent advice, and we propose that it is used as an input to the valuation process.

In addition to the above, I confirm that you will be treated as affected persons in the resource consent process for the project. This was queried by David Ure in his letter of 22 May 2026.

Expert advice and Valuations

As above, Council is willing to pay the fair and reasonable costs of independent advice regarding the likely impact that the Project may have on your property in terms of flood depth and velocity. You indicated you may seek advice from AgFirst. If so, can you please ask them to provide a scope of work and fee estimate for Council approval prior to commencing work?

On behalf of Council, I will appoint an independent Registered Valuer to undertake a compensation assessment of your property.

To facilitate negotiations, we also recommend that you instruct your own Registered Valuer to assess compensation for the required land under the PWA. Council will pay your reasonable valuation costs.

We will provide you with a copy of the information and instruction given to Council's valuer. Please send this to your valuer to help ensure both valuers have the same information. This approach promotes transparency, comparability, and efficient negotiations.

Once both valuation reports are complete, we propose exchanging them to progress discussions toward agreement on fair compensation.

In addition to the assessed compensation, you may be entitled to additional compensation of 10% of the value of the required land, in accordance with section 72C of the PWA. This payment is subject to a minimum of \$250 and a maximum of \$25,000, provided vacant possession is given on the agreed date.

Your rights

You are entitled to obtain an independent valuation and legal advice and the Council will pay your reasonable legal and valuation costs.



Please request a quote from your valuer, and let us know if you require advice from any other professional advisors before engaging them. This will help avoid any issues regarding payment of your professional advisors' fees.

For further information regarding your rights under the PWA, please refer to the TPG document titled *Land purchase for public works* that we provided at our meeting and attached to this letter. You can also refer to guidance published by Land Information New Zealand, at this link [Guide for Landowners: What to expect when your land is acquired under the Public Works Act 1981](#).

TPG's role

TPG is external to Council. We are independent property consultants that are experienced in dealing with large scale flood mitigation infrastructure projects.

TPG has been engaged by Council to discuss the Project with you. A requirement of our job is to ensure all affected landowners are treated in a fair and reasonable manner.

Next Steps

The next steps are instruction of AgFirst (or other suitable independent advisor), instruction of valuers and continued engagement with you to address any questions or concerns before progressing toward a formal agreement.

If you have any questions or would like to discuss the Project further, please contact me or Elliot.

Elliot's contact details are:

Elliot Callender, Gisborne District Council
021 902 346
Elliot.Callender@gdc.govt.nz

Yours sincerely

Gareth Nicholl

Senior Property Consultant

06 834 1232 / 021 108 9991

gnicholl@propertygroup.co.nz



Attachments

Appendix I – Parties Involved in the Acquisition Process

Appendix II – Flood Risk Hazard diagram

Emailed attachments:

- Flood modelling maps
 - Cyclone Gabrielle-size event
 - 1% AEP design event
- Records of title
- Land Requirement Plan
- Road raising drawings



Appendix I – Parties Involved in the Acquisition Process

Gisborne District Council (Council)

Council is a unitary authority, which means it is responsible for protecting and managing the region's rivers, lakes, soils, air, coast and biodiversity for health, wellbeing and connectivity. As part of Gisborne's recovery plan following Cyclone Gabrielle, Council is delivering a series of infrastructure repair and upgrade projects, including the Te Karaka Flood Resilience Improvement Project.

For further information you can visit their website project page: [Te Karaka flood resilience improvements | Gisborne District Council](#). When Council acquires land for flood mitigation projects such as this, it is often purchased by Council under the provisions of the PWA for soil conservation and river control purposes.

Council, as a 'local authority' has delegated authority under the PWA. For further information you can visit LINZ's website at www.linz.govt.nz. LINZ undertakes quality assurance checks to ensure that all local authority entities purchasing land under the PWA are operating in a uniform fashion and accordance with the PWA. Council is responsible for signing any legal documents relating to the acquisition of land interests under the PWA, and Council also makes all decisions on compensation entitlements under the PWA.

The Property Group Limited

Private sector contractors, such as TPG, carry out much of the operational work, including negotiating the acquisition of property on the Council's behalf and make recommendations for Council to consider.

TPG is external to Council and are locally based independent property consultants that are experienced in dealing with large scale projects impacted by flood mitigation infrastructure and with the PWA.

As previously stated TPG has been engaged by Council to negotiate with you. It is important from the outset that you understand the role that we play in any negotiation. As the land acquisition consultant for Council, we do not have any power or authority to bind our client; we only make recommendations to Council, which makes the statutory decisions.

A requirement of our job is to ensure all affected landowners are treated in a fair and reasonable manner.

Appendix II – Flood Risk Hazard (excerpt from the Council's flood modelling report)

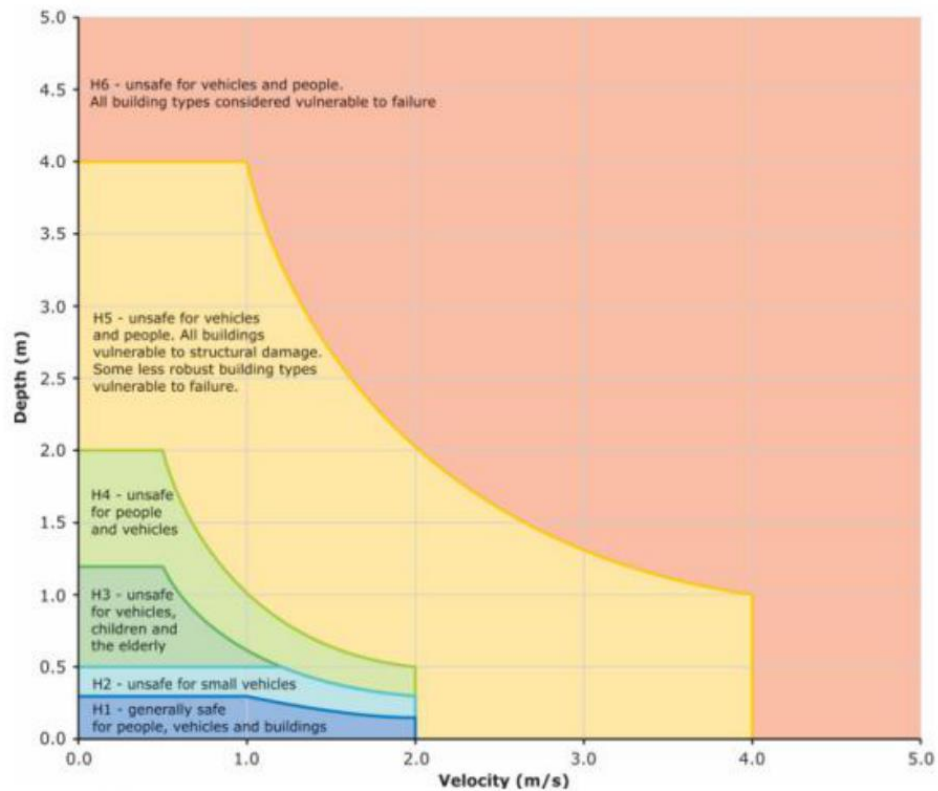
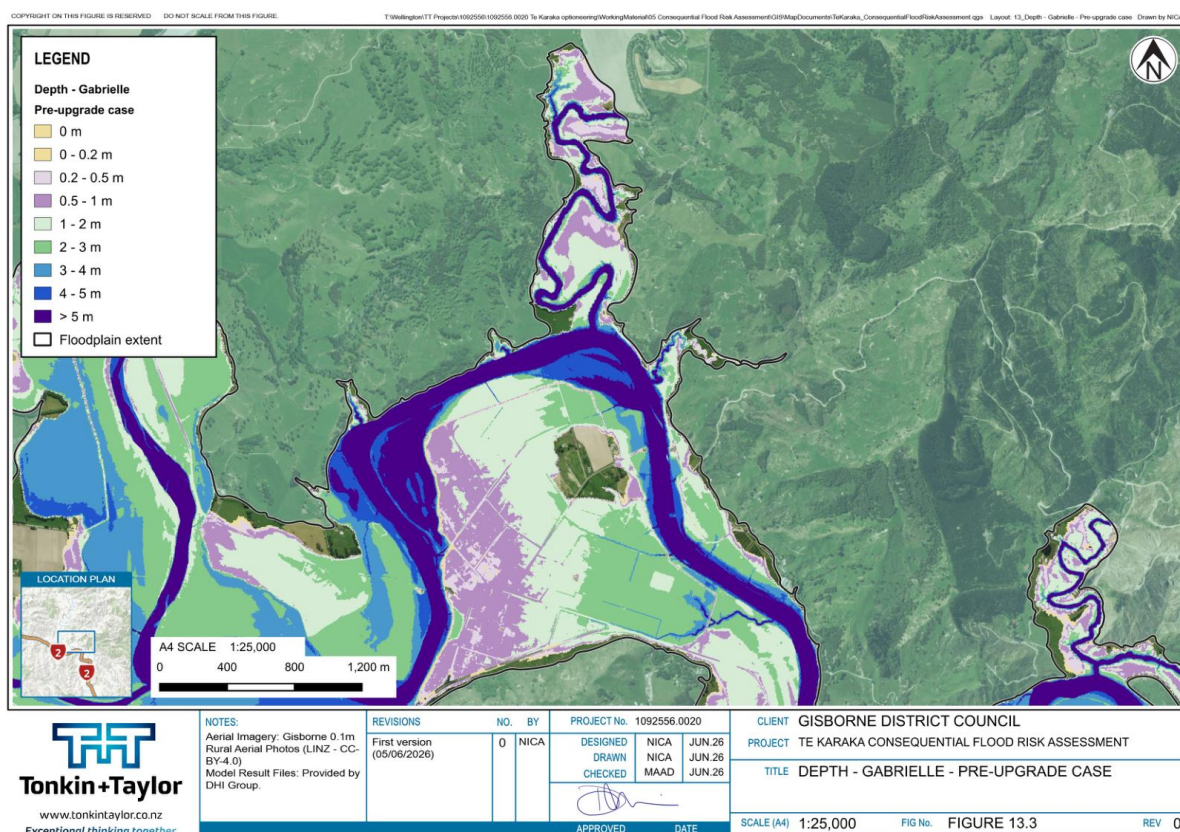
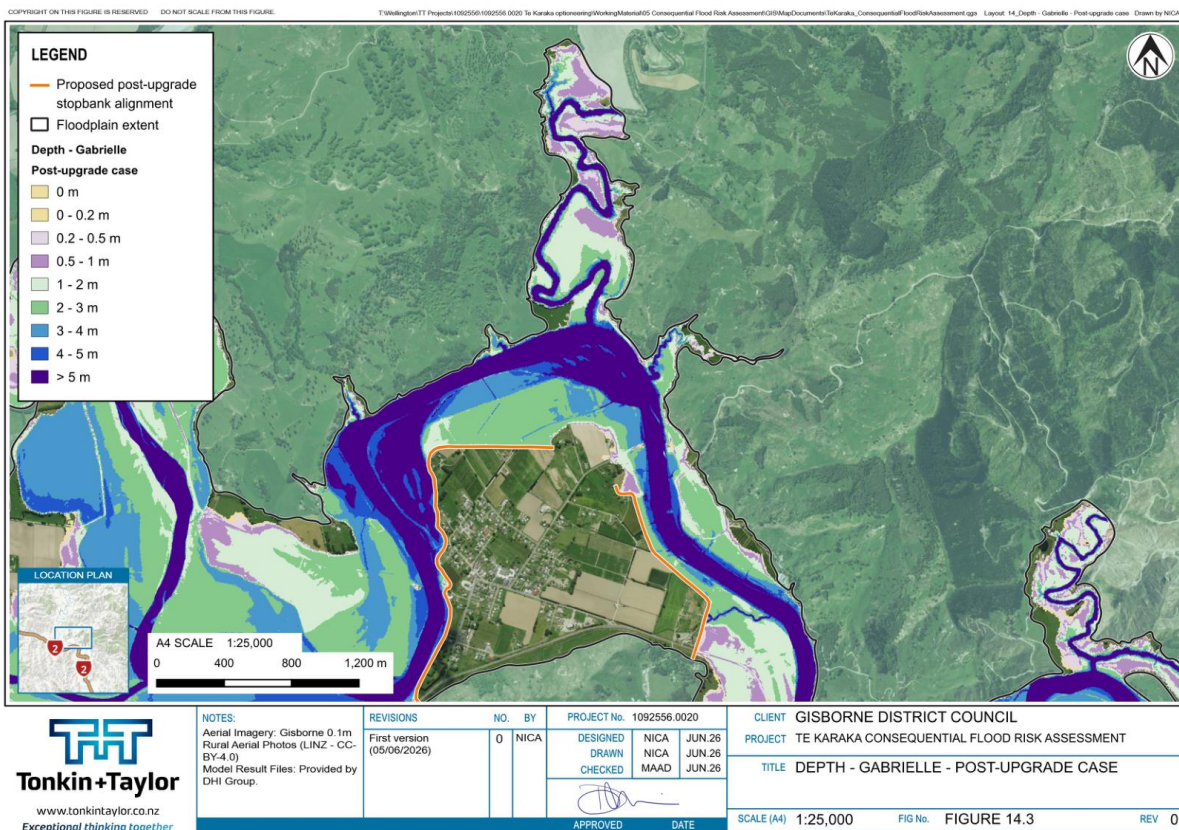
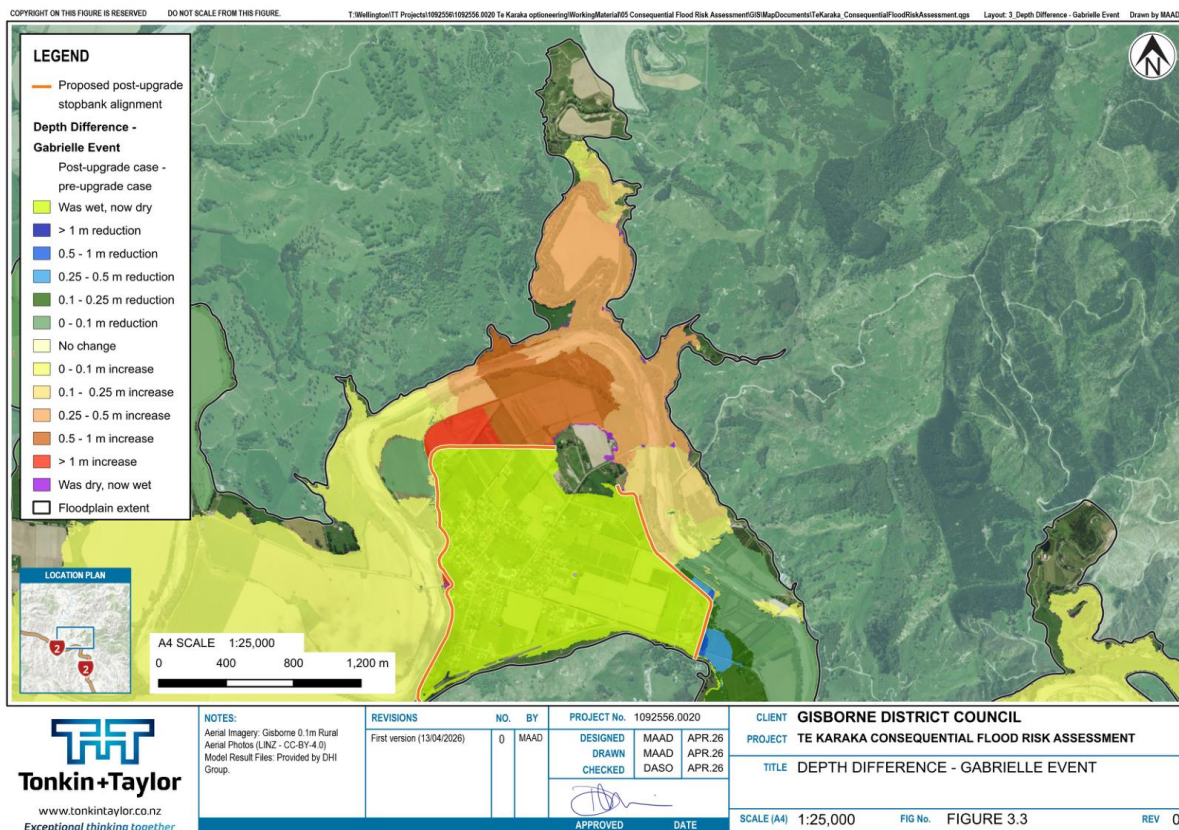


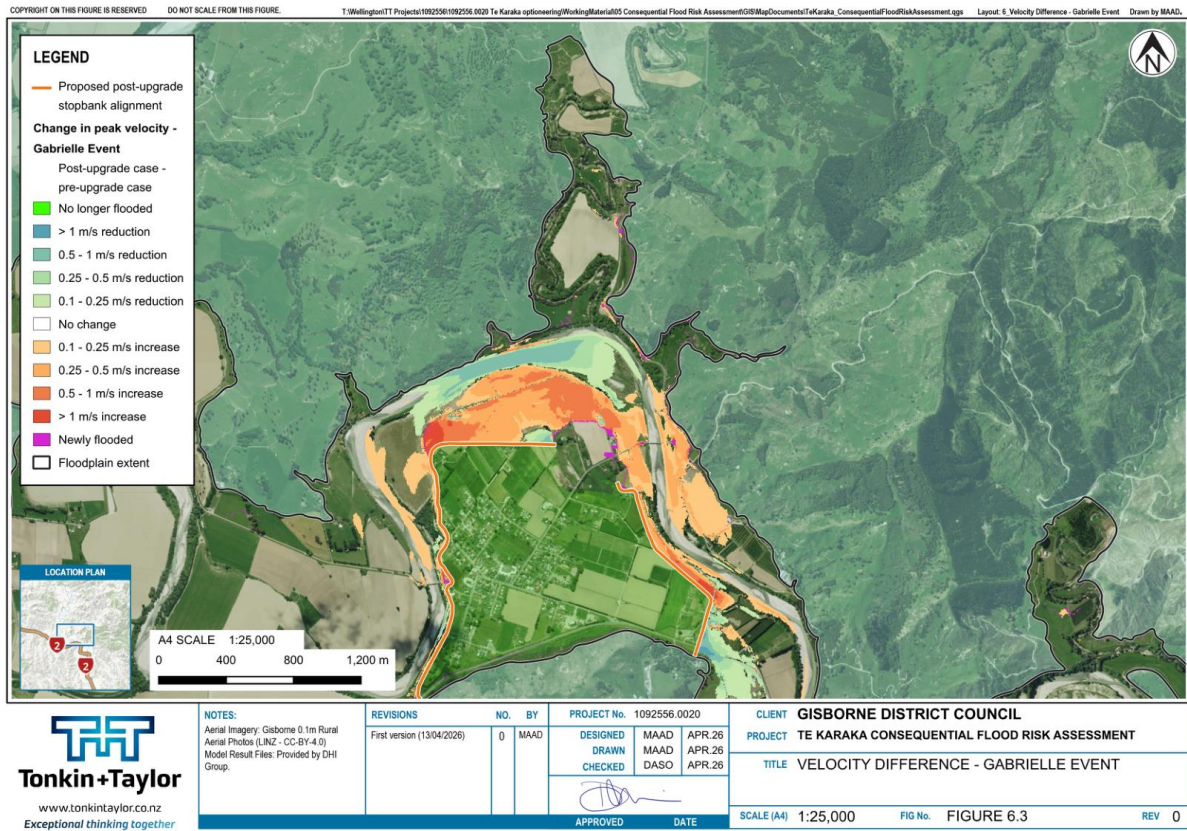
Figure 3.5: Combined flood hazard curves adopted by Water NZ Stormwater Modelling Guide (2024), by Smith, et. al., 2014.

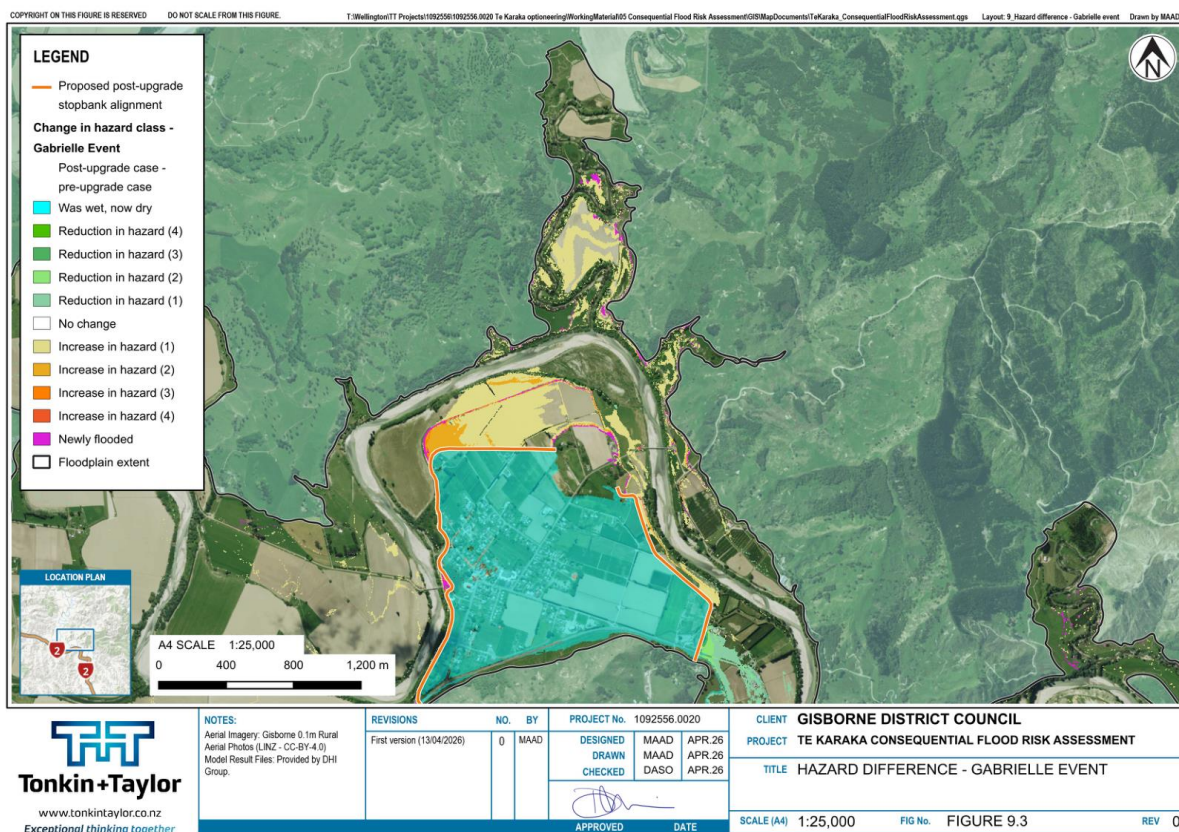
Attachment 4 – Flood Maps Gabrielle

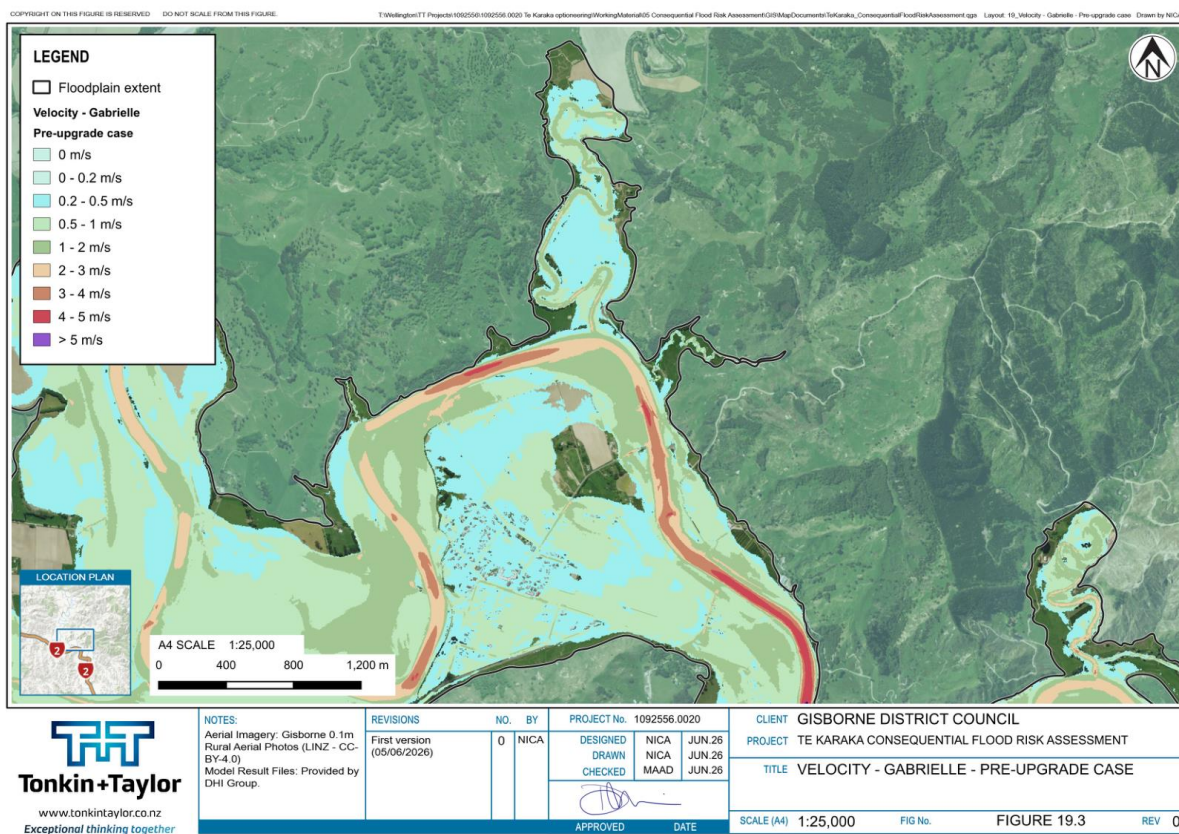






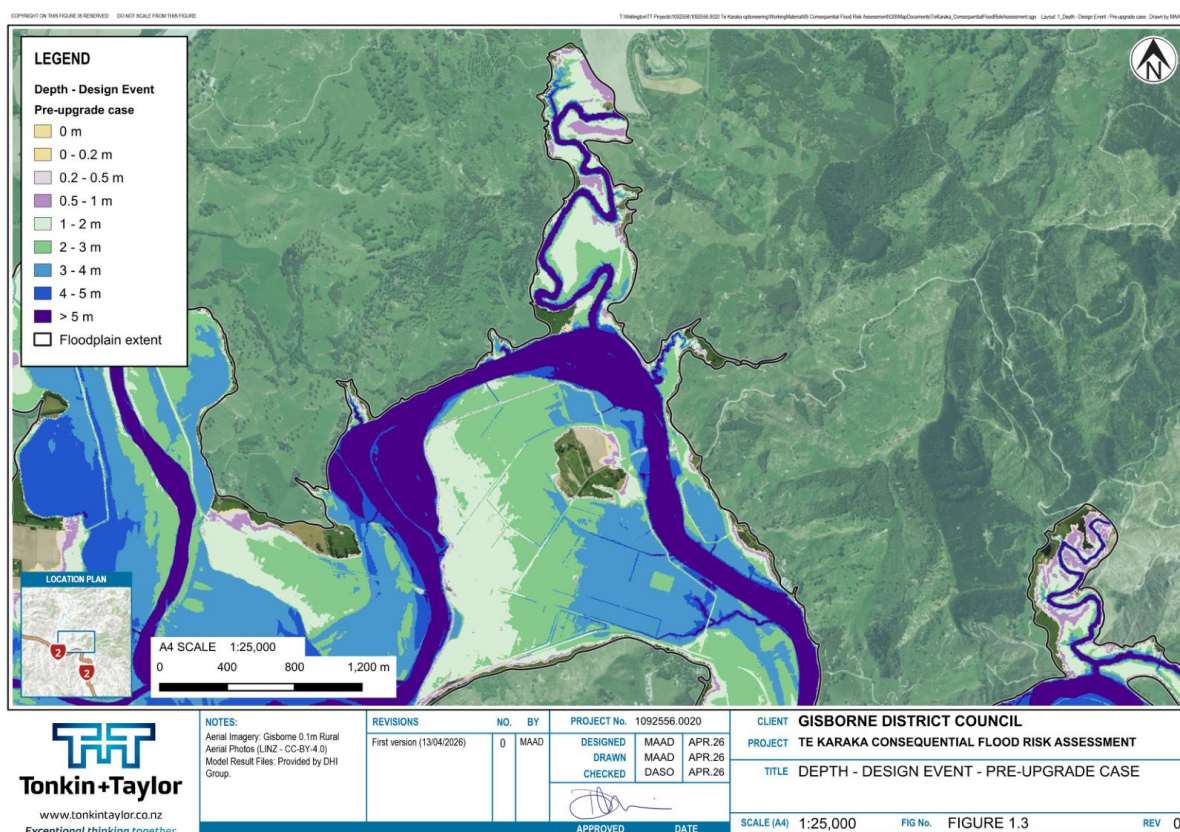


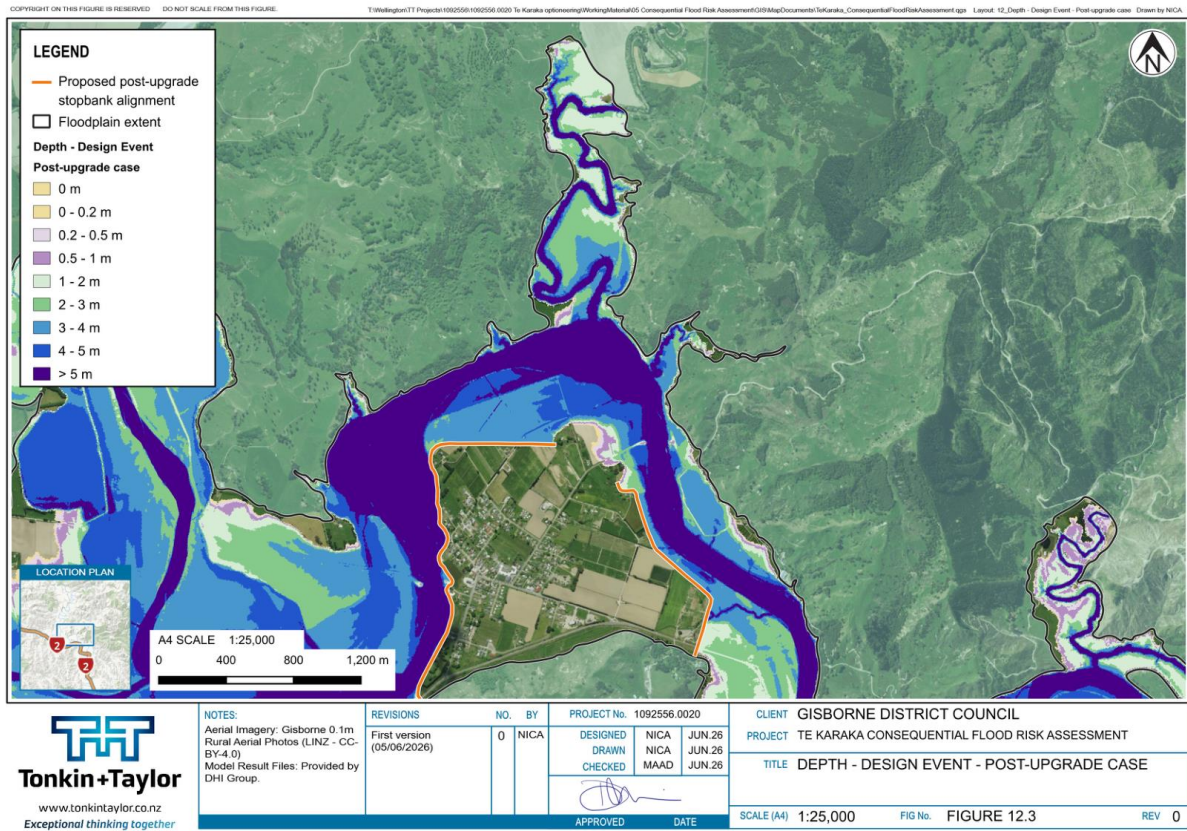


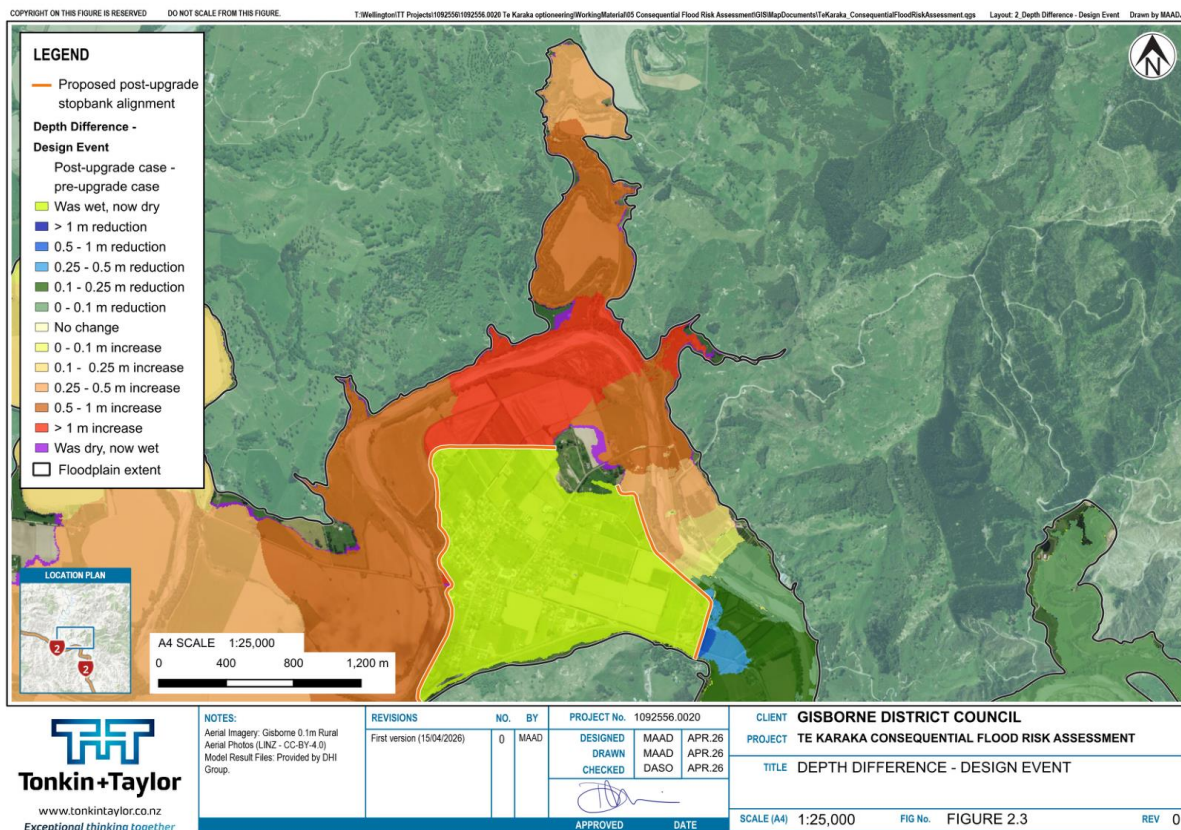


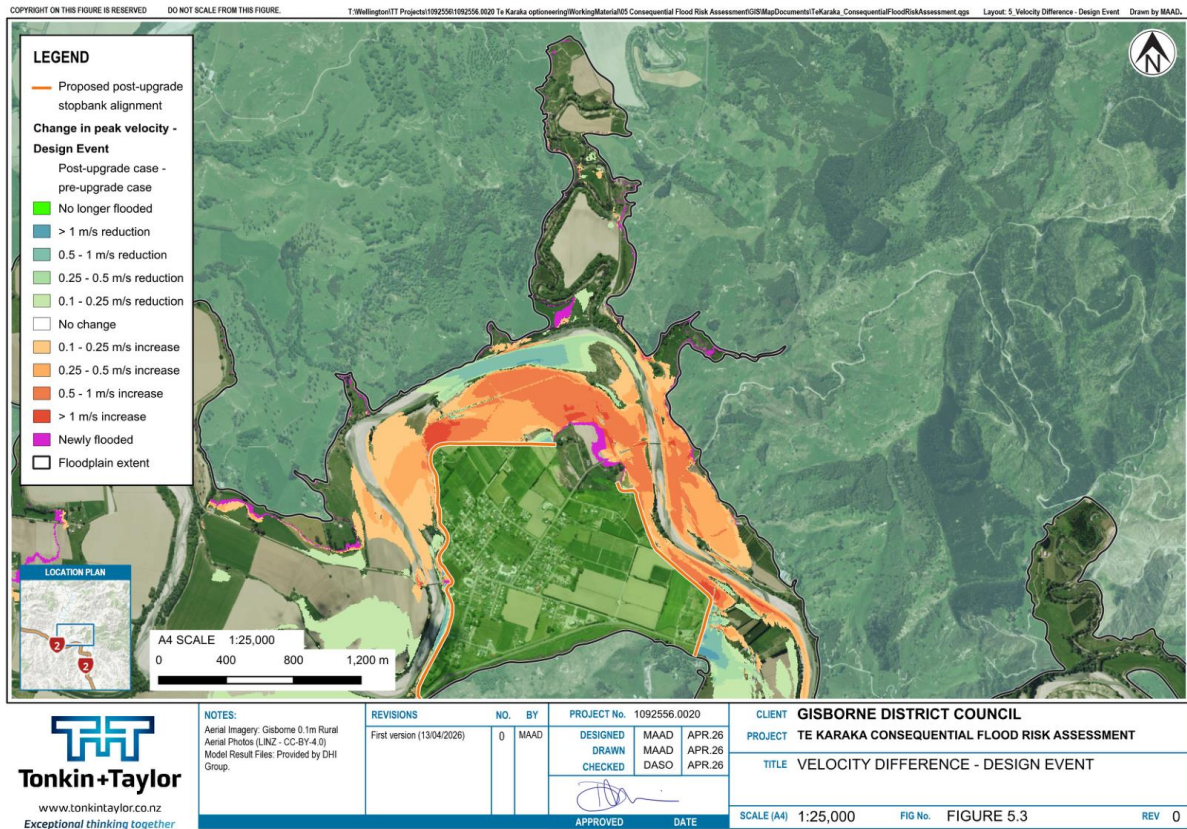


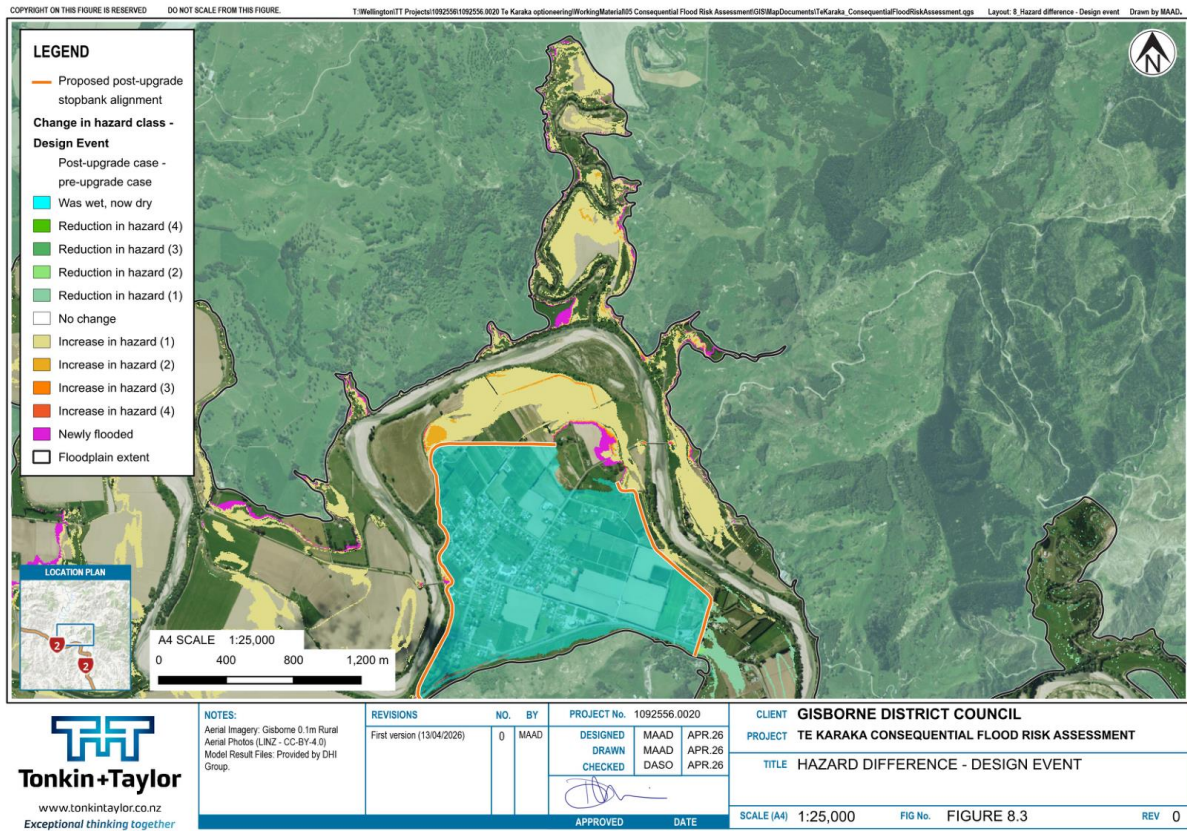
Attachment 5 – Flood Maps 1% AEP

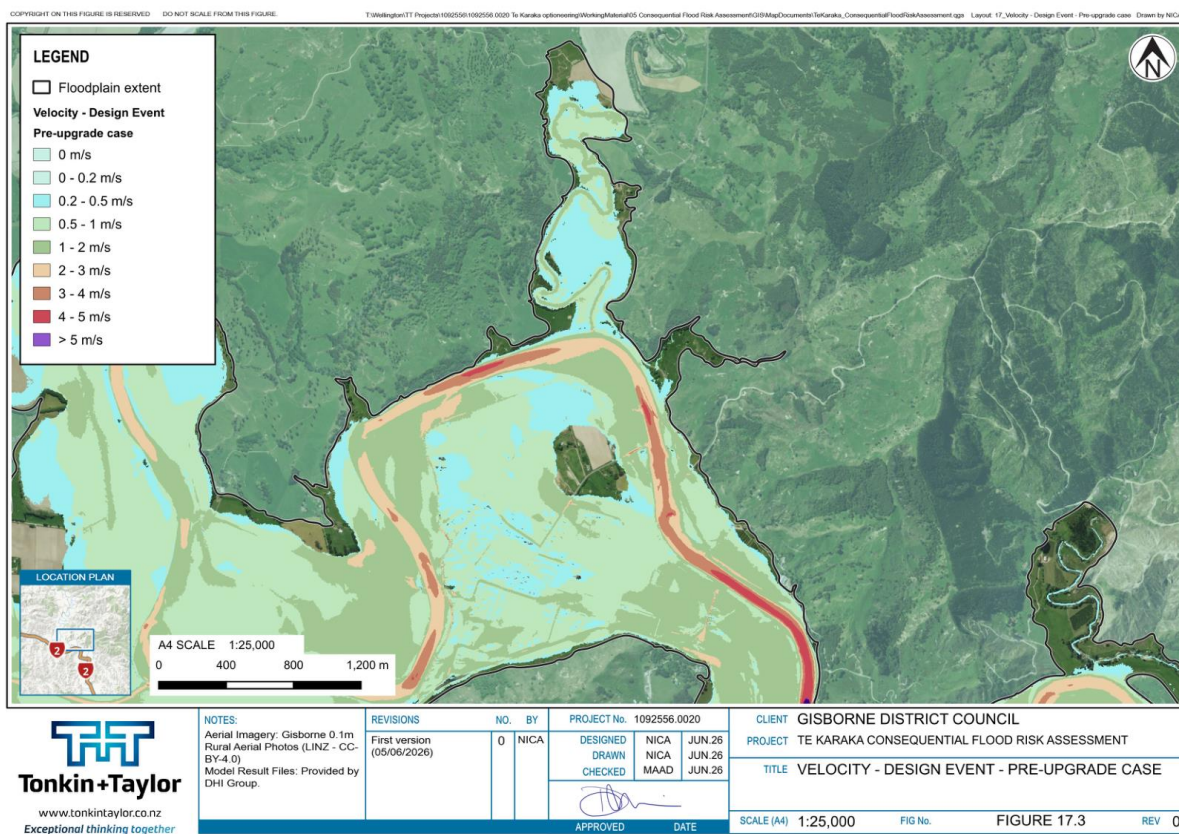


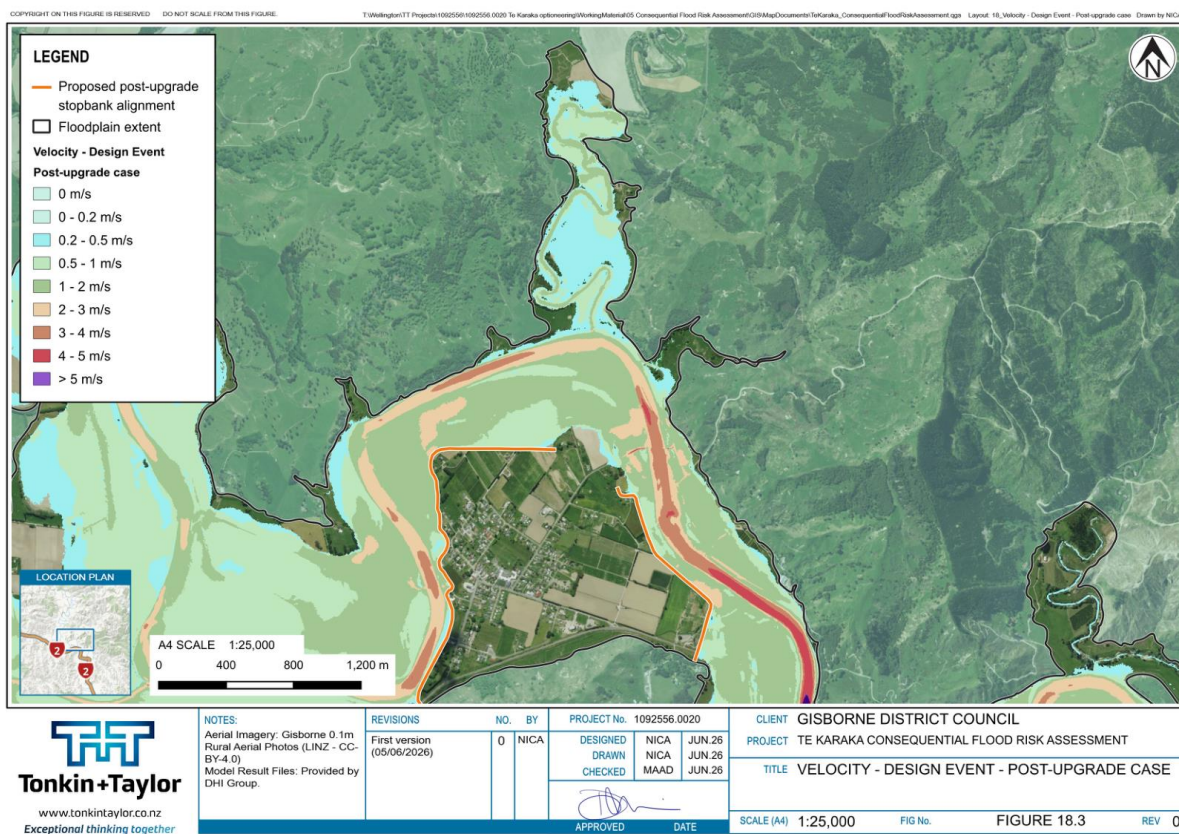












Attachment 6 – Cyclone Gabrielle Damage Photos

Debris in Parent navel block after Cyclone Gabrielle



Debris and damage in Yenben block







Flood waters from Cyclone Gabrielle overlooking Miho back block

Note – flood water was previously over the deck but had dropped when this photo was taken

**Flood waters in Miho back block several days after Cyclone Gabrielle**

Built up debris under shelter belt by Yenben lemon block



Debris in Barnfield orange block (next to Yen Ben block)



Wrecked boundary fence in Barnfield block







Wrecked fence and debris by Cutlers Red grapefruit block



Flow rate damage to our dwelling during Cyclone Gabrielle. Floodwater pushed through and blew out on the other side of our dwelling.





Flow rate damage in our implement shed adjacent to the Cutlers red grapefruit block.



Flow rate damage to our implement shed 70 metres from our dwelling. The flood water blew out the bottom of the shed damaging the wall and causing the roof to slump.

