

Talk for 2GP variation 2 ,held on the 8th of December 2021

Includes NDMA 05 and NDMA 10

My name is Alice Wouters and I will be talking on behalf of Keep Halfway Bush Semi Rural Incorporated and myself.

After I have spoken, Valerie Dempster will be speaking on behalf of Keep Halfway Bush Semi Rural Incorporated and herself.

I would like to suggest that any questions that you have about my talk are kept until Valerie has spoken, as they may be answered for you.

Semi Rural Halfway Bush is located on the top of one of the seven hills that surround the Dunedin's Business area. The semi rural area is about 280-320 meters above sea level. The area consists of tall trees and green pastures which contain life stock such as horses, alpacas, sheep, cows etc

Being semi rural we do not have footpaths so there is no curve and changeling. Instead we have open swale drains which are large ditches located on one side of the road. We live in an area where most people have water tanks as well as septic tanks.

Halfway Bush is full of natural springs .We have several on our property as do all the other people in my neighbourhood. There are springs also located in the residential part of Halfway bush .

As has been mentioned at other hearings semi Rural Halfway bush does have problems, which are dangerous subdivision traffic and water runoff /flooding with heavy rains.

We all know when it rains in Dunedin it could rain for days. When the rain falls in Halfway bush the water is trying to run into the natural streams/ rivers.

The Penno block is a council designed subdivision of mostly rural residential size properties which is located on Dalziel Road.

During heavy rain my neighbours who live directly across from the Penno block subdivision road have water that comes across Dalziel road and flows through their driveway taking all the driveway gravel with it, and then it floods their shed. From the last heavy rain they had to take about 22 trailer loads of gravel off their lawn and put it back on their drive way. The water that was crossing Dalziel road made the road very dangerous to drive through in a normal family sedan car.

During heavy rains the water coming from the hills behind Ashburn clinic and the farm, which is located beside it, pours across Taieri Road like a fast moving river, making it dangerous to drive through. Valerie will discuss this in more detail

When it rains at my home, the water runs off the road and makes its way through my driveway, to our paddocks which are able to soak up the excess water.

However, this is not the case at Westcott Heights' subdivision property where there have been major concerns voiced from established local residents, about the increase in housing, knowing that there are already water runoff /potential flooding, land slips issues.

As you are probably aware that through building houses, driveway, roads etc, there is a change in the natural hydrological cycle in two ways. Firstly there is less land to directly infiltrate through the soils or slowly drain overland. The second issue is that due to the increased sealed surfaces the water runoff is now much faster going into the natural water course.

During heavy rains this water would massively increase in volume and then continue its journey into Fraser Gully destroying the precious ecosystems

and potentially wiping out walking tracks. The volume of water which will be continuing increasing would flow into Kaikorai Valley before heading to Green Island, to the sea.

In the past I had observed that when a new house was built at Westcott Heights that the Frasers' Gully track would be washed out. I have also observed that after the heavy rains in Fraser's gully, that the river is incredibly high and fast running, so it would not take much to tip the balance. I suggest that the commissioners, prior to making their important decision, take a look at the river after a heavy rainfall.

Basically with every house built at Westcott Heights at the top of the hill it will dramatically increase the risk of flooding for homes and businesses below in Kaikorai valley.

The environment court signed off the paperwork for Westacott Heights' subdivision to be large lot sites in August this year (2021). The community has voice their concerns against the subdivision at various Resource Consents and 2GP hearings.

It has been noted that some residents are building their houses on only part of their property, such as 5 Hawker Lane which is a 2000 square metre property, obviously in anticipation of being able to subdivide their land.

By allowing any site in the subdivision to become smaller than 2000m² , then this will set a precedent for the whole area to go smaller and smaller and then where will all the water go?

The developers have talked about having rain water retention tanks to slow the outflow of water but we cannot see how this would work .It takes only a few hours to fill a 20,000 Litre water tank from one house. Knowing that it

can rain for days in Dunedin along with global warming, which brings more extreme weather pattern - How big are these tanks going to be? As once they are full they will flow over and the water will go down into Fraser's Gulley

When there are flooding or landslips who is going to be responsible?
Who is going to pay?

I appreciate that it is a difficult decision that the Commissioners have to make. When flooding and landslips occur because of more intense housing, at the Westcott subdivision, Dunedin residents effected by damaged homes, business or walking tracks, are going to demand answers from Councilors Jim O'Malley and Steve Walker on why their homes etc were sacrificed for the Westacott Heights subdivision.

Thank you.