

Summary & next steps

South Dunedin is already experiencing the impacts of a changing climate, and the work undertaken so far represents a significant step toward building a safer, more resilient future for the community.

This document has outlined the three proposed futures, **Future 3 – Protect**, **Future 4 – Restore**, and **Future 5 – Reshape**, and provided an initial picture of how each could unfold over the short-, medium- and long-term. Each future presents different opportunities, challenges, and trade offs, supported by technical analysis, community feedback, and the values of mana whenua.

Council will test the three proposed futures with the South Dunedin community and key stakeholders. This will help make sure that the preferred adaptation future reflects local priorities, cultural aspirations, technical evidence, and long-term wellbeing. Insights gathered during this engagement will help identify a preferred future for residents, mana whenua, businesses, and community groups.

WHAT HAPPENS NEXT

Adaptation Masterplan for South Dunedin

The final stage in the adaptation planning process involves refining the three proposed futures to a single preferred adaptation future. This may involve further detailed technical and economic assessments, additional modelling work, and will consider community feedback. The three proposed futures may be scored and ranked against a set of strategic objectives and decision-making framework previously approved by Councils.

The top ranked future will form the basis for the final climate Adaptation Masterplan for South Dunedin. This Adaptation Masterplan will outline the infrastructure investments, land use changes, and other actions required in South Dunedin to effectively manage the risks associated with a changing climate over the next 100 years and to realise opportunities that might come with change. It is likely there would be a further final community consultation on the Adaptation Masterplan, which may include a hearings process; however, this will be confirmed once the details of government reforms become available. Subject to the outcome of that consultation, a final Adaptation Masterplan would be presented to DCC and ORC for approval by late 2026 or early 2027.

Monitoring and revising the Adaptation Masterplan

Once the Adaptation Masterplan is adopted, it will be important to keep monitoring risk and rates of change to be sure that the plan is still fit for purpose into the future. The timeframes and assumptions in the final Adaptation Masterplan should be revised periodically, and the masterplan updated where needed.

Due to the long-term nature of the Adaptation Masterplan, there are practical risks of delays, funding shortfalls, or dependencies between actions – such as planning and policy changes needing to occur before infrastructure upgrades – that may undermine adaptation benefits if thresholds are exceeded before interventions can be delivered. To manage this risk, signals should be carefully monitored to enable early planning and preparation of alternative responses if necessary, so that options are ready to progress before triggers – and the thresholds behind them – are met.

Implementation

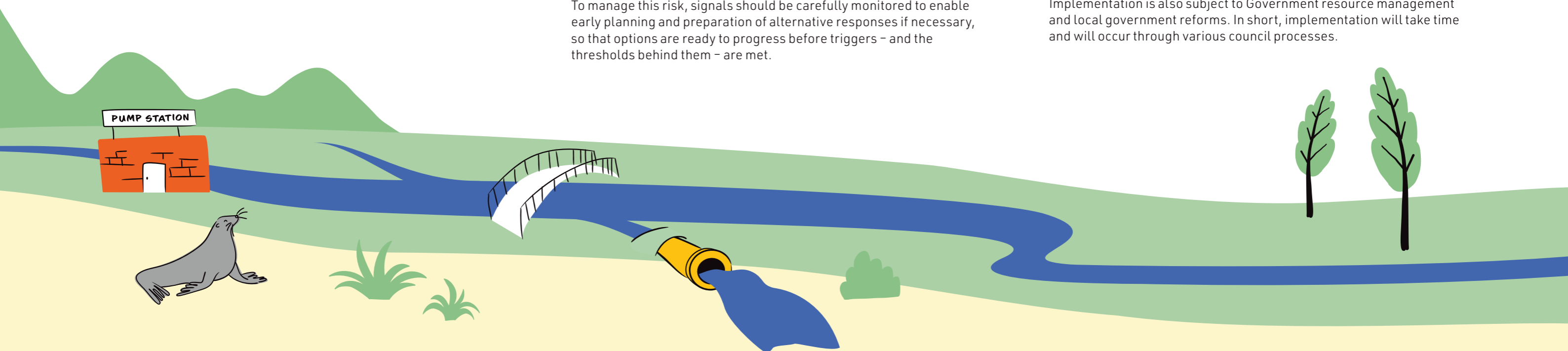
Following completion of the final Adaptation Masterplan for South Dunedin, and conclusions of the South Dunedin Future programme, focus will shift to implementation. This will occur via a range of separate processes. In the first instance, this is expected to be through the DCC's long-term planning processes, which will seek to outline priorities, budgets, and major projects for the 10-year period 2027-36. This may include, for example, infrastructure investments, new council policies, and changes to the District Plan, some of which will be focused on implementing elements of the Adaptation Masterplan.

Major infrastructure investments are typically captured in DCC's 30-year Infrastructure Strategy and then implemented following due diligence and design stages with funding approved in DCC's long-term plan.

Land use and zoning changes can only happen through formal District Plan change processes, which include detailed analysis, public submissions, and a public hearing. It is important to note that the South Dunedin Future programme will not change the zoning of any land. Any zoning change can only happen through a formal plan change process, which includes detailed analysis, public submissions, and a hearing. Once complete, the Adaptation Masterplan for South Dunedin will inform a range of council activities, including decisions and investments relating to transport, property, three waters, land use planning, among others. This will occur through the councils' normal long-term planning and budgeting processes, which include public consultation.

South Dunedin Future will explore options to retain or add housing capacity in South Dunedin and is interested in understanding how important this is for stakeholders. Later in 2026 and into 2027, DCC will be required to work on a Spatial Plan regionally, which will need to balance any options for growth in South Dunedin against citywide considerations, including the results from the city wide housing and business land needs assessment, other areas subject to natural hazard risk, infrastructure investment priorities, and the most effective and efficient way to meet the city's overall housing needs.

Implementation is also subject to Government resource management and local government reforms. In short, implementation will take time and will occur through various council processes.





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The findings in this Report are based on and are subject to the assumptions specified in the Report, the Agreement and associated attachments, and Client Data supplied during the data request phase. WSP accepts no liability whatsoever for any use or reliance on this Report, in whole or in part, for any purpose other than the Purpose or for any use or reliance on this Report by any third party. In preparing this Report, WSP has relied upon data, surveys, analysis, designs, plans and other information ('Client Data') provided by or on behalf of the Client. Except as otherwise stated in this Report, WSP has not verified the accuracy or completeness of the Client Data. To the extent that the statements, opinions, information, conclusions, and/or recommendations in this Report are based in whole or part on the Client Data, those

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In addition, climate change is an evolving field, with uncertainty inherent in projections of future conditions, and unknowns which cannot be precisely estimated with present science. These matters should be considered by the Client as part of any decision-making and planning. Regular monitoring of actual data (e.g. sea level rise) and regular review and updates of the work contained in this report to take account of developments in scientific knowledge and changes in international and national guidance should be undertaken. This report is not intended to provide financial, investment, or legal advice. It should not be used as the sole basis for making financial or strategic decisions.

The Client is encouraged to seek professional advice in these areas. Due to the nature and stage of the project, broad assumptions have been made to support costing of options. The status of this cost estimate represents at best a strategic stage. It presents a range of potential future states for South Dunedin for comparative use ONLY. Cost estimates are exclusive of GST, project development, legal or marketing costs, escalation, operational costs/ downtime due to operations, removal of large / unforeseen ground objects, contaminated waste disposal or rebuild of existing properties in new location.

Renders/visuals presented are artist impressions, created for illustrative purposes only and incorporate initial, pre-feasibility engineering input. They serve as conceptual representations and may not accurately depict the final engineered design or construction details.

REV	DATE	DETAILS		NAME	DATE	
V1	3/12/2025	Draft for client review	Prepared by	Emma Kuparinen	18/05/2026	
V2	23/02/2026	Final for client review		Meg Taylor-Silva	18/05/2026	
V3	31/03/2026	Final		Amelia Tomkins	18/05/2026	
V4	18/05/2026	Minor revisions				
			Reviewed by	Laura Robichaux	18/05/2026	
			Approved by	Cushla Loomb	18/05/2026	
				Kevin Wood	18/05/2026	

Beca, WSP & Tonkin + Taylor. (2026).
Three proposed adaptation futures for South Dunedin.
Prepared for Dunedin City Council and Otago Regional Council.

