

# 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: Pamela (Pam)

Last name: Bain

Organisation (if applicable):

Contact person/agent (if different to submitter):

Postal address for service: 15 Ben Lomond Drive,

Suburb: Mosgiel

City/town: Dunedin

Postcode: 9024

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

In early 2002 my late Husband Brian and I purchased 209 Dukes Road South as a runoff block for our dairy farm and a retirement investment for ourselves for later in life. For the last 21 years my daughter and her husband have lived in the house and raised their family on the property. My son has for the last 10 years has taken over the farmland use by way of lease and has invested heavily into improvements and maintenance with ongoing improved farm operations. This includes and not limited to ditch cleaning and farm culvert replacements to improve our flood response. This property has been a real family focal point for gatherings and special events that include the wedding of my granddaughter two years ago. An event that I am very proud of and hope that other grandchildren will still have the same opportunity to do the same. I have always insured that the house and gardens are maintained to a high standard as I always believed that I was investing into an asset that would only increase its value. I always pay my rates on time as I foolishly believed that the ORC and DCC had the landowners best interests in hand regarding flood protection and landowners right to develop new builds or improvements and extensions to existing dwellings. Over the last 21 years my family has witnessed three major Silverstream spill events. The worst so far was the 2006 event where the water level was so high that it spilled over the flood banks at the far end of our property into the riverside road ponding area. It is important to note that the water did not enter the residential house and only the outbuildings where affected. From this event we changed the position of our pumps and other assets that could be affected by flooding and moved them above the flood level. I know that the floorboards of the house is higher than the south bank of the riverside ponding area and the house is at no risk of water entering it because of this fact.

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

You can attach additional pages as needed.

Future plans for my property.

As mentioned earlier, the investment and development into this property has been a long-term commitment and is ongoing. I have always had comfort knowing that I have family support with managing my asset and as I enter my golden years, I like to still have the option of being able to construct a granny flat on the property, if I wish, and that would ensure receiving ongoing daily living support from my daughter and son.

I want the option to replace the house if I wish. The house is over 70 years old and how long is it feasible to keep just maintaining this asset as it will now be well past its best. I want to retain the option of having family living on the property for animal welfare and security reasons.

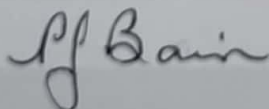
The reasons for having this property have not changed from when Brian and I purchased it, its an investment for my retirement it gives my family the opportunity to better themselves and in return I am well supported.

If the property is re-zoned to 1 (a) then my investment values will have deflated, future plans for the property will have to be re-addressed. This will not only affect me, but it will also affect the farming plans for my son and residential plans for my daughter.

Brian and I had hoped that this property was the glue that kept a family together well after we departed this life.

Additional documentation attached: 1

Signature:



Date: 5.4.2023

I OPPOSE the proposal to changing the zoning of this affect land area.

My submissions

The rezoning to 1 (a) is not Reasonable, Necessary or Proportionate.

1. It is **not reasonable** to just rezone land use without exploring the options of flood scheme improvements and or just maintaining the capacity for the silver stream to its design flow set in 1974.
2. It is **not necessary** to just rezone land use to ensure that new builds don't happen within a limited affect flood areas. The DCC are the gate keeper to safe building practices via the consent process and each application can be assessed on merit, safety, and risk. Building consents can ensure builds are protected from flood events.
3. It is **not Proportionate**. All property's have been assessed with same risk under this proposal. Yes, some properties have had water enter their houses, however 39 out of 45 have not. Some properties do not have water standing on the ground in a spillway event however they are still being disadvantaged by this proposal.

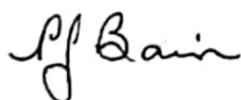
The rezoning to 1 (a) is not going to improve outcomes for residents.

Only maintaining the capacity of the silver stream and exploring new protection options will improve outcomes. New works like

1. Widening ditches and culverts.
2. Dredging the excess gravels from the bead of the Silverstream.
3. Setting minimum building heights for new building consents.

Please note I have also supported and signed the collective submission lodged by the "Gordon Road Spillway Residents Group" and my submission includes all matters covered in both of the submissions.

Yours faithfully



P J Bain

05/04/2023