

TE KARAKA STOPBANK UPGRADE SUBMISSION

Received by Willie Te Aho via email on **7 August at 2.40pm**

Kia ora

I make this submission on behalf of the following organisations:

1. Te Aitanga a Mahaki Trust (TAMT) Chief Executive/Lead Negotiator
2. Mahaki Tiaki Tangata A civil defence facility under TAMT on
Wi Pere Trust land on Kanakanaia Road
3. Turanga Leasing Limited Managing Director – leaseholder for
Crown properties on Rangatira and Ioapa Roads
4. Toitu Tairawhiti Builtsmart Limited Director
 - a. Supplier of temporary houses following Cyclone Gabrielle. This includes the “
 - b. Company responsible for lifting majority of houses in Te Karaka under Category 2P
 - c. Facilitator of Te Puni Kokiri funding for silt and slash management in the Waipaoa, Waihora and Waingaromea catchments.

I make this submission with the following in mind that we are supportive of:

1. Private land owners affected by the Public Works Act (PWA) being treated fairly through the process outlined in the PWA.
2. The concerns of owners outside of the proposed Te Karaka Stopbank Upgrade whose lands or infrastructure are not directly affected now but may be affected from the Te Karaka Stopbank Upgrade:
 - a. There needs to be proper consideration of the true loss to those people taking in to account aggregation in the rivers since 2023 data and the increased strength and height of the new stopbank and the rebound affect on their property.
 - b. There needs to be consideration of the impacts of an extreme weather event stronger than Cyclone Gabrielle on infrastructure (Whatatutu, Rangatira and Kanakanaia bridges) and planning to incorporate new

infrastructure in to the long term community planning so that these land owners are not isolated/trapped should these bridges fail.

3. A commitment to ongoing environmental planning and assessment together with cultural impact assessment of developments as they proceed and are changed to ensure that best practice is being maintained at all times through to the completion of the project if or when it is consented.

Subject to the points noted above, I note that our organisations are supportive of this resource consent.

I specifically note the following:

1. Te Aitanga a Mahaki Trust has been directly involved in this project since March 2024.
 - a. A presentation detailing the overall involvement of Te Aitanga a Mahaki Trust in Te Karaka since February 2023 to July 2026 is attached.
2. We are supportive of the engagement process of the Gisborne District Council.
 - a. Some of the information aligned with this process is attached including the minutes of the last two meetings held in Te Karka on 22 July 2026 (confirmed on 5 August 2026) and the draft minutes of the meeting held on 5 August 2026.
3. We are supportive of the Te Karaka Stopbank Upgrade option that has been identified that went through a combination of a Steering Group confirmed by those community members who participated in meetings facilitated by Te Aitanga a Mahaki Trust and the Gisborne District Council; open community meetings and direct approaches with affected land owners.

I ask to speak to this submission when a Hearing is confirmed.

Naku noa, na



Willie Te Aho

Chief Executive/Lead Negotiator
Director

Managing
Director

Te Aitanga a Mahaki Trust
Limited

Turanga Leasing Company
Toitu Tairawhiti Builtsmart Limited

Mobile: 021768462

Response from GDC to Te Karaka Community Issues Raised on 22 July 2026

Please see the below a summary of key issues and the response from the GDC. This includes the attached information. The black print is what I sent to the GDC team. The **blue** response is from the GDC team.

I am thankful to Sarah Tee for pulling this GDC information together. I received it all yesterday morning and checked all information.

Process for Hui Tomorrow Night

Like the minutes of the last meeting, we wont be printing this information out. But at a push I can bring it up on the screen tomorrow night.

Dean Foote will be in attendance but I encourage people with queries to go to the GDC team directly and not wait for the meeting. Gareth from the Property group will also be in attendance. They will be available for one on one discussions.

Conclusion

The key issue is that the information below shows the issues raised; who has been contacted over the past 2 years including the members of the Steering Group.

Tomorrow nights hui is again a Te Aitanga a Mahaki hui but we will have the GDC (Dean) and the Property team (Gareth) in attendance. Libby will take our minutes.

After this tomorrow night we/Te Aitanga a Mahaki Trust will not be calling meetings until after the Hearings process and any legal appeals are fully completed. Subject to what is legally determined, Te Aitanga a Mahaki will be championing that the work is undertaken this summer and completed by next Summer (2027/8) in line with our projected April 2028 completion date – which is subject to when the legal process is completed. The completion of this project (and the Coates Corner/Te Piko o Kekeparaoa) will then complete the 5 year commitment that Te Aitanga a Mahaki made to those who were directly affected in 2023 and who set the direction that we have taken and are taking.

When the work begins then we will start community meetings again on this issue.

Nga mihi

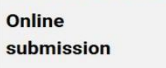
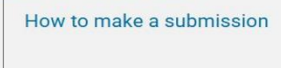
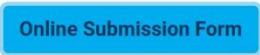
Willie

1. The first one is making the submissions process easier.

- a. This was the main purpose of the meeting for me;
- b. I demonstrated starting from scratch to bringing up the page to make an online submission:
- c. It is captured in this slide of the presentation that will go out with the final minutes tomorrow morning to all participants;
- d. The Te Karaka Stopbank link should be on the main page of the GDC.
 - i. Unfortunately this is unable to be completed due to our website manager being on extended sick-leave.
- e. Chris Coates also raised a good point. Once you are on the Te Karaka Stopbank Upgrade then your next click should take you to making a submission.

- f. So the issue is to streamline points 3-5 below.
 - i. This was completed Monday 27 July.
- g. Can someone (I assume Sarah) take responsibility first thing tomorrow with addressing this with the comms/online team.

Making a Submission (Demonstrated in meeting)

1. Search “Te Karaka Stopbank Upgrade” on GDC website. Click on link shown.
2. Click on the following link that has the full details of the consent and copy the **application number** that you need for your submission:
<https://www.gdc.govt.nz/property/resource-consent/notified-resource-consents/notified-consents/te-karaka-stopbank-upgrade>.
3. Then scroll down and click on: 
4. Then click on: 
 You can make a submission online at the link [How to make a submission | Gisborne District Council](#)
5. Then click on: 
6. Fill in (paste **application number** at line 7) and indicate towards the end if you want to be heard.

h.

2. Responding to the Questions Raised at the End of the attached minutes.

- a. Dan has his questions at the end of the minutes in an e-mail.
- b. Two things.
- c. First, he says that Rangatira Road people never had a meeting as was promised last year.
 - i. I recall joining the meeting with the Takipu residents in the school buildings opposite where we met. And the lady on Bridge lane.
 1. I can't recall a meeting with them on that day.
 - ii. I recall Dean saying that a meeting had taken place with him.
 1. We just need details of the time and place that that meeting took place.
- A joint hui was held with residents of Rangatira Road and Kanakanai Road on 19 March 2026 date. Joss, Dean and Sarah were in attendance along with Dan Moran and other bridge beneficiaries.

- This was separate to the meeting for Takipu/Bridge Road residents and was held later due to waiting on technical information.

d. Second, he says that his questions have never been answered.

i. I have been in meetings when the questions have been asked and answered by GDC (Joss; Dean and a lesser extent Tim). Do you have details of this.

ii. Have you met with him or Jenny separately.

iii. Have you responded to any written questions or the questions that he raised when he presented to Councillors?

- Dean met with Dan and Jenny at their house on the afternoon of the 9th Jan 2026 for approximately 2 hours to cover any of their queries.
- Dean provided a detailed email response to Dan Morans deputation on the 1st of May 2026.
- Email communications with Dan have been ongoing since approximately June 2025. However, on the 15th of May 2026 we received a letter from his Barrister Sally Gepp. Since then, all responses have been from our legal representatives.
- Our letters responses to Sally Gepp have been dated:
 - 22 June 2026
 - 29 June 2026
 - 27 July 2026
- These legal responses have included technical details that are characteristic of Dans general questions. However, given that they are legal letters these cannot be made available to the general public.
- A meeting is booked for this Wednesday with Gareth Nicholl (The Property Group), Dean Foote and Dan Moran.

e. I appreciate that it is time consuming I would like the following:

i. A summary of the engagement of GDC with him/Jenny in person (meeting times and places; issues discussed) or in writing.

ii. A detailed response to all questions. This response will be circulated by me to the community so that we aren't inundated by the same questions again.

- Notes on questions from hui minutes at the bottom of this email.

iii. This being done before the closing of submissions close on 7 August 2026.

iv. Ideally I would like the response by next Tuesday with the option for them to meet with you and discuss your responses with them prior to the submissions closing.

- As noted above Dean and Gareth Nicholl have arranged to meet with Dan this Wednesday afternoon.

f. I would then look to:

i. Recirculate the final minutes from last Wednesday;

ii. Circulate any updates including responses to questions;

iii. Meet at 5pm.

3. Having a full chronology of this Floodbank Upgrade from the first engagement (March 2024) through to the filing of the resource consent (July 2026).

a. I have attached one of the first e-mails that I have on my system which is 6 March 2024.

- Community hui summary attached.
- Available minutes in the attached folder – note I have been unable to locate formal minutes for some of the earlier hui. For some of these I was presenting on House Lifting – I've checked with our recovery team who were also present, but they couldn't locate formal minutes. I do have some flood resilience notes from 27 March 2025, but they are not comprehensive, and don't cover the other meeting topics.

b. We need to identify also:

i. When the Steering Group were confirmed;

- As per attached email, Māhaki held a community hui on 24 July 2024 where the community in attendance determined who should form part of the steering group.
- Pimia may have notes from this hui? Council was not present.
- The community was asked at least two public community hui whether anyone wanted to be part of the advisory group. We'd initially envisaged having a small x6-10-person group, however x22 volunteered to be part of it. In the end all x22 were invited to participate in the advisory group to help steer the project, which all did.

ii. Who was on that group;

- The group formed included affected community members from Mangamaia upstream of the Te Karaka township to Lavenham Road downstream of the township.
- Attendance sheet from the two subsequent steering group hui that Council attended attached.

iii. Minutes or records around those meetings;

- Steering group minutes that Council attended are in the attached folder.

iv. Their report back to the Community.

- There were only general updates provided to the community (via public hui) about what was discussed at the Steering Group meetings. This was intentionally to protect the group and ensure open participation, trust and communication from Steering Group members.

c. This also includes when papers went up to Councillors.

- Oct 2025 (Managers' Briefing to Incoming Councillors 2025)
- 7 May 2026 (budget reallocation of up to \$6.4 million from East Coast and Te Arai within the \$71.1 million Flood Resilience Programme to enable delivery of the Te Karaka Stopbank Upgrade Project)
- 25 June 2026 (programme-wide prioritisation framework and preferred flood resilience projects to advance into Stage 2 (detailed concept design & consenting))

d. I am assuming that the best person to lead this is Sarah and working in with Libby who organised most of the public meetings.

i. Unless this is in the pack of documents filed for the resource consent, it is my intention to file this in the submission from Te Aitanga a Mahaki Trust on 7 August 2026.

Attachment – Answers to Queries from Minutes

1. Paulson road

A culvert on Paulson Road is likely to be a private asset within the road drain. This resident could identify the exact culvert for us to pass onto the Journeys team or raise a Service Request through the Antenno app or by emailing Service@gdc.govt.nz.

2. 81 Kanakanaia Road

A detailed response has been provided to the owners of 81 Kanakanaia Road since the hui last week and receiving these minutes.

3. 46 Bridge Road

Letters have also been sent to these owners since the hui last week outlining their rights and the process. While The Property Group has undertaken an initial meeting with these owners, they were still finalizing the follow up letter.

4. 88 Rangatira Road.

Information has been provided from our lawyers regarding the hazard classification for their property and proposed mitigations since the hui last week. Information has also been given by phone regarding the 500-year event modelling. Note: the 1 in 500 year

modelling is the Over-design Event modelling. These can be found in the Appendices of the Consequential Flood Risk Assessment.

A meeting has been booked with the owners, Gareth Nicholl and Dean Foote.

We have received many questions from this owner through different staff at Council as well as consultants. There have been ongoing efforts to respond and with the appropriate legal review given the legal letter they have served on Council. No sooner do we respond to one set of questions do we receive more and so response efforts are ongoing.