

## Cover Sheet Label

HEARING SUBMISSION SET

Yoon Soo Rah (John)

17 Hellyer Street, Macandrew Bay

Plan Change 1 - DCC Hearing

Includes: Written Statement with Appendices A-F, Oral Statement, Q&A Sheet

Speaking Time: 18 August, 11:45am  
& Appendix G

- Oral Statement
- Supplementary Statement -  
LIM Disclosure &  
Statutory Duties
- Closing Statement -  
Council Hearing
- Q&A Sheet - Anticipated  
Questions & Responses

Oral Statement – Yoon Soo Rah

Plan Change 1 – Minor Improvements

Dunedin City Council Hearing – 18 August 2025

Submitter: Yoon Soo Rah (John)

Property: 17 Hellyer Street, Macandrew Bay

Tēnā koutou,

Thank you for the opportunity to speak to my submission. My name is John Rah, and I live at 17 Hellyer Street in Macandrew Bay. I am here today to express my concern about a natural watercourse that crosses under my property and the hazard it presents to my land and home.

This watercourse flows from upper farmland and the backyards of 11 and 9 Featherston Streets, crosses beneath my property, and appears to connect with the public stormwater system only at the manhole at 15 Hellyer Street. It is not piped or managed through my property, yet it causes visible erosion and has begun to undermine the stability of my land.

My concern is that this issue is being treated as if it were solely a private matter. *While I won't name the staff in this statement, he* stated that watercourses on private land are the responsibility of landowners. With respect, I must disagree with that view, and I've addressed this in detail in Appendix D of my Written Statement.

Where stormwater originates off-site, crosses multiple private properties, and creates a natural hazard risk—as it does in my case—the Council has both a duty and the authority under the Resource Management Act and the Local Government Act to investigate and manage the risk. This is especially true when public infrastructure exists nearby but does not complete the necessary connection.

I am therefore asking Council to:

- Investigate this flow path formally
- Consider installing a manhole and piped connection between 9<sup>Featherston</sup> and 15 Hellyer Streets
- Recognise that this is not an isolated drainage issue, but a known hazard that deserves a coordinated solution

I also ask the panel to consider whether PC-2024-1 can better support landowners in situations like mine—where the cumulative effects of unmanaged watercourses threaten the safety and sustainability of private land.

Ngā mihi nui for your time and consideration.

 Supplementary Statement – LIM Disclosure & Statutory Duties

Submitted by: Yoon Soo Rah (John)

Address: 17 Hellyer Street, Macandrew Bay

Date: 18 August 2025

This statement supports my oral submission regarding the unmanaged watercourse hazard affecting Hellyer Street. It outlines the relevant statutory duties, evidentiary concerns, and practical recommendations for Council action. ---

## 1. Hazard Description

An unnamed tributary runs through 17 Hellyer Street, discharging stormwater from upstream residential zones. During heavy rainfall, this watercourse overtops its informal channel, causing erosion, flooding, and direct flow toward dwellings. The hazard is visible, recurring, and increasingly active. ---

## 2. Statutory Duties

### a. Resource Management Act 1991

- Section 6(h): Councils must recognize and provide for the management of significant risks from natural hazards.
- Section 35(1)(j): Councils must gather information on natural hazards and make it publicly available.

The absence of this hazard from official registers and LIM reports suggests a failure to meet these duties. Residents are left unaware of the risks and without access to mitigation planning.

### b. Local Government Act 2002

- Section 124: Councils must ensure that infrastructure is managed in a way that protects public health and safety.

No infrastructure intervention has been proposed or delivered for this hazard. The unmanaged state of the watercourse poses a foreseeable risk to property and wellbeing.

### c. Local Government Official Information and Meetings Act 1987

- Section 44: Requires disclosure of known hazards in LIM reports.

The hazard is known, documented, and should be disclosed. Its omission undermines statutory transparency and public trust. ---

3. Evidence Photographic documentation has been submitted showing:

- Erosion and overtopping during storm events
- Flow paths toward residential structures
- Lack of formal containment or redirection infrastructure

These images support the claim that the hazard is active and unmanaged. ---

4. Recommendations

I respectfully request that the Council:

1. Formally recognize the watercourse hazard under RMA s6(h)
2. Update LIM reports to reflect this hazard, in accordance with RMA s35(1)(j) and LGOIMA s44
3. Initiate targeted infrastructure intervention under LGA s124
4. Consider installing a manhole and pipeline connection to the existing public manhole at 15 Hellyer Street, to safely redirect the hazardous flow

 Closing Statement – Council Hearing

Submitted by: Yoon Soo Rah (John)  
Address: 17 Hellyer Street, Macandrew Bay  
Date: 18 August 2025

Panel and Councillors,

Thank you for hearing my submission today. I've presented evidence of a persistent and unmanaged watercourse hazard affecting Hellyer Street—one that poses a clear risk to public safety and private property.

This hazard is not speculative. It is visible, documented, and increasingly active. Yet it remains absent from official hazard registers and LIM reports, and no infrastructure intervention has been initiated.

Under section 6(h) of the Resource Management Act, Council has a duty to recognize and manage significant risks from natural hazards.

Under section 35(1)(j), it must collect and make hazard information publicly available.

Under section 44 of the Local Government Official Information and Meetings Act, known hazards must be disclosed in LIMs.

And under section 124 of the Local Government Act, Council has the authority and responsibility to intervene where public safety is at risk.

These duties are not optional. They are statutory obligations designed to protect communities and uphold public trust.

I respectfully request that the Council:

- Formally recognize the watercourse hazard
- Update LIM documentation accordingly
- Initiate targeted infrastructure intervention
- And specifically consider installing a manhole and pipeline connection to the existing public manhole at 15 Hellyer Street, to safely redirect the hazardous flow

This hearing is an opportunity to restore confidence, uphold statutory integrity, and protect the wellbeing of Macandrew Bay residents.

Thank you for your time and consideration.

 Q&A Sheet – Anticipated Questions & Responses

Submitted by: Yoon Soo Rah (John) Address: 17 Hellyer Street, Macandrew Bay

This sheet outlines anticipated questions from Council members and provides concise responses based on statutory duties and documented evidence. ---

? Q1. Is this watercourse natural or man-made?

A1: It is a natural tributary that has been modified by surrounding development. Its flow path is longstanding, but its hazard potential has increased due to urban runoff and lack of formal infrastructure. ---

? Q2. Has this issue been raised with Council before?

A2: Yes. Residents have submitted photographic evidence and raised concerns informally. However, the hazard remains unacknowledged in LIM reports and unaddressed in infrastructure planning. ---

? Q3. Why isn't this hazard included in the LIM?

A3: Under section 44 of the Local Government Official Information and Meetings Act, known hazards must be disclosed in LIM reports. The omission suggests a failure to meet statutory obligations regarding public transparency and risk disclosure. —

? Q4. What kind of intervention are you proposing?

A4: I recommend: • Formal hazard recognition • LIM updates • Infrastructure intervention under section 124 of the Local Government Act • Specifically, installing a manhole and pipeline connection to the existing public manhole at 15 Hellyer Street, to redirect hazardous flow safely

? Q5. Is this a private property issue or a public one?

A5: It is both. The hazard originates in public land and affects private property. Council has a duty to act where public infrastructure and safety are at risk, as outlined in section 124 of the Local Government Act and section 6(h) of the Resource Management Act.