

GORDON ROAD FLOODWAY CONSULTATION SUBMISSION FORM



SECOND
GENERATION
DISTRICT PLAN

This is a submission on the Gordon Road Floodway consultation in relation to the Second Generation Dunedin City District Plan (2GP). Your submission must be lodged with the Dunedin City Council by midnight on Friday 31 March 2023. **All parts of the form must be completed.**

Privacy

Please note that submissions are public. Your name, organisation, contact details and submission will be included in papers that are available to the media and the public, including publication on the DCC website, and will be used for processes associated with the Gordon Road Floodway consultation. This information may also be used for statistical and reporting purposes. If you would like a copy of the personal information we hold about you, or to have the information corrected, please contact us at dcc@dcc.govt.nz or 03 477 4000.

Make your submission

Email: districtplansubmissions@dcc.govt.nz

Post to: Submission on Gordon Road Floodway, Dunedin City Council, PO Box 5045, Dunedin 9054

Deliver to: Customer Services Agency, Dunedin City Council, Ground Floor, 50 The Octagon, Dunedin

Submitter details (You must supply a postal and/or electronic address for service)

First name: Geoffrey Jenny

Last name: Thompson Burt

Organisation (if applicable):

Contact person/agent (if different to submitter):

Postal address for service: 113 Dukes Road South RD2

Suburb: Mosgiel

City/town: Dunedin

Postcode: 9092

Email address: whareflathoney@gmail.com

Submission

Submissions on Gordon Road Floodway consultation can only be made on the provisions or mapping which are under consultation, as stated in the Section 32 report. Submissions on other aspects of the 2GP are not allowed as part of this process.

You must indicate which parts of the consultation your submission relates to.

My submission seeks the following decision from the Council:

Apply the Hazard 1A (Flood) Overlay Zone to the whole floodway

✓ Do not apply the Hazard 1A (Flood) Overlay Zone to the whole floodway

Apply the Hazard 1A (Flood) Overlay Zone to part of the floodway. (Please give precise details, such as a description (please attach a map if possible) of the preferred extent of the proposed Hazard 1A (Flood) Overlay Zone.)

SUBMISSION:

We the property owners of 113 Dukes Road South RD2 Mosgiel, wish to lodge the following submission.

Do not apply the Hazard 1A (Flood) Overlay Zone to the whole floodway

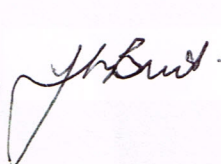

Please see attached submission.

Please note, 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 of the submissions.

Reasons for my views (you may attach supporting documents):

You can attach additional pages as needed.

Signature:

Date: 06/04/2023

SUBMISSION:

We the property owners of 113 Dukes Road South RD2 Mosgiel, wish to lodge the following submission.

Do not apply the Hazard 1A (Flood) Overlay Zone to the whole floodway

I have recently spoken to Russell Barnett who owned the property associated with 113 Dukes Road for 30 years prior to building in 2004. Russell was able to provide the following:

On or about 11 September 2003, an onsite inspection was carried out by ORC engineering officer Graeme Cochrane. The report makes no mention of a spillway or flood hazard potential, and states the ORC has no records of flooding over the building site.

113 Dukes Road South RD2 Mosgiel was built in 2004.

Why would resource consent be given to build if it was in a “designated floodway”?

Russell then advised me that the ORC and DCC inspected his property after the 2006 flood. He advised me that the ORC engineers instructed the DCC to inspect the level of the Silverstream, to avoid any future flooding of properties.

We purchased 113 Dukes Road South, February 2012.

It was not long after that, that the warning bells started ringing.

We were less than a month into our dream property, when a newspaper clipping, dated 8th March 2012 appeared in the ODT. The article stated that the ORC is proposing to build a single bund to give 15 properties some degree of protection. It also stated that the staff had talked to the affected property owners the previous week. As one of the affected properties, neither were we contacted or consulted.

It was around this time that we spoke to our neighbours directly behind us. They advised us that our property had flooded in 2006.

Together we walked along the so-called “spillway” and they showed us where the low points were. We were unaware that our property was in direct line of the “spillway”. We have been unable to find any documentation stating our property was on a spillway.

Submissions were called for; Geoff and I delivered our submissions at an ORC hearing.

We then received a letter 6th June 2012 advising that the Hearing committee had recommended the proposal for the bund/swale be withdrawn and a workshop with all affected parties to explain the decision and its effect on flood protection in the area. We attended the meeting on the 18th of June, were informed of the withdrawal, and was handed a copy of PowerPoint slides from Gavin Palmer.

From 2012 until the July 2017 flood, ORC to my knowledge have carried out no maintenance in this area. How can we have such an important “spillway” yet spend no money on maintaining its structure.

If you allow industry and urban mass development, and not increase the infrastructure around storm water, then we cannot possibly have a fair and equal opportunity to use our land for what is was allowed when it was initially given resource consent.

The Silverstream to our knowledge has never been upgraded to meet the needs of the Mosgiel residents and their storm water. We sadly are the property owners who face the impact of negligent infrastructure upgrades.

The July 2017 flood went right through our property, we were out for 6 months. This was an extremely emotional period, seeing all your belongings washing away, and/or ending up in a rubbish skip, this is heart breaking.

Our gratitude to Sarah Nitis and her group, she was first on site with groups to assist in the clean-up.

We never had anyone from the ORC check in on us, neither while the water was rising or after the event.

This was when the resident's group was formed.

A walk around was arranged by the resident's group and the ORC.

The ORC were made aware of the concerns that the residents were facing. i.e., Drains, culverts, ditches, water flow, heighten areas on the top of the SilverStream to level it up, upgrade pipes on the corner of Riccarton Rd and Dukes Rd, and beside the old ORC property at Riccarton Rd. Due to the small diameter of underground piping, that restricts the flow of water. This is just to name a few.

To this day, we are still discussing the issue of the spillway and are no further ahead. The only maintenance if you could call it that that has been done, is adding soil to a few areas where it dipped in the bank of the silver stream

11 years of ongoing battles with the ORC, where we are once again put in a distressing state after receiving a letter on the 15 March 2023 advising of the consultation on the Gordon Road Floodway, and that we have until the 31st March to get our submissions in.

Have the ORC not realised that this form of consultation puts so much stress on the residents. From my knowledge, the ORC have had knowledge of this proposal since mid-2022. Do they seriously think that 1 weeks' notice is a fair and reasonable time frame for something of this importance, or does it just show that there is absolutely a no care attitude of these so-called consultation processes.

To conclude:

Our property has been flooded twice, 2006 and 2017.

It is evident from reading ORC reports from 2012-2022, that the volume of water capacity has decreased considerably. Why have the ORC neglected their responsibility to keep the maintenance of the spillway to the level it was engineered for? Someone needs to be held accountable, because of there inactions we may of not flooded at all had the upkeep been done.

If this new zoning is applied, it will undoubtedly lower the value of our property, who pays for the shortfall should we try and sell our properties?

Do not apply the Hazard 1A (Flood) Overlay Zone to the whole floodway

Please note: 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 of the submissions.