

## **Gordon Road Floodway Consultation Submission**

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We, Craig and Julie Struthers, of 137 Dukes Road South, Mosgiel wish to lodge the following submission to **not apply** the Hazard 1A (Flood) Overlay Zone to the whole floodway.

### **Our Background**

We have owned and lived in our house for more than 20 years. At the time of purchasing this property (2003) we were not aware that we were buying on an engineered spillway, despite obtaining the usual presale reports, and talking to the vendors at the time, (who were given permission to subdivide and build flat on the ground next door to us).

In 2006 Residents of the "Gordon Road Floodway" were taken by surprise with the Silverstream spilling over its banks and inundating our properties. Our house stayed well above the waterline, and only the land and outdoor sheds and garages were inundated). It was after this event that we all came to learn we were living on an engineered spillway.

In 2014 we carried out an extension to our dwelling, adding an additional bedroom and extending the attached garage to make it a double. We made sure when doing this, that we built the ground up to a level that was higher than the floodwaters which inundated our properties in 2006.

To date our house has never had water inside it and has never come worryingly close in heavy rain events.

We have again very recently carried out a further extension to our kitchen and living area. On each occasion of extending our dwelling, we have gone through rigorous processes getting both building consents (and in the case of the first extension, resource consent). DCC gave us consent in 2022 for an extension with the knowledge that our property was in the process of an appeal to rezone it Hazard 1A. They have knowingly let us heavily invest further into our home, which will soon lose all value should the ORC appeal be successful.

### **The Spillway**

In 2017 "The Gordon Road Spillway Residents Group" was formed. Many hours were put into obtaining and gathering information from the ORC on the formation of the spillway (engineered in 1974). The ORC have been very reluctant to pass on any information regarding the spillway and to this day it is still a battle.

Through this process we have all learnt how the spillway is designed to operate which has been very helpful in heavy rain events. However, we have also come to learn that it is not operating as per the design specifications, due to aggradation, decreased sectional area, drain culverts being undersized and ineffective, road heights increasing etc.

It has now been 7 years since the Gordon Road Spillway Group have been discussing these issues. We are still no further ahead in having improvements made to the spillway.

## Opposition to the Appeal

We are opposing the ORC's appeal on the following grounds

- It would be grossly unfair to blanket all properties on the floodway with the Hazard 1A classification, when they are not all affected by heavy rain events in the same way.
- Whilst the "modelling map" shows that "much" of the floodway would be unsafe for vehicles, children and the elderly, it also shows that there are other areas that are regarded as safe.
- There are already very robust and restrictive resource consent processes in place which allow the ORC to consider all applications for change to scale and intensity on an individual case by case basis. (This has been proven in recent times when owners of a "floodway property" applied to add a granny flat to their property and were unsuccessful in the application for a resource consent).
- There is currently a review of the East Taieri Flood Protection Scheme in progress. Until such time as this review has been completed, changes to property classifications should not be made.
- It would seem that the ORC are trying to avoid their responsibilities to maintain the spillway and at the very least bring it back up to the engineering specifications of 1974, (which would significantly improve the situation for everyone in heavy rain events), by blanketing all floodway properties with a prohibitive activity status.
- A 1A classification will undoubtedly make our property uninsurable, and almost worthless. This is grossly unfair when there are other properties in the Otago area, that have more substantial levels of flooding and inundation than ours does, but are not subject to this classification.


### In Summary

At no time during the last 20 years that we have been living at this property has our dwelling been inundated, or come concerning close, nor have we feared for the safety of ours or our children's lives.

We have invested greatly in this property, both emotionally and financially. Our children have been born and raised here and we love the "lifestyle" this property offers our family.

A prohibitive activity status is completely unjustified.

We would like to note that we have also supported and signed the collective submission lodged by the Gordon Road Spillway Residents Group, and our submission includes all matters covered in both submissions.

  
Craig & Julie Struthers  
137 Dukes Road South, Mosgiel

  
5<sup>th</sup> April 2023