

Jenny Lapham

From: Sophie Barker
Sent: Tuesday, 30 June 2026 01:17 p.m.
To: Jenny Lapham
Subject: Fw: Land acquisition in Tainui Cavell st

Kā mihi nui
All the best

Sophie Barker
Mayor of Dunedin
Te Koromatua o Ōtepoti
M 021 349 843 | E mayor@dcc.govt.nz
Kaunihera a-rohe o Ōtepoti | Dunedin City Council
50 The Octagon, Dunedin
PO Box 5045, Dunedin 9054
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www.dunedin.govt.nz

From: [REDACTED]
Sent: Thursday, June 18, 2026 9:03 PM
To: Mayor <mayor@dcc.govt.nz>
Subject: Land acquisition in Tainui [REDACTED]

Good morning Sophie

Congratulations on your recent election to the council as Mayor

I am writing to inquire about the prospective timeline for the land acquisition process.

My wife and I recently acquired and renovated our residence on [REDACTED] within the past six months. Based on our due diligence, we were under the impression that our property would not be subject to flood risk or significant changes.

Evidently, this assessment was inaccurate.

We are amenable to selling our property to the council, should that become necessary.

However, a clear timeframe is essential for our family planning and property valuation considerations.

I understand that a definitive decision on this matter may not yet have been reached.

It would have been beneficial to have more concrete information prior to the public announcement.

Kind regards,

A solid black rectangular box used to redact a signature.

Jenny Lapham

From: Andrew Simms <asimms@andrewsimms.co.nz>
Sent: Wednesday, 1 July 2026 11:32 a.m.
To: Jenny Lapham
Subject: FW: SD Future Programme Concerns

Andrew Simms
Managing Director
Cell 027 4346 394
asimms@andrewsimms.co.nz

Simms.co.nz

NEWMARKET, BOTANY, EPSOM, MANUKAU
NORTH SHORE, MT WELLINGTON, DUNEDIN



Jeep



FIAT



HAVAL



BYD



From: Andrew Simms
Sent: Monday, 22 June 2026 7:59 pm
To: MJ Wil <megsjw.mw@gmail.com>; russell@lunds.co.nz; galerjo@gmail.com
Subject: RE: SD Future Programme Concerns

Hi Megan

Thanks for your incredibly moving and very well written letter.

There are many people such as yourself who have not before engaged in the South Dunedin Futures consultation because they never imagined they would be captured by it. Yours is the third such email I have from residents of Tainui who have never been flooded.

Please be assured that several councillors share your concerns.

Today I met with a prominent property law specialist. He will be providing me with some 'boiler plate' advice before the end of the week (pro-bono) which I will circulate and forward.

None of this addresses the social and emotional cost inflicted on the community.

Can you please advise if you are happy for me to share your letter with the rest of the council. It is powerful and needs to be read.

I will then reply further once I have more advice

Thanks and regards

Andrew

PS. Please be assured that we will advocate for you to the full extent available.

Andrew Simms
Councillor / Co-Lead Economic Development
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From:

Sent: Monday, 22 June 2026 10:13 am

To: Andrew Simms <asimms@andrewsimms.co.nz>; russell@lunds.co.nz; galerjo@gmail.com

Subject: SD Future Programme Concerns

You don't often get email from

[Learn why this is important](#)

Kia ora koutou,

As a resident directly impacted by the recent announcement over property acquisition, please find attached a letter outlining my concerns about this project.

It was shocking to hear this news via the media, particularly as my suburb, Tainui, has never been discussed but appears to account for potentially half of the properties impacted.

Kā mihi,

Jenny Lapham

From: Andrew Simms <asimms@andrewsimms.co.nz>
Sent: Wednesday, 1 July 2026 10:33 a.m.
To: Jenny Lapham
Subject: FW: South dunedin plans

Andrew Simms
Councillor / Co-Lead Economic Development

P 03 477 4000 | **M** 0274 346 394 | **E** andrew@simms.co.nz
Te Kaunihera a Rohe o Ōtepoti - Dunedin City Council
50 The Octagon, Dunedin
PO Box 5045, Dunedin 9054
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From: [REDACTED]
Sent: Wednesday, 17 June 2026 8:11 pm
To: Andrew Simms <asimms@andrewsimms.co.nz>
Subject: South dunedin plans

 You don't often get email from [REDACTED] [Learn why this is important](#)
Hi Andrew

Today I read about the South Dunedin plan on Facebook. I recently bought a house in South Dunedin three months ago on my own, which was a huge accomplishment for both myself and my children.

I do, however, have a concern and was hoping you could clarify one point for me. My mortgage is approximately \$350,000. If my property were to be one of those affected in the future and I was offered compensation that was less than the remaining balance of my mortgage, what would happen in that situation?

Would I potentially lose my home while still being responsible for paying the remaining mortgage balance, as well as needing to find alternative accommodation?

I would appreciate any information or reassurance you can provide.

Thank you for your time.

Kind regards,

Once again, I feel I must respond in aid of the people of South Dunedin

The proposals published this week are lacking in any engineering input as follows-and upsetting to property owners.

A The Protect The status-quo

This is stated to be is considered to be the worse value for money on the front page of the ODT on 17th June. The status-quo has served well for over 60 years without demolishing homes and with no serious flooding. The flood in 2015 must be ignored as it was caused by irresponsible action of council staff allowing 75% of mud tanks to be blocked and failure to operate all available pumps. In 1968 there was heavier rain with minor property flooding caused by unexpected blocking of the screens upstream of the pumps which was successfully corrected.

The Drainage Board had two gully emptier suction vehicles working full time mud tanks and any thing less is not enough especially with Mosgiel now included in the city. The Works department used street washers as these cleaned under parked cars and every mud tank grating was cleared and blocked or partially blocked MTs cleared.

This area is flat and drained by a network of feeder pipes, in most streets renewed in the 1960s, connected to larger trunk aqueducts and larger pipes all connected to the Portobello Road pumping station which was built in the early 1960s to replace a half tide basin being reclaimed by the Harbour Board. The pumping station was designed by the Dunedin Drainage and Sewerage Board but paid for by the Harbour Board. It coped with heavier rain than we had in 2015 in 1968 subject to a minor problem with the screens referred to above.

If it has been claimed the pumping station is and the connections to it are inadequate.

B-The Solution is

New pump at the intersection of Timaru and Orari Streets

The Hillside Road main stormwater trunk was designed and partially constructed prior to the war in 1939 and only finally constructed in 1958. This is a catchment area that has seen big changes since then with the Carisbrook

and Caledonian Grounds now covered by sealed surfaces as has been Hillside workshops. This probably makes this trunk 5ft pipe inadequate and places more load on the SW system than it designed to take. For this reason, the councils retired Drainage Engineer the late T J Williams suggested installing a new pump at the intersection of Timaru St and Orari Street to take the flow from the Hillside Road 5-foot trunk pipe and pump it to the nearby Orari Street 9ft x9ft aqueduct this will reduce the flow to the Portobello Road pumps and the connections to the pumping station and increase the hydraulic grade of the Hillside Road pipe to take more flow. **This solution should be given high priority.**

C-Further possibilities

If there is still concern about Portobello Road pumping station not coping another option is to pump the Tainui low levels water to Andersons Bay inlet rather than to Portobello Road via the St Kilda aqueduct.

D-Looking at the option labelled Protect.

It shows a large area of Tainui where many buildings are to be demolished. This is strange as during the 2015 fiasco this area did not suffer serious flooding probably because the SW pump at Musselburgh pumping station was operating correct.

E-Looking at the options labelled Restore and Reshape

The 3.5 km of open channels ?

- 1 There is no cross section of streets where open water channels are proposed.
- 2 No details as to how water would flow along these channels in a flat area.
- 3 Where in streets would these channels be located.
- 4 How the sides of these channels will be supported in the soft peat like soil.
- 5 What protections will be given to prevent pedestrians particularly children from falling into these channels.
- 6 How many bridges will be required and how they would be founded to give access to properties fronting these channels.
- 7 How existing services, water, under- ground electricity, phone or foul and stormwater drains to and from properties be dealt with.

7 No mention of how these channels would connect to the existing underground aqueducts or pipes that would prevent soured material being led into these pipes with a flow speed too slow to be cleaned by scouring.

8-There is a risk these channels will lower ground water levels and cause ground shrinkage damaging brick buildings and walls.

In my mind these channels being suggested are a useless dream that would create a stinking hazard for insects and death.

F -There is no need to purchase property.

Pumping and maintenance of mud tanks and keeping silt out of the main trunks is the only sure way of coping with normal expected rainfall. How often are the main trunks being inspected for silt build up. The localised flooding in 2024 indicated silting in the St Kilda aqueduct.

G- Climate Change

The unknowns of climate change could be a problem that no effort could erase. There is a thought by some that we will have isolated heavy falls, once called cloud bursts. Tropical cyclones have affected northern areas. If we get cyclones, it will not only be South Dunedin in trouble. The Taieri will also be affected.

H-Sea rise

Sea rise will be a problem if predictions are correct. The only certainty is it will not happen tomorrow. The whole world will be looking at this and who knows what answers will be found. We may need to control the harbour at the harbour islands and the sand dunes by grouting or permafrost. If a new sea wall is found to be necessary it should be built clear of the existing Portsmouth wall and a half tide basin established.

I- Surrey Street

The problem in Surrey is not stormwater but foul sewer surcharge caused by infiltration of stormwater into the Foul Sewer system taking the whole of the Kaikorai Valley catchment. Some years ago, the Drainage Board failed to get consent from the Green Island Borough to pipe this sewerage to the Green Island treatment plant. The city now controls this plant and it is probably the best solution to this problem.

An inspector could be employed to check every property in the Kaikorai to ensure no stormwater is being illegally discharged into the foul sewer system to reduce infiltration of SW into the FS system.

J -Developing Forbury raceway.

This area could be developed for housing if a new pumping well taking all water from the development to be pumped to an improved Forbury Road outfall. The council has undertaken successful housing developed in the 1950s with sections for private housing in Hocken Street and Truby King Crescent .

K - Recommendations

It is recommended to Council that

1-It rejects all of the options presented in the ODT on 17th June 2026 as not fit for purpose.

2 It proceeds immediately with the design and installation of a new pump at the intersection of Timaru and Orari streets to pump all flow from the Hillside Road trunk SW to the under- utilised Orari Street conduit as suggested by the retired City Drainage Engineer.-

3- It investigates the use of street washers and employs two full time mud tank gully emptier trucks to maintain all city mud tanks especially in South Dunedin Mosgiel and the hills surrounding South Dunedin.

4 It immediately introduces a programme of regular inspection of the trunk stormwater pipes and conduits connected to Portobello Road pumping station and the connections between the two aqueducts running along Andersons Road and Timaru Street. to ensure there is no build up of silt and act if there is.



Jenny Lapham

From: Andrew Simms <asimms@andrewsimms.co.nz>
Sent: Wednesday, 1 July 2026 10:43 a.m.
To: Jenny Lapham
Subject: FW: South Dunedin Flood Managed Retreat

Andrew Simms
Managing Director
Cell 027 4346 394
asimms@andrewsimms.co.nz



From: [REDACTED]
Sent: Monday, 22 June 2026 11:38 am
To: Andrew Simms <asimms@andrewsimms.co.nz>
Subject: South Dunedin Flood Managed Retreat

 You don't often get email from [REDACTED] [Learn why this is important](#)
Kia ora Andrew

I am emailing to you as a concerned citizen of South Dunedin. I live in a property I co-own on the North end of Marlow St. It is near Musselburgh Rise and is listed as Hazard Zone 1 on the old flood maps. It did not flood in either 2015 or 2024. It was also projected to still be in Hazard Zone 1 in 2060.

Naturally then, you can imagine our alarm when this section, and all properties around it were included to be part of the green space on the Future options 3, 4, and 5 of the South Dunedin 2100 map. These are, of course, areas where properties that are slated for removal as part of flood mitigation

I am not ignorant to projected flooding and inundation events, nor to the need to plan for 2100 and beyond. I am also very aware that future events will likely surpass previous events considerably. But this particularly option on so many of these plans worries me. Why look to relocate an area that was not affected in previous events? This does not seem to make sense to me. Surely the creation of green spaces should aspire to minimise relocation.

I know public consultation will be extensive for this and there will be plenty of times to express my views. However I wanted to reach out and share this scenario with you.

Best wishes

Jenny Lapham

From: Andrew Simms
Sent: Wednesday, 1 July 2026 11:17 a.m.
To: Jenny Lapham
Subject: FW: South Dunedin future project

Andrew Simms
Councillor / Co-Lead Economic Development
P 03 477 4000 | **M** 0274 346 394 | **E** andrew@simms.co.nz
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From:
Sent: Monday, 22 June 2026 5:29 am
To: Andrew Simms <andrew.simms@dcc.govt.nz>; galerjo@gmail.com
Subject: Fwd: South Dunedin future project

Dear Jo and Councillor Simms,

I misaddressed you both in the email I sent to all councillors. I am sending to you the version I sent to Lee and I thought to you too, Jo, but I misaddressed you twice

Begin forwarded message:

From:
Subject: South Dunedin future project
Date: 21 June 2026 at 3:49:02 pm NZST
To: lee@vandervision.co.nz, galerjo@dcc.govt.nz

Dear Lee & Jo

Having examined the nature and time-lines of each of the three plans that the committee has proposed, I have noticed that each starts with the much-needed upgrade of South Dunedin's pipes and pumps. Stage 1 - 'the short-term network' - is identical for each proposal. Work on these things has begun and is to continue whichever proposal is selected. What becomes clear from this is that there is no need at this stage to choose a particular proposal to be adhered to for the next 100 years. The time to decide which of the three to adopt (or perhaps, some entirely different plan) is in 30 years time when we have all understood how well the short-term improvements to the network handle the flooding issues. (And forgotten how much money and time was wasted developing these plans)

I implore council not to make a decision at this stage. I implore you to defer planning

stages 2 and 3 until you have you have real time data on how well stage 1 is performing to inform what is needed thereafter.

<https://www.dunedin.govt.nz/council/council-projects/south-dunedin-future>

Yours sincerely

(I got your addresses wrong in the bailout to all members of council)

Jenny Lapham

From: Andrew Simms
Sent: Wednesday, 1 July 2026 11:01 a.m.
To: Jenny Lapham
Subject: FW: South Dunedin Futures - Fact-check

Andrew Simms
Councillor / Co-Lead Economic Development
P 03 477 4000 | **M** 0274 346 394 | **E** andrew@simms.co.nz
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From:
Sent: Wednesday, 24 June 2026 4:38 pm
To: Cherry Lucas <Cherry.Lucas@dcc.govt.nz>; Russell Lund <russell.lund@dcc.govt.nz>; Lee Vandervis4 <lee@vandervision.co.nz>; Andrew Simms <andrew.simms@dcc.govt.nz>; Benedict Ong <benedict.ong@dcc.govt.nz>; Brent Weatherall <Brent.Weatherall@dcc.govt.nz>; galerjo@gmail.com; Michael.Laws@orc.govt.nz
Subject: South Dunedin Futures - Fact-check

From: , Dunedin
To: Selected Councilors

Wednesday

Hello Councilors. Tomorrow, you will be making an important decision about the safety and well being of the residents of South Dunedin. The information you have received will have been almost impossible for you to read, understand and verify its accuracy in the time available. Here is some information that might conflict with what you have been led to believe:

- ▶ The South Dunedin groundwater level is not rising – the ORC has stated that since measurements have begun, no significant upward or downward trend has been detected. A more recent GNS (Simon Cox etc) paper confirms this.
- ▶ The DCC explanation that high groundwater was a contributing cause of the 2015 South Dunedin flooding has been disproved by Simon Cox in a fairly recent GNS paper. He shows that groundwater was at a normal level. It turns out that South Dunedin was not the only area affected – everywhere where the stormwater systems were substandard was flooded – from memory they included Green Island, Kaikorai Valley, Mosgiel, Brighton etc.
- ▶ The city's stormwater systems are still seriously substandard – you could read the AMPs, the ICMPs etc., but you can see clearly what happens when even moderately heavy rain falls. The super slow speed of upgrade work since 2015 is unacceptable. The South Dunedin Future project would continue this super slow speed because most of the work is building water-features with negligible practical value.

- ▶ The official rate of sea-level rise for Dunedin is 1.5mm per year (Statistics NZ). This is below the average for NZ and tells us that Dunedin has uplift. Peer reviewed studies show there is no acceleration in sea-level rise (e.g. John Hannah, NZ) The story about South Dunedin sinking was a jack-up between Dave Cull, GNS and the ODT. South Dunedin has no high-resolution survey marks to measure this. Because there is no acceleration, it will take sea-level 666 years to reach a level of 1 meter at 1.5mm per year.
- ▶ The groundwater modelling that links sea-level rise to South Dunedin groundwater rise is defective – because it does not include the important inflow of evapotranspiration. The models also do not include the effect of the very high Rain Recharge Index – a special feature of the DCC stormwater system in South Dunedin. There are other problems as well, so you should have no confidence in the modelling results including the predictions of water inundation.
- ▶ The SDF promotional info says that South Dunedin is a basin and “The groundwater cannot drain naturally” this is false and dishonest. The groundwater outflows are via evapotranspiration, accidentally into the leaky/cracked sewerage and stormwater pipes and flows into the sea. Note that the groundwater level is about 0.5m above mean sea level. Water flows down-hill and so, drains into the sea.
- ▶ The two main inflows into South Dunedin determining groundwater level are: rainfall and the DCC’s leaky water supply pipes. The leaky pipes are a very significant contributor (Rekker 2012) and this should be sorted before building expensive canals, lakes, swamps and destroying peoples’ homes.
- ▶ The South Dunedin Futures project is a slow and inefficient way to reduce the flooding risk to South Dunedin because improving the stormwater capacity is only one of its 5 goals. Other goals are: "Restore the natural environment", "Water sensitive urban design" and "Aligning with Maori values". Two of the Futures Options are called "Space For Water" and F7 is called "Let the Water In". It's as if the DCC thinks the water should be free to flow wherever it chooses. This is not primarily to benefit people – it is a Climate Change Adaption project with a stormwater upgrade project tacked on, so that it looks useful.
- ▶ Andrew Simms thinks that extreme rain events are becoming more frequent. You might be wrong about that, because there have been some big floods in Dunedin especially near the start of last century.
- ▶ I see the South Dunedin Future project as an attack on the residents of South Dunedin. This is a disgraceful way to behave: to threaten to evict residents without considering all the engineering solutions. First you (DCC) cause their homes to be repeatedly flooded, then you tell them you are going to bulldoze their houses.

Because sea-level rise won’t be a problem for the next 666 years, there is no urgency for Climate Change Adaption or the back-to-nature neo-hippie ideology – but there is great urgency for the residents of South Dunedin and Mosgiel etc. at risk of flooding from the DCC’s defective/underperforming stormwater systems.

This South Dunedin Future project should be abandoned, or postponed and replaced by a stormwater upgrade project. The people come first.

TW

The following is my comment and post on Dunedin News today:

To Lisa: The stormwater system upgrade is urgent, but the Climate Change Adaption is not. The DCC knows that to get the Climate Change Adaption approved they need to dress it up as a stormwater system upgrade. It's putting lipstick on a pig: the lipstick is fine, but the pig stinks. The likely end-point of the Climate Change Adaption plan is "Future 7": widespread Managed Retreat, costing \$7 billion.

Dunedin News

Terry Wilson ·

· porteSdons6m3iug3f2g73h1a3ul71689c8fc83557ac4409l3agai0ghc0c ·

The DCC thinks that demolishing peoples' houses is a good way to fix their flood-prone stormwater system. It became flood prone by neglect: decades of under-funding - the official auditor tells us that there is a \$1+ billion backlog of renewals work to be done on the water, sewerage and stormwater systems. Essential upgrades are extra.

The South Dunedin Futures project is a slow and inefficient way to reduce the flooding risk to South Dunedin because improving the stormwater capacity is only one of its 5 goals. Other goals are: "Restore the natural environment" and "Water sensitive urban design". Two of the Futures Options are called "Space For Water ---" and another is called "Let the Water In". It's as if the DCC thinks the water should be free to flow wherever it chooses. I think the Pacific Ocean gives the water enough freedom without needing South Dunedin as well.

The urgent stormwater upgrades can be done without destroying peoples' houses. We do not need the expensive water-features - ponds, rivers, swamps etc and we don't need to restore the natural environment. The biggest threat to South Dunedin is the DCC and its destructive behavior. The South Dunedin Future project should be abandoned and replaced by a Stormwater Upgrade project.

ALL WE WANTED WAS FOR THEM TO FIX THE STORMWATER PIPES



Jenny Lapham

From: Andrew Simms <asimms@andrewsimms.co.nz>
Sent: Wednesday, 1 July 2026 10:36 a.m.
To: Jenny Lapham
Subject: FW: South Dunedin Futures Report

Andrew Simms

Managing Director
Cell 027 4346 394
asimms@andrewsimms.co.nz



From: [REDACTED]
Sent: Thursday, 25 June 2026 1:21 pm
To: Andrew Simms <asimms@andrewsimms.co.nz>
Subject: South Dunedin Futures Report

Hi Councillor Simms,

As someone who supported your stand on Aurora and voted for you I cannot resist commenting on some of your releases about the above.

Despite the problems we South Dunedin residents have about our current flooding issues this should not inhibit progress on the nationally leading (and unique)ongoing council/. community engagement on South Dunedin Futures. It has, and continues to be, a great and unique, engaged process in seeking to face the inevitable future we face.

You do attempt to calm the reaction by outlining the process for compulsory public purchase of property.

However it is also clear that the old process will not be able to cope with our future and (despite the buy-outs after recent cyclones and floods) Luxon has already stated his government will not compensate people.

He simply rejects the recent call for policy action by the Climate Change Commission and the excellent 2023 Report of the Expert Working on Managed Retreat.

The Dunedin Futures project is a marvellous, community engagement process of the two councils and the community. Do not denigrate it and do not support e mails from the council socio-path.

As an EV seller I am sure you are not a Trumpian denier, but do not put your influential spanner in to delay a necessary and valuable process where Dunedin has been leading the country in preparing to face THE major threat to us all.

Jenny Lapham

From: Andrew Simms <asimms@andrewsimms.co.nz>
Sent: Wednesday, 1 July 2026 10:44 a.m.
To: Jenny Lapham
Subject: FW: Property Owner Advice

Andrew Simms
Managing Director
Cell 027 4346 394
asimms@andrewsimms.co.nz



From: [REDACTED]
Sent: Friday, 19 June 2026 2:52 pm
To: Andrew Simms <asimms@andrewsimms.co.nz>
Subject: Property Owner Advice

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi Andrew,
Please add me to the email list
Would also be nice for advice for people in Tainui.
my house on [REDACTED] appears to be one street in my neighbourhood which may be left after the remainder is turned into greenspace.
I'm concerned about being able to sell it & also it decreasing in value

This morning I was contacted by a prominent property lawyer who has offered to help me draft advice to South Dunedin property owners. We are meeting to start work on this on Monday.
This will be high level generic advice for all property owners at this early stage.
If you email me I will ensure you are added to the recipient list, andrew@simms.co.nz

Thanks for your work in this area

Regards
[REDACTED]

Jenny Lapham

From: Andrew Simms <asimms@andrewsimms.co.nz>
Sent: Wednesday, 1 July 2026 10:34 a.m.
To: Jenny Lapham
Subject: FW: Response from a Surrey street resident and property owner

Andrew Simms
Councillor / Co-Lead Economic Development

P 03 477 4000 | **M** 0274 346 394 | **E** andrew@simms.co.nz
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www.dunedin.govt.nz



From: [REDACTED]
Sent: Wednesday, 17 June 2026 6:21 pm
To: Andrew Simms <asimms@andrewsimms.co.nz>
Subject: Response from a Surrey street resident and property owner

 You don't often get email from [REDACTED] [Learn why this is important](#)
Kia ora Andrew,

Today's release of the South Dunedin Future options is a significant moment for the suburb and for the city and I wanted to share a perspective as someone who lives on Surrey Street and has been following this closely. To start off, thanks for standing up for residents. That matters a lot.

While my property sits just outside the flood zone, I'm deeply invested in what happens to this community. I'm responding in my personal capacity, but FYI I also work as a marketing and communications manager at Business South, so I'm acutely aware of how much sequencing matters in situations like this. Communicating something this complex to an understandably anxious community is no easy task, and the consultation process starting in July will be a critical opportunity to have that conversation properly.

But I want to make a separate point, because I think it's important and risks getting lost in the noise: the work itself is genuinely good. The South Dunedin Future programme has taken a rigorous, long-term approach to a genuinely complex problem, and the options on the table reflect serious thinking. The involvement of Pieter Bloemen, one of the Netherlands' leading water engineers, gives me real confidence. I'm Dutch, and I know what it means when the Dutch are involved in water management. The Netherlands hasn't just managed water for centuries; it has transformed its relationship with it,

turning flood-prone land into one of the most liveable, economically productive environments in the world. That's the model being drawn on here, and it's the right one.

There is also a strong economic case here that I think deserves more attention. A well-resolved South Dunedin, with real flood risk addressed and quality public space created, is an asset for the whole city, not just the neighbourhood. The Insurance Council has already backed this approach publicly, and for good reason: insurers are increasingly pricing flood risk into premiums and coverage across New Zealand. A long-term solution protects insurability, which protects property values and business confidence in the area. The alternative, perpetual uncertainty and mounting damage costs, is itself a significant economic risk. The programme's own figures put potential annual damage costs as high as \$212 million long term if nothing changes. That is not a background risk; that is a liability for the whole city.

New Zealand has a tendency to reach for quick fixes in situations like this, visible responses that signal action without addressing the underlying problem. As you yourself have put it, South Dunedin doesn't need an aspirin when it needs a heart bypass. The stormwater improvements after 2015 were well-intentioned, but South Dunedin's vulnerability runs deeper than any single infrastructure upgrade can solve. It's a complex system of low-lying land, high groundwater, ageing pipes and increasing rainfall intensity. Patching around the edges isn't going to cut it, and we've seen that already.

What I want you to know is that there is genuine community support for the ambition of these plan. South Dunedin deserves a durable, well-engineered solution that actually works over the long term, and so does the rest of the city. I hope you'll continue to push for exactly that -- the community deserves nothing less.

Kā mihi,



Jenny Lapham

From: Andrew Simms <asimms@andrewsimms.co.nz>
Sent: Wednesday, 1 July 2026 10:43 a.m.
To: Jenny Lapham
Subject: FW: SD Future Programme Concerns
Attachments: SD Future Concerns M Wilson 22 June 2026.pdf

Andrew Simms

Managing Director
Cell 027 4346 394
asimms@andrewsimms.co.nz



HEWMARKET, BOTANY, EPSOM, MAHURAU
NORTH SHORE, MT WELLINGTON, DUNEDIN



From:
Sent: Monday, 22 June 2026 10:13 am
To: Andrew Simms <asimms@andrewsimms.co.nz>; russell@lunds.co.nz; galerjo@gmail.com
Subject: SD Future Programme Concerns

 You don't often get email from [Learn why this is important](#)
Kia ora koutou,

As a resident directly impacted by the recent announcement over property acquisition, please find attached a letter outlining my concerns about this project.

It was shocking to hear this news via the media, particularly as my suburb, Tainui, has never been discussed but appears to account for potentially half of the properties impacted.

Kā mihi,



Dunedin 9013

22 June 2026

Kia ora koutou,

South Dunedin Future: proposed property acquisition and my home in Tainui

My home in Tainui has been identified as green space under all three of the shortlisted South Dunedin Future options. In the eighteen years I have lived there, it has never once flooded. I am writing to ask, plainly, why my home has been included, and to tell you what the prospect of losing it is doing to someone who has spent her whole working life paying for it.

I understand Councils must plan for flood risk and a changing climate, and I do not dispute that South Dunedin faces real challenges. But the current proposals would see between roughly 1,100 and 1,700 homes acquired, and I have serious concerns about how the people in those homes will be treated, particularly given that the Public Works Act 1981 sits in the background should a homeowner be unwilling to sell. My concerns are both personal and a matter of principle.

I have owned and steadily improved my home for eighteen years. It is a solid brick bungalow, fully refurbished, insulated and double glazed, with a substantial freestanding double garage. I am single, I work full-time, and I have no children and no family I can turn to for financial help. With eight years left on my mortgage, I have built my financial life around the expectation that I would own this home outright as I reached retirement. To be told it may be acquired, at an age when I have limited working years left to recover, is frightening. This is not an investment property or a number on a map. It is my home and my security, and the uncertainty alone is already taking a real toll.

My central concern is how compensation would be determined.

In July 2022, my property was valued with a land value of \$510,000 and improvements of just \$10,000. Given the condition of the home, I considered that figure wholly unrealistic and asked the Council how it had been reached. I also asked whether future retreat proposals could affect my property's insurability or its value. Rather than a substantive answer, I was told that if I was dissatisfied, I should take the matter to the Ombudsman.

The next valuation, in June 2025, reduced the land value to \$420,000 while raising the improvements from \$10,000 to \$100,000, even though I had carried out no consented building work in that period. I understand these rating valuations are prepared by Quotable Value Limited, an independent valuer, and are independently audited. That is precisely why two such inconsistent results, moving in opposite directions, trouble me so much: if even an independent, audited process can swing this widely, what confidence can any homeowner have that the number attached to their home, and their future, is sound?

There is also a critical distinction between market value and replacement value. My home is currently insured at approximately \$992,000 to rebuild. That is not a measure of market value, but it is the real

cost I would face to replace what I have. If compensation is pegged to market value alone, affected homeowners may simply be unable to buy a comparable home elsewhere, and for someone of my age, taking on large new debt to bridge that gap may not even be possible. The objective should not be merely to acquire properties at market value, but to ensure no resident is left financially worse off by a public decision they had no part in making.

I am also not satisfied that the evidence justifies including my home at all.

The public discussion, and much of the Councils' own material, has centred on the lowest-lying parts of South Dunedin, the western end of Forbury Road, the Musselburgh basin and around King Edward Street, where the most serious stormwater and sewerage flooding has historically occurred, including the 2015 event that damaged around 1,200 homes. My home is not in that core. It sits at the upper end of Botha Street, near Tainui Road and the rising ground toward Musselburgh Rise. Far from being the old, poor-quality housing the narrative describes, homes like mine in this area have in recent years been substantially renovated and modernised at considerable private expense. I therefore would like to know what site-specific assessment placed my home in the acquisition scenarios, how groundwater has been evaluated at this location, and what evidence shows a property like mine is at sufficient risk to justify acquisition and removal.

I also understand the stated basis for acquisition is not large-scale retreat but the purchase of land for specific public works, namely pump stations, detention basins, canals and green space. Based on the plans available it appears that my home is required for green space, yet it is a sound house that has never flooded, on rising ground at the edge of the programme area. From the outside it is hard to tell whether the included streets were chosen on site-specific flood and groundwater evidence, or whether a line was simply drawn around a block that was straightforward to identify. I am not assuming the worst, but residents whose homes fall inside that line are entitled to see the methodology behind it.

Nor can I reconcile these proposals with the Councils' own recent decisions. If retreat from these areas has been under consideration, why has the Council continued to approve building consents, encourage residents to invest in their homes, and fund infrastructure upgrades, the recent water-meter installation among them, in areas that may now be cleared of housing? Residents are owed an explanation of how that spending squares with the possibility of retreat.

Accordingly, I would appreciate clear answers to the following:

- How will compensation be calculated to ensure homeowners can secure an equivalent replacement home without taking on new debt?
- Will independent valuations commissioned by homeowners be given equal weight to the Council's?
- What provision is made for homeowners approaching retirement who may be unable to obtain sufficient lending for a replacement home?
- What site-specific evidence and modelling justify including my property, which has no history of flooding, in the acquisition area?
- How has groundwater and localised flood risk been assessed at my specific location?

- What methodology determined the boundary of the acquisition area, and were the included streets selected on site-specific evidence rather than administrative or geographic convenience?
- How does the Council justify continuing to approve development and invest in infrastructure in areas now being considered for acquisition?
- Under what circumstances would the Public Works Act 1981 be invoked where a homeowner believes the compensation offered does not fairly reflect their loss?

I appreciate the difficulty of the decisions facing the Councils, and I am not writing to obstruct sensible planning. But any solution must balance environmental resilience with fairness, transparency, and genuine respect for the people whose homes, finances and retirement plans hang on these choices. Behind every property on the map is someone like me.

I understand the public engagement period runs from 1 July to 9 August 2026. I would be grateful for a written response to the questions above ahead of that closing date, together with any information that would help me engage with the formal submission process properly.

Kā mihi,



Jenny Lapham

From: Andrew Simms <asimms@andrewsimms.co.nz>
Sent: Wednesday, 1 July 2026 11:31 a.m.
To: Jenny Lapham
Subject: FW: Dear sir

Andrew Simms

Managing Director
Cell 027 4346 394
asimms@andrewsimms.co.nz

 NEW MARKET, BOTOLY, EPSOM, MAIRAKAU
NORTH SHORE, MT WELLINGTON, DUNEDIN



From: Andrew Simms
Sent: Wednesday, 17 June 2026 9:17 pm
To: [REDACTED]
Subject: RE: Dear sir

H [REDACTED]

Thanks for your email. I appreciate the way you are feeling. It is my determination that all residents will be treated fairly throughout this process. It will be a long hard process but the work must be done. You have my email address and phone number. I am happy to help wherever possible so please contact me at any time.

We will know more once final decisions are made and final plans are developed. In the meantime please keep in touch

Regards
Andrew

Andrew Simms
Councillor / Co-Lead Economic Development

P 03 477 4000 | **M** 0274 346 394 | **E** andrew@simms.co.nz
Te Kaunihera a Rohe o Ōtepoti - Dunedin City Council
50 The Octagon, Dunedin
PO Box 5045, Dunedin 9054
New Zealand.
www.dunedin.govt.nz

From: [REDACTED]
Sent: Wednesday, 17 June 2026 2:32 pm
To: Andrew Simms <asimms@andrewsimms.co.nz>
Subject: Dear sir

You don't often get email from [REDACTED] [Learn why this is important](#)

Im Pretty disappointed by the way the article appeared in the odt today.A lot of people will be concerned that this is not what we voted for.it appears our elected officials are being overridden by paid bureaucrats in the council.

We chose to live where we do for ease of living close to transport etc.Now it appears that the council will decide for us where we will live.As a concerned ratepayer I'm pretty pissed off.

Yours faithfully

[REDACTED]
St kilda

Jenny Lapham

From: Andrew Simms <asimms@andrewsimms.co.nz>
Sent: Wednesday, 1 July 2026 11:32 a.m.
To: Jenny Lapham
Subject: FW: SD Future Programme Concerns

Andrew Simms
Managing Director
Cell 027 4346 394
asimms@andrewsimms.co.nz



From: Andrew Simms
Sent: Monday, 22 June 2026 7:59 pm
To: russell@lunds.co.nz; galerjo@gmail.com
Subject: RE: SD Future Programme Concerns

Hi
Thanks for your incredibly moving and very well written letter.
There are many people such as yourself who have not before engaged in the South Dunedin Futures consultation because they never imagined they would be captured by it. Yours is the third such email I have from residents of Tainui who have never been flooded.
Please be assured that several councillors share your concerns.
Today I met with a prominent property law specialist. He will be providing me with some 'boiler plate' advice before the end of the week (pro-bono) which I will circulate and forward.
None of this addresses the social and emotional cost inflicted on the community.
Can you please advise if you are happy for me to share your letter with the rest of the council. It is powerful and needs to be read.
I will then reply further once I have more advice
Thanks and regards
Andrew

PS. Please be assured that we will advocate for you to the full extent available.

Andrew Simms
Councillor / Co-Lead Economic Development
P 03 477 4000 | **M** 0274 346 394 | **E** andrew@simms.co.nz
Te Kaunihera a Rohe o Ōtepoti - Dunedin City Council
50 The Octagon, Dunedin
PO Box 5045, Dunedin 9054



From:

Sent: Monday, 22 June 2026 10:13 am

To: Andrew Simms <asimms@andrewsimms.co.nz>; russell@lunds.co.nz; galerjo@gmail.com

Subject: SD Future Programme Concerns

You don't often get email from [redacted]. [Learn why this is important](#)

Kia ora koutou,

As a resident directly impacted by the recent announcement over property acquisition, please find attached a letter outlining my concerns about this project.

It was shocking to hear this news via the media, particularly as my suburb, Tainui, has never been discussed but appears to account for potentially half of the properties impacted.

Kā mihi,

Jenny Lapham

From: Andrew Simms
Sent: Wednesday, 1 July 2026 11:01 a.m.
To: Jenny Lapham
Subject: FW: URGENT.RE.Sth Dunedin.Specialist Water Engineer Report 1pg Summary

Andrew Simms
Councillor / Co-Lead Economic Development

P 03 477 4000 | **M** 0274 346 394 | **E** andrew@simms.co.nz
Te Kaunihera a Rohe o Ōtepoti - Dunedin City Council
50 The Octagon, Dunedin
PO Box 5045, Dunedin 9054
New Zealand.
www.dunedin.govt.nz

From:
Sent: Wednesday, 24 June 2026 1:51 pm
To: Andrew Simms <andrew.simms@dcc.govt.nz>; Lee Vandervis4 <lee@vandervision.co.nz>; Russell Lund <russell.lund@dcc.govt.nz>; Joanne Galer <jo.galer@dcc.govt.nz>; Brent Weatherall <Brent.Weatherall@dcc.govt.nz>; Cherry Lucas <Cherry.Lucas@dcc.govt.nz>; Mayor <mayor@dcc.govt.nz>; John Chambers <John.Chambers@dcc.govt.nz>; micky.treadwell@dcc.govt.nz; Steve Walker <Steve.Walker@dcc.govt.nz>; Christine Garey <Christine.Garey@dcc.govt.nz>; Marie Laufiso <Marie.Laufiso@dcc.govt.nz>; Doug Hall <doughall@dcc.govt.nz>; Benedict Ong <benedict.ong@dcc.govt.nz>; Mandy Mayhem <Mandy.Mayhem@dcc.govt.nz>
Subject: URGENT.RE.Sth Dunedin.Specialist Water Engineer Report 1pg Summary

For the attn of all of the Dunedin City Councillors

Re. Specialist Water Engineers Report followup Neil Johnstone

1pg summary enclosed that could save Dunedin Community \$1.3 - \$1.7 Billion and up to 1700 homes.

I have been approached by a significant community group to ensure you receive the 1 page summary (enclosed) of the 30 page report sent to you all apparently 2 weeks ago.

Full report entitled '**South Dunedin Flooding A Documented History of Council Neglect from 1960 to Present**

by Neil P Johnstone. BE Civil and CP Engineering and Specialist Water Engineer.

Refer Below 1 Page Summary:

"SOUTH DUNEDIN FLOODS BECAUSE IT LACKS DRAINS. Engineers and Plumbers can fix it.

Neil Johnstone. BE Civil and CP Engineering, specialist water engineer.

Otago Regional Council (ORC) 1973 – 2002. Water Engineer for River Management and Flood Control, then Specialist Water Investigations Engineer.

Projects include collaboration, design and implementation of flood minimisation for Lower Taieri and Lower Clutha. Technical Analyst and Advisor to Reports on major Clutha Catchment Flood of 1999.

2003 onwards: Private Consultancy Business, Flood Sense Ltd.

Pages refer to attached Report by Neil Johnstone.

The reason S. Dunedin is flooding is NOT because of increased rain/sea level rises. It lacks drainage. It simply needs another drain and pump. It doesn't need Managed Retreat or the three proposals currently presented by South Dunedin Future.

S. Dunedin's become like a poor draining sink

A sink can't drain fast when it has too small a sink hole.

What's more, other drains that used to be in S. Dunedin, like gravity drains to Upper Harbour (pp 3, 5) and porous surfaces (like grass) that soaked up rain have been dammed/concreted/built over (pp 4, 6), therefore REDUCING water drainage.

Now, even after moderate rain S. Dunedin floods (p.3, 7). S. Dunedin floods on HALF the rain volume, 7 mm/hr, than before (pp 6, 7) BECAUSE of increased hard surfaces/impermeable land area (pp 11, 12) and an inadequate drainage system (pp. 2, 3). Worse still, raw sewage pipes flood too (p. 9), a very serious major health hazard!

The 2015, 2018, 2020 and 2024 floods were NOT because of Climate Change (suggesting increased rain volume and rising sea level (pp 23, 24). Rainfall intensity was not high (p.24) BUT because of a lack of drainage and catchment of rain.

All that South Dunedin needs is a baseline engineering solution: another drain and pump (Opus report 2017, mentioned pp 15, 16, 18, 19, 26) and no further impervious surfaces.

Locals do not need to lose homes, businesses, schools, communities. South Dunedin can stay where it is.
The best, and cheapest solution, is a water engineering one.

Keep debt low. Managed Retreat, buy-up and demolition of at least 1500 homes, closing of schools and businesses, re-settling of people will cost billions (see South Dunedin Futures), and badly affect us all socially, mentally and financially through higher rates.

A new drain and pump are the best, and cheapest, solution: estimated \$300 million, a fraction of the South Dunedin Future proposals.

Council and Government need to scrutinise evidence-based data and interview our local water engineering experts.

Council need to do the right thing for us. They have a Duty of Care and legal obligations under the Local Governments Act. "

As requested this 1 page summary has also been shared across all of the major facebook groups. I'm sure we have all received significant feedback on what occurred last week and what is to be discussed at tomorrow's meeting.

The wider Dunedin community's message is very clear from what I have observed. The council must do what's right as clearly communicated by the Dunedin communities wishes.

From what I have heard, they are seeking:

- a withdrawal of the document and an apology,
- a fourth engineering option as outlined above
- an enquiry into how & why this proposal was revealed particularly given recent code of conduct breaches related to inappropriate disclosure of commercially sensitive material.

Im guessing, I'm not alone in hearing stories from our community of Insurances being cancelled, Real estate agents that no longer take listings in Sth Dunedin, properties being devalued etc...

The Dunedin community has said very loudly they feel they deserve better treatment than this, there may yet be an opportunity to make this right.

Regards

Jenny Lapham

From: Andrew Simms <asimms@andrewsimms.co.nz>
Sent: Wednesday, 1 July 2026 11:31 a.m.
To: Jenny Lapham
Subject: FW: South dunedin plans

Andrew Simms

Managing Director
Cell 027 4346 394
asimms@andrewsimms.co.nz



From: Andrew Simms
Sent: Wednesday, 17 June 2026 9:07 pm
To: '[REDACTED]'
Subject: RE: South dunedin plans

Hi [REDACTED]

Thanks for your email and well done on getting into your house.

If your house was to be acquired, you will be offered a fair market price based on what the house would have been worth if the work was not proceeding. This means that any drop in value because of the infrastructure works can not be used to drop the value of your house. You should not be disadvantaged by this.

It would be highly unlikely that this fair market value would be less than your outstanding mortgage value. My expectation would be that you are no worse off than you would be if none of this was happening.

This is a difficult time and there will be some tough decisions in the months ahead. But the work must be done for our long term future.

You have my email and my phone number [REDACTED]. I am happy to help you at any time so please keep my details. I am determined to ensure that there are not 'winners and losers' from this process, and that everyone is treated fairly, including your family.

Keep in touch [REDACTED]

Regards
Andrew

Andrew Simms
Councillor / Co-Lead Economic Development

P 03 477 4000 | **M** 0274 346 394 | **E** andrew@simms.co.nz

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DUNEDIN | kaunihera
CITY COUNCIL | a-rohe o
Ōtepoti

From: [REDACTED]
Sent: Wednesday, 17 June 2026 8:11 pm
To: Andrew Simms <asimms@andrewsimms.co.nz>
Subject: South dunedin plans

You don't often get email from [REDACTED] [Learn why this is important](#)
Hi Andrew

Today I read about the South Dunedin plan on Facebook. I recently bought a house in South Dunedin three months ago on my own, which was a huge accomplishment for both myself and my children.

I do, however, have a concern and was hoping you could clarify one point for me. My mortgage is approximately \$350,000. If my property were to be one of those affected in the future and I was offered compensation that was less than the remaining balance of my mortgage, what would happen in that situation?

Would I potentially lose my home while still being responsible for paying the remaining mortgage balance, as well as needing to find alternative accommodation?

I would appreciate any information or reassurance you can provide.

Thank you for your time.

Kind regards,

[REDACTED]

Jenny Lapham

From: Andrew Simms <asimms@andrewsimms.co.nz>
Sent: Wednesday, 1 July 2026 10:36 a.m.
To: Jenny Lapham
Subject: FW: South Dunedin Futures Report

Andrew Simms
Managing Director
Cell 027 4346 394
asimms@andrewsimms.co.nz



From: [REDACTED]
Sent: Thursday, 25 June 2026 1:21 pm
To: Andrew Simms <asimms@andrewsimms.co.nz>
Subject: South Dunedin Futures Report

Hi Councillor Simms,

As someone who supported your stand on Aurora and voted for you I cannot resist commenting on some of your releases about the above.

Despite the problems we South Dunedin residents have about our current flooding issues this should not inhibit progress on the nationally leading (and unique)ongoing council/. community engagement on South Dunedin Futures. It has, and continues to be, a great and unique, engaged process in seeking to face the inevitable future we face.

You do attempt to calm the reaction by outlining the process for compulsory public purchase of property.

However it is also clear that the old process will not be able to cope with our future and (despite the buy-outs after recent cyclones and floods) Luxon has already stated his government will not compensate people.

He simply rejects the recent call for policy action by the Climate Change Commission and the excellent 2023 Report of the Expert Working on Managed Retreat.

The Dunedin Futures project is a marvellous, community engagement process of the two councils and the community. Do not denigrate it and do not support e mails from the council socio-path.

As an EV seller I am sure you are not a Trumpian denier, but do not put your influential spanner in to delay a necessary and valuable process where Dunedin has been leading the country in preparing to face THE major threat to us all.

Best wishes



Jenny Lapham

From: Andrew Simms
Sent: Wednesday, 1 July 2026 11:17 a.m.
To: Jenny Lapham
Subject: FW: South Dunedin future project

Andrew Simms
Councillor / Co-Lead Economic Development

P 03 477 4000 | **M** 0274 346 394 | **E** andrew@simms.co.nz
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From:
Sent: Monday, 22 June 2026 5:29 am
To: Andrew Simms <andrew.simms@dcc.govt.nz>; galerjo@gmail.com
Subject: Fwd: South Dunedin future project

Dear Jo and Councillor Simms,

I misaddressed you both in the email I sent to all councillors. I am sending to you the version I sent to Lee and I thought to you too, Jo, but I misaddressed you twice

Begin forwarded message:

From:
Subject: South Dunedin future project
Date: 21 June 2026 at 3:49:02 pm NZST
To: lee@vandervision.co.nz, galerjo@dcc.govt.nz

Dear Lee & Jo

Having examined the nature and time-lines of each of the three plans that the committee has proposed, I have noticed that each starts with the much-needed upgrade of South Dunedin's pipes and pumps. Stage 1 - 'the short-term network' - is identical for each proposal. Work on these things has begun and is to continue whichever proposal is selected. What becomes clear from this is that there is no need at this stage to choose a particular proposal to be adhered to for the next 100 years. The time to decide which of the three to adopt (or perhaps, some entirely different plan) is in 30 years time when we have all understood how well the short-term improvements to the network handle the flooding issues. (And forgotten how much money and time was wasted developing these plans)

I implore council not to make a decision at this stage. I implore you to defer planning

stages 2 and 3 until you have you have real time data on how well stage 1 is performing to inform what is needed thereafter.

<https://www.dunedin.govt.nz/council/council-projects/south-dunedin-future>

Yours sincerely

(I got your addresses wrong in the bailout to all members of council)

Jenny Lapham

From: Andrew Simms
Sent: Wednesday, 1 July 2026 11:01 a.m.
To: Jenny Lapham
Subject: FW: South Dunedin Futures - Fact-check

Andrew Simms
Councillor / Co-Lead Economic Development

P 03 477 4000 | **M** 0274 346 394 | **E** andrew@simms.co.nz

Te Kaunihera a Rohe o Ōtepoti - Dunedin City Council

50 The Octagon, Dunedin

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New Zealand.

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From:
Sent: Wednesday, 24 June 2026 4:38 pm
To: Cherry Lucas <Cherry.Lucas@dcc.govt.nz>; Russell Lund <russell.lund@dcc.govt.nz>; Lee Vandervis4 <lee@vandervision.co.nz>; Andrew Simms <andrew.simms@dcc.govt.nz>; Benedict Ong <benedict.ong@dcc.govt.nz>; Brent Weatherall <Brent.Weatherall@dcc.govt.nz>; galerjo@gmail.com; Michael.Laws@orc.govt.nz
Subject: South Dunedin Futures - Fact-check

From: Dunedin
To: Selected Councilors

Wednesday

Hello Councilors. Tomorrow, you will be making an important decision about the safety and well being of the residents of South Dunedin. The information you have received will have been almost impossible for you to read, understand and verify its accuracy in the time available. Here is some information that might conflict with what you have been led to believe:

► The South Dunedin groundwater level is not rising – the ORC has stated that since measurements have begun, no significant upward or downward trend has been detected. A more recent GNS (Simon Cox etc) paper confirms this.

► The DCC explanation that high groundwater was a contributing cause of the 2015 South Dunedin flooding has been disproved by Simon Cox in a fairly recent GNS paper. He shows that groundwater was at a normal level. It turns out that South Dunedin was not the only area affected – everywhere where the stormwater systems were substandard was flooded – from memory they included Green Island, Kaikorai Valley, Mosgiel, Brighton etc.

► The city's stormwater systems are still seriously substandard – you could read the AMPs, the ICMPs etc., but you can see clearly what happens when even moderately heavy rain falls. The super slow speed of upgrade work since 2015 is unacceptable. The South Dunedin Future project would continue this super slow speed because most of the work is building water-features with negligible practical value.

- ▶ The official rate of sea-level rise for Dunedin is 1.5mm per year (Statistics NZ). This is below the average for NZ and tells us that Dunedin has uplift. Peer reviewed studies show there is no acceleration in sea-level rise (e.g. John Hannah, NZ) The story about South Dunedin sinking was a jack-up between Dave Cull, GNS and the ODT. South Dunedin has no high-resolution survey marks to measure this. Because there is no acceleration, it will take sea-level 666 years to reach a level of 1 meter at 1.5mm per year.
- ▶ The groundwater modelling that links sea-level rise to South Dunedin groundwater rise is defective – because it does not include the important inflow of evapotranspiration. The models also do not include the effect of the very high Rain Recharge Index – a special feature of the DCC stormwater system in South Dunedin. There are other problems as well, so you should have no confidence in the modelling results including the predictions of water inundation.
- ▶ The SDF promotional info says that South Dunedin is a basin and “The groundwater cannot drain naturally” this is false and dishonest. The groundwater outflows are via evapotranspiration, accidentally into the leaky/cracked sewerage and stormwater pipes and flows into the sea. Note that the groundwater level is about 0.5m above mean sea level. Water flows down-hill and so, drains into the sea.
- ▶ The two main inflows into South Dunedin determining groundwater level are: rainfall and the DCC’s leaky water supply pipes. The leaky pipes are a very significant contributor (Rekker 2012) and this should be sorted before building expensive canals, lakes, swamps and destroying peoples’ homes.
- ▶ The South Dunedin Futures project is a slow and inefficient way to reduce the flooding risk to South Dunedin because improving the stormwater capacity is only one of its 5 goals. Other goals are: "Restore the natural environment", "Water sensitive urban design" and "Aligning with Maori values". Two of the Futures Options are called "Space For Water" and F7 is called "Let the Water In". It's as if the DCC thinks the water should be free to flow wherever it chooses. This is not primarily to benefit people – it is a Climate Change Adaption project with a stormwater upgrade project tacked on, so that it looks useful.
- ▶ Andrew Simms thinks that extreme rain events are becoming more frequent. You might be wrong about that, because there have been some big floods in Dunedin especially near the start of last century.
- ▶ I see the South Dunedin Future project as an attack on the residents of South Dunedin. This is a disgraceful way to behave: to threaten to evict residents without considering all the engineering solutions. First you (DCC) cause their homes to be repeatedly flooded, then you tell them you are going to bulldoze their houses.

Because sea-level rise won't be a problem for the next 666 years, there is no urgency for Climate Change Adaption or the back-to-nature neo-hippie ideology – but there is great urgency for the residents of South Dunedin and Mosgiel etc. at risk of flooding from the DCC's defective/underperforming stormwater systems.

This South Dunedin Future project should be abandoned, or postponed and replaced by a stormwater upgrade project. The people come first.

TW

The following is my comment and post on Dunedin News today:

To : The stormwater system upgrade is urgent, but the Climate Change Adaption is not. The DCC knows that to get the Climate Change Adaption approved they need to dress it up as a stormwater system upgrade. It's putting lipstick on a pig: the lipstick is fine, but the pig stinks. The likely end-point of the Climate Change Adaption plan is "Future 7": widespread Managed Retreat, costing \$7 billion.

Dunedin News

Terry Wilson ·

· [porteSdons6m3iug3f2g73h1a3ul71689c8fc83557ac4409l3agai0ghc0c](#) ·

The DCC thinks that demolishing peoples' houses is a good way to fix their flood-prone stormwater system. It became flood prone by neglect: decades of under-funding - the official auditor tells us that there is a \$1+ billion backlog of renewals work to be done on the water, sewerage and stormwater systems. Essential upgrades are extra.

The South Dunedin Futures project is a slow and inefficient way to reduce the flooding risk to South Dunedin because improving the stormwater capacity is only one of its 5 goals. Other goals are: "Restore the natural environment" and "Water sensitive urban design". Two of the Futures Options are called "Space For Water ---" and another is called "Let the Water In". It's as if the DCC thinks the water should be free to flow wherever it chooses. I think the Pacific Ocean gives the water enough freedom without needing South Dunedin as well.

The urgent stormwater upgrades can be done without destroying peoples' houses. We do not need the expensive water-features - ponds, rivers, swamps etc and we don't need to restore the natural environment. The biggest threat to South Dunedin is the DCC and its destructive behavior. The South Dunedin Future project should be abandoned and replaced by a Stormwater Upgrade project.

ALL WE WANTED WAS FOR THEM TO FIX THE STORMWATER PIPES



Jenny Lapham

From: Andrew Simms <asimms@andrewsimms.co.nz>
Sent: Wednesday, 1 July 2026 10:37 a.m.
To: Jenny Lapham
Subject: FW: South Dunedin Fiasco
Attachments: South Dunedin options Bruce Hendry.docx

Andrew Simms

Managing Director
Cell 027 4346 394
asimms@andrewsimms.co.nz



From:
Sent: Wednesday, 24 June 2026 8:47 pm
To: Lee Vandervis <lee@vandervision.co.nz>; Jo Galer <galerjo@gmail.com>; Russell Lund <russell@lunds.co.nz>; Andrew Simms <asimms@andrewsimms.co.nz>;
Subject: South Dunedin Fiasco

 You don't often get email from [Learn why this is important](#)
Dear All,

This came to me today from [redacted] who was the Council Surveyor. He is now in his 90s and has an enormous amount of knowledge and history in his brain. The information is, in my view, able to be relied upon and his opinions valid. As a former engineer who did a fair amount of hydraulic work his thoughts on canals are revealing, water does after all flow downhill and I assume the plan is to build up land to create a hydraulic gradient, the question is why bother? And as [redacted] points out the status quo does primary function and could be improved at reasonable cost. His thoughts on sea level rise are also valid and don't dismiss sea level rise.

Regards,



South Dunedin again

20TH June 2026

Once again, I feel I must respond in aid of the people of South Dunedin

The proposals published this week are lacking in any engineering input as follows-and upsetting to property owners.

A The Protect The status-quo

This is stated to be is considered to be the worse value for money on the front page of the ODT on 17th June. The status-quo has served well for over 60 years without demolishing homes and with no serious flooding. The flood in 2015 must be ignored as it was caused by irresponsible action of council staff allowing 75% of mud tanks to be blocked and failure to operate all available pumps. In 1968 there was heavier rain with minor property flooding caused by unexpected blocking of the screens upstream of the pumps which was successfully corrected.

The Drainage Board had two gully emptier suction vehicles working full time mud tanks and any thing less is not enough especially with Mosgiel now included in the city. The Works department used street washers as these cleaned under parked cars and every mud tank grating was cleared and blocked or partially blocked MTs cleared.

This area is flat and drained by a network of feeder pipes, in most streets renewed in the 1960s, connected to larger trunk aqueducts and larger pipes all connected to the Portobello Road pumping station which was built in the early 1960s to replace a half tide basin being reclaimed by the Harbour Board. The pumping station was designed by the Dunedin Drainage and Sewerage Board but paid for by the Harbour Board. It coped with heavier rain than we had in 2015 in 1968 subject to a minor problem with the screens referred to above.

If it has been claimed the pumping station is and the connections to it are inadequate.

B-The Solution is

New pump at the intersection of Timaru and Orari Streets

The Hillside Road main stormwater trunk was designed and partially constructed prior to the war in 1939 and only finally constructed in 1958. This is a catchment area that has seen big changes since then with the Carisbrook

and Caledonian Grounds now covered by sealed surfaces as has been Hillside workshops. This probably makes this trunk 5ft pipe inadequate and places more load on the SW system than it designed to take. For this reason, the councils retired Drainage Engineer the late T J Williams suggested installing a new pump at the intersection of Timaru St and Orari Street to take the flow from the Hillside Road 5-foot trunk pipe and pump it to the nearby Orari Street 9ft x9ft aqueduct this will reduce the flow to the Portobello Road pumps and the connections to the pumping station and increase the hydraulic grade of the Hillside Road pipe to take more flow. **This solution should be given high priority.**

C-Further possibilities

If there is still concern about Portobello Road pumping station not coping another option is to pump the Tainui low levels water to Andersons Bay inlet rather than to Portobello Road via the St Kilda aqueduct.

D-Looking at the option labelled Protect.

It shows a large area of Tainui where many buildings are to be demolished. This is strange as during the 2015 fiasco this area did not suffer serious flooding probably because the SW pump at Musselburgh pumping station was operating correct.

E-Looking at the options labelled Restore and Reshape

The 3.5 km of open channels ?

- 1 There is no cross section of streets where open water channels are proposed.
- 2 No details as to how water would flow along these channels in a flat area.
- 3 Where in streets would these channels be located.
- 4 How the sides of these channels will be supported in the soft peat like soil.
- 5 What protections will be given to prevent pedestrians particularly children from falling into these channels.
- 6 How many bridges will be required and how they would be founded to give access to properties fronting these channels.
- 7 How existing services, water, under- ground electricity, phone or foul and stormwater drains to and from properties be dealt with.

7 No mention of how these channels would connect to the existing underground aqueducts or pipes that would prevent soured material being led into these pipes with a flow speed too slow to be cleaned by scouring.

8-There is a risk these channels will lower ground water levels and cause ground shrinkage damaging brick buildings and walls.

In my mind these channels being suggested are a useless dream that would create a stinking hazard for insects and death.

F -There is no need to purchase property.

Pumping and maintenance of mud tanks and keeping silt out of the main trunks is the only sure way of coping with normal expected rainfall. How often are the main trunks being inspected for silt build up. The localised flooding in 2024 indicated silting in the St Kilda aqueduct.

G- Climate Change

The unknowns of climate change could be a problem that no effort could erase. There is a thought by some that we will have isolated heavy falls, once called cloud bursts. Tropical cyclones have affected northern areas. If we get cyclones, it will not only be South Dunedin in trouble. The Taieri will also be affected.

H-Sea rise

Sea rise will be a problem if predictions are correct. The only certainty is it will not happen tomorrow. The whole world will be looking at this and who knows what answers will be found. We may need to control the harbour at the harbour islands and the sand dunes by grouting or permafrost. If a new sea wall is found to be necessary it should be built clear of the existing Portsmouth wall and a half tide basin established.

I- Surrey Street

The problem in Surrey is not stormwater but foul sewer surcharge caused by infiltration of stormwater into the Foul Sewer system taking the whole of the Kaikorai Valley catchment. Some years ago, the Drainage Board failed to get consent from the Green Island Borough to pipe this sewerage to the Green Island treatment plant. The city now controls this plant and it is probably the best solution to this problem.

An inspector could be employed to check every property in the Kaikorai to ensure no stormwater is being illegally discharged into the foul sewer system to reduce infiltration of SW into the FS system.

J -Developing Forbury raceway.

This area could be developed for housing if a new pumping well taking all water from the development to be pumped to an improved Forbury Road outfall. The council has undertaken successful housing developed in the 1950s with sections for private housing in Hocken Street and Truby King Crescent .

K - Recommendations

It is recommended to Council that

1-It rejects all of the options presented in the ODT on 17th June 2026 as not fit for purpose.

2 It proceeds immediately with the design and installation of a new pump at the intersection of Timaru and Orari streets to pump all flow from the Hillside Road trunk SW to the under- utilised Orari Street conduit as suggested by the retired City Drainage Engineer.-

3- It investigates the use of street washers and employs two full time mud tank gully emptier trucks to maintain all city mud tanks especially in South Dunedin Mosgiel and the hills surrounding South Dunedin.

4 It immediately introduces a programme of regular inspection of the trunk stormwater pipes and conduits connected to Portobello Road pumping station and the connections between the two aqueducts running along Andersons Road and Timaru Street. to ensure there is no build up of silt and act if there is.

Jenny Lapham

From: Andrew Simms
Sent: Wednesday, 1 July 2026 10:59 a.m.
To: Jenny Lapham
Subject: FW: South Dunedin Drainage

Andrew Simms
Councillor / Co-Lead Economic Development

P 03 477 4000 | **M** 0274 346 394 | **E** andrew@simms.co.nz
Te Kaunihera a Rohe o Ōtepoti - Dunedin City Council
50 The Octagon, Dunedin
PO Box 5045, Dunedin 9054
New Zealand.
www.dunedin.govt.nz

From: [REDACTED]
Sent: Thursday, 25 June 2026 9:15 am
To: Andrew Simms <andrew.simms@dcc.govt.nz>
Subject: South Dunedin Drainage

Kia ora,

I am sorry I haven't been in contact with you sooner, other than via social media. I will put aside some time this weekend to put together a longer email.

I am a bit behind – I am working through the “South Dunedin Futures Efficacy Modelling Report” at the moment. I am not sure when it was made publicly available. I should have done more to keep in touch with Jonathan Rowe.

At a general level:

I feel the best approach is

Climate change:

We can't predict the future 100%, but we can do our best to manage risk. We are better off planning for some sea level rise and slowly moving to minimise the risk of future sea level rise; regardless of the years that go by, we have more data. Models may have some degree of error. The science of complex systems is just that complicated.

I follow the science as much as my time allows. My current policy is not to get into debates or discussions on social media.

Regardless, we are wise to treat it from a risk management point of view and do the best we can.

Minimising costs

We need to minimise the cost by identifying the big wins for little money – in many engineering circles, this is referred to in problem solving as ‘Picking the low-lying fruit’

This is only done by truly understanding the issues – dealing with facts. Not arguments based on what has happened in the past, blame or views which are only formed via confirmation bias and media (social media and otherwise).

Dealing with the facts with respect to engineering and the present drainage system and layout of South Dunedin.

Planning for the future needs to be done around managing risk. Taking into account short-term and long-term property rights.

My current thoughts

I had mentioned a short-term and long-term approach on social media. Flicking through the 30-page report, it seems my thinking somewhat aligns with the approach and direction.

My 'low-lying fruit' appears to overlap with the Quick-Wins, mentioned in the report; this is not to say that I 100% agree or disagree more, just about terminology. From my knowledge gained so far, they seem to match.

Longer-term things may not be needed if a large portion of the science community has got things totally wrong.

Opus 2017 report

I don't have a copy, and I can't seem to find it online. My recollection of what I read is different to that of which is being reported online.

I think I emailed the council and I never heard back from them. Is it possible to get a copy or discuss the possibility of getting a copy?

Summary

I should have been back in touch with Jonathan and discussed some other ideas with him. I will put them in writing and send in due course.

I will continue to read and get up to speed with the work that has been done.

I am sorry I haven't been in touch sooner. I really needed to read the engineering reports behind what is presented in the media.

Background

I have a science background (physics and computer science); my brother works as an engineer (hydraulics). He does some work for councils around NZ (mostly water supply). I have gained an understanding above and beyond what many would from discussions with him.

Anything I say or comment on the subject is my own words and work. I haven't discussed the specifics of Dunedin with my brother for some time. He is busy and has a family; I have no kids and have more time.

I am making headway with getting on top of things. I hope to catch up at a mutually convenient time next time I am in Dunedin if that fits in. I am working for ADInstruments remotely at the moment, and I need to plan a trip down soon.

Thank you for all your work,
I will be in touch again after I have read more.

Kind Regards,

Exit full screen

Kia ora team,

This was received via email for your attention.

Ngā mihi

Ashleigh

Customer Services Officer

Customer Services

P 03 477 4000 | E dcc@dcc.govt.nz

Dunedin City Council, 50 The Octagon, Dunedin

PO Box 5045, Dunedin 9054

New Zealand

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From: [REDACTED]

Sent: Sunday, June 21, 2026 6:40 PM

To: dcc@dcc.govt.nz

Subject:

Hey guys. Sorry you may have already thought of it but as an average would it be cheaper to re-pile those low lying houses? Re-pile to maybe 1.5m? It's an expense for sure but cheaper than buying everything. It'll have headaches like how far would you need to go down to get any solid footing? How do you do garages? Needing steps or ramps/both to get up to a building. Still probably cheaper than buying \$300,000 houses or more. Sorry I don't know much about any of this or the costs but Google threw out a figure of \$120,000 so even at 170k still cheaper. On saying that there's still drainage to be done, sections to be tidied as re-piling will be messy. On saying that the owners could be told " we'll re-pile but you'll need to do the replanting of grounds etc.If they don't agree they move out. Bit harsh but if they want to stay there then that's the option. Obviously you'll know more than I as to what and where you can do stuff but just thought I'd put it out there. Thanx, [REDACTED]

DCC

24 JUN 2026

Business Information
Services

June 22 2026

To

- Mr J. Rowe and other members
of Dunedin city council,
- Otago Regional councillors
- members of Friends of South Dunedin
- The Editor Otago Daily Times

First: apologies for the state of my
'notes' to you re: the future of South
Dunedin and flood remediation.

I am too short of time to write my
thoughts out again!

Second: my daughter and her family
live in S. Dunedin and they LOVE it!
Love the community spirit, the atmosphere,
the flatness, ease to get to excellent
schools and friends, access to activities
and the beautiful shoreline and beaches.
This is their life and they do not want
it demolished around them.

To move somewhere out of their lovely home

is unthinkable.

Surely there are more immediate solutions to the build up of water after heavy rain in a small area of South Dunedin - than the removal of 2000 properties, raising land, creating new wet lands (you have Forbury Park already, golf courses, rugby fields etc) etc etc.

Stop new builds now

Stop covering green grass with concrete

Do not allow development on Forbury Park

Allow drainage through sand dunes

Replace old pipes and pumps with

larger & more efficient systems

Stop bringing storm water from hill suburbs to S. Dunedin.

Why spend 4 million on a new dinosaur park when there will be no kids to play on it !!!

I look forward to your next steps in this program - please keep the public informed.

Thank you

June 2026

①

My daughter lives with her family in South Dunedin.

I am absolutely horrified at the proposal of DCC, ORC and Friends of S. Dunedin to demolish 1,700 homes to rectify the flood problems after heavy rains.

It is criminal to even suggest this. These are family homes, many are old historic building with perhaps Heritage status. Many have simply beautiful gardens.

Some have obviously been recently, lovingly restored, the owners spending much on creating something attractive and comfortable - a family residence. You are allowing new homes to be built !!!!!

WHY? Is my question.

At no stage have the public been told why S. Dunedin floods, no precise information.

- Pipes and pumps not fit for purpose.
- Pipes and pumps not cleaned regularly.
- Water flowing the wrong way through pipes.
- Run off from hillside suburbs and Kaikorai Valley (!!) directed to South Dunedin
- Green areas built upon and covered in concrete so water/rain has nowhere to go (Hillside Road where the rugby ground was is a prime example and all new builds along that road)
- 6 town houses on a plot where there was 1 residential home + a lovely garden! no garden now just concrete + more sewage.

So ---

Bigger pipes - replace existing ones
 Better, bigger pumps — " —
 Better outlets of water into The Harbour or Sea.
 Redirecting water flow - I gather water flows went
 along Hillside Rd pipes - how about east into
 The Harbour past Pak & Save?

Use Forbury Park as a wetland, definitely
 No build on that land - then
 ... Remove sand ^{dunes} & allow excess water to
 flow out to the sea. Originally it was a lagoon
 and still is beneath the very thin gravel and sand
 surface that early settlers "planted" there.

What is the point of planning for the next 100 years?
 If ^{the} plan to demolish 1,700 houses goes ahead
 there will be no residents to appreciate the work done!!
 It is now that the South Dunedin residents need
 action, something not too dramatic and life changing.
 ie ensure pipes and pumps are not broken & that
 they are cleaned regularly.

The 3 diagrams in the recent ODT are not
 easy to understand - infact not at all.

Any progress made on ^{eliminating} the floods in South
 Dunedin should be printed regularly in the ODT for
 all public to be kept up to date.



• Pipe improvements around Eskvale St.



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From: Marcus Hendriksen <Marcus.Hendriksen@dcc.govt.nz>
Sent on: Monday, June 29, 2026 12:35:36 AM
To: South Dunedin Future <southdunedinfuture@dcc.govt.nz>
Subject: Pipe improvements around Eskvale St

Kia ora,

We have just had a call from [REDACTED] who has been perusing a pamphlet about the planned pipe upgrades in the South Dunedin area. He says the map on it is a little too small to determine whether his street (Eskvale Street) is included in this upgrades. He wonders whether we have any bigger plans/maps available, and if so, whether he could pick one up from Plaza. He requests a call back on [REDACTED] to let him know either way.

Ngâ mihi,

Marcus Hendriksen
Customer Services Officer
Customer Services
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From: [REDACTED]
Sent on: Sunday, June 21, 2026 1 [Exit full screen](#)
To: South Dunedin Future <southdunedinfuture@dcc.govt.nz>
Subject: 132 Surrey Street owners concerns

Follow up: Follow up
Follow up status: Completed
Completed on: Thursday, June 25, 2026 11:58:00 PM

Dear South Dunedin Future Team,

I have recently reviewed the South Dunedin Future mapping and understand that my property falls within the area identified for assessment and future adaptation planning.

As a property owner, I would appreciate clarification regarding what this means for my property, both now and in the future.

In particular, I would be grateful if you could advise:

- Whether my property is identified within any of the shortlisted adaptation futures;
- What impact, if any, this may have on property values, insurance,
- What timeframe Council is currently working towards for any future decisions affecting property owners.

I understand the programme is still under development, however any information you can provide regarding the likely implications for individual property owners would be greatly appreciated.

Thank you for your time and assistance. I look forward to your response.



Kind regards,

[REDACTED]

From: [REDACTED]
Sent on: Wednesday, June 17, 2020 [Exit full screen](#)
To: South Dunedin Future <southdunedinfuture@dcc.govt.nz>
Subject: Affected property South Dunedin

Follow up: Follow up
Follow up status: Completed
Completed on: Thursday, June 18, 2026 4:35:00 AM

To the South Dunedin Future team,

I own and live at [REDACTED]. [REDACTED]
[REDACTED]

I am writing to register as an interested and affected party. I want to be kept informed as the programme progresses, and notified directly at each stage so I can make submissions at the appropriate time. I am not stating support for any option at this point, as the detail needed to understand what each would actually mean for my property does not yet exist.

From the maps published so far, my property looks like it may sit within or near the Forbury Corner area being considered for land-raising and acquisition under some options. I would like to be told, as soon as the council is able to say, whether Bay View Road is in that area under any option.

My main concern is timing, not just the eventual outcome. Once it is known that a property sits in a possible acquisition area, it becomes very hard to sell and hard to get bank finance, but I understand the council will not be in a position to buy for a long time, possibly decades. That leaves owners like me stuck. A fair market value payout is little use if I cannot trigger it when I actually need to move, and the market value itself will already be depressed by the flood risk and the acquisition cloud. So I would like to know:

1. What protection is there for owners in a likely acquisition area who need to sell or move before the council can buy? Is there any hardship or early-purchase provision, who would fund it, and on what timeframe?
2. What is the realistic timeframe between an option being chosen and any acquisition actually happening for properties in my area?
3. If my property is acquired at any point, will the compensation reflect the cost of a genuinely comparable replacement home, rather than the depressed market value of a title affected by the hazard and the acquisition process?
4. The relocation housing I have seen described, higher density near the Tahuna wastewater plant, is not comparable to what I have now. Will displaced owners be guaranteed a genuinely comparable alternative, and how is that being assessed?
5. Does any planned canal or the Forbury Park pond, including any overflow or maintenance strip, affect my property or take any of my land under any option?

Please add [REDACTED] to your register of affected properties, confirm you have received this, and write back to me. I would like to remain on the record and be contacted directly before any decision that affects this property.

From: [REDACTED]
Sent on: Wednesday, June 17, 2026 [Edit full screen](#)
To: South Dunedin Future <southdunedinfuture@dcc.govt.nz>; [REDACTED]
Subject: Climate adaptation: protect, restore, reshape

Follow up: Follow up
Follow up status: Completed
Completed on: Wednesday, June 17, 2026 11:20:00 PM

Dear Jonathan,

Impressive - congratulations!

Sincere regards,
[REDACTED]

From: Customer Services <dcc@customer.dcc.govt.nz>
Sent on: Monday, June 22, 2026 Exit full screen
To: South Dunedin Future <southdunedinfuture@dcc.govt.nz>
Subject: Correspondence request

Follow up: Follow up
Follow up status: Completed
Completed on: Thursday, June 25, 2026 11:56:00 PM

Name: Glenda
Contact details: 027 332 9636 or glendora@xtra.co.nz

Message: Hi Team, [REDACTED] has phoned this morning to find out if her property falls within the affected area. She lives at [REDACTED] and is aware this is not 'South Dunedin' as such but is hoping to find out for sure if she will be affected.

Ngā mihi

Victoria Hooper
Customer Services Officer
Customer Services
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From: Natalie Harfoot <Natalie.Harfoot@dcc.govt.nz>
Sent on: Thursday, June 18, 2026
To: Rosa Marden <Rosa.Marden@dcc.govt.nz>
Subject: FW: Callback request

Exit full screen

Follow up: Follow up
Follow up status: Completed
Completed on: Friday, June 19, 2026 4:18:00 AM

Hi Rosa

This is for you. Sorry! I'll let Kylah know to take my name off her list of contacts.

Natalie

From: Kylah Mendoza <Kylah.Mendoza@dcc.govt.nz>
Sent: Thursday, 18 June 2026 3:14 p.m.
To: Natalie Harfoot <Natalie.Harfoot@dcc.govt.nz>
Subject: Callback request

Kia Ora Natalie,

I received a call from [REDACTED] a resident at [REDACTED]. He saw a news report last night about a proposal to remove some homes in the area in relation to the South Dunedin Future plan. He is currently planning a work on his property and wants to know if he should proceed, as he is concerned that he will just waste his money and the building will just be demolished in the future. He is requesting a callback at [REDACTED] Thank you.

[Kylah Mendoza](#)

Customer Services Officer

Customer Services

P 03 477 4000 | **E** dcc@dcc.govt.nz

Dunedin City Council, 50 The Octagon, Dunedin

PO Box 5045, Dunedin 9054

New Zealand

www.dunedin.govt.nz

From: Jonathan Rowe <Jonathan.Rowe@dcc.govt.nz>
Sent on: Thursday, June 18, 2026 Exit full screen
To: South Dunedin Future <southdunedinfuture@dcc.govt.nz>
Subject: FW: Great work!

Follow up: Follow up
Follow up status: Completed
Completed on: Friday, June 19, 2026 3:45:00 AM

FYI - I've responded

-----Original Message-----

From: [REDACTED]
Sent: Thursday, 18 June 2026 5:29 p.m.
To: Jonathan Rowe <Jonathan.Rowe@dcc.govt.nz>
Subject: Great work!

Kia ora Jonathan,

Just a note to say that I read through a number of the "proposed adaptation futures" documents on the South Dunedin Future website yesterday, and was really impressed. They outline three creative and constructive solutions to the very complex challenges facing us in South Dunedin, and provide a significant amount of detail on the various implications (economic, social, wellbeing etc.) of each scenario. I realise this must have involved an enormous amount of work for you and the South Dunedin Future team, so wanted to let you know that I really appreciate your efforts on behalf of our neighbourhood. Keep up the great work!

Best wishes,

[REDACTED]

From: Jonathan Rowe <Jonathan.Rowe@dcc.govt.nz>
Sent on: Thursday, June 18, 2026 [Exit full screen](#)
To: South Dunedin Future <southdunedinfuture@dcc.govt.nz>
Subject: FW: South Dunedin Futures

Follow up: Follow up
Follow up status: Completed
Completed on: Friday, June 19, 2026 3:45:00 AM

FYI - I've responded

From: [REDACTED]
Sent: Thursday, 18 June 2026 6:14 p.m.
To: Jonathan Rowe <Jonathan.Rowe@dcc.govt.nz>
Subject: South Dunedin Futures

Hi Jonathan.

I'd like to thank you and your team for the very informative process of huis, the 7 options that got narrowed down to 3, mail drops, and the vast ways your team have kept us South Dunedin presidents not only well informed but also invited to discussion, suggestions and voting our preferred options.

The two councillors who have been accusing your group of not informing residents are so uninformed themselves, and Jo Gaylor has only been in council for a couple of months. months. Sadly this is just another example of knee jerk headline seeking behaviour that local body politics seems to have descended into.

We live in South Dunedin and have been very well informed by you and the team. Doing nothing is not an option, and the ODT has talked about the possibility of buyback occurring in flood prone areas before, and also published the options. As distressing as it would be to be forced out of homes, the alternative would be to eventually have an uninsurable house with no resale value that gets flooded every so often.

This email is just to let you know that you have done a very fine and professional job with the flood project.

Kind Regards

[REDACTED]

South Dunedin

Jenny Lapham

From: St Clair School PTA Treasurer
Sent: Tuesday, 23 June 2026 09:40 a.m.
To: South Dunedin Future
Cc: Sandy Graham;
Subject: Re: South Dunedin Future Plan – Request for Cadastral Data & St Clair School Community Impact

Hello,

Whilst I appreciate you coming back to us, this response fails to properly acknowledge - let alone address - the underlying issue posed by the release of the three options set out by the DCC's "South Dunedin Future proposal". This is the "planning blight" placed on all houses and community assets in the three options threatened with demolition - which given it is predominantly in our school zone - heavily impacts our school community.

We also note that your response does not in fact answer the specific requests made in our 19 June email, which was submitted as a formal request under the Local Government Official Information and Meetings Act 1987. We asked for the underlying cadastral and GIS mapping data identifying specific affected land parcels, confirmation of whether St Clair School itself falls within an affected zone, and any internal assessments relating to impacts on schools. Your response instead directs us to the same publicly available visualisations already released, and indicates that individual property queries will only be addressed once the community engagement period begins on 1 July. With respect, this is not a substantive response to a LGOIMA request. Council has a statutory obligation to respond to requests for existing information within 20 working days, or to identify a specific, lawful ground for withholding it — deferring the request to a future engagement process is neither. If the underlying data did not inform the maps already published, we would ask Council to clarify this; if it did, we ask that it be provided now, consistent with Council's obligations under the Act.

When the Council acknowledged that the underlying cause of the 2015 flooding could be attributed to inadequate maintenance of the existing drainage and pump systems (we are aware of one situation where a pump simply failed to work) things were settled down by an announcement that Council planned to increase expenditure on maintenance and upgrade the system. That quelled anxiety over the threat posed by the publication of the then proposed seven options. The floods that occurred in 2024 seemed to be less severe than the 2015 floods due to improved maintenance of the storm water infrastructure - with Council promising more work to come on improved infrastructure starting no later than 2027.

Last week's publication of the proposed three options has given rise to the whole issue of planning blight all over again. Instead of some vague plans for the future address of the issue presented over the last 2-3 years of a South Dunedin Future "proposal" the narrowing down to three has presented a scenario of a more immediate and present plan.

Council is getting into dangerous territory here - planning blight has occurred to all properties and community assets in the identified zones (predominantly impacting the houses zoned for St Clair School). The demands for forced acquisition and recompense will grow as affected house owners cannot find buyers for their homes.

The whole approach reflects a bureaucratic focus on the problems and options - with little to no proper attention to the way people directly affected will react and the position they are being put in with respect to the current value of their properties let alone the ability to sell. It's unbelievable.

There now needs to be a fast track to a final plan for the future, re-enforce upgrading and maintenance plans for the existing position and the development of a plan for the acquisition of homes affected. Arguments that compulsory acquisition is not legally required will not withstand the public pressure on Council as people face lack of buyers for their houses and/or downward pressure on the value. The current approach is simply too casual with inadequate thought being given to the consequences of the plans. This is reflected in the lack of direct communication and consultation with home owners directly affected. This should have been done before going to the general public with the plan - and even worse - promoting it in the media.

A suggestion to help avoid a mass compensation demand - the future plan needs to be set against a backdrop that it would only be implemented if rising tide and drainage issues problems dramatically rose over and above sound drainage and maintenance plans now in place. Currently, there are no such issues in place that cannot be managed inside the current plans without property - other than existing Council property - being affected.

Thank you for your attention on this matter.

Treasurer, St Clair School PTA

On Fri, 19 Jun 2026 at 12:41, South Dunedin Future <southdunedinfuture@dcc.govt.nz> wrote:

Kia ora koutou,

Thank you for your email. We acknowledge the South Dunedin Future information recently released will cause concern or uncertainty for many, including school communities, and are committed to keeping the community informed and involved as we work through the process.

South Dunedin Future

Councils are exploring options to reduce flood risk in South Dunedin over the next 50–100 years, including the three proposed futures, which build on several years of technical work and community feedback.

It is likely that reducing flood risk over time will require the purchase of some private properties in certain areas. No decisions have been made, but councils are considering if and where property acquisition may be needed to support work such as new or upgraded infrastructure, raising land above flood levels, and creating green and blue spaces to store and move floodwater.

These would be significant actions, but they reflect the size of the challenge. They would be aimed at reducing flood risk and supporting the long-term future of the wider South Dunedin community. These are obviously very difficult conversations to have, particularly for community members who may be directly affected, but they are necessary if we are to collectively address the current and future challenges facing South Dunedin.

Which areas might be affected?

The three proposed futures identify general areas where things like new pumps and pipes, land raising, and parks, wetlands and waterways could be located. These areas are shown on maps in the technical reports and in visualisations available on the South Dunedin Future [webpage](#). They are indicative only at this stage, based on current analysis, and may change as more detailed work is completed. The maps that underpin the visualisations are available [here](#).

What this means for property owners and residents:

- No decisions have been made. These are options only, subject to Council consideration and approval, and community feedback will help inform any final decisions.
- The locations shown in technical reports are indicative and based on current information. They would be confirmed later, following detailed design work.
- Where property acquisition is required, it would follow established council processes and approvals, and depend on available funding.
- The current intention is that any purchase of property would happen over time, on a voluntary basis where possible, and in line with relevant legislation.

When will community be able to provide feedback?

Councillors will be considering the proposed futures on 24 June (ORC) and 25 June (DCC), and subject to Councillors' decisions, the current intention is for community engagement to run for a six-week period from 1 July – 9 August. This is planned include public workshops and drop-in sessions at the South Dunedin Library, targeted workshops with different groups and organisations (including with schools), and an online survey.

At these sessions, we anticipate being able to provide feedback on the potential implications for individual properties, so could address specific queries from St Clair School at that time.

Kā mihi / Best regards,

South Dunedin Future

E southdunedinfuture@dcc.govt.nz

Dunedin City Council, 50 The Octagon, Dunedin

PO Box 5045, Dunedin 9054

New Zealand

www.dunedin.govt.nz



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From: St Clair School PTA Treasurer

Sent: Friday, 19 June 2026 12:19 p.m.

To: South Dunedin Future <southdunedinfuture@dcc.govt.nz>; CSA Customer Services - DCC address <customer.services@dcc.govt.nz>; Sandy Graham <Sandy.Graham@dcc.govt.nz>

Cc:

Subject: South Dunedin Future Plan – Request for Cadastral Data & St Clair School Community Impact

Tēnā koutou,

I write in my capacity as Treasurer of the St Clair School Parent Teacher Association.

The St Clair School PTA has been actively developing a 5–10 year Grounds Regeneration Strategy, including fundraising plans to upgrade play areas, improve school grounds, and incorporate the newly acquired Forbury Grounds land into the school's recreational environment. This planning has been underway for some time and involves significant volunteer effort and community investment.

The release of the South Dunedin Future Plan options on 16 June 2026 has created immediate and serious uncertainty for this work. From the artistic impressions contained in the publicly released documents, it appears that St Clair School — situated at the corner of Kennedy Street, backing onto Forbury Grounds and along Richardson Street — may fall within or immediately adjacent to acquisition zones under one or more of the three proposed futures.

Before the PTA can responsibly continue planning, fundraising, or approaching grant funders and community sponsors, we require clarity on whether the school land and surrounds are formally affected by any of the proposed options.

Accordingly, we formally request, under the Local Government Official Information and Meetings Act 1987, the following:

1. The underlying cadastral drawings and GIS mapping data identifying the specific land parcels (by legal title) affected under each of Future 3 – Protect, Future 4 – Restore, and Future 5 – Reshape.
2. Confirmation of whether St Clair School (Richardson Street, St Clair) falls within any proposed acquisition, land-raising, repurposing, or affected zone under any of the three futures.
3. Any internal assessments or reports relating to the impact of the proposed futures on schools or educational facilities within the South Dunedin area.

I also wish to draw the Council's attention to the issue of planning blight. The public release of these proposals — prior to any formal statutory process being initiated under the Resource Management Act 1991 or the Public Works Act 1981 — has created immediate market damage and community uncertainty without providing affected parties the corresponding legal rights and protections those Acts would ordinarily confer. The PTA is now in the invidious position of being unable to responsibly commit community funds, volunteer time, or grant applications to school ground improvements that may be rendered redundant by Council's own plans.

This is a direct and quantifiable harm to the St Clair School community caused by the manner in which this information was released.

I would welcome an urgent response, and would be grateful if Council could advise whether a briefing for affected school communities is planned.

Ngā mihi,

Treasurer, St Clair School PTA

|

Jenny Lapham

From: Sophie Barker
Sent: Tuesday, 30 June 2026 01:16 p.m.
To: Jenny Lapham
Subject: Fw: St Clair/St Kilda coastal properties might be needed for buffer zones in the next 25 years

Kā mihi nui
All the best

Sophie Barker
Mayor of Dunedin
Te Koromatua o Ōtepoti
M 021 349 843 | E mayor@dcc.govt.nz
Kaunihera a-rohe o Ōtepoti | Dunedin City Council
50 The Octagon, Dunedin
PO Box 5045, Dunedin 9054
New Zealand
www.dunedin.govt.nz

From:
Sent: Thursday, June 18, 2026 10:00 PM
To: South Dunedin Future <southdunedinfuture@dcc.govt.nz>; Mayor <mayor@dcc.govt.nz>; Cherry Lucas <Cherry.Lucas@dcc.govt.nz>; John Chambers <John.Chambers@dcc.govt.nz>; Joanne Galer <jo.galer@dcc.govt.nz>; Christine Garey <Christine.Garey@dcc.govt.nz>; Doug Hall <doughall@dcc.govt.nz>; Marie Laufiso <Marie.Laufiso@dcc.govt.nz>; Russell Lund <russell.lund@dcc.govt.nz>; Mandy Mayhem <Mandy.Mayhem@dcc.govt.nz>; Benedict Ong <benedict.ong@dcc.govt.nz>; Andrew Simms <andrew.simms@dcc.govt.nz>; Mickey Treadwell <mickey.treadwell@dcc.govt.nz>; Lee Vandervis4 <lee@vandervision.co.nz>; Steve Walker <Steve.Walker@dcc.govt.nz>; Brent Weatherall <Brent.Weatherall@dcc.govt.nz>
Subject: St Clair/St Kilda coastal properties might be needed for buffer zones in the next 25 years

Dear Mayor, Council, and Council staff,

The three South Dunedin Future proposal graphics do not show many of the businesses, properties and occupants in the coastal St Clair and St Kilda areas.. Is this an omission or mistake by the graphic artists, or does it represent a very likely outlook in *all of the proposals?

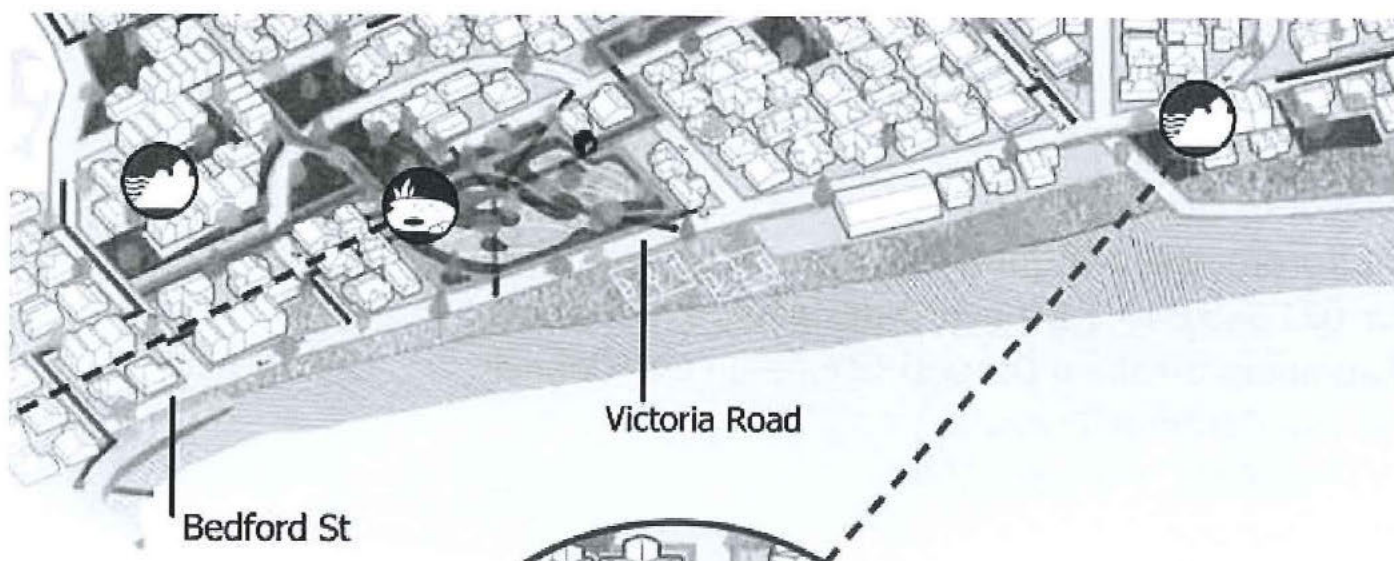
All of the properties I have identified are listed below. Perhaps the most devastating proposal for the

businesses will be number 15 -- in the whole block bounded by the Esplanade, Bedford St, and Beach St.

I think it will be wise for me (and others!) *not to publicise any of this information before any final decisions are made, and it is known that affected parties have been advised privately. I have not noticed any of this information concerning coastal properties in social media.

Thank you for your time.

Regards,



All (3) of the graphics do not include these coastal businesses, properties and occupants:

- 1 - St Kilda Surf Life Saving Club,
- 2 - Pirates Rugby Football Club and grounds,
- 3 - Marlow Park Playground, ***
- 4 - Fros-Tees Mini Golf,
- 5 - Ocean Beach Railway and tracks,
- 6 - Otago Model Engineering Society,
- 7 - Dunedin Rugby Football Club and grounds,
- 8 - Forbury Park Bowling Club,
- 9 - St Clair Tennis Club,
- 10 - Te Whanau Arohanui Hall,
- 11 - about 20 residential properties between the hall and the surf club driveway,
- 12 - St Clair Playground,
- 13 - St Clair Surf Life Saving Club,
- 14 - Board-riders Club Room,
- 15 - **All** of the buildings and properties in the block bounded by the Esplanade, Bedford St, and Beach St.

The Esplanade and Moana Rua roads might be removed according to the graphics.

*** Should the current \$4.62 million redevelopment of the Marlow Park (Dinosaur) Playground go ahead if it might be removed in the next 25 years?

The bottom-right-hand corners of the graphics include these words: "In future, buffer zones might be needed along the coast to allow room to move things back if erosion or flooding gets worse." and, "In some places, moving things further back from the coast may be needed."

<http://www.dunedin.govt.nz/council/council-projects/south-dunedin-future>

Part of the way down that page there are links to the three proposals that include the graphics .. 3 Protect, 4 Restore, 5 Reshape. (.pdf files)

Jenny Lapham

From: Sophie Barker
Sent: Tuesday, 30 June 2026 01:16 p.m.
To: Jenny Lapham
Subject: Fw: South Dunedin Future

Kā mihi nui
All the best

Sophie Barker
Mayor of Dunedin
Te Koromatua o Ōtepoti
M 021 349 843 | E mayor@dcc.govt.nz
Kaunihera a-rohe o Ōtepoti | Dunedin City Council
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www.dunedin.govt.nz

From: [REDACTED]
Sent: Saturday, June 20, 2026 11:00 AM
To: Mayor <mayor@dcc.govt.nz>
Subject: South Dunedin Future

Hello Mayor

I am writing with some disapproval of how the recent South Dunedin Future has played out. I don't disagree with the future project as it will be great for Southern Dunedin. I have owned multiple properties in this area for over 20 years and contributed 100's of thousands in rates. We have endured all the recent rain events and never had a flooding problem. I don't disagree that there was damage caused in 15 and later however 293 properties severely damaged could have been reduced significantly I believe if the DCC infrastructure was working correctly. Not all of this damage was in South Dunedin either. A lot was on the hill suburbs. As a result of my occupation I was witness to this 2015 event unfolding. Where the water came from, where we directed it, where it ponded and where it could not escape.

I went to a couple of the drop ins last year at Forbury Raceway. Here we choose the best option we thought for the area. What we weren't told was the level of property acquisition that the options involved.

I was happy with option 3 as it stands but wasn't told this could mean 1100 properties could be lost. They simply said Oh we will decide this later.

More accurate consequences needed to be conveyed.

This I believe is not tolerable and the subsequent backlash that will result will prove this.

I was also promised that this would be handled carefully so as to not drop property values. (That hasn't happened)

People want to live on the flat and in particular the beautiful area near St Clair/St Kilda that it covers.

Some questions.

Why in large rain events are we still putting wastewater which is overrun with storm water through the Caversham tunnel compromising South Dunedin. This is ridiculous.

Why would we not design regulations around storm surge tanks etc for the hill suburbs like Welligton to take the burden a little. Most of South Dunedin floods due to run off from the hills.

Over the last 20 years how many meters of storm water pipe has even been replaced so it's fit for purpose?

Ive never seen any streets around my area dug up in over 20 years?

Maybe this is one of the major causes, our old historic system isn't big enough.....Possibly we don't even need to lose much housing?

I look forward to your answers.

I have CCd in the other councillors also.

Regards



Jenny Lapham

From: Sophie Barker
Sent: Tuesday, 30 June 2026 01:15 p.m.
To: Jenny Lapham
Subject: Fw: South Dunedin future project

Kā mihi nui
All the best

Sophie Barker
Mayor of Dunedin
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Kaunihera a-rohe o Ōtepoti | Dunedin City Council
50 The Octagon, Dunedin
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www.dunedin.govt.nz

From:
Sent: Sunday, June 21, 2026 4:22 PM
To: Mayor <mayor@dcc.govt.nz>; Cherry Lucas <Cherry.Lucas@dcc.govt.nz>; galer.jo@dcc.govt.nz <galer.jo@dcc.govt.nz>; Russell Lund <russell.lund@dcc.govt.nz>; andrew.simm@dcc.govt.nz <andrew.simm@dcc.govt.nz>; Lee Vandervis <Lee.Vandervis@dcc.govt.nz>; Brent Weatherall <Brent.Weatherall@dcc.govt.nz>; Doug Hall <doughall@dcc.govt.nz>; Benedict Ong <benedict.ong@dcc.govt.nz>; Mandy Mayhem <Mandy.Mayhem@dcc.govt.nz>; Steve Walker <Steve.Walker@dcc.govt.nz>; Christine Garey <Christine.Garey@dcc.govt.nz>; Mickey Treadwell <mickey.treadwell@dcc.govt.nz>; maria.laufiso@dcc.govt.nz <maria.laufiso@dcc.govt.nz>; John Chambers <John.Chambers@dcc.govt.nz>
Subject: South Dunedin future project

Dear Mayor and Councillors

Having examined the nature and time-lines of each of the three plans that the committee has proposed, I have noticed that each starts with the much-needed upgrade of South Dunedin's pipes and pumps. Stage 1 - 'the short-term network' - is identical for each proposal. Work on these things has begun and is to continue whichever proposal is selected. What becomes clear from this is that there is no need at this stage to choose a particular proposal to be adhered to for the next 100 years. The time to decide which of the three to adopt (or perhaps, some entirely different plan) is in 30 years

time when we have all understood how well the short-term improvements to the network handle the flooding issues.

I implore council not to make a decision at this stage. I implore you to defer planning stages 2 and 3 until you have real time data on how well stage 1 is performing to inform what is needed thereafter.



Yours sincerely

Jenny Lapham

From: Sophie Barker
Sent: Tuesday, 30 June 2026 01:14 p.m.
To: Jenny Lapham
Subject: Fw: South Dunedin Flooding

Kā mihi nui
All the best

Sophie Barker
Mayor of Dunedin
Te Koromatua o Ōtepoti
M 021 349 843 | E mayor@dcc.govt.nz
Kaunihera a-rohe o Ōtepoti | Dunedin City Council
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PO Box 5045, Dunedin 9054
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www.dunedin.govt.nz

From: [REDACTED]
Sent: Wednesday, June 24, 2026 10:31 AM
To: Mayor <mayor@dcc.govt.nz>
Subject: South Dunedin Flooding

Dear Mayor Barker,

I have seen media coverage of the flooding problem in south Dunedin, and the various suggestions on how to fix the problem. Here is my take on this, from some one with life long experience of these issues. South Dunedin is a perfectly pleasant place to live , and has been since the start of European settlement. It is affected by flooding , but only in exceptional circumstances . This extra heavy rainfall happens, I'm guessing , five times a year. The other 360 days , the existing system is able to cope.

To propose moving an entire suburb, to avoid flood water seems to me the most expensive, destructive and expensive option .

Here is the solution. Install pumps with a serious capacity to move water, in the lowest areas of the suburb. These pumps discharge directly to the coast. If there are concerns about losing electricity in a storm , couple the pumps to their own emergency generators . These outflow pipes can be installed in the existing road ways, and nobody has to be thrown out of their house , and the Council doesn't need to spend ratepayers money in endless court battles over redress to home owners. In the Netherlands, one third of the population live below sea level . They have to pump 24/7. It doesn't bother them, and there is no suggestion of relocation. I hope the above is helpful, and that you pass it on to Councillors.

Jenny Lapham

From: Sophie Barker
Sent: Tuesday, 30 June 2026 01:18 p.m.
To: Jenny Lapham
Subject: Fw: Land acquisition in Tainui Cavell st

Kā mihi nui
All the best

Sophie Barker
Mayor of Dunedin
Te Koromatua o Ōtepoti
M 021 349 843 | E mayor@dcc.govt.nz
Kaunihera a-rohe o Ōtepoti | Dunedin City Council
50 The Octagon, Dunedin
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New Zealand
www.dunedin.govt.nz

From: Sophie Barker <Sophie.Barker@dcc.govt.nz>
Sent: Monday, June 22, 2026 2:46 PM
To: [REDACTED]
Subject: Re: Land acquisition in Tainui Cavell st

Dear [REDACTED]

Thanks for your email and congratulations on all the work you're doing on your home. Its a huge commitment - both exciting and challenging. Its great to hear you did your due diligence which is so important when making a big investment in your future. I empathise with your email - Its really confronting to see what the future might look like and its possible impact on your home. We're trying to make the best decisions we can for the future of South Dunedin and everyone living there.

We don't have a timeline yet - the options that we're looking to go out to consultation with the community - with short/ medium/ long term timeframes up to the next 100 years.

What we're trying to do is create a safe and secure future for South Dunedin. No decisions have been made yet - we're just looking for options and for feedback on those options.

Here's so more information which you might find helpful

You can find the papers at [Agendas and minutes - Dunedin City Council](#)

South Dunedin information is here which explains that pipes and pumps are part of each option
[South Dunedin Future - Dunedin City Council](#)

You can subscribe to the newsletter at the South D page which you should find useful and be kept up to date.

Best wishes for your work on your home - do keep in touch with any more questions. If we're OK'd to go out to consultation we'll be here to have more questions and discussions

Kā mihi
All the best

Sophie Barker
Mayor of Dunedin
Te Koromatua o Ōtepoti
M 021 349 843 | E mayor@dcc.govt.nz
Kaunihera a-rohe o Ōtepoti | Dunedin City Council
50 The Octagon, Dunedin
PO Box 5045, Dunedin 9054
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www.dunedin.govt.nz

From: [REDACTED]
Sent: Thursday, 18 June 2026 20:40
To: Mayor <mayor@dcc.govt.nz>
Subject: Land acquisition in Tainui Cavell st

Good morning Sophie

Congratulations on your recent election to the council as Mayor

I am writing to inquire about the prospective timeline for the land acquisition process.

My wife and I recently acquired and renovated our residence on Cavell Street within the past six months. Based on our due diligence, we were under the impression that our property would not be subject to flood risk or significant changes.

Evidently, this assessment was inaccurate.

We are amenable to selling our property to the council, should that become necessary.

However, a clear timeframe is essential for our family planning and property valuation considerations.

I understand that a definitive decision on this matter may not yet have been reached.

It would have been beneficial to have more concrete information prior to the public announcement.

Kind regards,

[Redacted signature]

Jenny Lapham

From: Sophie Barker
Sent: Tuesday, 30 June 2026 01:14 p.m.
To: Jenny Lapham
Subject: Fw: Did you really mean this?

Kā mihi nui
All the best

Sophie Barker
Mayor of Dunedin
Te Koromatua o Ōtepoti
M 021 349 843 | E mayor@dcc.govt.nz
Kaunihera a-rohe o Ōtepoti | Dunedin City Council
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www.dunedin.govt.nz

From: [REDACTED]
Sent: Monday, June 22, 2026 11:55 AM
To: Mayor <mayor@dcc.govt.nz>; ODT Editor <Editor@odt.co.nz>
Subject: Did you really mean this?

Dear Sophie
Your profile starts:
I have a very simple goal. Make Dunedin the best place to live in New Zealand – a city that works for everyone.

This city is not working for those of us who live in South D. I met Jonathan Rowe when he first came to Dunedin and he was hell bent on just one agenda then. A meeting several years ago at the Foundation for the Partially Sighted rooms in Hillside Rd, with those in the community who cared enough to go along. Not let them eat cake, but **let it flood** was his mantra. I did ask him at that time where the people who lived here were supposed to relocate. No response.

I do not believe that he has considered the totally reasonable option of another pumping station and upgraded pipes as a thought worth having. Why are you and most of the councillors letting this man defecate on the people who live in one of the only flat land areas in this city?

Sincerely



Caversham

Dunedin 9012



Jenny Lapham

From: Customer Services <dcc@customer.dcc.govt.nz>
Sent: Tuesday, 23 June 2026 11:52 a.m.
To: South Dunedin Future
Subject: Correspondence request

Follow Up Flag: Follow up
Flag Status: Completed

Name: [REDACTED]

Contact details: [REDACTED]

Message: Hi Team, [REDACTED] has phoned this morning to find out if her property falls within the affected area. She lives at [REDACTED] Dunedin and is aware this is not 'South Dunedin' as such but is hoping to find out for sure if she will be affected.

Ngā mihi

Victoria Hooper
Customer Services Officer
Customer Services
P 03 477 4000 | E dcc@dcc.govt.nz
Dunedin City Council, 50 The Octagon, Dunedin
PO Box 5045, Dunedin 9054
New Zealand
www.dunedin.govt.nz



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Jenny Lapham

From: Customer Services <dcc@customer.dcc.govt.nz>
Sent: Monday, 22 June 2026 01:52 p.m.
To: South Dunedin Future
Subject: Fwd: South Dunedin flooding areas

Follow Up Flag: Follow up
Flag Status: Completed

Kia ora

This was received via email/website for your attention.

Ngā mihi

Victoria Hooper
Customer Services Officer
Customer Services
P 03 477 4000 | **E** dcc@dcc.govt.nz
Dunedin City Council, 50 The Octagon, Dunedin
PO Box 5045, Dunedin 9054
New Zealand
www.dunedin.govt.nz



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From: [REDACTED]
Sent: Monday, June 22, 2026 10:10 AM
To: dcc@dcc.govt.nz
Subject: South Dunedin flooding areas

An elderly relative of mine is purchasing a property at [REDACTED] South Dunedin.
We want to know whether that area is subject to flooding, and whether it is covered by the Council's recent statements. Can you please send me a map, or other description, so we can ascertain whether her property will be affected.

Regards,

[REDACTED]

Jenny Lapham

From:
Sent: Thursday, 18 June 2026 06:11 a.m.
To: South Dunedin Future
Subject: Questions Regarding 2 Hargest Crescent and the South Dunedin Future Adaptation Futures

Follow Up Flag: Follow up
Flag Status: Completed

Dear South Dunedin Future Team,

I am the owner of [REDACTED] Hargest Crescent, St Kilda, Dunedin. I have been reading the recently released information regarding the proposed South Dunedin adaptation futures and have attended to the maps and supporting material available online.

While I appreciate that the current maps are conceptual and that no final decisions have yet been made, I am finding it difficult to understand what the proposed futures may mean for my specific property and street. I would therefore appreciate any information you are able to provide regarding the following questions.

1. Is [REDACTED] Hargest Crescent identified within any indicative property acquisition, relocation, retreat, or land-use change area under any of the proposed futures?
2. Is Hargest Crescent identified within any proposed land-raising area, major infrastructure area, or significant drainage improvement area?
3. Given the proximity of Hargest Crescent to the proposed wetland and water management concepts around Forbury Park, what effect does Council anticipate these measures may have on:
 - groundwater levels,
 - flood risk,
 - drainage performance,
 - and residential amenity in the Hargest Crescent area?
4. Under each of the proposed futures, does Council anticipate that Hargest Crescent will remain a residential area for the foreseeable future?
5. Has any modelling been undertaken regarding expected groundwater conditions in the Hargest Crescent area under the various adaptation futures?
6. Is Council able to provide any property-specific or street-specific information for Hargest Crescent beyond what is currently shown in the public maps?
7. For residents whose properties are not directly identified for acquisition or major intervention, what assurances or guidance can Council provide regarding future insurability, property values, and the long-term viability of remaining in the area?

My husband and I have lived in our home for some time and the property is particularly important to

us because it provides level access and mobility-friendly features that are increasingly difficult to find elsewhere in Dunedin. As a result, we are trying to understand the practical implications of the proposed adaptation futures before making any long-term decisions.

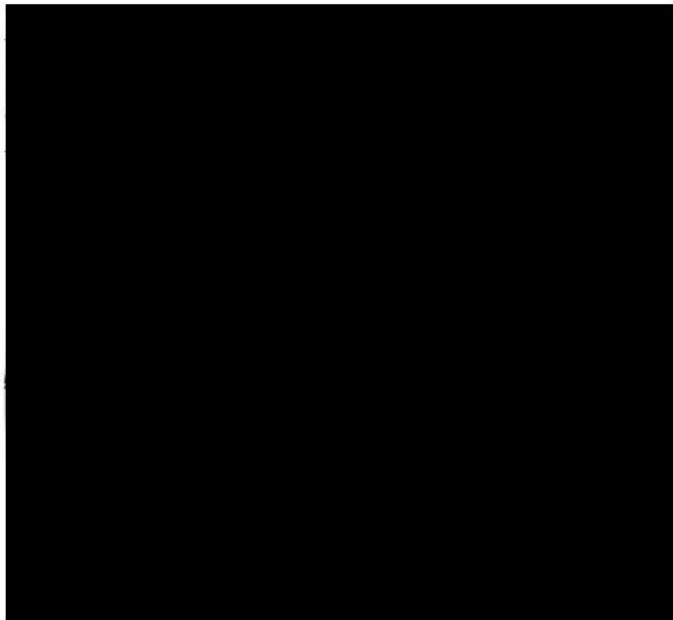
I appreciate that many aspects of the project are still under investigation. However, any additional information you can provide regarding the likely future of Hargest Crescent would be greatly appreciated.

Thank you for your time and I look forward to your response.

Kind regards,



St Kilda
Dunedin



"Waiho i te toipoto, Kaua i te toiroa"

"Let us keep close together, not wide apart"

Jenny Lapham

From:
Sent: Monday, 22 June 2026 04:25 p.m.
To: Jonathan Rowe
Cc: South Dunedin Future
Subject: RE: South D

Follow Up Flag: Follow up
Flag Status: Completed

Hi Jonathan,
Thanks for the details.
That's pleasing to hear.
Kind regards

From: Jonathan Rowe <Jonathan.Rowe@dcc.govt.nz>
Sent: Monday, 22 June 2026 4:23 pm
To:
Cc: South Dunedin Future <southdunedinfuture@dcc.govt.nz>
Subject: RE: South D

Kia ora

Thanks for your email.

In regard to your query about contaminated soils, detailing with contaminated land is something that has been factored into the cost estimates for the three proposed adaptation futures for South Dunedin. At this stage of the process, the potential for contamination has been accounted for through a proportional increase estimated costs for works that involve below ground activities. I understand it includes a 35% increase in actions that require digging and trenching. In addition, it could be accounted for in the contingencies budget lines.

Any final decisions DCC's approach to lead-based soils would need to be factored into final costings in subsequent stages of the SDF work, and would need to be investigated in greater detail if/when the work gets to a project level with detailed designs, specific sites, ground investigations, etc.

Hope that answers your query.

Kā mihi / Best regards,

Jonathan

Jonathan Rowe
Kaiwhakahaere / Manager
Climate Adaptation & Resilience
City Services Group

E jonathan.rowe@dcc.govt.nz
Dunedin City Council, 50 The Octagon, Dunedin
PO Box 5045, Dunedin 9054
New Zealand
www.dunedin.govt.nz

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From: Darryl Sycamore <darryl@terramark.co.nz>
Sent: Monday, 22 June 2026 11:11 a.m.
To: Jonathan Rowe <Jonathan.Rowe@dcc.govt.nz>
Subject: South D

Hi Jonathan
How are you?

I'm enquiring about the figures that are publicly available on your three options for South Dunedin, and whether they factor in the costs of removing the lead contaminated soils.
As you may know, the DCC has an approach to managing lead in soils that originated from lead-based paints. This is unlike any other Council in NZ and is having significant costs on developers, and new homeowners/renters.

Council knows that almost every house in South D will be a contaminated site. If you are demolishing homes, creating wetlands etc there will be the issue of those soils will need remediation, not to mention the discharge of lead to water and the CMA.

My costings based on recent developments would suggest around \$30-80 million would be required to address the lead in soils associated with your options. Is this factored into your costings? I would presume if Council is going to adopt a unique and hardline on developers/residents, then they would apply the same approach to themselves too? Interested to know where you sit on this.

Cheers and kind regards

Darryl Sycamore

Resource Management Planner MNZPI

03 477 4783
021 125 5554
darryl@terramark.co.nz
Terramark.co.nz

Level 1
330 Moray Place
Dunedin 9016
dunedin@terramark.co.nz

 **Terramark**
Setting New Boundaries

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Jenny Lapham

From: [REDACTED]
Sent: Friday, 26 June 2026 01:17 p.m.
To: South Dunedin Future
Subject: Re: South Dunedin

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi

No problem

I appreciate you have been busy.

I attended the DCC meeting and watched the ORC meeting.

As an observation for your project.

It seems as if the CEO was deliberately taking the meeting in a desired option. She was obviously very disappointed in the ORC result and it showed. The mayor also seemed to not be interested in any sort of discussion outside of the intended outcome.

4 months is not long in the big scheme of things considering this is a 100 year project and added to that nothing has even been achieved since the 2015 flood. So funny now we are in a big hurry.

Some questions

Why is there no discussion on the engineering solutions about directing half the storm water from on the hill towards the south to reach the sea in Blackhead?

Why is there no discussion on storm surge tanks on all house to flatten the curve during big events.

Rain fluctuates in intensity and this could help. Also double as disaster resilience water supply.

Why is South Dunedin still getting waste water from Kaikorai Valley when the system is overwhelmed.

This is crazy. Surely it's a priority.

We have a rain control problem, not a river problem like some places. Slowing/Minimizing the water off the hills should be a goal?

[REDACTED]

On Fri, 26 Jun 2026, 11:58 am South Dunedin Future, <southdunedinfuture@dcc.govt.nz> wrote:

Kia ora [REDACTED]

Thank you for you getting in touch and apologies for the delay in getting back to you with your query in relation to the proposed adaptation futures as part of the South Dunedin Future programme.

On Wednesday and yesterday, Otago Regional and Dunedin City councillors decided to revise and widen the programme and add in additional proposals. You can find out more information on this in the media release which came out yesterday: <https://www.dunedin.govt.nz/news-and-events/news/june-2026/south-dunedin-future-programme-to-include-more-options>.

As a result, consultation on proposals will not take place until Councils are presented with the revised consultation programme.

Ngā mihi,

South Dunedin Future team



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From: [REDACTED]
Sent: Friday, 19 June 2026 5:09 p.m.
To: South Dunedin Future <southdunedinfuture@dcc.govt.nz>
Subject: South Dunedin

Good Afternoon

I am disappointed to be writing about the exact outcome that I spoke to staff about at Forbury last year. My concern was as soon as this was released people would panic.

I was assured this would be done in a controlled manner to re assure this was for the better.

While I am happy that something is being done I don't think other options to mitigate this are being discussed.

I have live in St Kilda for over 20 years. I own multiple properties around the area.

I was involved in all recent flood events.

Why is nothing being done to stop water being diverted through from Kaikorai Valley Road? This should be a priority

Why are all new builds and renovations on the hill areas that drain to the low areas not have a requirement for storm tanks to lighten the load.

If these things are done along with significant investment in ponding areas, pipes and pumps I would be surprised that an area like this would need canals.

Option 5 of having to purchase 100s of properties seems drastic but is causing a lot of anxiety in the area not to mention you have potentially prevented many people from being able to sell.

Please make reassuring the community a priority in the near future.



Jenny Lapham

From: [REDACTED]
Sent: Wednesday, 17 June 2026 01:52 p.m.
To: South Dunedin Future
Subject: Recently released plans for South Dunedin

Follow Up Flag: Follow up
Flag Status: Completed

Dear South Dunedin Future team

I was horrified to learn through the media my house may be demolished in all 3 plans put forward for consultation under the South Dunedin Future work. Despite the maps not containing road names (purposeful perhaps? - unsure), we have worked out that in all 3 proposals our house appears to be earmarked for demolition and in the absence of any information from you, I am speechless. If street names were left off the map and if our home is not actually affected even though it appears so - shame on you. In situations such as these, we need certainty.

Like so many others who live in the South Dunedin area, we care for our house, we are restoring our house and we 'do the right thing' by paying our rates, insurances and being good members of our community. To learn of the potential that our house may be demolished through the media speaks of a considerable contempt and lack of appreciation held for those living in South Dunedin. Without warning, I suspect you have decreased the value of our house and thus have significantly impacted our lives. This is unfair.

I am at a loss to understand why material of such magnitude would be released to the public before those affected have had the opportunity to hear from you, to see exactly what is affected and to have the chance to consider the options. It is mind-blowing to say the least.

I would like to know the following and would appreciate a speedy response so that we can determine if we wish to continue living in this city which is slowly being destroyed by actions such as this. Unlike others, we do have the capacity to move elsewhere and to somewhere where the Council appreciates their community by behaving in a respectful, empathetic and appropriate manner.

- When are public meetings planned for?
- What material is going to be provided to those directly affected by the proposals?
- When are the maps going to be improved and updated with street names so that those who may be affected can consider their options?
- When is the Council going to apologise for releasing this material to the public without consulting with those affected first? - Again, shame on you!

This is a very stressful situation for my partner and I; and no doubt others who live in our area. This could have been handled much better. Please ensure the public meetings are offered soon as we should not have to wait to hear our proposed fate.

Yours sincerley

[REDACTED]

Jenny Lapham

From: Customer Services <dcc@customer.dcc.govt.nz>
Sent: Thursday, 18 June 2026 01:28 p.m.
To: South Dunedin Future
Subject: Request for clearer maps

Follow Up Flag: Follow up
Flag Status: Completed

Name: [REDACTED]

Contact details: [REDACTED]

Message: Hi Team. [REDACTED] has phoned today requesting she be emailed 'clearer maps of the adaption area' as she is struggling to decipher the street names/areas involved.

Ngā mihi

Victoria Hooper
Customer Services Officer
Customer Services
P 03 477 4000 | E dcc@dcc.govt.nz
Dunedin City Council, 50 The Octagon, Dunedin
PO Box 5045, Dunedin 9054
New Zealand
www.dunedin.govt.nz



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Jenny Lapham

From: [REDACTED]
Sent: Sunday, 21 June 2026 11:03 p.m.
To: South Dunedin Future
Subject: Request for property-specific advice – South Dunedin Future

Follow Up Flag: Follow up
Flag Status: Completed

Dear South Dunedin Future team,

I am writing to request property-specific advice on how the South Dunedin Future proposals may affect [REDACTED] Saint Kilda/South Dunedin.

I have reviewed the publicly available South Dunedin Future materials and maps, including the proposed adaptation futures. However, the maps appear to be concept-level rather than parcel-specific, and I would be grateful for confirmation of how the proposals may apply to this particular property, of which I am the owner and resident. I have tried to carefully examine the maps to understand it fully, but require your guidance to clarify some important matters.

Could you please confirm whether 8 Richardson Street, including the full legal parcel of land, is shown in any South Dunedin Future map or underlying technical layer as any of:

1. a property acquisition area;
2. a future waterway, wetland, greenspace, flood storage area, or stormwater corridor;
3. land proposed for raising, redevelopment, or managed retreat;
4. an area likely to face new planning, building, consenting, floor-level, or development controls;
5. an area where road, drainage, pumping, groundwater, or underground stormwater works are proposed; or
6. an area that may be affected differently under the Protect, Restore, or Reshape options.

I would also appreciate any guidance on whether the property is likely to be directly or indirectly affected (and if so, how) through surrounding infrastructure or land-use change, or simply subject to broader South Dunedin flood and groundwater adaptation planning.

This information would be very helpful for understanding the long-term implications for my property. I would be grateful for any specific information you are able to provide.

Kind regards,

[REDACTED]

Jenny Lapham

From:
Sent: Wednesday, 17 June 2026 01:36 p.m.
To: Jonathan Rowe; Mayor
Cc: South Dunedin Future
Subject: SDF 3 prop adap futures - pending release - Advance brief - Wed 17-6-26, 12.30pm: Julian to Jonathan & Mayor Sophie

Hi Jonathan & Mayor Sophie

Good afternoon. It's a new day.

Jonathan - thanks for your time and effort in presenting an 'advanced briefing' yesterday to us (South D Stormwater Justice group - Lynne, Julian, Neil). I think we would all agree it was a very tough and unpleasant meeting for both the DCC presentation side and our receiving side. I admire your calm composure under fire. I wish to apologise if any of my comments were personal (I'm not sure there were any), as I always try to focus on the situation, policy, decisions being made and such like. At the same time, I feel at liberty to challenge an organisation, even though I really dislike doing it, as organisations are made up of people. And as for using the media to express a viewpoint in public... it seems to be the rough and tumble norm of speaking truth to power, which we need to do on behalf of the 1000s of directly impacted South D people. (Same as the hospital 'They save, we pay' campaign).

Mayor Sophie – thank you for spending time returning phone messages, until we were able to speak. I appreciated our phone conversation and your calm willingness to listen. I wish you well as Mayor in challenging times.

>> Request to Jonathan – can you please:

- Send me your powerpoint presentation used in your briefing to us yesterday? The map overlays showing the 'pink areas' (properties for acquisition under the public works act) were far clearer and more distinct than in today's ODT (which actually described them as 'properties for demolition')?
- Send me the base report which your presentation came from, which presumably was used in your pre-presentation workshop to the councillors?

If these are > 10mb, please put them in a file download place, so I can access them.

Thank you & kind regard

Jenny Lapham

From: [REDACTED]
Sent: Thursday, 18 June 2026 10:33 a.m.
To: South Dunedin Future
Subject: South Dunedin Future

Follow Up Flag: Follow up
Flag Status: Completed

Hi there,

I am just reaching out to share my total support for South Dunedin's canals/ green spaces, and residential retreat.

Every level-headed, climate-aware Dunedin resident is totally unsurprised by, and in support of, the need to re-imagine South Dunedin quickly and proactively.

I know there are some concerned South Dunedin residents and some rattly council members who are making these solutions appear more contentious than they are. Hopefully these voices don't discourage us from what could be a future-proofing and beautifying project for our ageing city.

Ka mihi,

Jenny Lapham

From: [REDACTED]
Sent: Thursday, 18 June 2026 08:57 a.m.
To: South Dunedin Future
Subject: SOUTH DUNEDIN

Follow Up Flag: Follow up
Flag Status: Completed

Hello

I am writing to express my anger in relation to the 'Breakfast' show on TV1. To learn that this has even been proposed and could relate to our property has made me feel sick!!! The person or person responsible need to be held to account and as I understand it the DCC Councillors have no say regarding the running of this city but it is the mindless troughers in the background that dictate. Let's start with properly clearing out the existing drains - the ones outside our house are full of leaves - perhaps resort to expelling excess rain water out to sea - that has worked in the past. How do we find out if you have a target on our property???

I am not usually one to complain and I have put up with the lack of parking, the stupid lumps concrete that prevent parking, the bike lanes for the three people who bike to work on a daily basis and even the ridiculous coloured dots on the Main Street but this definately by far is the most load of crap to be proposed to date.

Where do you propose the 1700 households are going to live??? Paying market value - good on you but how does someone who lives in Bathgate or Wesley Streets ever going to buy another house. How do people with bad credit ratings ever get a mortgage?? I can see the illegal tents on the Oval growing as I type. While on the subject of illegal how does an old man and his poor dog ever get to live in his crappy old Ute in Moray place week after week?? Do something about it!

You have not heard the last from me and I will fight this to the butter end.

I dare you to reply and answer ALL of my questions- do not send an automatic reply.

Your sincerely

[REDACTED]

Jenny Lapham

From: Thursday, 18 June 2026 09:19 p.m.
Sent:
To: South Dunedin Future; Mayor; Cherry Lucas; John Chambers; Joanne Galer; Christine Garey; Doug Hall; Marie Laufiso; Russell Lund; Mandy Mayhem; Benedict Ong; Andrew Simms; Mickey Treadwell; Lee Vandervis4; Steve Walker; Brent Weatherall
Subject: St Clair/St Kilda coastal properties might be needed for buffer zones in the next 25 years

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor, Council, and Council staff,

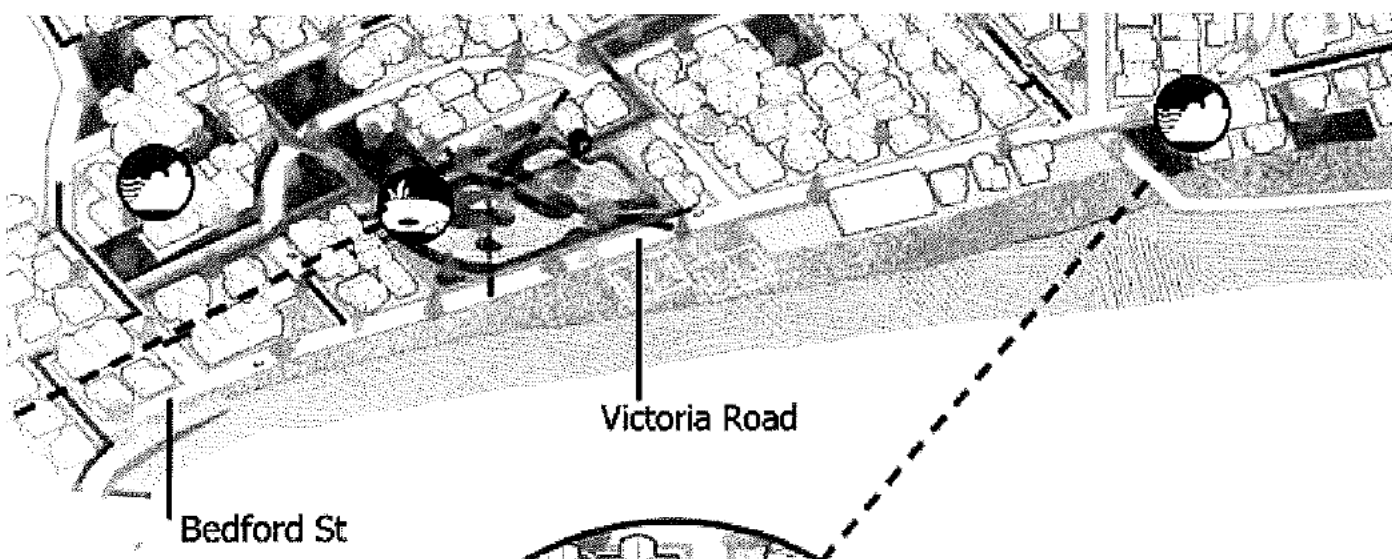
The three South Dunedin Future proposal graphics do not show many of the businesses, properties and occupants in the coastal St Clair and St Kilda areas.. Is this an omission or mistake by the graphic artists, or does it represent a very likely outlook in *all of the proposals?

All of the properties I have identified are listed below. Perhaps the most devastating proposal for the businesses will be number 15 -- in the whole block bounded by the Esplanade, Bedford St, and Beach St.

I think it will be wise for me (and others!) *not to publicise any of this information before any final decisions are made, and it is known that affected parties have been advised privately. I have not noticed any of this information concerning coastal properties in social media.

Thank you for your time.

Regards,



All (3) of the graphics do not include these coastal businesses, properties and occupants:

- 1 - St Kilda Surf Life Saving Club,
- 2 - Pirates Rugby Football Club and grounds,
- 3 - Marlow Park Playground, ***
- 4 - Fros-Tees Mini Golf,
- 5 - Ocean Beach Railway and tracks,
- 6 - Otago Model Engineering Society,
- 7 - Dunedin Rugby Football Club and grounds,
- 8 - Forbury Park Bowling Club,
- 9 - St Clair Tennis Club,
- 10 - Te Whanau Arohanui Hall,
- 11 - about 20 residential properties between the hall and the surf club driveway,
- 12 - St Clair Playground,
- 13 - St Clair Surf Life Saving Club,
- 14 - Board-riders Club Room,
- 15 - **All** of the buildings and properties in the block bounded by the Esplanade, Bedford St, and Beach St.

The Esplanade and Moana Rua roads might be removed according to the graphics.

*** Should the current \$4.62 million redevelopment of the Marlow Park (Dinosaur) Playground go ahead if it might be removed in the next 25 years?

The bottom-right-hand corners of the graphics include these words: "In future, buffer zones might be needed along the coast to allow room to move things back if erosion or flooding gets worse." and, "In some places, moving things further back from the coast may be needed."

<http://www.dunedin.govt.nz/council/council-projects/south-dunedin-future>

Part of the way down that page there are links to the three proposals that include the graphics .. 3 Protect, 4 Restore, 5 Reshape. (.pdf files)

Export of Records

Captured by ArchiveSocial

From 12:00 on Jun 16, 2026 UTC to 11:59 on Jun 27, 2026 UTC

soiuth dunedin

Generated by Jane Butler at 22:04:46 on 7/13/2026 UTC

Included in this export:

Account(s): [Facebook Page] Dunedin City Council

Content Type(s): All

Term(s): matching *"south d"* OR matching *"south dunedin"*

Records matching the above criteria are highlighted.

Account: Dunedin City Council

Content type: Facebook Page - Timeline posts

Record ID: 20250430Dunedin City CouncilTimeline posts45917 1096251979213958



[Dunedin City Council](#)

23:00 on Apr 30, 2025 UTC

South Dunedin Futures 6 and 7 – let the water in

Seven potential futures have been developed for South Dunedin in response to growing risks associated with flooding and other challenges in the area.

□ Futures 6 and 7 focus on letting water into the South Dunedin area by changing the way we use the land.

□ Future 6 'relocation to raised land' is a managed relocation from areas in the flat where groundwater will become higher. Land in surrounding areas would be built up and development intensified to provide space for relocating homes and businesses to higher ground with low lying areas converted to open spaces for recreation and flood risk management.

□ Future 7 'large scale retreat' moves communities away from the flat, which would be converted into floodable greenspaces with a waterway network of canals, streams, and lined channels. This would require individual action taken by remaining properties in high-risk areas and give opportunity to enhance cultural and environmental value of land via natural restoration.

! These are just two of the seven potential adaption futures exploring what we could do to adapt and prepare for the future. See all seven futures and have your say at dunedin.govt.nz/southdunedin

□ Detailed maps of potential futures 6 and 7



Photos from Dunedin City Council's post



[Tony Parrish](#)

Great to see outside the box planning. Where can we see future housing development plans for other areas of the city?

23:11 on Apr 30, 2025 UTC



[Rob Waide](#)

Water sport education at Kings and Queens will be going off.

23:30 on Apr 30, 2025 UTC



[Mary Hawkes](#)

Neat, both these plans would be good. And more green space!

1:04 on May 1, 2025 UTC



[Rob Waide](#)

Mary Hawkes Green space? Hillside workshops will be on the waterfront.

1:31 on May 1, 2025 UTC



[Mary Hawkes](#)

Rob Waide ah, I thought the idea would be that the sponge areas and always wet? Like, there'd be room for raised boardwalks and water tolerant plants in the sponge zones, though obviously their main purpose would be to soak up water

1:41 on May 1, 2025 UTC



[Liz Stein](#)

Choice 6 is a better balance for the local community

3:13 on May 1, 2025 UTC



[Simon Phipps](#)

I sincerely hope neither of these plans see the light of day.

4:32 on May 1, 2025 UTC



[Penelope Scott](#)

Simon Phipps any better ideas?

5:16 on May 1, 2025 UTC



[Simon Phipps](#)

Penelope Scott yes, maintain the drainage system. Simple.

5:52 on May 1, 2025 UTC



[Brett Sinclair](#)

Penelope Scott You got any?.

6:31 on May 1, 2025 UTC



[Penelope Scott](#)

Brett Sinclair have you?

6:32 on May 1, 2025 UTC



[Brett Sinclair](#)

Penelope Scott have you?

6:34 on May 1, 2025 UTC



[Abbey Sabin](#)

Jacqueline Sabin

6:56 on May 1, 2025 UTC



[Devin Booth](#)

Heather Fagan

6:57 on May 1, 2025 UTC



[Martin Haanen](#)

Penelope Scott yes, a 60m deep coffer dam across from the sea scouts to the start of the inner harbour, develop that new area as closed waterways and new land. This will stop the constant flow of water through the sedimentary layers from the harbour into South D and decrease the water table, lessening the risk. Get a few dutch engineers instead of relying on backward local thinking.

6:59 on May 1, 2025 UTC



[Penelope Scott](#)

Martin Haanen interesting

7:13 on May 1, 2025 UTC



[Martin Haanen](#)

Penelope Scott travel to Europe and a 1000 other places, its all been done before, same problems same issues. Its not the sealevel at beaches st clair st kilda, its the constant low high tide float of the harbour swamping Sth D. It never gets the chance to go away. Ridiculous options presented that should never have been "floated". Bad political affiliations and thinking instead of public servants serving the people.

7:32 on May 1, 2025 UTC

Tags: deleted



[Kenneth Woodhouse](#)

what about the home owners and the cost of it all

8:35 on May 1, 2025 UTC



[Claire Ironside](#)

Liz Stein do you live in the local community? Would you be happy to be paid what will probably be a low value for the home you've lived in and worked hard for for years to have to start at square one again, probably with a good sized mortgage just to get what you already had? Climate change, while being a convenient excuse, is not the cause of the problem, lack of engineering maintenance is. I live in Surrey Street. We get flooded because the drains are not big enough for the amount of water that goes through them - including storm water etc that is intentionally being diverted into the street from the hill suburbs rather than to Green Island. There is no resource consent for DCC to discharge excess storm water into Surrey Street and surrounding properties, which makes what they are doing a legal issue

8:35 on May 1, 2025 UTC



[Claire Ironside](#)

Mary Hawkes and what about the people who live there where are they supposed to go?

8:36 on May 1, 2025 UTC



[Mary Hawkes](#)

Claire Ironside exactly, that's what's so important about this. Like if south d is determined to flood itself and we don't have the ability or funding to keep those homes safe long term, we don't want home owners trapped with uninsurable, unsellable property with their foundations being eaten away under them. It's kinda terrifying to me imaging such big changes to the city, but I'd much rather have a long term plan like this where the council has a realistic way to manage the retreats slowly rather than the chaotic mess that happened to the poor folks in the red zone in Christchurch

9:06 on May 1, 2025 UTC



[Peter-Mazz Haslemore](#)

Beware of unintended consequences creating extra ponded water everywhere. You could end up getting midges and mosquitoes in plague proportions like they have in some parts of Christchurch. Where are all the displaced people and businesses to go?

9:06 on May 1, 2025 UTC



[Claire Ironside](#)

Mary Hawkes perhaps if the council maintained their infrastructure there wouldn't be a problem. There certainly wouldn't be in my street anyway. Storm water etc being diverted into Surrey Street is what causes the flooding, not the rain. The playing fields used to be lower than the surrounding properties and acted as a soak away but having been dressed

with sand for years they are now higher and pooling runs into private properties. I guess you don't live in the area as most who want residents displaced don't they just want something nice for them

9:21 on May 1, 2025 UTC



[Claire Ironside](#)

Peter-Mazz Haslemore and why are they still giving consent for townhouses to be built if the area is going to flood ☐ ♀

18:25 on May 1, 2025 UTC

Tags: deleted



[Harry Stanley](#)

Claire Ironside south Dunedin is built on reclaimed marsh land, most of south Dunedin sits under 0.5 above sea level where the water table is incredibly high meaning there is very limited space for rain water to drain through the soil. Yes the aging storm water system does play a role in minor flooding but fixing the pipes will actually increase the height of the water table under the soil as it is currently being elevated by the fact ground water can seep into the pipes further exasperating major floods. This plan isn't for Dunedin in the next 20 years this is planning for Dunedin over the next 100/200 years. Major floods are going to keep happening and they will become more frequent, it's not sustainable to keep repairing the damage that is caused every time

20:58 on May 1, 2025 UTC



[Jeza Lemmz](#)

If it is full of water then flood water still has nowhere to go derp.

21:16 on May 1, 2025 UTC



[Jeza Lemmz](#)

<https://www.sciencedirect.com/science/article/pii/S2772411524000831>

21:18 on May 1, 2025 UTC

Tags: hidden



[Justin Keable](#)

Shit yea! Jet sprint track!

21:32 on May 1, 2025 UTC (hidden)



[Kathryn Paterson](#)

Just get on and fix the infrastructure. Not a climate issue ...I
Need another pump. All the rainwater from the hills comes down on to the flat with nowhere to go.

4:46 on May 2, 2025 UTC



[Adrian Poole](#)

cool idea !! so what where saying here is we now know we f**** up and we like to return it to the way it was ☐

5:06 on May 2, 2025 UTC

Version: Current

Tags: edited



[Lorraine Marlow](#)

Excavate a deep wide channel from st kilda beach to Portsmouth drive, make it below sea level and the whole of south Dunedins water ,would drain into it, all storm water and street water and any flooding that may occur, the Americans offered this solution to south Dunedins drainage problems after ww2 , it would also flush out the harbour every day, so no dredging would be needed , but this plan was rejected what a shame

6:05 on May 2, 2025 UTC



[Claire Ironside](#)

Harry Stanley it's always been like that (friends mum, now 86 lived in house next door to mine as a teenager - same thing happened then). It hasn't gotten worse. Rainwater does soak into the ground - ok it pools a bit when it really hoses down for days, but it's manageable. In October the water on my patio was clear, then got a filthy river running

through it when the drains couldn't cope anymore and flooded into my property from the street. As everyone knows we in surrey street get all the hill storm water etc diverted down our street drains that is what causes the problem, not the rain. Council can divert it to green island but choose to flood us instead. THAT is the cause of the problem, not the rain every time someone in the hill suburbs runs water or flushes it discharges into our street. Obviously we can't run water and have to use a bucket for a toilet because it would back up into our houses. Discharging storm water etc without resource consent, which there isn't one to discharge into surrey street and surrounding properties, is an offense and ORC should be taking action against DCC for knowingly doing it

7:12 on May 2, 2025 UTC



[Keri Smith](#)

Noooooooo,

7:22 on May 2, 2025 UTC



[Allie Phipps](#)

Spend the money upgrading the waste water pipes so they can cope with the amount of heavy rain we get, and keep the drains cleaned out.

8:23 on May 2, 2025 UTC



[Simon Phipps](#)

Claire Ironside probably because they are well aware that it isn't going to flood. I remember hearing the same story in 1995.

9:36 on May 2, 2025 UTC

Tags: deleted



[Simon Phipps](#)

Kenneth Woodhouse money trees. They have been planting millions of them just outside the city for decades.

9:38 on May 2, 2025 UTC

Version: Current

Tags: edited



[Kylie Dallas](#)

If we have a major earthquake, some areas of Mosgiel and South Dunedin will have serious liquidation issues and very possibly other areas and that will be the end of building there any more. We reclaimed land and built on it...and yet a whole new area by Wal's plant land is going to be built out, on reclaimed swamp land...

10:52 on May 2, 2025 UTC



[Claire Ironside](#)

Simon Phipps read my other comments on this post - I don't want to keep repeating myself (and my thumbs are tired). It's a complete load of BS. Entirely preventable

11:04 on May 2, 2025 UTC



[Greg Hollands](#)

Venice of the south.

12:09 on May 2, 2025 UTC



[Mike Ischia](#)

Number 7

13:46 on May 2, 2025 UTC



[Andy Carter](#)

Wait it's not April 1st

18:56 on May 2, 2025 UTC



[Dean Forbes](#)

Just divert the increasing amount of storm water from the growing hill suburbs away from south Dunedin . Limit the amount of infill housing that is allowed as well . Sea level rise is just a concocted myth , the land is most likely sinking .

20:35 on May 2, 2025 UTC



[Mark Wallace](#)

Kylie Dallas almost all of the taieri was swamp land, it was all drained

22:09 on May 2, 2025 UTC



[Fie Low](#)

Well this news lowers the value for the area!

1:49 on May 3, 2025 UTC



[Claire Ironside](#)

Visited the South D Future event at forbury today. Not one of their options includes diverting hill water through Kaikorai Stream - it's all climate change greenie ideas

4:19 on May 3, 2025 UTC

Version: Current

Tags: edited



[Helen Raverly](#)

I've just read a great book called "Urban Jungle" by Ben Wilson about urban ecology and yes this is the kind of thing which works in flood prone city environments. It's working in huge cities like Beijing, Wuhan to name a couple. We've taken over and drained swamps and estuaries, and paved over rivers and creeks... it really work to open up and re wild the water courses and swamp areas as a buffer, and to allow water to drain, easily and also be absorbed. It could really work well for South Dunedin.

4:48 on May 3, 2025 UTC



[Rhona Shaw](#)

Lorraine Marlow that makes sense

5:44 on May 3, 2025 UTC



[Tom Button](#)

I think most people commenting here have absolutely no idea what elevation above sea level Sth Dunedin actually is. The sea level is rising. That is fact.

6:26 on May 3, 2025 UTC



[Geoff Weston](#)

Absolutely fantasy madness.

7:38 on May 3, 2025 UTC



[Neill Denniston](#)

Sea hitting wall. At st clair. Tonight.
South D will flood again.
That by I don't live South D, anymore

8:29 on May 3, 2025 UTC



[Claire Ironside](#)

Fie Low makes you think that's the plan buy out at bargain basement prices and turn it into a rental ghetto

11:34 on May 3, 2025 UTC



[Claire Ironside](#)

Geoff Weston the greenies are definitely pushing their agenda

11:37 on May 3, 2025 UTC



[Fie Low](#)

Claire Ironside would not be surprised

20:45 on May 3, 2025 UTC

Version: Current

Tags: edited



Benjamin James

How about you stop people over developing in the hill suburbs?
Those town houses have zero green area, have huge slabs of concrete which doesn't allow nature to absorb the rains.
So where does the rain go? Down hill into south D.

It makes me start to think you are playing into the developers hands.
Create more flooding.
Displace residents.
Move them into over developed subdivisions.
Line your pockets from the increased rates and the back handers you're getting from the developers.

21:00 on May 3, 2025 UTC



Wayne Pennington

get these insane barstads out of here leave it alone you brainwashed turds

1:16 on May 4, 2025 UTC



Lloyd Bathgate



2:09 on May 4, 2025 UTC



Wayne Wilson

Allie Phipps the pumps cant keep up with the water coming up as well as down

3:32 on May 4, 2025 UTC



Karen Scott Brooke

It's bloody bullshit, the council need to clean drains regularly . I have lived in South D for years and have never had any flooding or ponding its the councils fault for lack of manintance
Council is a bloody joke why are they still allowing businesses & new town houses to be built!!
DCC just ripping people off and scare mongering!

5:24 on May 4, 2025 UTC



Melania Smith

option 6 seems like a good one

5:41 on May 4, 2025 UTC



James Prentice

Stop wasting money

5:57 on May 4, 2025 UTC



Claire Ironside

Karen Scott Brooke diverting storm water from the hill suburbs is what causes the majority of the problem. They can divert it to green island (they have resource consent to do so) but choose to flood south d instead

6:16 on May 4, 2025 UTC



Gerry Spencer

Perhaps you're due for a wee visit to the Netherlands for a factfinding mission?

9:11 on May 4, 2025 UTC



Claire Ironside

Wayne Wilson if they didn't have storm water from the hill suburbs diverted through them it wouldn't be such a problem

10:10 on May 4, 2025 UTC



Claire Ironside

Gerry Spencer they seem to have a climate change agenda would be great if they took advice further afield but I really don't think that's going to happen

10:13 on May 4, 2025 UTC



Robyn Dennison

Kylie Dallas and between Factory Rd and Wingatui

10:19 on May 4, 2025 UTC



Jimmy Junior Pickle

Claire Ironside how tf are you going to divert water flowing down Bedford st to kaikorai stream?

17:22 on May 4, 2025 UTC



Claire Ironside

Jimmy Junior Pickle Im talking about the water from the back hill suburbs - Roslyn/Maori Hill/Halfway Bush etc - it flows down the drains and comes out through south d via Surrey Street, where in a heavy rain event it floods out into the street and neighbouring properties. It can be diverted through to green island instead (as per the resource consent) but DCC chooses to let it come through south d - and flood the area

18:28 on May 4, 2025 UTC



Sara Joice

Paul Joice

18:31 on May 4, 2025 UTC



Andy Craig

Flood south Dunedin!!!! Doesn't it already flood every time theres a thunderstorm?

19:46 on May 4, 2025 UTC



Robert M Scott

The people who think they can keep the water out are deluded, 6 or 7 are good

21:24 on May 4, 2025 UTC



Sulaiman Elyar

Crazy out of reality policy, should hve focused on fixing the broken pipes and drainage system, cleaning gutter etc.

22:10 on May 4, 2025 UTC



Andrew Nichols

Allie Phipps Stormwater...not wastewater. You dont convey floodwater in the sewer.

1:34 on May 5, 2025 UTC



Kevan Quinn

Tom Button South Dunedin is a failed maintenance problem, not a climate issue. Globalist governments push the flawed computer models that do not fit with the facts or history since the models have been made. Many 100yr+ old photos from around the world show sea level pretty much the same as today. All the open seas are connected, therefore sea level is the same around the world. What is observed in most places is no change. That's the truth. What is observed in only a few places is subsidence of land, not sea rise.

1:42 on May 5, 2025 UTC



[Riki Agnew Te Paa](#)

Future 8: DDC is replaced by people with functioning brains who can see through deceptive environmental agendas and aren't gutless cowards who toe the WEF agenda 2030 line like good little Shabbos Goy!

1:55 on May 5, 2025 UTC



[Allie Phipps](#)

Andrew Nichols all the drains need updating. They need storm water drains like the ones put in on George street. There are lots of things that can be done before some of the proposed plans that the dcc have come up with even get thought about

3:04 on May 5, 2025 UTC



[Andrew Nichols](#)

Allie Phipps I can tell you as an exChritchurch City Council stormwater designer then consultant over the last 30 yrs, due to the existing shallow grade combined with rising sea level there is no feasible pipe upgrade.

3:23 on May 5, 2025 UTC



[Robert Scott](#)

Most holland is under sea level must be a simple answer to clear water from area ,The ocean isn't rising looks like expensive bullshit

4:05 on May 5, 2025 UTC



[James Dignan](#)

Phase one - Forbury Park.

4:17 on May 5, 2025 UTC



[Wayne Wilson](#)

Allie Phipps Just so i get my head around what you want to do is upgrade the pipes to get rid of the water that is flooding the streets so the water gets pumped out to the sea to come back in up that works not

6:32 on May 5, 2025 UTC



[Allie Phipps](#)

Wayne Wilson it's interesting because I spoke to quite a few residents the other say at the open day for south d plans and they all said the same thing, rising sea water is not the issue. The surface water is what flooded their homes. Upgrading the pipe system will go along way to sorting out the surface issues.

6:45 on May 5, 2025 UTC



[Wayne Wilson](#)

Allie Phipps Might pay and do some reserch on that if thats what you think

6:48 on May 5, 2025 UTC



[Claire Ironside](#)

Allie Phipps the biggest problem is the hill water that's diverted into Surrey Street - one minute you have an inch or two of clear rainwater on the patio, next it's ten inches of filth

7:07 on May 5, 2025 UTC



[Bronwyn Brock](#)

What are the "growing risks"? Because it sure as hell ain't climate change.

5:18 on May 6, 2025 UTC



[Jeza Lemz](#)

Number 8 – Otago Harbour Tidal Lochs

A Harbour-Edge Flood Resilience Proposal for South Dunedin

Executive Summary

The Otago Harbour Tidal Lochs proposal investigates the use of a series of tidal-controlled retention lochs within the upper Otago Harbour as part of Dunedin's long-term flood resilience infrastructure. The proposal recognises that low-lying reclaimed areas are vulnerable not only to rainfall accumulation but also to reduced drainage performance when harbour water levels rise above stormwater outlet levels. During these periods, gravity drainage capacity is reduced and stormwater systems can become constrained by tidal conditions. The concept seeks to address this challenge through a system of interconnected harbour-edge retention lochs, controlled by mechanical tidal gates and integrated with existing and future stormwater detention infrastructure.

Proposal Area

The proposed Otago Harbour Tidal Lochs would be located within the upper harbour immediately offshore from Portsmouth Drive. The concept area extends from the existing Marne Street causeway, the Shore Street connection, the Portsmouth Drive waterfront, and the Kitcheners Street and Wharf Street waterfront edge. The lochs remain entirely within the harbour basin and are separated from the main harbour through a series of engineered embankments and tidal control structures. The existing shoreline and transport network remain intact.

Concept Design

The proposal consists of multiple interconnected tidal lochs arranged parallel to Portsmouth Drive, with each loch functioning as an independent water storage compartment. Features include individual stormwater inflows, independent tidal control, internal balancing gates between lochs, direct harbour discharge gates, emergency isolation capability, and future automation potential. The layout follows the natural curve of the Portsmouth Drive shoreline while incorporating a more linear seaward barrier arrangement inspired by internationally proven tidal protection systems.

Tidal Gate Infrastructure

The proposal draws inspiration from Dutch Delta Works engineering and Singaporean tidal water management systems. Large mechanical gates similar in principle to those used in the Netherlands would be positioned between each loch, at each harbour discharge point, and at key balancing locations throughout the system. This arrangement creates multiple levels of operational control. Each loch would be capable of independent storage, independent discharge, independent isolation, and controlled balancing with adjacent lochs.

Operational Principle

High Tide Conditions: When harbour levels rise above loch water levels, harbour gates close, backflow into the lochs is prevented, stormwater storage capacity is preserved, and inland drainage systems remain hydraulically separated from tidal fluctuations. The lochs act as temporary storage reservoirs until favourable discharge conditions return.

Low Tide Conditions: When harbour levels fall below loch water levels, harbour gates open, stored stormwater drains by gravity, storage capacity is restored, and water levels return to operational targets. The system therefore creates a managed hydraulic buffer between the city and the harbour.

International Precedents

Netherlands: The Dutch Delta Works demonstrate how low-lying urban areas can coexist with water through engineered storage and tidal control. The Oosterscheldekering illustrates how large-scale movable barriers can regulate tidal influence while maintaining operational flexibility. While the Otago Harbour Tidal Lochs would operate on a smaller scale, the principle remains the same: control water levels rather than simply react to them.

Singapore: Singapore has integrated tidal gates, barrages and managed water bodies

