

# 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](mailto:dcc@dcc.govt.nz) or 03 477 4000.

## Make your submission

**Email:** [districtplansubmissions@dcc.govt.nz](mailto: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: Margaret and Terry

Last name: Pollitt

Organisation (if applicable):

Contact person/agent (if different to submitter):

Postal address for service: 169 Dukes Road South

Suburb: Mosgiel

City/town: Dunedin

Postcode: 9092

Email address: [pollitt@xtra.co.nz](mailto:pollitt@xtra.co.nz)

## 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.)

Please note that our submission includes all matters covered in both this individual submission and the collective submission from the spillway group of residents, which we support and will sign in due course.

We bought our lifestyle property late 2020. Before we purchased, we contacted the DCC and ORC to clarify the flood risk and to confirm that we would be allowed to enlarge the house. We were told we could demolish and rebuild or extend, but we could not have two dwellings on the property, and it was not sub-dividable. No one mentioned the current proposal. We checked with our insurer and were offered normal insurance. We bought on that understanding and have spent a considerable amount of money on the design for an approx. 55 m2 extension to an approx. 130m2 house. COVID prevented us attending the public meeting on 22 March, but it is our belief from reading the information at the DCC website that the proposed change of zone could adversely affect our modest plans or similar plans of other residents, now or in the future. While our building consent should be processed under existing rules and be approved, a zoning change further limiting what a property owner can do to the existing house would undoubtedly increase costs, reduce re-sale value, and possibly make the property uninsurable. What if our house burned down? Would we be able to rebuild? Does 'same or similar character, scale and intensity' allow for an extension described above?

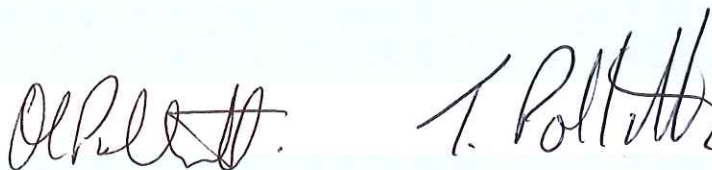
**Reasons for my views (you may attach supporting documents):**

You can attach additional pages as needed.

We believe that it is not only unfair, but unnecessary to apply Hazard 1A zoning to the whole floodway. To our knowledge, although our land has been flooded at other times, our house has only been flooded once since it was built in 1965. That was in 2017 when half of Mosgiel was flooded, and only when the spillway was operating and the flap gates to the Taieri Upper Pond were closed. Allegedly, a decision was made to further flood the Dukes Road South properties instead of farmland on the south side of Riccarton Road West. If any of the floodway is to be rezoned, it should be that farmland, not the several residential-lifestyle properties along Dukes Road South. Since 2017, the DCC and ORC have done little or nothing to improve the drainage facilities affecting these properties. A post-2017 flood report recommended the culvert crossing Riccarton Rd West from the corner of Dukes and Riccarton be widened. Not done. The council sprays grass 1-2 per year due to fire danger, but never since 2020 has it cleared or maintained the drains. Residents do this. The DCC has built the road higher than the adjoining properties along Dukes Road South so if the floodway is operating the water cannot flow away from most of the houses. In our view the DCC and ORC have failed to invest to improve drainage for Dukes Road South residents and are now wanting to abdicate their responsibility to these long-established ratepayers by applying this change across the whole floodway. The existing residential-lifestyle properties on Dukes Road South and Riccarton Road should be excluded from the proposal, and the DCC and ORC should justify their ever-increasing rates by investing in the minimisation of flood risk to those homes.

We would also like to say that a letter to residents one week prior to a single public meeting, which was not obviously advertised in any other way, and allowing only two weeks for submissions is very poor public consultation.

Signature:



Date: 26/3/2023