

# 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: Richard & Jennifer

Last name: Quelch

Organisation (if applicable):

Contact person/agent (if different to submitter):

Postal address for service: 117 Dukes Road South

Suburb: RD 2

City/town: Mosgiel

Postcode: 9092

Email address: [jennyquelch@gmail.com](mailto:jennyquelch@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.)

The options offered on the 2GP submission form are ambiguous with the second and third options offering similar outcomes. We as submitters should not be forced to offer an opinion on other peoples circumstances or potential hazard classification.

We purchased our property at 117 Dukes Road South almost 20 years ago and our house has never been flooded. Our property sits right at the northern extremity of the ORC illustrated floodway, which is delineated and obstructed by the height of the road and the height of the intersection between Dukes Road South and Riccarton Road. We have never been in any danger of being cut off as our driveways have never been at a depth greater than that created by the restriction to overland flood path due to Dukes Road South itself.

With our position at the extremity of the floodway and going on past experience, if the suggested volumes and velocities were to occur on our property they would be part of a much larger event or failure affecting far more than us.

We therefore maintain our property should not be categorised 1A as we are at no greater physical danger than a much larger area of the Taieri. The flooding on our property has never been anything other than nuisance value.

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

You can attach additional pages as needed.

T See attached two page submission reasoning and ORC letter dated 29 April 2019

Signature:

Richard Dickson J.A. Quinn

Date:

29/03/2023.



## GORDON ROAD FLOODWAY SUBMISSION REASONS FOR OUR VIEWS

The April 2006 flood triggered a meeting on site led by ORC Councilor David Shepherd. All present were told solutions would definitely be sought.

As a result of nothing appearing to happen the neighbourhood created a 'Spillway Group'. The creation of this triggered a response from Gavin Palmer (ORC) that as a representative group they were obliged to engage meaningfully with us. The relationship has continued with ORC being tardy and obtuse and shooting down any potential fixes.

When we received a letter 29 April 2019 (copy enclosed) from DCC we assumed that ORC had settled at the Hazard 1 overlay for our area.

It was not until this latest submission process was landed on us with the letter dated 13 March 2023 that apparently our assumption was not the case and that this appeal had been developing insidiously since sometime in 2018.

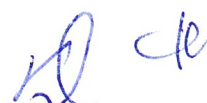
The affidavit sworn by Jean-Luc Payon in support of the ORC application under section 293 goes into great detail how the ORC see the Silverstream and Gordon Road spillway and flood way should operate.

Within his testimony paragraphs 15 and 22 he states that the floodway in the vicinity of the cut off bank receives overland flows from the Mill Creek catchment, which could now be including polluted industrial storm water runoff from the large industrial development taking place in Dukes Road North.

The Mill Creek catchment is further overloaded in flood situations by the reverse operation of the Mill Creek diversion. It is therefore apparent that water from the Mill Creek catchment whilst it may eventually reach the cut off bank has nothing to do with the flood path of the Gordon Road spillway.

Paragraph 13 of testimony states that the spill way is a design feature to protect Mosgiel by allowing preferential spilling at true right bank, it does not however state that it was not an original feature of the scheme and was only added in 1974. It also fails to mention the capacity of the Silverstream below Gordon Road has decreased approximately 34% from its 1974 design. (ORC report 7/6/19). This scale of capacity loss increases the likely hood and probably volume and duration of spills.

Paragraph 13 also fails to mention that the Silverstream receives contaminated urban storm water from behind the left bank up stream of the spillway. (Incidentally DCC contemplated upgrading pumping capacity with the intention of pumping more urban contaminated storm water into the Silverstream even in spill situations)





Since the 2006 event there have been numerous proposed fixes for the spillway/floodway situation, but eventually all have been shut down by the ORC on cost basis.

The right hand side of the floodway along Dukes Road South as illustrated, shows that the road restricts the overland flow path and has already been raised by DCC without consultation with the ORC. This was pointed out soon after and we were told this should not have happened and that there are examples up North where Councils have been made to reduce road heights.

When asked at 22 March 2023 meeting Council officials had no idea which if any houses had in fact been flooded in the spillway/floodway area in 2006, or any other spillway events.

Since the 2006 flood people living on the spillway/floodway/Mill Creek catchment have armed themselves with the knowledge and made property adjustments to keep them safe, assisted by warning systems provided by the ORC.

The hazard 1a classification goes far beyond the goal stated by the DCC at the 22 March 2023 meeting of preventing further residencies or more than minor residential building expansions in the illustrated flood way area. The 1a classification in fact goes far beyond banning further residencies and in theory gives ORC sweeping powers under the 'Natural sensitive activities' provisions. A huge step!! Further this clarification will not alter the flood protection provided to Mosgiel.

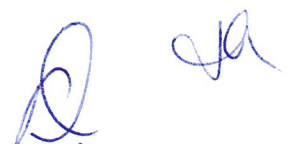
As a group we are told that a review of the whole 'Flood Protection Scheme' is underway. This fact and that climate change guidance which will have to come from Central Government, should suggest that any such draconian measures would be totally unwarranted.

The DCC will retain sufficient power to achieve their stated goal of stopping residential expansion in this area with the tool's already at their disposal.

This classification could have a significant impact on property values, potential insurance cost and resale prospects to a small number of properties involved in a much bigger overall problem.

In conclusion it would be totally unfair to burden 117 Dukes Road South with this classification.

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 submission



29<sup>th</sup> April 2019

Jennifer Ann Quelch and Richard Aidan Quelch and  
Kam Niak Trustee Company Limited  
117 Dukes Road South  
RD 2  
Mosgiel 9092

Dear Sir/Madam

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**D217 Lower Taieri Flood Protection Scheme: Notice of Decision**

Pursuant to Section 173 of the RMA this is notification that a decision on the notice of requirement for the Otago Regional Council (ORC) designation D217 Lower Taieri Flood Protection Scheme has been made.

The ORC has decided to accept the Council's recommendation to confirm the designation without amendment.

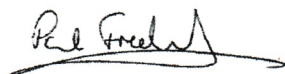
The Council's recommendation on this designation is available on this website:

<https://2gp.dunedin.govt.nz/2gp/documents/decisions/Designations%20Decision%20Report.pdf>

Any person who made a submission on this notice of requirement may appeal to the Environment Court against all or part of this decision. Appeals must be in the prescribed form, and must be lodged with the Court within 15 working days of the date on which notice of the decision is given.

If no appeals are made on this decision, or if, following appeals, the Environment Court resolves that the designation should be confirmed or modified, the designation will be included in the Dunedin City District Plan as soon as reasonably practicable and without further formality.

Kind regards



Paul Freeland  
**Senior Planner**  
**CITY DEVELOPMENT**