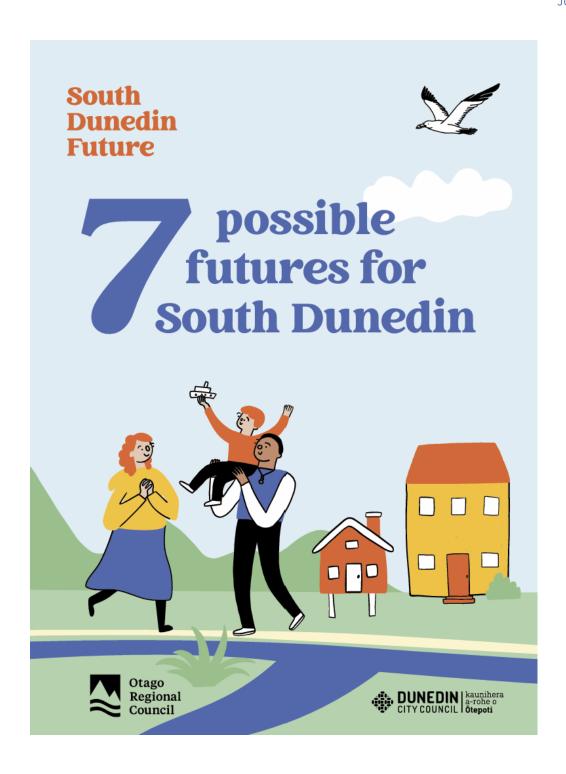
# SOUTH DUNEDIN FUTURE ENGAGEMENT REPORT

### STAGE 4 ENGAGEMENT: SPATIAL LONG LIST

**JUNE 2025** 















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REV	DATE	DETAILS
1 Draft	27 May 2025	First draft
2 Draft	3 June 2025	Changes following DCC and ORC review
3- Final	9 June 2025	Final

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The 'Stage 4 Engagement – Spatial Long List' report ('this report') relates to the engagement activities carried out in relation to the Workstream 4 Adaptation Planning Stage 3 – Spatial Longlist stage in the South Dunedin Future Programme. Revision 2 of this report was circulated to the SDF Programme team at the Dunedin City Council for review and further inputs, which were incorporated into Revision 3 before finalising the report.

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Appendix A - Flyer - 7 Possible futures for South Dunedin

Appendix B – Survey questions

Appendix C – Comments received about each Potential Adaptation Future

## EXECUTIVE SUMMARY

During April and May 2025 community engagement occurred for the South Dunedin Future Programme to share the risk assessment and understand community views on the spatial long-list of 7 adaptation futures, tolerance, and who should pay for adaptation. South Dunedin Future (SDF) is a programme aimed at better understanding how the environment is changing, considering how that will affect buildings, infrastructure, and communities, and looking at what we can do about it.

A range of communication and engagement **methods** were used. Some key methods included a flyer, online survey, drop-ins session, workshops, and stalls at Moana Nui Pacific community festival.

Those who responded to our **demographic** questions online showed that there were slightly more females than males responded online. The ethnic representation in the online survey was comparable to the 2018 census data. There was a spread in the ages that responded but the 50-54 age bracket had slightly more respondents.

Most have a stand-alone house on a section and most people own their home. Most households earn \$100,000-\$150.000. And most of the people responding to the survey were from South Dunedin or the Dunedin area.

This engagement has given us further insights into the **community views** that will feed into the next stages of technical work. Some of the key things we have heard from the community through this engagement included:

- People were least **tolerant** about water in their homes, but water in their garages could occur more frequently. Most respondents thought that water on roads, footpaths and lawn could occur more frequently and would never be 'unliveable'.
- **Future 4**, was the future that most people said takes South Dunedin in the right direction. When asked about what future people preferred in a separate question, futures 2 and 4 were the most preferred. Some stated future 2 should be the starting place and move towards future 4.
- There is a **strong mandate for change** and to do something different in South Dunedin beyond the status quo as 72.73% of respondents said that they didn't think this future takes South Dunedin in the right direction.
- People said **quality of life** would increase with futures 5 and 6 and would decrease with futures 6 and 7.
- Most people told us that Local Government and Central Government should **pay**. Half of the respondents would support a 10% rates increase.
- People were wanting **more information** about what it means for their property and if there was retreat, how would the buy-out process work?

All feedback will be provided as input for thresholds (workstream 1) and the adaptation approach development (workstream 4). **Further engagement** with some stakeholders will occur in the coming months, after which focus will shift to planning and designing engagement for subsequent phases of the South Dunedin Future Programme.

## 1 INTRODUCTION

Adapting to our changing climate is a big challenge. South Dunedin Future (SDF) is a programme aimed at better understanding how the environment is changing, considering how that will affect buildings, infrastructure, and communities, and looking at what we can do about it.

This joint initiative between the Dunedin City Council (DCC) and Otago Regional Council (ORC) will develop a climate change adaptation plan for the low-lying and flood-affected areas of South Dunedin. This involves detailed science, technical, and economic work, as well as extensive community engagement, over a five-year period (2021-26).

This report provides an overview of the latest round of community engagement, which occurred during March, April, and May 2025, and focussed on the recently released South Dunedin Risk Assessment and 7 Potential Adaptation Futures (as part of Workstream 4 'Adaptation Planning' Stage 3 – Spatial Longlist). The report's purpose is to provide a summary of engagement undertaken, record the feedback received and key findings, and inform the next stages of the SDF programme.

Note that this report does not cover any engagement and collaboration activities with Mana Whenua. The DCC and ORC are engaging directly with Mana Whenua via Aukaha as 'project partners' and their direct input into the Mana Whenua risk assessment and the decision-making framework will inform future stages of the programme.

The objectives of this engagement were to work with the South Dunedin community and other stakeholders to:

- Inform them of the key findings of the risk assessment
- Seek feedback on the 7 potential adaptation futures to understand what direction the community wants to take.
- Understand community views on who should pay for this work and test willingness to pay among ratepayers.
- Collect information to understand the community's tolerance to risk, particularly flooding this is to inform the thresholds for the adaptation pathways

The community feedback within this report will feed into the next stages of the project which will be development of a shortlist of 2-3 potential adaptation futures for South Dunedin.

Further engagement will occur over the coming months to reach additional stakeholders not covered in this most recent engagement round, after which focus will shift to planning and designing engagement for subsequent phases of the programme.

## 2 WHAT WE DID

The engagement period ran from 29 March to the 11 May 2025, using a number of communications and engagement methods to inform people of the risk assessment and 7 potential adaptation futures. The development of the engagement approach was guided by the South Dunedin Future Communications and Engagement Strategy.

#### 2.1 WHAT WE WANTED TO FIND OUT

During this engagement stage we asked the community about the following:

- 1. For each of the 7 potential adaptation futures we asked the community:
  - a. This option takes South Dunedin in the right direction (Strongly disagree to Strongly agree)
  - b. This option gives people choices about when and how they live (Strongly disagree to Strongly agree)
  - c. Compared to how you feel about life now, in this future, your overall quality of life would (Decrease significantly to Increase significantly).
- 2. What future do you think we should aim for?
- 3. Who should pay? And if rates were needed to contribute, how much rates increase would you support?
- 4. To understand tolerance, we asked people a range of questions about when South Dunedin would become unliveable. We used frequency of flood events that impacted people's homes, garages, lawns, access to roads and shops.

# 2.2 COMMUNICATIONS AND ENGAGEMENT METHODS AND TIMELINE

The table below outlines the different communications and engagement methods used to get feedback from the community on the spatial long list of potential adaptation approaches. The range of methods were chosen with the aim of providing more opportunities in a range of locations. Figures 2-1, 2-2 and 2-3 show images of some of the communications and engagement methods utilised during the engagement period.

Communications and Engagement Methods	Date	Number of people who interacted
Distribution of '7 possible futures for South Dunedin" flyer to all of South Dunedin	7 April	South Dunedin focus area (7000 households and businesses)
Resident Online Survey	29 March – 11 May 2025	419 people entered the online survey, 223 officially pressed 'submit' at the end of their survey. 110 of those that entered the survey did not enter anything into the survey. 86 did respond to some of the survey, their feedback is included with the results. The total number of responses to the online survey is 309.
Business Survey  (Note: results from survey not included at the time of writing this report as the survey remained open)	29 March – 30 May 2025	5 responses to survey, direct feedback via email received 5 formal responses from targeted stakeholders
Website update	29 March	1,700 users of South Dunedin Future pages
		10,700 page views of South Dunedin Future pages
		Facebook social-paid attracted 136 hits
		Poster QR code attracted 36 hits
		ODT digital display attracted 13 hits
		DL flyer QR code attracted 8 hits Print QR code (ODT) attracted 3 hits.
		Print QR code (poster) attracted 2 hits
		Print QR code (Star) attracted 1 hit
Email newsletter	10 April	516 subscribers

Communications and Engagement Methods	Date	Number of people who interacted
Social media posts		
Post #1 - Boosted, Overview Video	3 April 2025	24,535 views
(ORC posted as well)	4 April	642 views
• Post #2 - Boosted, Future 1	10 April 2025	17,654 views
(ORC posted as well)	10 April 2025	1,416 views
• Post #3 - Boosted, Futures 2 and 3	17 April 2025	42,019 views
(ORC posted as well)	17 April 2025	1,605 views
• Post #4 - Boosted, Futures 4 and 5	24 April 2025	30,996 views
(ORC posted as well)	24 April 2025	1,003 views
Post #5 - Boosted, Futures 6 and 7	1 May 2025	61,460 views
(ORC posted as well)	1 May 2025	802 views
<ul> <li>Additional Post #1 not boosted: Drop-in sessions Forbury Park, St Kilda Bowling Club</li> </ul>	29 April 2025	5,299 views
(ORC posted as well)	29 April 2025	726 views
Additional Post #2 not boosted:	07 May 2025	5,294 views
Drop-in sessions at St Kilda Bowling Club	08 May 2025	850 views
(ORC posted as well)	16 May 2025	2468 views
<ul> <li>Additional Post #3 not boosted: Thank you Dunedin</li> </ul>	16 May 2005	T/C i i v
(ORC posted as well)	16 May 2025	745 views
Joint DCC / ORC media release: South Dunedin Future 7 potential futures	21 March	All local and national media, on council websites
Media coverage / advertising		Readership of the Star (38,500)
OARsome Morning Show - 02-04-2025 - South Dunedin Future - Jonathan Rowe	2 April	and Otago Daily Times (95,000 readership print and 100,000 daily online)
S. Dunedin plans open to feedback   Otago Daily Times Online News	3 April	daily of liftle)
South Dunedin residents asked to choose between flood mitigation or relocation   RNZ News	9 April	
DCC event listings	3, 5, 26, April,	
DCC event listings	1 May	
Facebook event listings		
Print ad run in both ODT and the Star newspapers.		

Communications and Engagement Methods	Date	Number of people who interacted
Email to stakeholders, community, and cultural groups	29 March- 4 April	Schools, Board of Trustees University Departments, Banks, Insurers, Combined Churches, Ministries of Education, Environment and Health, Kainga Ora, Disabled Community, Property Developers, Property Council of NZ,
Letter to South Dunedin property owners	April	5073 property owners
South Dunedin Future community engagement  • Public drop in with:	8, 9 April Nations Church	136 drop-in participants 45 workshop participants
<ul> <li>SDF overview information</li> <li>Risk assessment</li> <li>Hazard hotspot map</li> <li>7 potential futures         dashboard</li> <li>Display boards and         feedback stations for 7         potential futures,</li> <li>Video overview of 7         potential futures</li> <li>Feedback posters for         preferred future, who         should pay, rates increase         tolerance.</li> <li>Flood tolerance         questionnaire</li> <li>Colouring in area</li> <li>SDF newsletter sign-up         sheet</li> <li>3 workshops were held         throughout the public         engagement phase. Workshops         were run to enable participants         to do a deep dive into the 7         potential futures, and tolerance         elements.</li> </ul>	1, 2, 3 May Forbury Park  8, 9 May St Kilda Bowling club	
Engagement with schools  Queens High Envirogroup, Kings High School, Geography classes, Queens	3, 10 and 29 April 15 May	125 senior secondary students 8 Board members

Communications and Engagement Methods	Date	Number of people who interacted
Board of Trustees, Otago Girls High School		
Engagement with University Departments Centre for Sustainability, Surveying School, Geography Department, Architecture School, Climate Health	21 January, 25 April, 5, 19 and 21 May	90 Representatives
Engagement with Insurance companies ICNZ, Tower, IAG, Suncorp	7, 13, 14 and 20 May	30 representatives
Engagement Banking community ASB, ANZ, Kiwibank. NZBA, Westpac	19, 30 April, 7, 9 and 12 May	58 representatives
Engagement with Power Companies Transpower and Aurora Energy	1, 9 May	6 representatives
Workshop with people with disability representatives	5 May	2 representatives
Engagement with Commercial Property Owners and Representatives	13 February, 28 April, 06 and 12	129 representatives
Port Otago, Property Council of NZ, OPIA	May	
Engagement with Government Departments	30 April, 02, 13 May	11 representatives
MoE, Kainga Ora, Te Whatu Ora.		
Combined Churches Workshop	18 May	30 representatives
Dunedin 60 Plus Club workshop	05 February	150 participants
Green Party Forum @ Otago University	17 February	100 participants
South Dunedin Street Festival	08 March	150 participants
(to inform about upcoming engagement opportunities)		
<ul><li>Moana Nui Pacific Festival</li><li>SDF information</li><li>7 potential futures flyer.</li></ul>	29 March	30 participants
South Dunedin Community Network workshop	16 May	3 network Rōpu members attended







Figure 2-1: Drop in session and workshop







Figure 2-2: Material at drop in sessions

## 3 WHO WE HEARD FROM

Understanding who we have heard from is important for understanding which parts of the community the feedback collected speaks for. It also allows us to also understand who we haven't heard from and enables us to adjust engagement methods for future engagements.

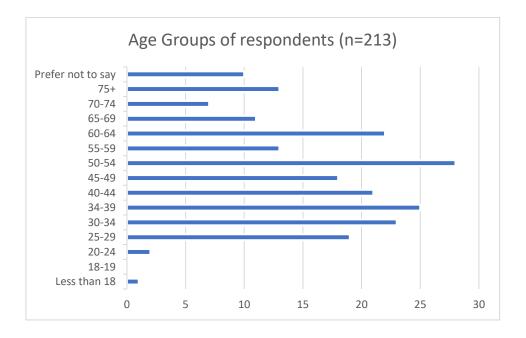
This section reports who we heard from in the online survey, which collected detailed demographic information. Demographics from the workshops and drop-in sessions weren't collected as this can be quite invasive for people when there are already a large number of questions we are asking them.

#### 3.1 ONLINE DEMOGRAPHICS

After cleaning the data<sup>1</sup>, a total of 309 respondents provided answers to our online survey. 419 people entered the online survey, 223 officially pressed 'submit' at the end of their survey. 110 of those that entered the survey did not enter anything into the survey. 86 responded to parts of the survey, their feedback is included with the results. The total number of responses to the online survey is 309.

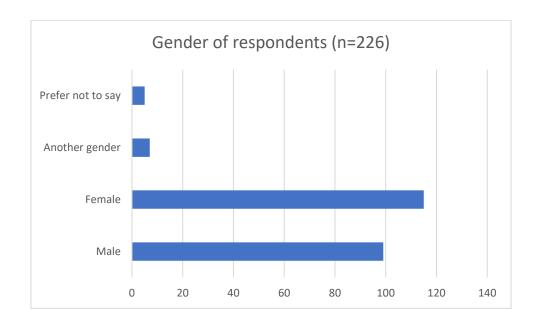
There are a different number of respondents for each question as it was not a requirement for people to answer every question.

A wide range of ages responded to the online survey, with the largest response coming from the 50-54 age range. There were similar numbers of males and females who took part in the survey, with slightly more females.



<sup>&</sup>lt;sup>1</sup> 'Cleaning the data' refers to checking that people who entered the survey answered at least one of the survey questions. For this survey it was not a requirement for participants to respond to every question. If someone entered the survey but did not answer any questions they were removed from the number of participants.

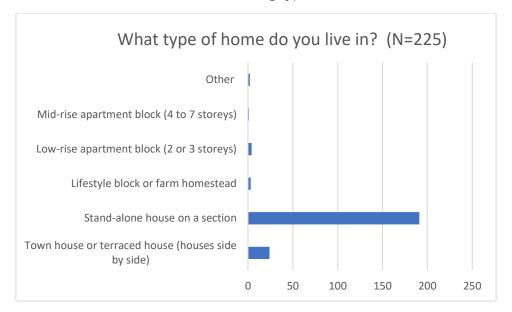
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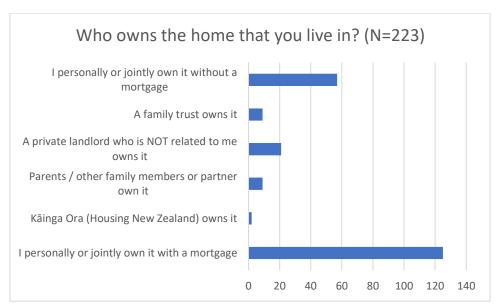
The ethnicity of the respondents mostly comprised of New Zealand Europeans with some representation from Māori and other ethnicities. Respondents were able to select more than one ethnicity, which reflects the more than 100% figures. The ethnicities of respondents reflect Census 2018 data for the South Dunedin community. This suggests the data is generally representative of the community's views. Note that the mana whenua engagement is not included within this report as this is occurring as part of workstream 1.

Ethnicity	Percentage	Census 2018 for South Dunedin
New Zealand European	76%	84%
Māori	8.1%	12%
Pacific peoples (Samoan, Cook Island Maori)	8.4%	6%
Other (eg. South African, Dutch, Indian).	8.1%	11%
Chinese	1.6%	unknown
Prefer not to say	4.47%	-
Don't know	.4%	-
Total	107.07%	113%

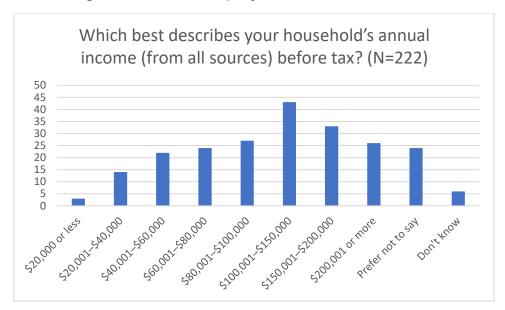
Most respondents live in a standalone house on a section, with a few living in town houses or terraced houses. This is also reflective of the housing type within South Dunedin.



Most people who responded to the survey own their own home either with a mortgage or on their own.



There was a span of household incomes indicated by respondents, with the most common household income being \$100,001 - \$150,000 per year.



We also asked people to put where they live on a map. Below is a map showing where the respondents for the online survey live. Most of the respondents came from South Dunedin or the surrounding suburbs.

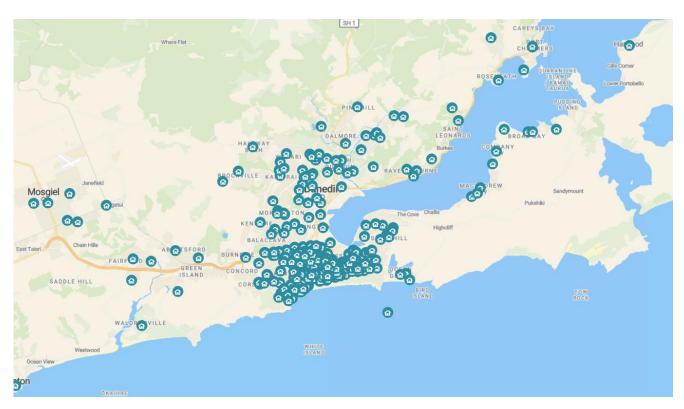


Figure 2 Map showing where online survey respondents live

# 4 WHAT WE HEARD ABOUT THE 7 POTENTIAL ADAPTATION FUTURES

Across all methods of engagement, the following feedback was received on the 7 potential adaptation futures. People were asked three questions about the 7 potential adaptation futures:

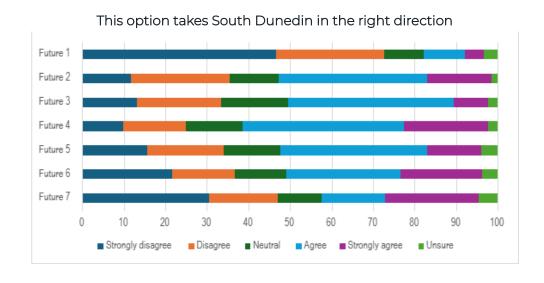
- Does this take South Dunedin in the right direction?
- Does this give people choice about where and how they live?
- Compared to how you feel about life now, in this future, your overall quality of life would, decrease significantly through to increase significantly.

The feedback for each future is provided below in sections 4.1 - 4.7. The comments in these sections are summarised comments. The verbatim comments from respondents separated into themes are in Appendix C.

The tables below compare the responses for all futures to each question. The number of responses to the questions varied for each of the futures. The numbers within the tables are a percentage<sup>2</sup> of responses as not the same number of respondents answered about each future.

#### Does this future take South Dunedin in the right direction?

Potential adaptation future 4 was the most preferred with 38.92% and 20.25% agreeing or strongly agreeing that this future takes South Dunedin in the right direction. The least favoured future was future 1 with 72.73% of respondents either strongly disagreeing or disagreeing that this future takes South Dunedin in the right direction.



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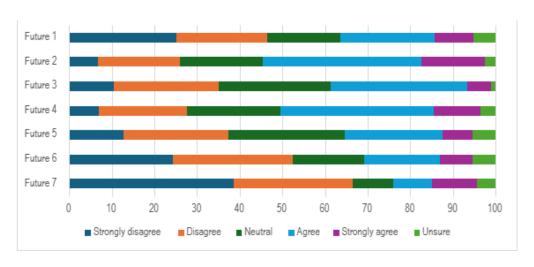
<sup>&</sup>lt;sup>2</sup> Percentages don't total to 100 due to rounding of decimal places

	Potential adaptation future	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Unsure	
	Future 1	46.56	26.17	9.37	9.92	4.68	3.31	
	Future 2	11.82	23.64	11.82	35.76	15.45	1.52	
	Future 3	13.27	20.06	16.18	39.81	8.41	2.27	
	Future 4	9.81	15.19	13.61	38.92	20.25	2.22	
	Future 5	15.67	18.33	13.67	35.33	13.00	4.00	
	Future 6	21.74	15.05	12.37	27.42	19.73	3.68	
	Future 7	30.46	16.56	10.60	15.23	22.52	4.64	
Ke	Key:							
	Most re	esponses				Least resp	onses	

#### Does this give people choice about where and how they live?

No future stood out at giving people choice about where they live. The highest responses received were 'agree' for Futures 2, 3 and 4. These futures provide people choice about where and how you live. The highest response for futures 1 and 7 were 'strongly disagree' and future 6 was disagree.

#### Does this give people choice about where and how they live?

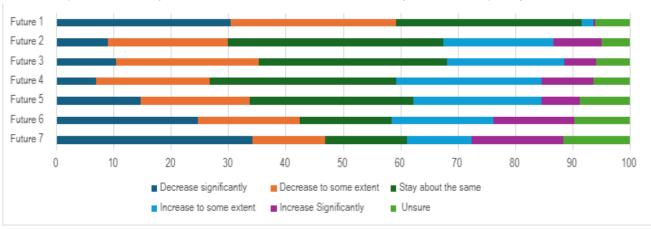


Potential adaptation future	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Unsure
Future 1	25.07	21.37	17.09	22.22	9.12	5.13
Future 2	6.75	19.33	19.33	37.12	15.03	2.45
Future 3	10.49	24.59	26.23	32.13	5.57	0.98
Future 4	6.98	20.63	21.90	35.87	11.11	3.49
Future 5	12.71	24.75	27.09	23.08	7.02	5.35
Future 6	24.41	28.09	16.72	17.73	7.69	5.35
Future 7	38.54	27.91	9.63	8.97	10.63	4.32

#### Compared to how you feel about life now, in this future, your overall quality of life would...

Most respondents thought life would stay about the same for Futures 1-5. However, with futures 4 and 5 the second highest responses were that they thought quality of life would increase to some extent. With most respondents for future 6 and 7 stating that quality of life would decrease significantly.

#### Compared to how you feel about life now, in this future, your overall quality of life would...



Potential adaptation future	Decrease significantly	Decrease to some extent	Stay about the same	Increase to some extent	Increase Significantly	Unsure
Future 1	30.37	28.94	32.38	2.01	0.29	6.02
Future 2	8.95	20.99	37.65	19.14	8.33	4.94
Future 3	10.49	24.92	32.79	20.33	5.57	5.90
Future 4	7.01	19.75	32.48	25.48	8.92	6.37
Future 5	14.72	19.06	28.43	22.41	6.69	8.70
Future 6	24.75	17.73	16.05	17.73	14.05	9.70
Future 7	34.22	12.62	14.29	11.30	15.95	11.63

Key:

Most responses			Least responses

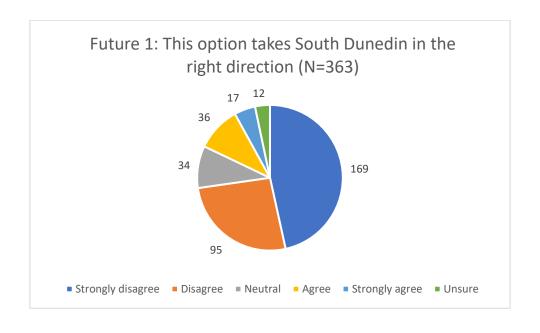
#### 4.1 POTENTIAL ADAPTATION FUTURE 1

#### 4.1.1 FUTURE 1 RESULTS SUMMARY

Potential adaptation future 1 is based on keep doing what we are doing. Most of the respondents strongly disagreed (46.5%) or disagreed (26.1%) that this future takes South Dunedin in the right direction. There was a split in responses about giving people choices about where and how they live from strongly disagree (25.07%) to agree (22.22%). Compared to how people live now, people felt that their quality of life would stay the same (32.38%) or decrease through this potential adaptation future. The comments indicated that people believed this future was not a realistic choice and that the cost of investment was not worthwhile, given the remaining risk.

#### 4.1.2 This option takes south Dunedin in the right direction

Source of comments	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Unsure
Face to face events total	137	88	32	33	15	7
Online survey	32	7	2	3	2	5
Total	169	95	34	36	17	12
% <sup>3</sup>	46.5	26.1	9.3	9.9	4.6	3.3

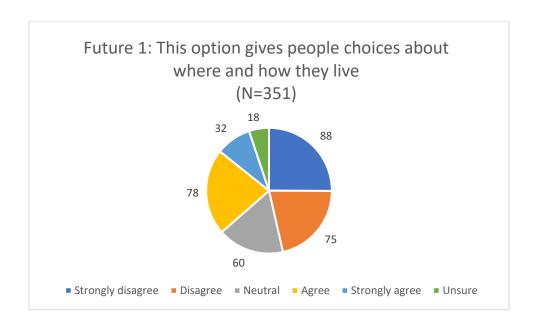


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<sup>&</sup>lt;sup>3</sup> Percentages don't total to 100 due to rounding of decimal places

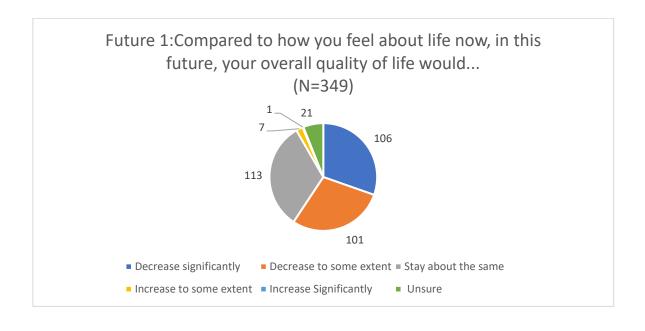
#### 4.1.3 This option gives people choices about where and how they live

Source of comments	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Unsure
Face to face events total	70	66	53	74	30	10
Online survey	18	9	7	4	2	8
Total	88	75	60	78	32	18
%	25.07	21.37	17.09	22.22	9.12	5.13



# 4.1.4 Compared to how you feel about life now, in this future, your overall quality of life would...

Source of comments	Decrease significantly	Decrease to some extent	Stay about the same	Increase to some extent	Increase significantly	Unsure
Face to face events total	23	14	3	1	0	10
Online survey	23	14	3	1	0	10
Total	106	101	113	7	1	21
%	30.37	28.94	32.38	2.01	0.29	6.02



#### 4.1.5 COMMENTS ABOUT POTENTIAL ADAPTATION FUTURE 1:

#### 1. STATUS QUO IS NOT VIABLE

- Overwhelming rejection of Option 1 (status quo): Most respondents argue it is not a real or sustainable solution.
- Lack of future vision: This option is seen as lacking direction and ambition for South Dunedin.
- High cost, low value: The \$2 billion estimate is considered excessive and poorly justified for what's seen as limited benefit.
- Wasted investment: Maintaining existing infrastructure is viewed as a short-term patch, not a future-proof strategy.

#### 2. EQUITY AND SOCIAL JUSTICE

- Burden on individuals: The option shifts responsibility to residents, which creates inequities.
- Penalises existing residents: Especially impacts lower socio-economic communities; seen as unfair and untenable.
- Risks to wellbeing: Concerns about community health and safety due to ongoing flooding and poor infrastructure.

#### 3. LACK OF PROACTIVITY AND PLANNING

- Not a real solution: Seen as a placeholder or strawman to be dismissed.
- Delays have worsened the issue: There's frustration at the Council's inaction in past years.
- Extreme risk remains: Even with investment, the risks (e.g. flooding) would remain unacceptably high.

#### 4. ENVIRONMENTAL AND INFRASTRUCTURE CONCERNS

- Unsustainable: Maintaining outdated infrastructure is not future-proof.
- Inadequate drainage: Current drainage systems are insufficient and poorly maintained.

• Impact on wider Dunedin: Infrastructure choices in South Dunedin could affect the rest of the city.

#### 5. NEED FOR COMMUNITY-LED AND COLLABORATIVE SOLUTIONS

- Individual property interventions: Some suggest flexible, individual approaches with education, risk mitigation, and compensation.
- Resident workshops and knowledge-sharing: Calls for practical, ground-level solutions such as swale-building and reduced asphalt use.
- Engagement with insurers and other parties: Broader collaboration needed for long-term solutions.

#### 6. OPPORTUNITY AND VISION FOR THE FUTURE

- Transformative thinking needed: Some see potential in revitalising South Dunedin—e.g. through tourism or sustainable redevelopment.
- Not just about retreat or defence: There is a desire for proactive change and investment that aligns with future climate realities

#### 4.2 POTENTIAL ADAPTATION FUTURE 2

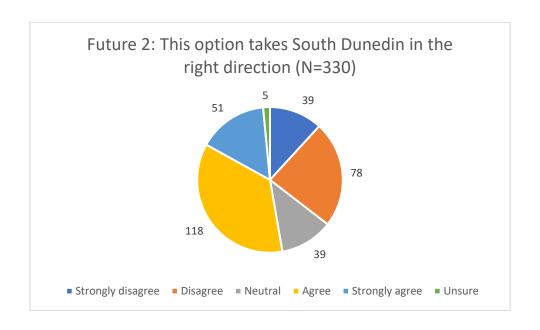
#### 4.2.1 RESULTS SUMMARY

Potential adaptation future 2 is based on keeping the land dry with pipes and pumps. Most of the respondents agreed (35.76%) that this future takes South Dunedin in the right direction, whereas 23.64% disagreed. 37.12% agreed that this future gives people choice about where and how they live in South Dunedin. 37.65% of respondents thought that their overall quality of life would stay about the same. With nearly equal respondents stating that it would increase (19.44%) or decrease (20.99%) to some extent.

Comments in support of this option stated that this should be done first or it should've been done already. The comments not in support stated that this doesn't go far enough and it won't address the long term issue.

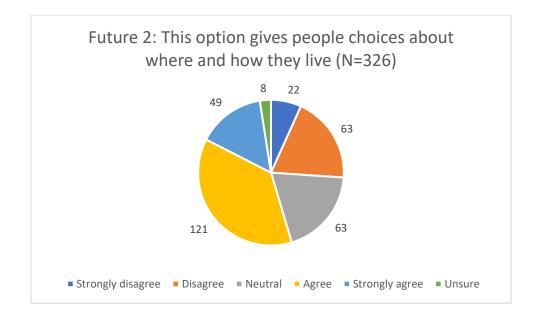
#### 4.2.2 THIS OPTION TAKES SOUTH DUNEDIN IN THE RIGHT DIRECTION

Source of comments	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Unsure
Face to face	4	13	4	23	18	1
events total						
	35	65	35	95	33	4
Online survey						
Total	39	78	39	118	51	5
%	11.82	23.64	11.82	35.76	15.45	1.52



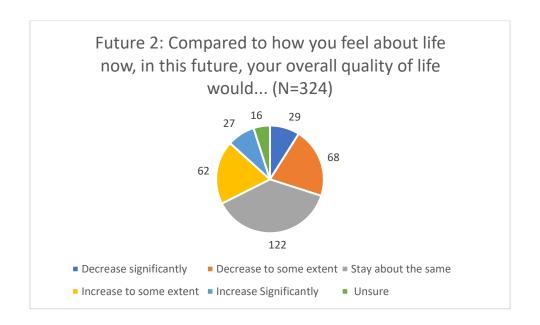
#### 4.2.3 This option gives people choices about where and how they live

Source of comments	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Unsure
Face to face events total	3	9	11	23	14	1
Online survey	19	54	52	98	35	7
Total	22	63	63	121	49	8
%	6.75	19.33	19.33	37.12	15.03	2.45



# 4.2.4 Compared to how you feel about life now, in this future, your overall quality of life would...

Source of comments	Decrease significantly	Decrease to some extent	Stay about the same	Increase to some extent	Increase Significantly	Unsure
Face to face events total	5	10	16	13	9	7
Online survey	24	58	106	49	18	9
Total	29	68	122	62	27	16
%	8.95	20.99	37.65	19.14	8.33	4.94



#### 4.2.5 COMMENTS ABOUT POTENTIAL ADAPTATION FUTURE 2:

#### 1. SUPPORT FOR THE FUTURE (OPTION 2 – PIPES, PUMPS, AND PARTIAL PROTECTION)

Many support this option as a practical, proactive, and necessary first step. It's seen as a long-overdue investment that improves infrastructure, protects property, maintains insurance coverage, and preserves the South Dunedin community. Supporters appreciate that it avoids widespread relocation and offers improved quality of life and safety. There's strong backing for fixing known problem areas like Surrey Street and Taya Park. Some describe it as the "bare minimum" or "best return" option, arguing that pipes and pumps are urgent, manageable, and needed now. Others suggest it could be enhanced with green infrastructure, wetlands, and better community engagement.

#### 2. CONCERNS ABOUT LIMITATIONS AND RESIDUAL RISKS

Critics argue this option offers only temporary relief and fails to address long-term climate challenges. There's concern about overreliance on a single infrastructure system—pumps and pipes—which could fail in extreme events or due to poor maintenance. The high groundwater table, risk of sewage overflow, and incomplete protection for vulnerable residents are raised

repeatedly. Some worry this option may delay necessary retreat decisions, giving a false sense of security and leading to worse consequences in the future.

#### 3. COST AND FINANCIAL VIABILITY

Opinions on cost vary. Some view Option 2 as affordable and offering reasonable benefits, especially when compared to doing nothing. Others believe it is too expensive for a partial fix, noting uncertainty in cost projections and questioning whether ratepayers should bear the burden. There is scepticism about long-term value and concerns about escalating maintenance expenses. A few suggest that money would be better spent on broader climate adaptation.

#### 4. COMPATIBILITY WITH NATURE AND ENVIRONMENT

There is a notable divide between those wanting to engineer against nature and those preferring to work with it. Critics of Option 2 see it as an attempt to "fight Mother Nature" instead of adapting. Suggestions include integrating natural water management (e.g. wetlands, swales, water tanks, native planting), and avoiding hard infrastructure like seawalls, which some fear may worsen erosion or be ineffective long-term.

#### 5. SUGGESTIONS FOR IMPROVEMENT

Residents offer constructive ideas: use Forbury Park for water storage or wetlands; consider elevation of homes; improve drainage and sump maintenance; create green spaces that function as water assets; and build community knowledge through workshops. Integrating nature-based solutions alongside infrastructure is a recurring theme.

#### 6. PROCESS, COMMUNICATION, AND TRUST ISSUES

Several respondents feel the consultation process lacks transparency, with unclear maps, poor communication, and limited data. There's frustration over historical council inaction and perceived engineering bias. Some responses reflect distrust in climate projections, suggesting scepticism about sea level rise and the need for large-scale interventions.

#### 4.3 POTENTIAL ADAPTATION FUTURE 3

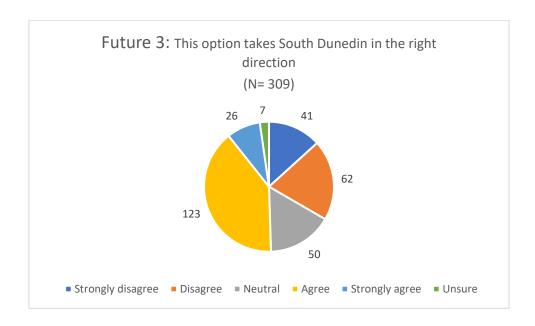
#### 4.3.1 FUTURE 3 RESULTS SUMMARY

Most respondents agreed that this option takes South Dunedin in the right direction (39.81%) with 20.06% disagreeing. A similar proportion of respondents said that it gives people choices about where and how they live. In terms of quality of life, most respondents thought this future would have a neutral impact (32.79%). With nearly an equal number either side of this stating it would increase and decrease to some extent.

Comments supporting this future referred to less change for people in South Dunedin and Forbury Park becoming a green space being beneficial. Concerns about this future were about how the land raising might be done, its impact on residents and people needing to relocate.

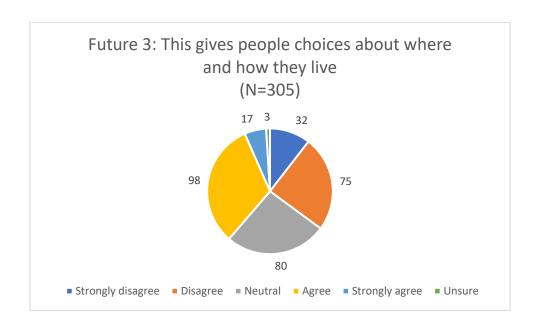
### 4.3.2 This option takes South Dunedin in the right direction

Source of comments	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Unsure
Face to face events total	7	5	5	25	11	3
Online survey	34	57	45	98	15	4
Total	41	62	50	123	26	7
%	13.27	20.06	16.18	39.81	8.41	2.27



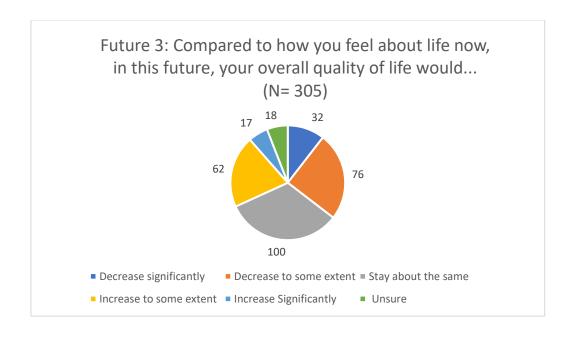
#### 4.3.3 This option gives people choices about where and how they live

Source of	Strongly	Disagree	Neutral	Agree	Strongly	Unsure
comments	disagree				agree	
Face to face	4	7	12	26	5	3
events total						
Online survey	28	68	68	72	12	
Total	32	75	80	98	17	3
%	10.49	24.59	26.23	32.13	5.57	0.98



# 4.3.4 Compared to how you feel about life now, in this future, your overall quality of life would...

Source of comments	Decrease significantly	Decrease to some extent	Stay about the same	Increase to some extent	Increase Significantly	Unsure
Face to face events total	5	8	14	15	5	7
Online survey	27	68	86	47	12	11
Total	32	76	100	62	17	18
%	10.49	24.92	32.79	20.33	5.57	5.90



#### 4.3.5 COMMENTS ABOUT POTENTIAL ADAPTATION FUTURE 3:

#### 1. SUPPORTIVE VIEWS

Many respondents see this future as a practical and balanced approach. They appreciate the blend of green infrastructure, engineering, and managed relocation. Several note it feels like a necessary, forward-looking strategy. People welcome the added green spaces and improved urban amenities. Comments praise the moderate cost compared to higher-cost alternatives, with one respondent saying, "best option." Others commend the plan for protecting areas like Portsmouth Drive while still enabling use of South Dunedin.

#### 2 CONCERNS ABOUT COST AND DISRUPTION

Cost was the most cited concern. Many feel the \$5 billion price tag is excessive, especially given the level of disruption. Some called it "expensive and futile," questioning whether land-raising will work long-term or merely shift risk elsewhere. Several comments suggest the benefits don't justify the cost, particularly when existing infrastructure could be improved instead. Some doubted whether the intervention would hold up under future climate conditions.

#### 3. RELOCATION FEARS AND EQUITY

Relocation raised deep worries. People fear being forced to move without fair compensation, leading to community fragmentation. Several cited stress, legal battles, or socio-economic harm to vulnerable populations. Many asked about where people would be moved to, whether homes would be bought at market value, and if they'd afford new housing. Without strong support, relocation was seen as unjust, with potential to "create new ghettos of poverty."

#### 4. QUESTIONS AND NEED FOR CLARITY

Many comments requested more detail: What areas will be raised? Who decides? What does "raising land" mean in practice? How long would this take? Uncertainty around timelines, cost breakdowns, and property acquisition left some feeling unable to comment meaningfully. Others questioned whether raised land would settle or need repeating in the future.

#### 5. COMPARISON WITH OTHER FUTURES

This option was often seen as more realistic and financially feasible than others (especially Option 5), while still offering better protection than Options 1 or 2. Some preferred combining this option with others, like selective elevation or increased water retention. Others felt this plan, while better than nothing, lacked boldness or failed to address deeper issues like biodiversity and long-term sustainability.

#### 6. ADDITIONAL SUGGESTIONS

Suggestions included lifting houses instead of moving them, enhancing natural water catchment systems, increasing native plantings, and considering subsidies for homeowners. A few called for stronger government (rather than local) funding and greater transparency about property impacts. There were passionate calls to protect community hubs like the ice rink, seen as vital

both culturally and economically. Some didn't want the seawall or viewed that as a temporary measure.

#### 4.4 POTENTIAL ADAPTATION FUTURE 4

#### 4.4.1 FUTURE 4 RESULTS SUMMARY

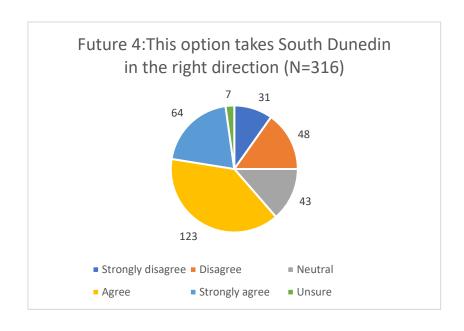
Most respondents (38.92%) agree that this future takes South Dunedin in the right direction and 20.25 strongly agree that this future does. Most also agree that it gives people choice about where and how they live (35.87%) and the second highest response at 21.9% for neutral. Most respondents thought that quality of life under this future would stay the same or increase slightly.

Respondents liked this option as it makes space for water through waterways and wetlands which can be attractive without too much disruption to people and a good cost to benefit ratio.

Comments that didn't support this future were concerned about safety around water, were concerned this future didn't go far enough to address the risk and they didn't like the sea wall.

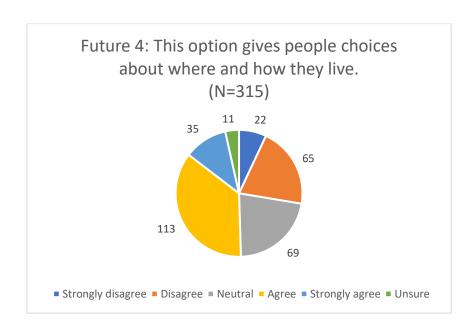
#### 4.4.2 This option takes south Dunedin in the right direction

Source of comments	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Unsure
Face to face events total	2	3	8	28	25	2
Online survey	29	45	35	95	39	5
Total	31	48	43	123	64	7
%	9.81	15.19	13.61	38.92	20.25	2.22



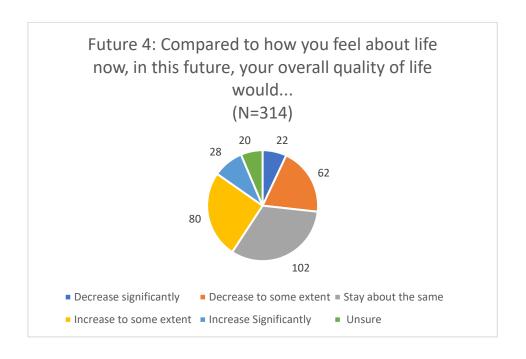
#### 4.4.3 This option gives people choices about where and how they live

Source of comments	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Unsure
Face to face events total	0	6	11	30	17	3
Online survey	22	59	58	83	18	8
Total	22	65	69	113	35	11
%	6.98	20.63	21.90	35.87	11.11	3.49



# 4.4.4 Compared to how you feel about life now, in this future, your overall quality of life would...

Source of comments	Decrease significantly	Decrease to some extent	Stay about the same	Increase to some extent	Increase Significantly	Unsure
Face to face events total	1	9	16	25	7	8
Online survey	21	53	86	55	21	12
Total	22	62	102	80	28	20
%	7.01	19.75	32.48	25.48	8.92	6.37



#### 4.4.5 COMMENTS ABOUT POTENTIAL ADAPTATION FUTURE 4:

#### 1. SUPPORT FOR WATERWAYS AND AESTHETICS

Many respondents praised the inclusion of waterways and wetlands for their visual appeal and potential to improve South Dunedin's overall character. Open channels and restored wetlands were seen as opportunities to create vibrant urban spaces, boost biodiversity, and foster a stronger connection with nature. Several suggested these features could become hubs for recreation, tourism, and community life.

#### 2. PERCEIVED BENEFITS AND LIVEABILITY

Supporters viewed Option 4 as a well-balanced and cost-effective solution that improves flood resilience without requiring widespread land elevation or extensive relocations. The plan was seen as offering a good return on investment, with benefits extending to urban renewal, public amenities, and future-proofing the city. Some noted its appeal as a medium-term solution that maintains flexibility.

#### 3. COST AND PRACTICALITY

Many considered Option 4 the most affordable with high cost-benefit potential. Several noted that it includes measures that other, more expensive options also contain. Some appreciated that the plan minimizes infrastructure disruption while allowing future adaptability. However, a few questioned the long-term costs and asked for more transparency on financial assumptions and risks.

#### 4. CONCERNS ABOUT RESIDUAL RISK

Despite broad support, high residual flood risk remained a significant concern. Respondents questioned whether waterways might increase exposure in extreme events and called for clearer risk mitigation strategies. Some felt the option didn't go far enough and feared it could still leave many homes and businesses vulnerable.

#### 5. ENVIRONMENTAL AND SAFETY CONCERNS

While wetlands were welcomed, several worried about the safety and maintenance of open waterways—citing risks to children, potential for rubbish accumulation, insect plagues, and health hazards. Others stressed the need to avoid creating inaccessible or unsafe spaces during flood events and called for high-quality design and upkeep.

#### 6. SUGGESTIONS AND ALTERNATIVES

Suggestions included integrating features from other options (e.g., bunds from Option 5), improving sea wall designs, and using canals to enhance drainage and amenity. Some preferred managed retreat over partial mitigation, while others urged the council to engage communities early on impacts like relocation and compensation. A few expressed distrust in decision-making processes or called for more local, transparent solutions

#### 4.5 POTENTIAL ADAPTATION FUTURE 5

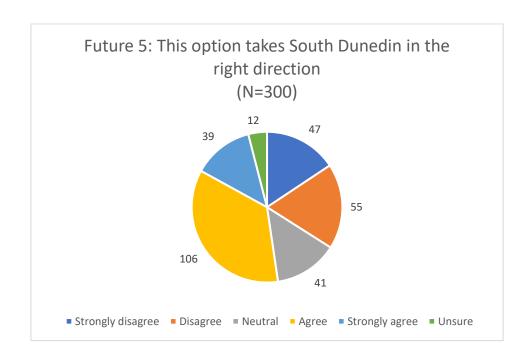
#### 4.5.1 FUTURE 5 RESULTS SUMMARY

Most respondents though that this future takes south Dunedin in the right direction (35.33%). In terms of giving people options about where they live respondents were split on their response across neutral, agree and disagree.

People liked this option as it provided for enhancement to the natural aspects of South Dunedin and provided a safe place for people to live. People didn't like this future due to the displacement of people and the commercial area and that it seems too expensive.

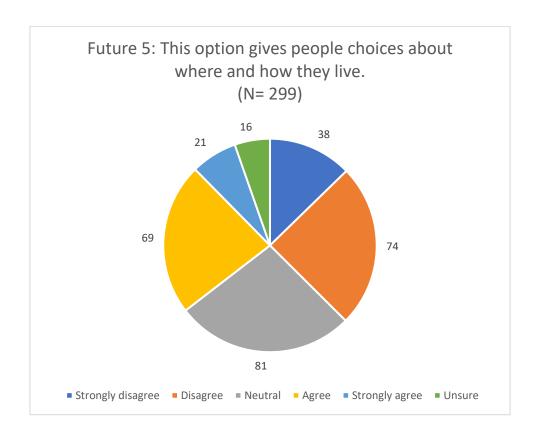
#### 4.5.2 This option takes south Dunedin in the right direction

Source of comments	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Unsure
Face to face events total	5	4	7	19	13	6
Online survey	42	51	34	87	26	6
Total	47	55	41	106	39	12
%	15.67	18.33	13.67	35.33	13.00	4.00



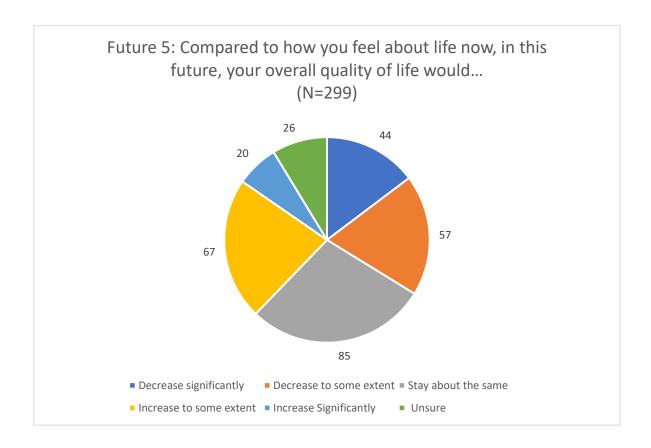
#### 4.5.3 This option gives people choices about where and how they live

Source of comments	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Unsure
Face to face events total	2	7	13	17	8	6
Online survey	36	67	68	52	13	10
Total	38	74	81	69	21	16
%	12.71	24.75	27.09	23.08	7.02	5.35



4.5.4 Compared to how you feel about life now, in this future, your overall quality of life would...

Source of comments	Decrease significantly	Decrease to some extent	Stay about the same	Increase to some extent	Increase Significantly	Unsure
Face to face events total	3	6	7	12	9	16
Online survey	41	51	78	55	11	10
Total	44	57	85	67	20	26
%	14.72	19.06	28.43	22.41	6.69	8.70



#### 4.5.5 COMMENTS ABOUT POTENTIAL ADAPTATION FUTURE 5:

#### 1. SUPPORT FOR AMBITION AND FUTURE-PROOFING

Many saw Option 5 as bold and forward-thinking, valuing its potential to make South Dunedin safer, greener, and more attractive. Supporters appreciated the integration of water features, green spaces, and inland defences, believing these would boost biodiversity, recreation, and liveability. Several highlighted the opportunity to future-proof the area for coming generations and reduce long-term flood risks, even if it comes with short-term disruption.

#### 2. COST CONCERNS AND FINANCIAL VIABILITY

Cost was the most frequently cited barrier. Many described Option 5 as too expensive or unrealistic, particularly when compared to the residual medium risk it delivers. Respondents expressed concern about rate increases, value for money, and the fairness of shifting financial burdens onto homeowners. Several were sceptical about the costbenefit ratio and wanted assurances that funding would be secured long-term to avoid a failed partial implementation.

#### 3. MIXED VIEWS ON LAND RAISING AND DISPLACEMENT

Opinions were divided on the strategy of raising land. Some supported it as a necessary adaptation, while others saw it as overly interventionist or impractical. Many raised concerns about forced relocations, property acquisitions, and the impact on commercial

zones like Portsmouth Drive. Some felt the social and mental health impacts of displacement and disruption had not been adequately addressed.

#### 4. RESIDUAL RISK AND PRACTICAL IMPACT

Even supporters questioned whether the option delivered enough protection to justify its costs and complexity. Several noted that despite the ambitious changes, residual flood risk remained "medium," which some found disappointing or unacceptable. Others feared that business disruption and infrastructure loss might not be justified by the improvements in flood resilience.

#### 5. CALL FOR MORE INFORMATION AND LOCAL INPUT

Some wanted more community workshops and clearer, localised information—especially around how land would be raised, how long the project would take, and what support would be available for affected residents. Some called for greater transparency in how contracts and consultants would be selected, with a preference for local companies and practical tradespeople.

#### 6. ALTERNATIVE IDEAS AND SUGGESTIONS

Respondents offered various enhancements: combining Option 5 with elements from other futures (like channels or berms), investing in planting and wildlife habitat, or preferring staged land raising over large-scale redevelopment. Some proposed investing elsewhere if South Dunedin becomes too costly to save, while others saw the plan as a necessary evolution of earlier options. A few urged the Council to act decisively but pragmatically, noting that delays would only increase risk and cost.

#### 7. QUESTIONS AND NEED FOR CLARITY

Many comments requested more detail: Will this work practically? How will areas be raised? Who decides? Uncertainty around timelines, cost breakdowns, and property acquisition left some feeling unable to comment meaningfully.

#### 4.6 POTENTIAL ADAPTATION FUTURE 6

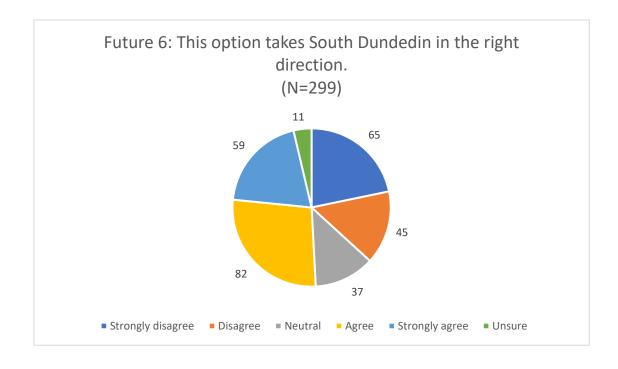
#### 4.6.1 FUTURE 6 RESULTS SUMMARY

27.42% or respondents agreed this future was taking south Dunedin in the right direction whereas 21.74% strongly disagreed. There was more spread in responses across this future. Most respondents either disagreed or strongly disagreed that this future gave people choice about where and how they live. Most respondents thought this option would Decrease significantly their quality of life.

Those that supported this future like the green space and the safer South Dunedin. Those that didn't support this future were concerned about the relocation of people and not enough of South Dunedin remaining.

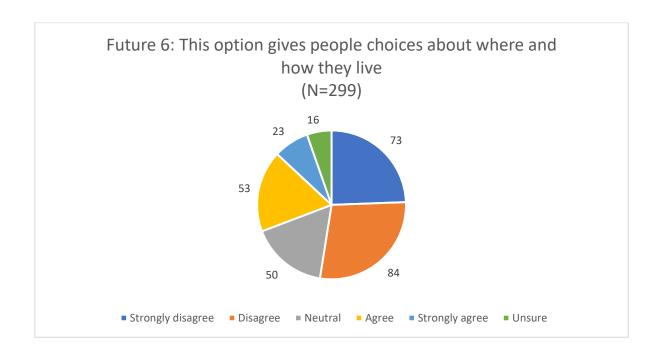
#### 4.6.2 This option takes south Dunedin in the right direction

Source of comments	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Unsure
Face to face events total	13	10	8	13	6	5
Online survey	52	35	29	69	53	6
Total	65	45	37	82	59	11
%	21.74	15.05	12.37	27.42	19.73	3.68



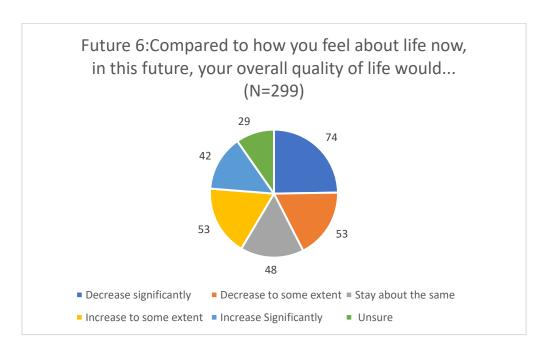
#### 4.6.3 This option gives people choices about where and how they live

Source of comments	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Unsure
Face to face events total	14	15	וו	4	2	9
Online survey	59	69	39	49	21	7
Total	73	84	50	53	23	16
%	24.41	28.09	16.72	17.73	7.69	5.35



# 4.6.4 Compared to how you feel about life now, in this future, your overall quality of life would...

Source of comments	Decrease significantly		Stay about the same		Increase Significantly	Unsure
Face to face events total	15	9	6	6	5	14
Online survey	59	44	42	47	37	15
Total	74	53	48	53	42	29
%	24.75	17.73	16.05	17.73	14.05	9.70



#### 4.6.5 COMMENTS ABOUT POTENTIAL ADAPTATION FUTURE 6:

#### 1. SUPPORTIVE VIEWS

Many believe Option 6 is the *most future-proof and practical* response to climate change, favouring working *with nature*, creating wetlands, and reducing reliance on pumps. It's seen as the *best long-term solution*, lowering flood risk and protecting residents and infrastructure. Supporters acknowledge it is *expensive and disruptive*, but see it as *necessary*, describing it as *realistic*, *forward-thinking*, and *resilient*. Some accept relocation as inevitable and want fair compensation and clear planning.

#### 2. CONCERNS ABOUT RELOCATION

While some support the concept, relocation raises major concerns. People worry about losing homes, neighbourhoods, and businesses that define South Dunedin's character. Equity issues around who must move, where they go, and what support they'll receive were raised. Vulnerable groups like the elderly and disabled, who rely on the flat land, may lose independence. People want guarantees of compensation, viable relocation sites, and assurance that communities won't be fractured.

#### 3. STRONG OPPOSITION

Many oppose the option outright, calling it *drastic, unrealistic, unaffordable*, or *giving up* on South Dunedin. Concerns include *massive community loss, urban sprawl*, and the idea of abandoning a place where people have lived for generations. Some feel it would *destroy the area's identity*, create a *split city*, and leave residents and businesses displaced without clear relocation alternatives. Others cite *distrust in council*, *loss of independence*, and *social disconnection*.

#### 4. FINANCIAL CONCERNS

Cost is a major issue. Many feel Option 6 is too expensive for ratepayers, especially without guaranteed central government funding. Others are suspicious of the cost-benefit analysis and want clarity on who pays—for land raising, buyouts, or infrastructure. Several comments warn of rising rates, property value collapse, or unfair costs to individuals.

#### 5. NEED FOR MORE INFORMATION

There's significant demand for *clarity and transparency*. Questions include: *Where would people relocate*? Who buys the homes? What does "raised land" look like in practice? What happens to essential services and businesses? Will this be phased in over time? Some worry about *isolation of other suburbs*, the impact on *housing availability*, and the *timeline for action*. Many want *realistic examples* of how this would work.

#### 6. COMPARISON AND ALTERNATIVES

Some view Option 6 as better than other options—more comprehensive and future-proof. Others suggest trying less extreme alternatives (e.g., Options 2–4) first, or consider Option 6 a backup plan if flooding worsens. A few want to blend ideas, such as integrating wetlands without full relocation. Overall, the feedback reflects a desire for careful, staged planning that prioritises community wellbeing, transparency, and realistic implementation.

#### 4.7 POTENTIAL ADAPTATION FUTURE 7

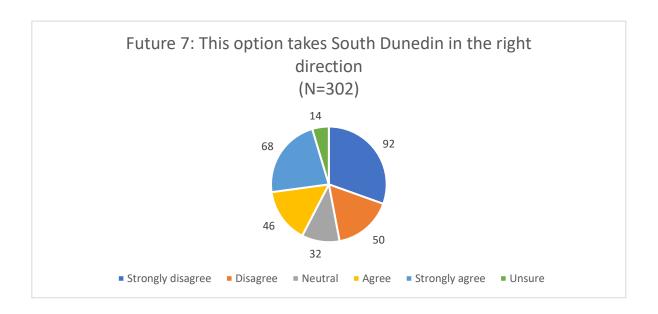
#### 4.7.1 FUTURE 7 RESULTS SUMMARY

Most respondents (30.46%) strongly disagreed that this future would take South Dunedin in the right direction. Most didn't think it would give people choice about where and how they live and thought it would decrease their quality of life.

Those that did support this future thought it was the best future to address the future impacts of climate in the long term. Those that didn't support this future thought it was vacating the area and too disruptive and expensive.

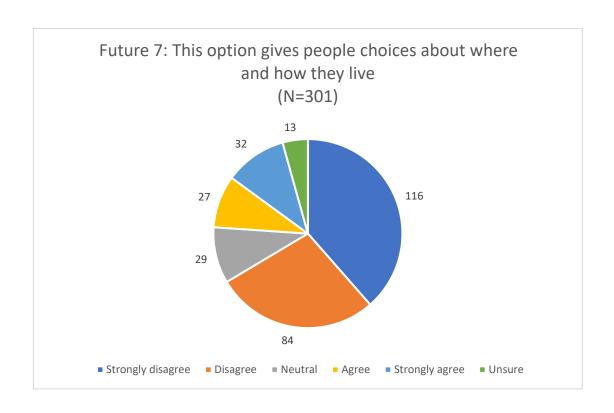
4.7.2 This option takes south Dunedin in the right direction

Source of comments	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Unsure
Face to face events total	26	8	11	6	4	7
Online survey	66	42	21	40	64	7
Total	92	50	32	46	68	14
%	30.46	16.56	10.60	15.23	22.52	4.64



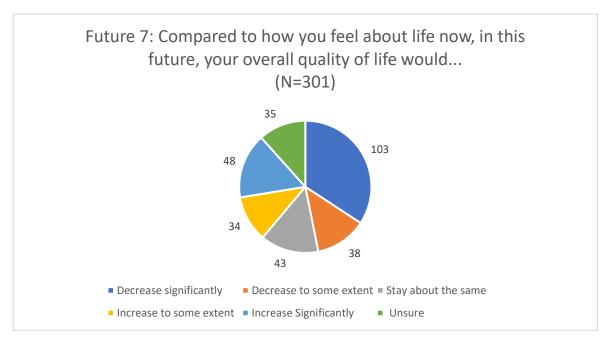
#### 4.7.3 This option gives people choices about where and how they live

Source of comments	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Unsure
Face to face events total	33	15	4	2	1	7
Online survey	83	69	25	25	31	6
Total	116	84	29	27	32	13
%	38.54	27.91	9.63	8.97	10.63	4.32



# 4.7.4 Compared to how you feel about life now, in this future, your overall quality of life would...

Source of comments	Decrease significantly		Stay about the same		ncrease Significantly	Unsure
Face to face events total	22	9	5	3	2	21
Online survey	81	29	38	31	46	14
Total	103	38	43	34	48	35
%	34.22	12.62	14.29	11.30	15.95	11.63



#### 4.7.5 COMMENTS ABOUT POTENTIAL ADAPTATION FUTURE 7:

#### 1. SUPPORT FOR MANAGED RETREAT AND WETLAND RESTORATION

Many that commented on this future view Option 7—managed retreat—as the most sensible, future-proof solution to rising sea levels and climate change. Supporters argue that allowing the area to return to wetlands would benefit the environment, reduce long-term risk, and align with Dunedin's development goals. Several comments noted the availability of safer land nearby, and emphasized acting now to prevent future crises. Some see this as an opportunity to rebuild better with community relocation plans, improved urban density, and enhanced public transport.

#### 2. CONCERNS ABOUT DISPLACEMENT AND COMMUNITY LOSS

A major theme among critics is the fear of social and cultural disruption. Many residents expressed deep attachment to South Dunedin, noting its unique character, history, and affordability. People worry about losing homes, neighbourhood identity, and connections to schools, rest homes, and businesses. Others doubt the city can relocate thousands of people without damaging community wellbeing or increasing inequality.

#### 3. QUESTIONS OF FEASIBILITY AND PRACTICALITY

Many respondents questioned the realism of relocating such a large population. Common concerns included: "Where would everyone go?", "How would it be paid for?", and "Can new areas meet current residents' needs?" Others feared that the proposal lacks detail, such as plans for bridges, public infrastructure, or equitable housing solutions. Skepticism exists around whether it's logistically or economically viable.

#### 4. COST AND AFFORDABILITY ISSUES

Cost is a key concern, both at the individual and city-wide level. Some support the idea in principle but question whether it's affordable given Dunedin's size and tax base. Others suspect the true costs (financial, emotional, and social) are being underestimated. Many called for clear information on compensation, timeframes, and how buyouts would be handled.

#### 5. COMPARISON WITH OTHER SOLUTIONS

Several commenters compared Option 7 unfavourably with intermediate or hybrid options (like 3, 4, or 6), which aim to manage water rather than retreat. These were viewed as more balanced or realistic in the short term. Some suggested staged plans, starting with infrastructure upgrades and allowing voluntary retreat over time. Others pointed to cities like London and countries like the Netherlands as examples of successful water management.

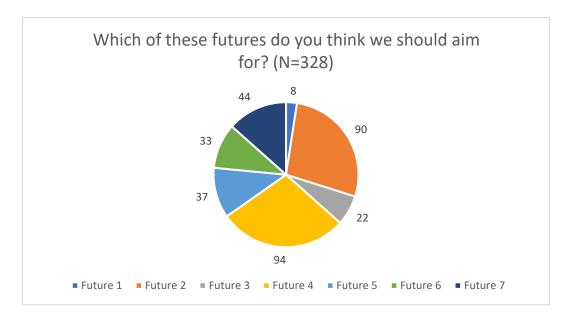
#### 6. DESIRE FOR MORE INFORMATION AND INVOLVEMENT

Across both supporters and opponents, there is strong demand for more detailed plans. People want clarity on relocation areas, impacts on sports fields, schools, and essential services, and environmental and economic implications. Many stressed the need for inclusive decision-making, creative solutions, and flexibility to allow people to choose when and how to move—if at all.

## 5 PREFERRED FUTURE

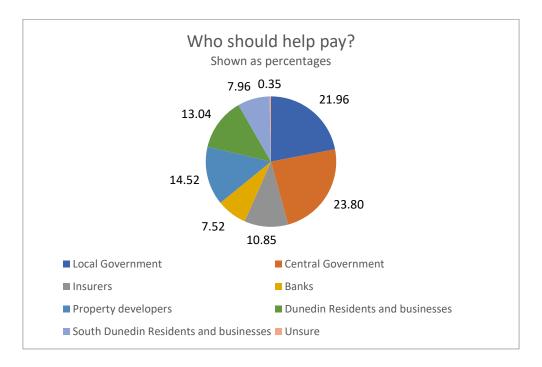
# 5.1 WHICH OF THESE FUTURES DO YOU THINK WE SHOULD AIM FOR?

As shown in the graph below potential adaptation futures 2 and 4 were both chosen as the most preferred futures with 90 and 94 people respectively choosing these futures as their preferred. Futures 1 and 3 were the least preferred potential adaptation futures. Futures 5, 6 and 7 were in the middle with 37, 33 and 44 people choosing them as their preferred futures. These results are a combination of online and face to face results.



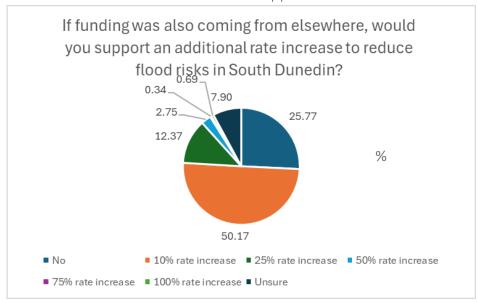
#### 6.1 WHO SHOULD HELP PAY?

Most people responded saying that Local Government (21.96%) and Central Government (23.8%) should be helping to pay for the future of South Dunedin. Followed by property developers and Dunedin Residents and Businesses. When answering this question respondents could choose as many options as they like to. There were 1143 selections made by respondents for who should pay.



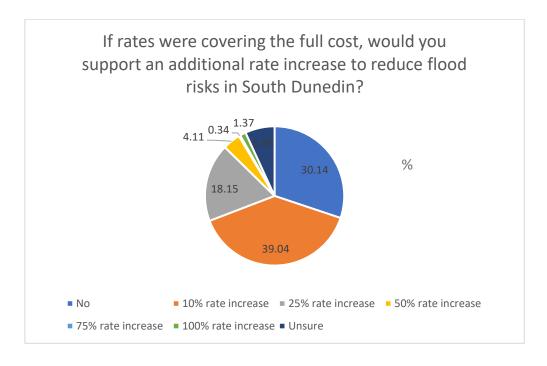
# IF FUNDING WAS ALSO COMING FROM ELSEWHERE, WOULD YOU SUPPORT A RATES INCREASE TO REDUCE FLOODING?

The graph below shows if funding was coming from elsewhere, that 50.17 % of people would support a 10% rates increase while 25.77% would not support a rates increase at all.



## IF RATES WERE COVERING THE FULL COST, WOULD YOU SUPPORT A RATES INCREASE TO REDUCE FLOODING?

If rates were to cover the full cost 39.04% supported 10% rates increase and 18.15% supported a 25% rates increase while 30.14% did not support any rates increase.



### 7 TOLERANCE

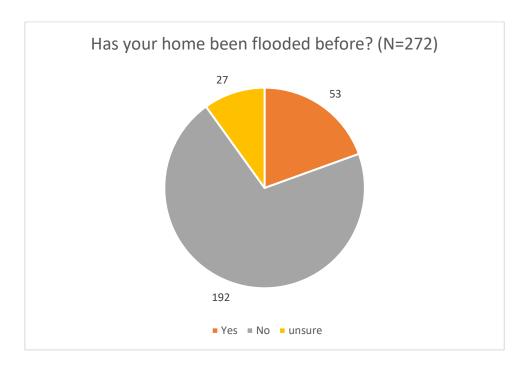
The results below show the combined results from our online survey and our face-to-face engagement where people filled in the same survey questions.

As part of this engagement, we wanted to continue the ongoing conversation of understanding the communities' tolerance. In the previous stage of engagement, we tested this with scenarios in workshops and this time we had questions included in our online survey and as a questionnaire at in-person events with the aim of getting more people to respond. The purpose of these ongoing conversations will help the technical team work out signals and thresholds for the adaptation pathways that will be developed through this programme.

A series of questions were asked to understand people's experiences with flooding and whether they had been affected before, how often flooding occurs, and under what circumstances. People were also asked when they believe South Dunedin might become unliveable due to flooding. The results are shown below.

Tolerance is a dynamic and contextual topic, difficult to articulate in a short survey. While we got overall themes from the engagement the responses themselves seemed to be spread over a wide spectrum of tolerances. This could be due to tolerance being different for the respondents, but it could also be due to lack of understanding of the question. These results along with previous engagement on tolerance will be used as a guide for the technical team and further opportunities to continue to understand community tolerance will occur in the short-list of potential adaptation future stage – early in 2026.

Most people hadn't experienced flooding before (70.5%), or people were unsure (9.9%). There were however a small proportion (19.4%) that had flooded previously.



#### 7.1.1 OVERVIEW OF RESULTS

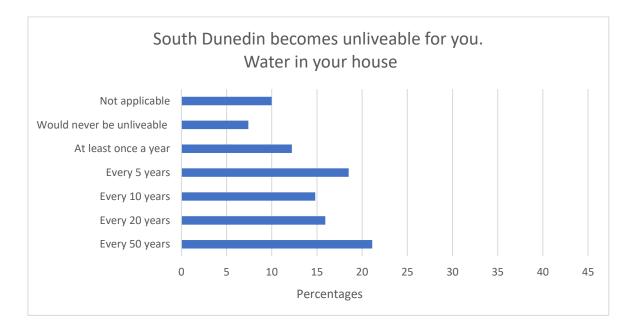
People had the least tolerance for water in their homes, with 82.6% of the 270 responses indicating that South Dunedin would become 'unliveable' if flood water entered their homes (with responses spanning periods from 1-50 years).

Most respondents said water in their garage, local shops and workplaces was unliveable if it occurred every 5 years. Water in the workplace was also not applicable for most respondents which could mean they don't work or that their workplace is not in South Dunedin.

For water ponding on the lawn, local sports fields and public car parking most respondents said it would never be unliveable but closely behind that response was that a few times of year it would become unliveable. Those that we spoke to face to face that said it would never be unliveable said they often-experienced ponding in these places now.

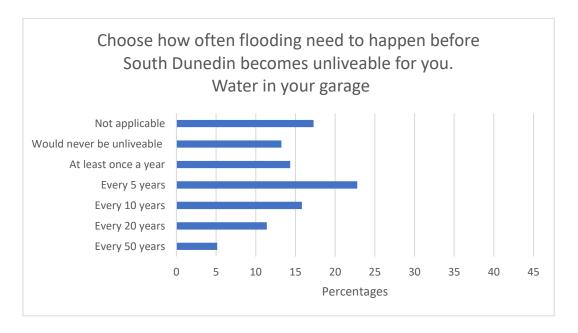
#### 7.1.2 WATER IN YOUR HOUSE

There was a spread of responses to this question. Most people responded with flooding every 50 years would be unliveable. The frequency with the next highest number of responses was every 5 years. In the face-to-face sessions we also had some people that stated that it would never be liveable to ever have water in their home.



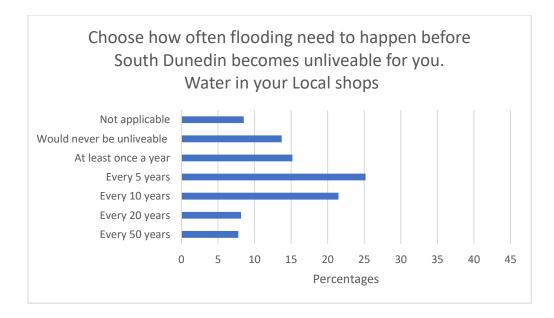
#### 7.1.3 WATER IN YOUR GARAGE

Most respondents stated that flooding every 5 years would be unliveable for their garages, showing more tolerance for flooding in their garage rather than in their houses.



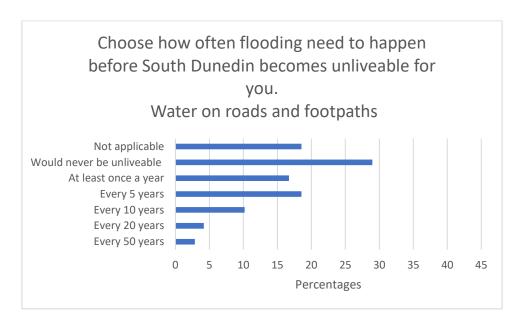
#### 7.1.4 WATER IN YOUR LOCAL SHOPS

Most people responded that water in local shops became unliveable if it occurred every 5 years or every 10 years.



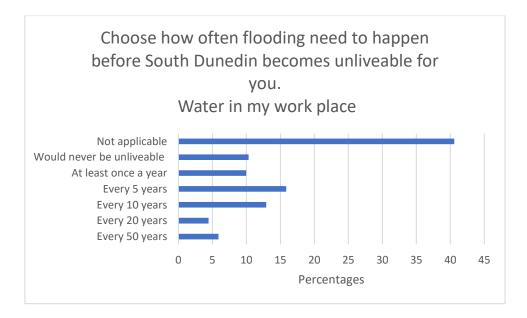
#### 7.1.5 WATER ON ROADS AND FOOTPATHS

Most people stated that water on roads and footpaths would never be unliveable.



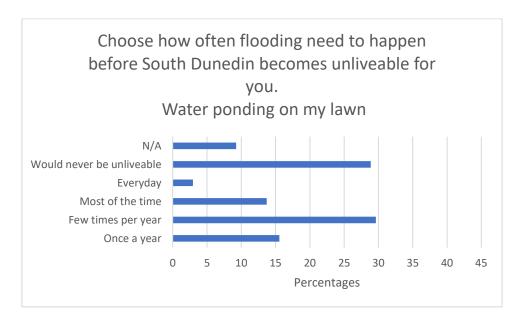
#### 7.1.6 WATER IN MY WORK PLACE

Most people responded stating this was not applicable to them. When discussing this with people at the face to face events, many didn't work in South Dunedin or they were retired. The second option that received the next most responses was every 5 years.



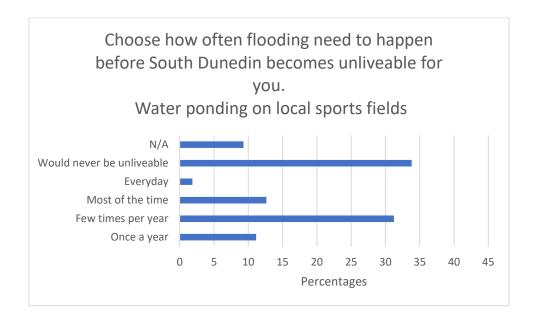
#### 7.1.7 WATER PONDING ON MY LAWN

Most people said that water ponding on my lawn a few times a year would be unliveable, or it would never be unliveable. Those that we discussed this with face to face said that they have water ponding now and that it was liveable.



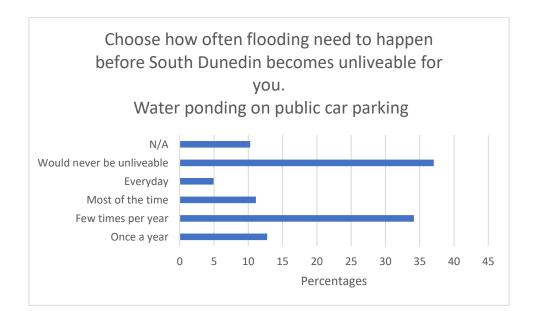
#### 7.1.8 WATER PONDING ON LOCAL SPORTS FIELDS

Most people said that water ponding on local sports fields a few times a year would be unliveable, or it would never be unliveable.



#### 7.1.9 WATER PONDING ON PUBLIC CAR PARKING

Most people said that water ponding on public car parking a few times a year would be unliveable, or it would never be unliveable.



# 8 STAKEHOLDERS AND COMMUNITIES OF INTEREST

There are a number of communities of interest that exist within South Dunedin. Their views are important to distinguish from the broader community as they often represent a sector of the community and have distinct interests to be considered. We have talked to key infrastructure providers, insurance sector, banking sector, education sector, property sector, disability representatives, social housing, academics and South Dunedin Community Network.

Conversations with other stakeholders occurs regularly and we will weave their feedback in throughout the programme.

#### 8.1.1 PORT OTAGO AND CHALMERS PROPERTY

A meeting was held with Port Otago on 28 April 2025. Key points from Port Otago and Chalmers Property LTD meeting were:

- Futures 1–4 are manageable, but Futures 5–7 pose major disruption due to significant infrastructure changes, with serious consequences for industrial land use and business operations.
- Any new waterbody or rezoning near the harbour would affect property interests; Port Otago/Chalmers Properties expect market-value compensation for any impacted land.
- Key operational areas (e.g. Strathallan Street) are on reclaimed land, with dependencies on Kiwirail and Transpower, whose relocation would impact leases and port functions.
- Chalmers Property may be able to provide recent sales data and business survey results to help inform market context and future planning decisions.
- There is a strong emphasis on ongoing coordination with key stakeholders, and Port Otago supports continued engagement to ensure commercial realities are considered in future planning.

#### 8.1.2 BANKING SECTOR

Meetings were held between 19 April - 12 May, with ANZ, ASB, Kiwibank, and Westpac and the NZ Banking Association (NZBA). Common feedback themes from the banking sector were:

- Data Accessibility and Standardisation: There is a strong call for a national, publicly available, and non-competitive climate risk database to ensure all stakeholders—banks, insurers, governments—are working with the same, reliable data. Equity of access and granularity of information are key concerns.
- Innovative Funding Models: Climate adaptation will require new approaches to financing, such as green and resilient bonds, blended public-private investment, phased project funding, and supportive legislation. Central government involvement is seen as critical to unlocking and coordinating these solutions.
- Advocacy and Leadership: Financial institutions recognise their role in advocacy—both to
  influence national policy and to educate communities. There is also an effort to reframe
  climate adaptation as a form of urban regeneration to gain broader support from
  developers and the public.

- Insurance and Lending Risk Management: The mismatch between short-term insurance
  cycles and long-term mortgage lending creates exposure for banks. Risk-based lending,
  monitoring insurance continuity, and supporting customer financial education are
  potential responses.
- Cross-Sector Collaboration: Effective adaptation requires close coordination across sectors. Banks, councils, insurers, developers, and central government need to work together on shared plans, regulatory reform, and practical implementation strategies, with banks ready to play an anchor role in financing and strategy.

#### 8.1.3 INSURANCE SECTOR

Meetings with the Insurance Sector were held with Tower, IAG (AMI, NZI, and State), Suncorp (Vero and AA), and the Insurance Council of NZ (ICNZ) between 7-20 May. Common feedback themes from the insurance sector include the following:

- Insurance and Risk in South Dunedin: The insurance sector recognises South Dunedin as a high-risk area for flooding. Current insurance offerings remain in place, but affordability and availability may decline as flood events become more frequent and foreseeable.
- Support for Climate Adaptation Planning: The insurance sector supports the councils' efforts and agrees that long-term adaptation investments can improve insurability, though the impact on premiums and cover may vary and take time to materialise.
- Insurance providers often assess and respond to risk differently than the general public might expect. For instance, insurers typically evaluate risk over 12-month periods, while banks consider a 30-year horizon when financing property. This dynamic places greater emphasis on short-term risk mitigation measures.
- Short-term Risk Reduction Measures: The sector encourages prioritising quick-win infrastructure and maintenance actions (e.g. clearing drains, temporary flood protection) to reduce flood claims while longer-term solutions are implemented.
- Resilient Recovery and Property-Level Adaptation: Emphasis on identifying properties likely to be retreated or retained post-flood to avoid inefficient rebuilds, and on encouraging property owners to make resilience upgrades during insurance-funded repairs.
- Data Sharing and Ongoing Collaboration: The insurance sector have expressed interest in collaborating with councils to share data that could improve flood risk assessment and insurance outcomes.

#### 8.1.4 INFRASTRUCTURE PROVIDERS – AURORA AND TRANSPOWER

Meetings with Aurora and Transpower were held during the engagement period. Common themes from the pair of infrastructure providers were:

- Critical Infrastructure Risk Substation: The substation is the most critical element. If it fails, it would cause widespread infrastructure failure across the area. While relatively resilient today to the hazard events considered by the South Dunedin Future programme, there is increasing risk over the medium to long term. Lead times for relocation or major upgrades could take 5-10 years or more due to factors such as funding and consenting. Note for adaptation futures involving retreat, new transmission substations are designed to be resilient to a 1-in-450-year flood including climate change.
- Other infrastructure resilience: Most of Aurora's infrastructure (e.g., poles, transformers) is built to withstand significant storm and flood events, with design lifespans of 30–80 years. Transpower's transmission line in the area has substantial foundations.
- Subsidence and Coastal Hazards: There is increasing concern about subsidence, particularly on reclaimed land, and a lack of comprehensive coastal erosion data. This could affect long-term infrastructure stability.
- Responsive Development Model: Energy providers must respond to where development happens. This reinforces the need for coordinated planning between councils and electricity distribution and transmission infrastructure providers around risks, options, triggers and timelines.
- Data and Planning Alignment: There is a call for better data sharing (especially from DCC and ORC), and a need to work together on integrated adaptation planning, and to understand triggers for infrastructure changes to support effective, phased adaptation planning.

#### 8.1.5 DISABLED PERSONS ASSEMBLY

A meeting with the Disabled Persons Assembly was held on 5 May 2025. Key messages from the DPA are expressed below:

Support for Balanced, Viable Adaptation (Options 4–5): Participants largely favoured Options 4 and 5 as a balanced and practical approach, acknowledging the need to preserve parts of South Dunedin while accommodating water, and rejecting the status quo and extreme options (1, 6, 7) as unviable or disproportionately harmful.

- Impact on the Disabled and Low-Income Communities: Concerns were raised about the lack of accessible and affordable housing, and the risk of displacement for disabled and low-income residents. South Dunedin's flat terrain and proximity to essential services make it especially valuable for these communities.
- Challenges for Intellectual and Neurodiverse Communities: The complexity of the proposals may alienate people with intellectual disabilities, and there's a wider issue of limited accessible and neurodiverse-friendly housing. Relocation, while manageable for some renters, may still pose major challenges for others.
- Call for Incentives and Accessible Design: Participants stressed the need for a council-led programme to incentivise accessible housing and ensure green spaces and reserves are designed with accessibility in mind, as they currently do not serve the disabled community well.

• Urgency and Vision Amid Climate Change: There was agreement that climate change is accelerating, and action is needed. More important than selecting a perfect option is committing to a clear, actionable plan that can evolve with time and circumstances

#### 8.1.6 KĀINGA ORA

A meeting with Kāinga ora was held on 2 May 2025. The meeting discussed the following themes:

- High Flood Risk to KO Properties on the Flat: KO has approximately 100 properties on flood-prone flat land in South Dunedin, with several already repeatedly affected. Temporary, stopgap measures are in place, but no long-term plan exists yet.
- Dependence on Broader Planning Frameworks: KO is waiting for the South Dunedin Future (SDF) plan before making major decisions. Their actions will align with the city's direction, especially regarding whether to "hold the line" or retreat.
- Strong Tenant Connections to South Dunedin: KO tenants have deep ties to South Dunedin due to its flat geography, access to amenities, and transport, making relocation challenging. There's a large KO portfolio on nearby hills, but demand remains high in SD itself.
- Limited Crown Investment and Policy Dependency: KO highlighted tight government budgets and the lack of direct Crown investment, emphasizing the need for strong, welljustified plans. They see potential in projects that don't rely on Crown cash but do need policy and legislative support.
- Opportunities for Innovation and Collaboration: Suggestions included land swaps to enable strategic relocations and potential pilot projects like stormwater retention on hillside KO properties, led in partnership with the Dunedin City Council.

#### 8.1.7 MINISTRY OF EDUCATION

A meeting with the Ministry of Education was held on 30<sup>th</sup> April. Comments and feedback received from MOE are summarised below:

- Active Stakeholder & Continued Engagement: The Ministry welcomes ongoing
  collaboration and sees itself as a key stakeholder due to its roles as a Crown agency,
  landowner, and infrastructure provider. It wishes to remain closely involved as preferred
  futures are developed and implemented.
- School Network & Capacity: Current school capacity in South Dunedin is sufficient, with no
  population growth expected under any proposed futures. However, spatial and
  demographic shifts could impact demand and require adjustments to the education
  network over time.
- Infrastructure & Site Risk: The Ministry is concerned about residual risk, especially to schools located in areas subject to land raising, water management, or managed retreat. It seeks clarity on how school sites will be protected or relocated, and how changes in surrounding infrastructure (e.g., stormwater, transport) might affect operations.
- Access, Connections & Equity: Safe and equitable access to schools is a priority. The Ministry highlights the need for careful planning around transport networks and infrastructure interfaces to prevent schools from becoming isolated or inaccessible.
- Future Planning & Data Needs: Detailed information on population modelling, housing typologies, and timing of interventions is critical for long-term planning. The Ministry requests further detail to support its strategic decisions under the School Property Strategy 2030 and Strategic Intentions 2025–2029

#### 8.1.8 OPIA – OTAGO PROPERTY INVESTORS ASSOCIATION

A meeting was held with OPIA members on 6 May. Common themes discussed by the members were the following:

- Urgent Need for Clear Council Direction: OPIA members expressed frustration at uncertainty following the risk assessment release and called for quicker council decisions and short-term infrastructure investments to build confidence.
- Concern Over Negative Perceptions: A pervasive and oversimplified narrative about flood risk is deterring investment, with all properties being seen as equally high-risk, impacting investor confidence—especially among external advisors like Auckland-based Trust lawyers.
- Desire for Positive and Balanced Communication: Members urged council to take a leadership role in reframing the conversation about South Dunedin's future, countering sensationalist media with messages that highlight opportunities and nuanced risks.
- Constraints on Development Beyond South Dunedin: There's concern that restrictive planning and building rules in surrounding areas limit the ability to offset potential housing losses, with some members supporting temporary rule relaxations to boost development.
- Demand for Short-Term, Actionable Planning: Investors want a clear, staged plan with concrete actions over the next 3–10 years. Long-term visions are less relevant right now—clarity and commitment in the near term are key to restoring confidence.

#### 8.1.9 PROPERTY COUNCIL

A meeting was held with the Property Council on 12 May 2025. Key themes from the property council covered in the meeting were:

- Recognition of Complexity and Risk: South Dunedin was acknowledged as having a uniquely high-risk profile compared to other NZ cities, due to its density and multiple overlapping hazards.
- Uncertainty and Need for Alignment: Participants emphasised the importance of aligning the South Dunedin Futures programme with broader frameworks like climate change policy and three waters reform to ensure effective and cohesive planning.
- Call for Certainty: There was a strong consensus that providing clarity and certainty for property owners and investors is essential, particularly in the face of rising risk disclosures (e.g., through LIM reports).
- Interest in Collaborative Planning: Stakeholders expressed support for an integrated master plan that includes property acquisition and relocation frameworks, provided it is developed in partnership with affected parties.

#### 8.1.10 QUEENS HIGH SCHOOL BOARD OF TRUSTEES

A meeting with the Queens High School Board of Trustees was held on 29 April 2025. Commentary from the board is summarised below:

- Ongoing Flood Impact: The school has experienced repeated flooding, including significant damage to facilities like the gym, putting programmes such as dance at risk due to structural constraints with floor elevation.
- Support for Local Water Management Solutions: Queens supports options involving water management at Tonga Park and Forbury Park, recognising their potential to help mitigate flooding risks in the area.

- Concerns About Feasibility of Extreme Options: There was scepticism about the more dramatic proposals like Option 7 (filling the area with water), which were seen as potentially excessive.
- Catchment and Water Flow Management: Questions were raised about managing water coming from the hills and through existing infrastructure, including the Kaikorai tunnel, highlighting a desire for better catchment-wide strategies.
- Resilience and Adaptability in Education: Board members noted that school choice in Dunedin is flexible, with students travelling across the city, but expressed concern that ongoing flood risks could compromise the long-term viability of affected schools like Queens.

#### 8.1.11 SOUTH DUNEDIN RŌPU (COMMUNITY NETWORK)

A meeting with South Dunedin Rōpu was held 16 May 2025. They said that the community was feeding back:

- o Community Trust and Transparency: There is concern about a perceived lack of transparency in Council decision-making, particularly fears that commercial interests (e.g., property developers) are being prioritised over community needs.
- o Diverse and Emotional Responses: Community opinions are varied, with some residents feeling emotionally impacted if their preferred option isn't chosen. There's a call for better post-decision engagement and space for people to process outcomes.
- o Equity and Inclusion: Emphasis was placed on the vulnerability of renters and the need to ensure that plans don't disproportionately disadvantage already marginalised groups.
- Long-Term Vision with Intergenerational Focus: A strong theme of planning for future generations emerged, with support for making South Dunedin a healthy, welcoming place for both residents and visitors.
- o Need for Balanced, Clear Communication: The community seeks both certainty and autonomy and wants Council to front-foot narratives (especially around development) and communicate clearly to avoid fear and misinformation, such as around the Surrey Street wastewater issue.

#### 8.1.12 ACADEMIC COMMUNITY

Meetings and workshops were held with various departments of the University of Otago and the Otago Polytechnic. These meetings were held on 21 January, 25 April, 5, 19 and 21 May.

Commentary from the academic community has been summarised into these key themes:

#### Retreat vs. Resilience Strategies

- Strong preference for retreat or partial retreat over built infrastructure.
- Ongoing considerations about when and how to intervene, with some community willingness to move already observed.
- Need for detailed cost-benefit analysis of retreat and urban intensification options.

#### Complexity in Communication and Decision-Making

- Tools developed (e.g., causal loop diagrams) aim to simplify complex systems for stakeholders.
- Overwhelm and information saturation were noted as barriers to engagement.
- Discussion around the best formats for communication: stories, visuals, videos, and games.

#### Tool Development and Application

- Seed funding supported early-stage visual and science communication tools.
- Tools could potentially scale for national use, with co-funding proposals under way.
- Emphasis on tailoring tools for South Dunedin's specific adaptation needs.

#### Governance, Policy, and Market Tensions

- Tension between market mechanisms and governance responsibilities (e.g., land use, insurance).
- Local government not well equipped to manage the systemic complexity without national policy support.
- Recognition of the gap in public and council understanding of long-term risk and financial implications.

#### Equity, Housing, and Systemic Change

- Broader systemic issues like housing inequality and the failure of market-based solutions highlighted.
- Advocacy for social housing and taxpayer-supported models as more equitable solutions.
- Tools should support decisions that incorporate fairness, wellbeing, and long-term societal outcomes.

#### Surveying 303 – Guest Lecture

The South Dunedin Future Programme team attend the SURV 303 lecture on 5 May 2025. They asked questions about where people might go in futures 6 and 7. When the team asked the lecture for a show of hands on where across the spectrum of futures the show of hands was strongly in favour of retreat or partial retreat. No one thought that built infrastructure would be the best solution. The students were all sent a link to the online survey to respond to.

#### 8.1.13 COMBINED CHURCHES

A meeting was held with combined churches on Sunday 18 May 2025. Feedback from the meeting is summarised below.

#### Community-Centred Values

- Strong emphasis on caring for the whole community, not just individuals.
- Churches see their role as serving all people, especially the most vulnerable.

#### Support for Beautification and Healthy Living (Option 5)

- Option 5 was favoured for its potential to enhance the area's beauty and liveability.
- Recognition that it may require relocation of some residents and the loss of industrial areas.

#### Equity and Socioeconomic Concerns

- Caution against disproportionately impacting lower-income communities.
- Desire for fair and inclusive planning that avoids deepening existing inequalities.

#### Desire for Certainty and Follow-Through

- Concern about plans becoming politicised or abandoned.
- Community seeks clarity and assurance that agreed actions will be implemented.

#### Gaps in Planning and Flooding Priorities

- Questions raised about the omission of the coastal strip from current planning options.
- Strong priority placed on reducing short-term flooding impacts.

## 9 WHAT WE LEARNT

This engagement has provided further insights into the community views that will feed into the next stages of technical work. Some of the key things learnt from the community through this engagement included:

#### Tolerance

People had the least tolerance for water in their homes, with 82.6% of the 270 responses indicating that South Dunedin would become 'unliveable' if flood water entered their homes (with responses spanning periods from 1-50 years).

Most respondents said water in their garage, local shops and workplaces was unliveable if it occurred every 5 years. Water in the workplace was also not applicable for most respondents which could mean they don't work or that their workplace is not in South Dunedin.

For water ponding on the lawn, local sports fields and public car parking most respondents said it would never be unliveable but closely behind that response was that a few times of year it would become unliveable. Those that we spoke to face to face that said it would never be unliveable said they often-experienced ponding in these places now.

Further work is required to continue to explore tolerance with the community.

#### Future preference

There appears to be strong stakeholder support for a new future for South Dunedin, with 72% of respondents stating that they disagree or strongly disagree that future 1 – status quo takes Dunedin in the right direction.

There is strong preference towards potential adaptation futures 2 and 4. Many stated future 2 should be the starting point, or that the infrastructure-focussed approaches should be employed first, then see what happens before moving to another option. Future 2 was seen as offering people choices about where and how they live. It also has the least disruption for residents with house buy outs. Those that did not support future 2 commented that it would not solve the problem and they did not want sea walls.

People commented that future 4 would be attractive with waterways and wetlands that would benefit everyone and it has a good cost to benefit ratio. Future 4 was seen as the option that takes South Dunedin in the right direction and quality of life would increase. Those comments that did not support this future stated that they didn't like the seawalls and safety risk of open waterways.

Most respondents disagreed that futures 6 and 7 took South Dunedin in the right direction. Many commented that it was a step too far and that they were concerned about where the people would go and how they would be bought out. However, some people did think that this might be where South Dunedin would end up anyway and that we should plan for it and work with nature.

#### Who pays

Most people responded saying that Local Government (21.96%) and Central Government (23.8%) should be helping to pay for the future of South Dunedin. Followed by property developers and Dunedin Residents and Businesses.

If funding was coming from elsewhere, a 10% rates increase was supported by 50% of the respondents.

#### Further questions and things for the project team to consider

The community still have questions that they believe would help them engage better with the material. These include:

- Information at a scale where they can see what it means for their property
- How would property buy-out or relocation work?
- If people had to move out, what would that look like?
- How will this be funded?
- How the costs have been derived?
- What would happen to the property market?

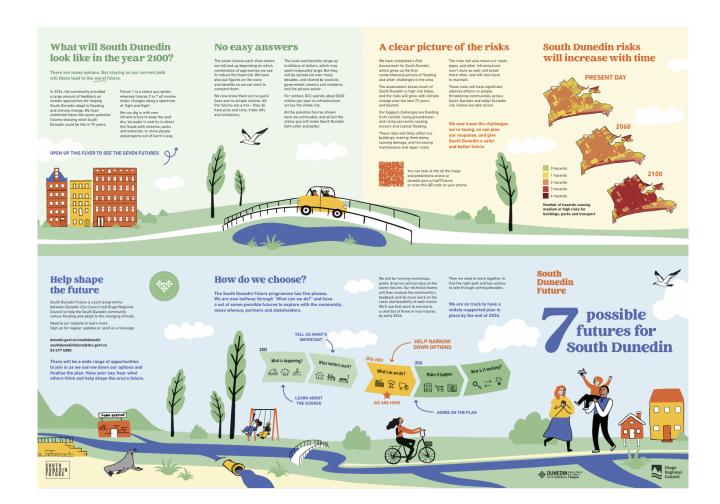
These are questions that will be considered in the next stage of this work which will include developing a short list of potential adaptation futures and associated projects.

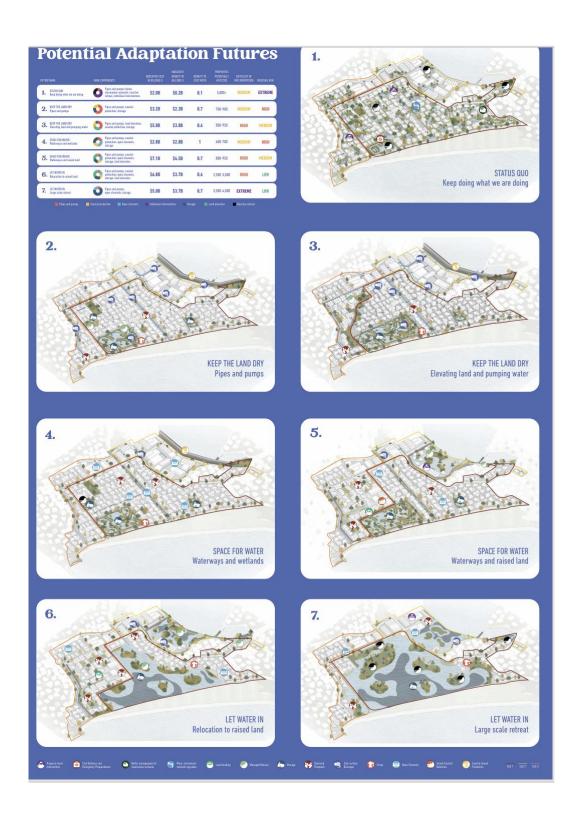
## 10 NEXT STEPS

This feedback will be provided to the workstream leads for the thresholds and triggers (workstream 1), and adaptation approach development (workstream 4). The feedback provided within this report, alongside the raw data, will be used to guide the next stage of the project which is developing the spatial short-list.

Further work is occurring within Dunedin City Council on short term projects that could assist with alleviating flooding in the meantime. Further engagement will occur with stakeholders over the coming months. The next phase of formal community engagement will be to share the spatial short-list in early 2026 and get feedback on that before moving to a preferred pathway in 2027.

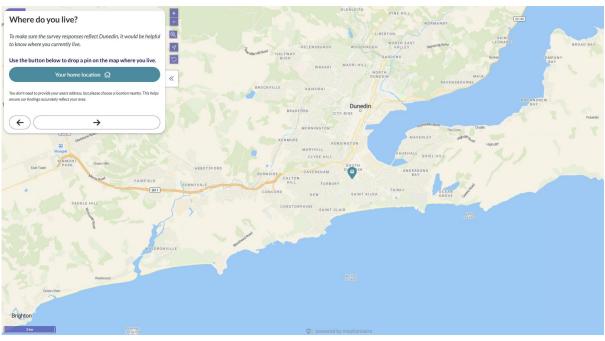
# Appendix A- Flyer

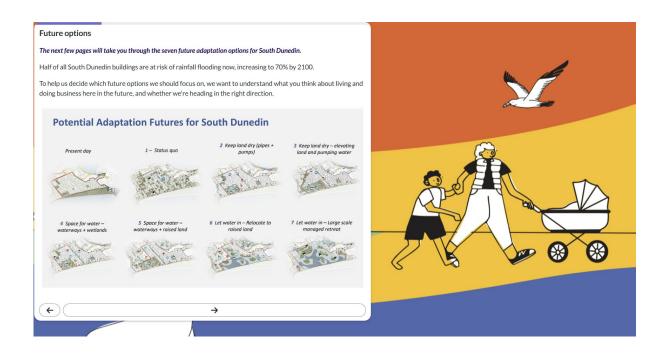


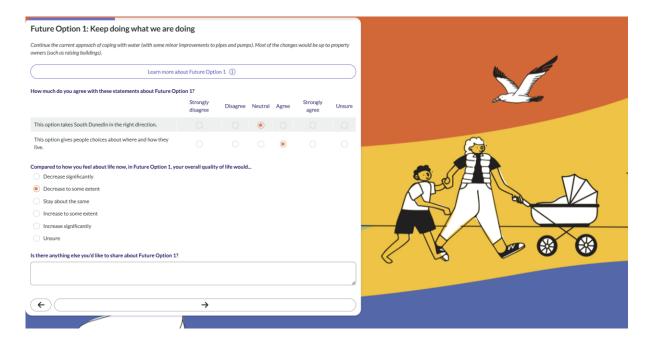


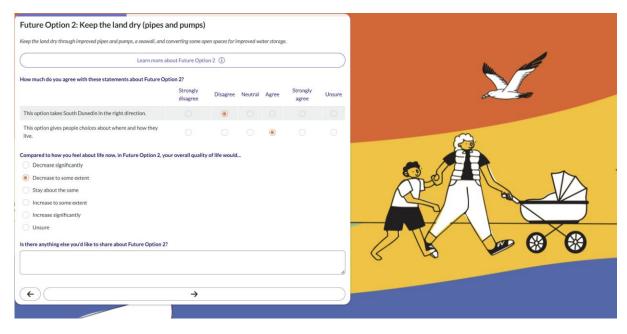
# Appendix B – Survey Questions

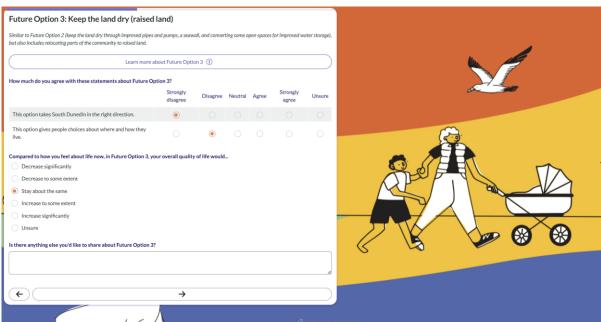


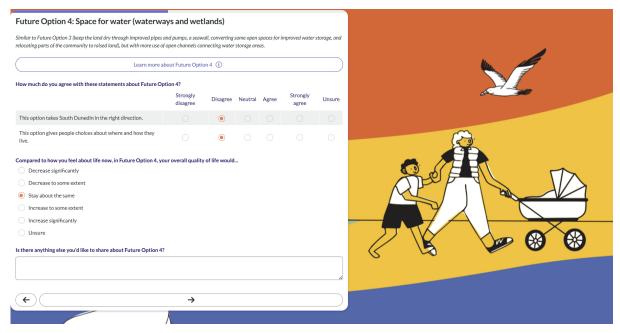


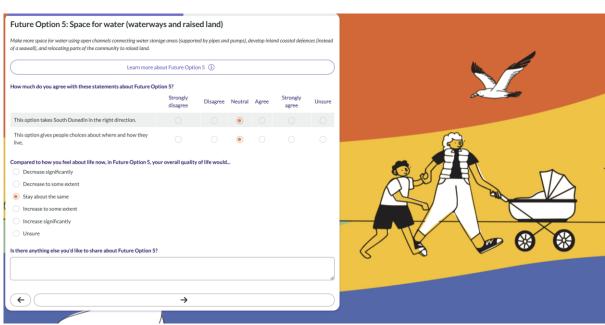


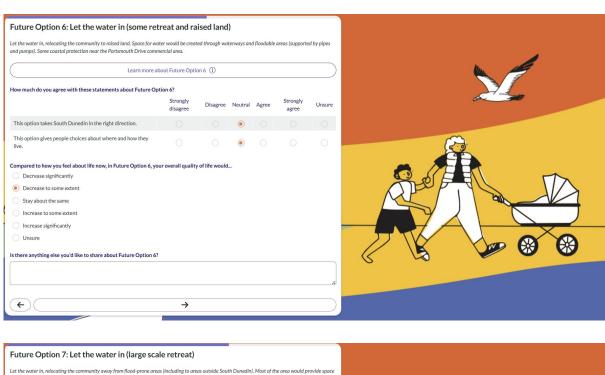


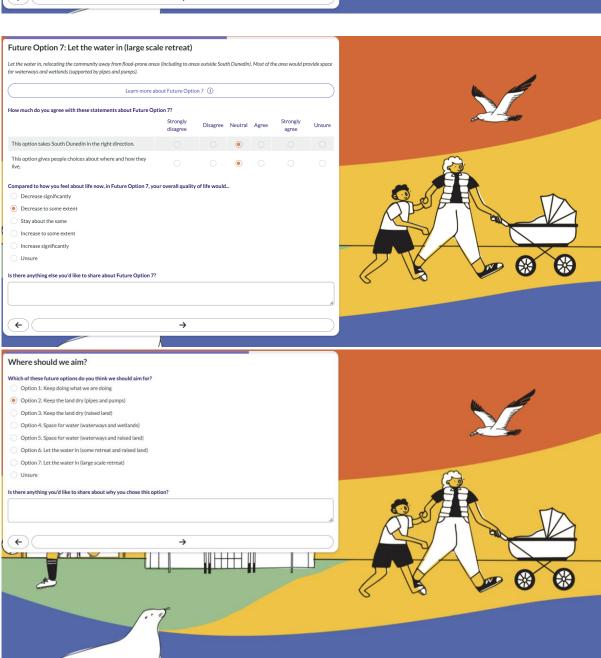


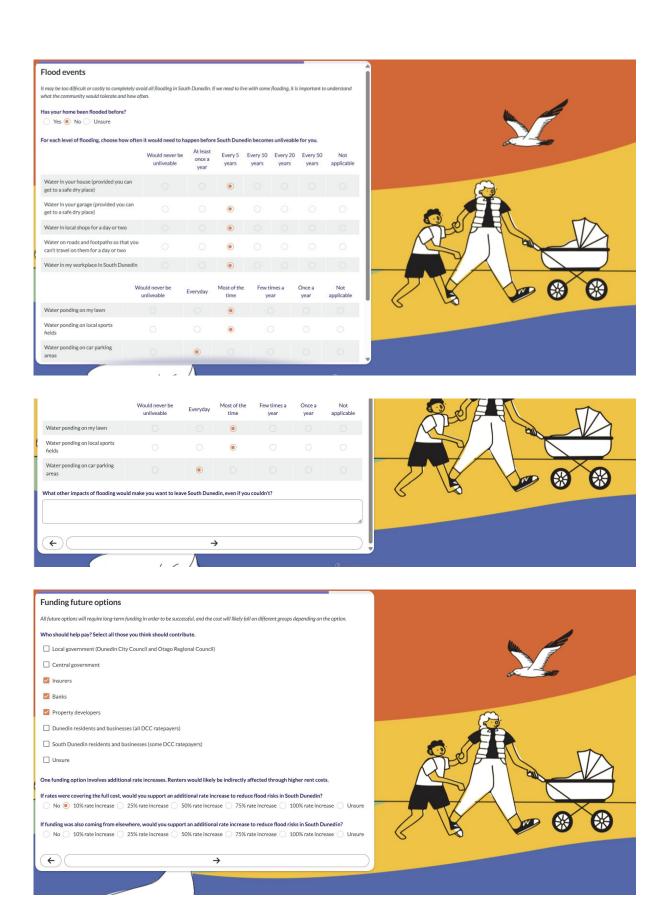
















# Appendix C – Comments received about each Potential Adaptation Future

# COMMENTS ON EACH POTENTIAL ADAPTATION FUTURE

# COMMENTS ABOUT POTENTIAL ADAPTATION FUTURE 1:

#### Status quo is not viable

- Option 1 is not an option.
- No future for all the flooded homes in 2015
- Status quo is not an option for the future.

# Lack of future vision

- This option would display a lack of collective vision for South Dunedin's Future.
- South Dunedin would not have a future in this scenario.
- Seems hopeless to keep things
- Status quo not for us, need to do something.
- They can stay but not a reality with climate.
- Not a real option just a strawman's option to exclude
- Not sustainable approach leads to a disjointed approach with conflict and high risk of unknown impacts or increase long term cost
- Feels like desertion need to be proactive

# Equity and social justice

- This places a burden on individuals, creating inequities.
- I have concerns around human wellbeing for the wider community, extreme residual risk is probably unacceptable
- Decrease in property values would increase the divide between lower and high socioeconomic areas. Need to keep areas that house significant number of Dunedin in good condition.

# Lack of proactivity and planning

- New development and infrastructure might be waste and make the problem worse
- Does not address the problem. Not a real option.

#### Environmental and infrastructure concerns

- Would slowly destroy South D
- Penalises existing residents untenable.
- Option 1 is not an option. We need to do something for the people of South Dunedin. The Council should have fixed these issues years ago. Their delays have created more issues.
- Doesn't seem to be a proactive response

# High cost, low value

- Unsustainable, \$2b poorly invested with no gain. Not a viable Dunedin future.
- It is not a solution and there is no point spending money on this. We must not pick the only option that still has 'extreme' risk.
- The \$2 billion cost estimate for the "status quo" seems excessive, given it is largely around minor replacement and upgrades of existing pipes and pumps.

Money spent on this option is wasted. This is not an investment in South D's future

#### Wasted investment

- Seems like a waste of money to maintain the status quo

# Need for Community-Led and Collaborative Solutions

- Living in a house with the floor almost a metre of the ground
- Properties be inspected for assessment of improvements to prevent flooding.
- There must be a significant change/improvement to infrastructure. In the meantime, it would be great to have resident workshops on how to mitigate risk e.g. how to build a swale. STOP building townhouses with lots of asphalt.
- Keep the status quo, leave the chance for the property owners themselves to be active about whether to retreat or stay till the last moment, probably the cheapest. be responsive to those who are willing to retreat now, by considering the cost compensations.
- People know the risks and have time. 90% of those properties will likely be sold at some stage over the next 30yrs, so a) new owners know what they're buying or b) there property can be bought by the council and converted. Until then, a flood every 5yrs isn't worth the billions to 'fix' when ultimately in 2100 the world could look very different

# Other parties need to be involved

- Engage insurers

#### Environmental and infrastructure concerns

- Recent Kaikouri drainage and new builds on hills draining down to flat need new directions of drainage for new suburbs
- maintenance of existing including street drain, keeping these clear and clean. DCC has done less maintenance in South Dunedin streets.
- High risk on ground as sewerage cannot drain away. People need houseboats.
- Option 1 and 7 affects the rest of Dunedin just as much
- More information required about why current infrastructure cannot be improved to support this option. The work/changes referred to in the video referenced home owners doing upgrades but little about our stormwater infrastructure and upgrade options.

# Opportunity for the future

- Make the city vibrant by making it a tourist hub

# COMMENTS ABOUT POTENTIAL ADAPTATION FUTURE 2:

# Supporting for the future:

- Best concept drains and pumps.
- It's a good decision, it increases the tourism appeal of Dunedin and will increase the standard of living.
- The minimum do especially good option to improve infrastructure
- Protecting homes and businesses by upgrading pipes is what the people of South Dunedin want.
- Prioritise maintenance and pipe infrastructure for the first stage of whatever we do.
- It seems to be more manageable without moving too many people.
- This option will help and we have to accept it might not cover for every type of event
- Short term needs to be done. Surrey Street and sewage needs fixing
- In my mind I believe this has the best plan for the best return to the people living in this area.

- Seems like a potential 'first step' in a road map?
- Would stop other people's houses from being flooded. Surrey Street slumps. Taya Park floods. Time and money should have been put in to fix these problems before now. We need more pipes to get problem areas.
- Would improve outcomes, particularly insurance, maintain property value and maintain premiums. Retain historic properties. Anything else would erase the community. People may not realise how great South Dunedin is.
- Good short to medium term option.
- Good first step not sure it will do enough. Also, would need to be assured it was properly maintained. Still have off flood events I would assume.
- Sub-surface drainage in existing roads better. Noting still relocating people which will be difficult
- This should have been done years ago. Dunedin City Council have been totally negligent not improving infrastructure.
- Seems like the best place to start and the bare minimum for South Dunedin
- More proactive than option 1 and still affordable with better outcomes for more residents
- Option 2 needs to be explored. Lowish cost with good benefits
- It's a better plan than doing nothing. It needs to be well thought out to prevent any issues in future like blockages and breakdowns
- Sounds like trying to fight a losing battle against Mother Nature but at least is offers some benefits
- This seems like a first step in addressing the climate issue of South Dunedin. Frankly this should already be under way given it's been 10 years since the 2015 flood event.
- Pumps and better piping are URGENT. Don't faff about. GET ON WITH IT
- I think creating a water storage area is very smart.
- It is proactive in that it does address the issues to a certain extent. In extreme weather events there will still be issues with flooding.
- This would be a 'wait and see if it works' approach. Quality of life would only increase to some extent if this option was successful. I think owners would possibly stay where they are, hoping it'll work, so they don't have to face the alternatives.
- At least with this option less people's properties would be affected.
- It's a good option but would need to be put in place sooner than what is planned.
- Fantastic future! I say go ahead with this plan.
- I think this is the best option
- This is the first option that must be tried. This option should have been done years ago instead of other council vanity projects. The old Dunedin South infrastructure has been deliberately neglected for years, and the council now try and blame climate change.
- Providing some resilience for the community will decrease the need for Dunedin residents to help with flood mitigation but this is only a short-term solution I'm unsure about the seawall. Could this be integrated with community and private water & rain gardens as well? ie. can the residents also get water tanks (slow release rain tanks from the roof) and be helped to make water gardens on their properties?
- The pipes all need updating to keep up with the water that needs moving during a heavy
- It's an improvement from option 1 but it doesn't eliminate flooding. but on the right track with open ponds
- Expensive and futile
- This would stop the flooding in my street if you stopped diverting water and sewage from the hill suburbs and adding to the volume of stormwater entering South Dunedin because of undersized or leaky pipes and undersize pumping stations

# Concerns about limitations and residual risks

- Flooding risk is still too high with other problems associated.
- Still need to do more
- Does not address the problem. Pipes and pumps are incredibly short term. Life would progressive decrease as climate impacts.

- I'm not comfortable with this option's very heavy reliance on one system (pumps/pipes), if this fails then there is not a lot else helping. This doesn't feel much different from what we're doing now.
- Leaves a high residual risk which I don't find acceptable i.e. doesn't move enough in correct direction
- Concerns for risks to human life/wellbeing for vulnerable communities
- Too much dependence on pipes which are limited by volumes. Residual risk.
- Still high groundwater level. Still risk of sewerage flooding on ground.
- Same as number 1. Still doesn't fix the problem just a band aid and some relief in the mean time
- Option 2 still puts lots of properties at risk and leaves Council liable. Also, there is no guarantee that these expensive infrastructure projects will be effective at keeping water out.
- Sticking plaster solution. Need more future planning. Spend the money on Climate Crisis Mitigation.
- Unrealistic
- No seawall, they'll cause damage elsewhere
- I'm answering for if I lived in affected part of South Dunedin. High residual risk puts me off this option
- Building a sea wall would be disastrous causing significant coastal erosion
- Still not addressing the elephant in the room and that is that seawalls are costly to build and even more so to maintain, and the risk of failure is omnipresent
- Sounds expensive and not really a solution. What if the infrastructure get damaged (for example in an earthquake)? The whole area would get flooded as a consequence.
- In a way, this option could do the most damage to people's lives in that it is only prolonging the inevitable but without the sense of urgency and action required. People would be less likely to relocate as they would feel 'protected' but it is only short term.
- The council has shown it is poor at best with keeping on top of wear and tear, this is just asking for problems.
- I consider building a sea wall is only a temporary measure as it will, over time, suffer erosion as does the current coastline.
- This option gives choice to owners but doesn't give them a long-term plan to reduce anxiety about rainfall events that will continue to get stronger as the ocean warms.
- Still not enough future proofing
- I think this is a good option
- I feel that extreme weather events are going to get worse and more often so this plan does not do enough to protect south Dunedin
- Same as option one waste of investment
- I am retired so as long as any measures last until mid-century I will be sweet.
- It is a good option if there was a last resort but the investment would quickly become redundant if conditions change, it is also engineering to combat the environment for a single solution rather than work with it toward a future ready solution
- There would likely be protests regarding the ports mouth drive wall
- I don't want a seawall on Portsmouth Drive
- Residual risk still too high
- There is still too much at risk and uncertainty

#### Cost and financial viability

- Cost is high. Who pays?
- I like the idea but would need the council to ensure that the price would not significantly increase otherwise this idea is not so great.
- I like this option because it isn't too expensive but still should be effective. Also isn't too difficult to make happen.
- Cheap
- Pipes fail, maintenance on infrastructure will get more expensive
- Option 2 is affordable to ratepayers
- Still very costly, but easier to see where the money is being spent with more improvements to pipes and pumps plus the seawall and water storage. Still a big hit to ratepayers though.

- Marginally better option than option 1, but doesn't provide a long-term solution.
- My rates bill would escalate to support others.
- The cost benefit analysis supports this option because it is an investment in keeping part of the city functional and inhabitable over the coming century.
- First, I take all of your costings with a grain of salt. Things of this magnitude are very rarely accurate.
  - It's like you're trying to beat mother nature. Don't.

# Compatibility with nature and environment

- This option seems to be working against the environment rather than achieving a greater design of 'harmony' with the environment.
- Still seems like a tough management approach and nature will always win

# Suggestions for improvement

- 3D water contained tank at Forbury Park and pumped out to the ocean.
- Though water is rising we could put this in and use more greenspace like the old horse track to be a drain and reserve.
- Unsure overland flow path option
- Could you control GW by creating a closed system (sheet piling/subterranean wall) to stop replenishment of global warming from ocean?
- Draining groundwater is an appropriate solution for the medium term and (ends).
- Need to reinforce sand dunes along St Clair/St Kilda. Two sea walls. Manage stagnant water to control smell, disease and vermin population. Catch water on hills and divert it before it reaches South Dunedin.
- Get rid of Kaikorai Valley catchment. We should be sucking debris out of sumps. Previously this used to happen. Ongoing maintenance. AGAINST managed retreat.
- Forbury Park can't be used as a detention basin, you would have to dig a big hole. It wouldn't work.
- This option might be feasible, but I'd encourage homeowners to raise their house up on stilts like most other countries where regions are hit by extreme rainfall ie Queensland, Houston
- Considering more pumping options is wise provided they are regularly maintained . New wetlands would be beneficial as a local attraction.
- Put some wetlands at Forbury park. My house has never flooded but we are all put in the same basket!
- Transform current green space to water assets rather than financially ruining people This is the best option cost to benefit do this and the continued adaption as needed
- A sea wall is referred to for Portsmouth drive but what is required to reduce erosion along the St Clair/St Kilda beach line.
- Good future planning, need to create something where access water can run while rain storm is in action and upgrade infrastructure
- Plant native water trees, eg kowhai, flax, bullrush.

# Comparison and mix with other futures

- Option 4 is cheaper, fewer properties impacted, better cost/benefit ratio making option 2 less persuasive. Same response to option 3.
- Main benefits: keep land dry and community in place. Other options and change would terrify community and negatively affect perceptions of South Dunedin.
- May become untenable to continue down this path if assumptions or data changes believe required in part but need to consider how to do while keeping option 3 5 open.
- there are other better options
- Better than option one however where are the houses impacted and what risk does it pose to houses surrounding open channels
- Slightly better than option 1

# Other comments

- Need to know further info.
- "Bigger pipes, bigger pumps". I quote Mayor Radich after October '24.

- Still need more work on this to reduce the residual risk.
- Make sure any water is moving so flow does not enable mosquitos.
- I'm so glad that action is being considered. Being affected twice by flooding it's hard to know what to do next.
- Make the most of Forbury Park. Stop infill housing. Stop increasing density. Workshops and support to help residents do their bit. Raised gardens/growing trees, developing own rills/channels and swales on property.
- Agree with the greenspace and pumps, but does not appear aggressive enough.
- The map doesn't really provide the details of which properties are impacted, however better than doing nothing.
- Risk of flooding still high
- I'm suspicious of the cost benefit analysis
- It seems far fetched that the sea will flow over John Wilson Memorial Drive, or that a sea wall would likely reduce the flooding on such an event
- Map borders very unclear. Making decisions without adequate information being provided on areas involved and exact plans
- This is a stop gap at best. I'd like to see the expected reflection impact of a sea wall on the harbour in strong winds etc.
- More under ground research.
- You really have to prove that a sea wall would be effective again I ask how much is the water going to rise? Plymouth Rock is still at the same level since 1620. I do have to question your climate alarmism
- Theres no use the Council do what they like and don't listen to rate payers
- Ridiculous, over engineering. Obviously favoured by infrastructure engineering corporations that choose only to work for council's and central government, and organisation's that spend (waste) taxpayers' money.
- The King Canute option
- Great start to water storage

# Process, Communication, and Trust Issues

- Bad survey...
- Your questions above are poorly thought out. You expect people to interpret your questions accurately and make an informed decision from a short video.
  - I suggest your concentrate on paying down debt and putting your efforts elsewhere and leave Portsmouth Drive alone. Your vision is farcical

# COMMENTS ABOUT POTENTIAL ADAPTATION FUTURE 3:

# Supportive views

- Feels like where we should be going
- Would pay for more pipes
- Those who are mad to relocate may feel a lack of choice. But good for everyone and the area. I like the different strategies (rather than relying just on engineering)
- The more that can be done the better.
- I believe that having this green space in Forbury Park will increase quality of life. People might be more pleased with seeing greenery and water will also have more places to go reducing flooding.
- I believe that future 3 would be very effective while requiring less change than the other options. This option allows us to continue using South Dunedin in to the same extent while reducing risk.
- I chose this option because it has medium risk compared to the other high and extreme risks. It also cost 5 billion compared to 7 billion.
- This would greatly increase economics. Raising ground level will affect a lot South D and costs of houses go up. Best option. Also new parks (rugby)
- Sounds great!

- I like the combination of smaller number of properties affected with a medium residual risk. I put it in my top 3.
- More hospitality and amenity opportunities. Reduces risk well. Modernising but also keeps character. Cool spaces in new area. Like the green spaces. Natural habitat. Greater urban amenity
- Really like this one as it reduces the residual risk.
- Agree with the extra greenspace
- Sounds good and with people shifting away from worst areas would certainly benefit them. Hopefully the Dunedin City Council would help with this.
- A river in South Dunedin would be awesome
- I would like to speak to this option
- This option would provide full protection to the Portsmouth Drive area; affect about the same number of properties as Future Option 5; provides a medium residual risk which is the most important aspect as far as we are concerned having about the same result at our location at a lower cost.
- I think its a good idea but it would be quite stressful having to think about relocating in order to elevate the land. I think it would be quite tough
  - A more realistic approach given what we know is going to happen.

# Comments not supportive of this future:

- Raising land could create more run off for the lower areas and South West network
- Does not address the problem
- Worry canal won't handle the water. More pipes and pumps that get the water out. Need help with the cost of moving. Be ok to move if I had support to do so.
- Not an option.
- Dislike this option
- Not sustainable
- I consider building a sea wall is only a temporary measure as it will, over time, suffer erosion as does the current coastline. Also, raising the land is not a guarantee that the raised land will not subside or sink over time.
- I don't want a seawall on Portsmouth Drive

# Concerns about cost and disruption

- Cost, how do you decide where infrastructure gets built? Some people get protected.
- No one wants to relocate and there is not enough new infrastructure to cope with new housing Worry about the forced purchase of people's homes so that the land can be raised. Who will bare the cost of this option.
- I think this is a good option as it is relatively low cost and allows the majority of residents to stay where they are.
- People would need financial help to relocate
- Expensive and futile
- Cost is a problem and without detailed lines as to what is where, need more details
- For the cost not enough significant change
- absolute waste of money and pointless the water table and the tides will continue to come in.
- Cost is too much
- Too expensive and disruptive
- Having a forced period of relocation to allow the elevation of land would damage the regional identity of the area. The people would be moving back to an unfamiliar landscape and most likely won't stay/return.
- People are very stubborn and it would be a slow and difficult and involve lawyers to get people to move. This options seems very expensive and controversial
- the cost and adverse effects of doing this to the current residents' daily life and business?
- I'm answering for if I lived in affected part of South Dunedin. Low benefit to cost ratio and medium residual risk puts me off this option

- Manage to relocate is the big challenges for the local residents. I hope if this scenario comes then government will provide the fare vale of the people's loses.
- Raising land does not seem necessary/wise when we have plenty of other land in Dunedin that is high enough/not at risk of flooding seems an unwise use of resource
- Again wasted infrastructure- investment needs to be opening up new land to relocate people.
- Untrusting of the cost benefit analysis.

# Relocation fears and equity

- I don't want people to be forgotten be displaced nor have then live with high risk.
- All engineering not great wellbeing outcomes. More natural solutions
- High cost. High disruption. Some good advantages.
- I don't believe raising land is worth the cost.
- Could work, but cost would maybe put it out of reach.
- Relocation of residents, at 5b this is an unaffordable option to the commercial and residential ratepayers of Dunedin
- Construction cost is more than benefits to come. Not a solid option.
- The cost benefit ratio is moving in the wrong direction
- the degree of overall quality of life depends on if you are someone who has to vacate your home for water storage space or to raise land. The impact on these people is huge compared to those in South Dunedin not having this disruption
- Fairly costly option for ratepayers, and the wasted cost of buying residential properties to turn into empty spaces.
- I believe managed retreated should be central government funded. Although not necessary in this case I don't think council should have to fund this.
- Sad as it is, there are some areas of South Dunedin that are very low lying and in the future will be susceptible to regular flooding (I mean you know this, it is why there is this survey). I don't know how you convince people to move away, or give them other housing options that they are happy with, but I think this is a better option for the longer term.
- It would depend on what the 'package' was for those needing to relocate... do they get to choose where, will their current house be bought at a price sufficient enough to purchase the relocated site, etc?
- Agree that the relocation would be difficult without somewhere to go the benefits to the wider community are significantly increased

# Comparison of other futures

- Social disruption of other options would be worse
- This is my second favourite option (my favourite is 5). This might be more financially realistic than option 5. I like that remaining risk is medium and not high. I like that it will let us keep a lot of our special community and businesses.
- Value for money on investment nicer spaces. Lowish number of people/houses affected. Some ongoing risk, but better than option 2 (cheaper alternative)
- Not quite as good as 4 because it displaces people. Does not preserve historic buildings which can't just have pumps and pipes. Pipes can fail and then you would end up with catastrophic results.
- It doesn't feel as long-term sustainable as some of the other options plus huge disruption.
- Preference of combining option 2 and 3. But oppose moving people out. Only for certain areas to be elevated Surrey St. Control land flooding in the actual problem areas e.g. Tahuna Park
- Similar to option 2. Heads in right direction but comes down to extend of releasing land to water. What is meant by raising how would this be managed.
- there are other better options
- Getting better
- Option 3 still leaves lots of properties and people at risk, leaving Council liable. Similar to Option 2, there is little guarantee that these engineering fixes will be adequate in the case of extreme weather events.
- Option 2 must be tried first.
- This is what option 2 would actually look like if it was chosen

- None of options 1-3 will help address water quality and biodiversity which are also very important to QoL we need to accept that the sea wants to expand and we need to give it sensible options (wetland, turning the racecourse into a lagoon) to address this.
- Better than one or two but still not bold
- The cost benefit to results is not as good as option 2

# Additional suggestions

- Subsidy for homeowner pumps. Look at any infill housing and intensive housing on higher land. Encourage plantings and less intensive housing (fewer people) in South Dunedin but keep it an attractive place to live.
- Option would need to be phased as properties are made available for sale and set date for option timeframe
- Instead of relocating homes to raised land why not just raise the houses where they are. Lift homes is a relatively easy process these days and would a more cost-effective option, surley?
- Again, has there been consideration for raising the houses onto stilts rather than moving residents completely?
- De-populate the flood prone areas. Red Zone areas. Stop building in flood zones.
- Manage the covered-up natural waterways
- I think water catchment areas need to be developed at the foot of the surrounding hills. Such as Forbury Road, South Road from Princes Street through to Caversham. Canals that channel the flow off from the hills out through St Clair.

  More native plantings of trees that love wet feet as mentioned for Option 2. Kowhai forests, flax, bullrush etc

# Places of importance:

- The ice rink better not be affected, It is the best rink in NZ so you can't ger rid of it. It is very significant to not only Dunedin but national competitions. Currently, the worlds which involves both men and women competitions are taking place at the rink with more than 10 different countries competing. It is also a great economic benefit to South Dunedin. When tournaments come a lot of businesses see a boom due to many more competitors and viewers needing places to stay, eat, etc, It is a pivotal part of New Zealand culture and history and cannot be destroyed. However, if I received a little compensation for my grief, it would be okay \$\$.

# Questions and need for clarity

- Needs detail on which properties will be affected. Does reduce landowner choice (e.g. Surrey Street) where land needs to be raised
- I don't know where people will end up relocating to as currently low socioeconomic/older/vulnerable people.
- Better use of water holding capacity. Not sure if this is going to be a long-term improvement.
- Again, like all residents we are worried if our property has to be removed, what financial recourse do we have. Buy out by Council and government at government valuation or above (independent valuation), noting our property was basically rebuilt in 2020 due to a fire. All the news are South Dunedin has made it almost impossible to sell or move on now!
- The issue here is who would have to move? where would they move to? who is paying for their property is there a buy out at market rates?
- Not enough information to make a valid comment
- You don't say how you obtain the houses you are going to shift or are they being sold at market value then on sold???
- No one wants to have to move, especially when it's not by choice and they likely lose out on financial standing. Will they get a new house of the same value?
- Well, it's sensible to have some areas for rainfall retention but why is this idea packaged with the sea wall proposition
- It would depend on what the 'package' was for those needing to relocate... do they get to choose where, will their current house be bought at a price sufficient enough to purchase the relocated site, etc?

- Would earth moving be a permanent solution (e.g. would this sink and erode)? Would this also need to be 'fixed' again in 100 years?

  Moving people, for a temporary solution isn't great.
- It's unclear what the raising the land option actually means and how it would be achieved. What does it mean for those properties where the land is being raised are their houses relocated or is it new builds once land is raised. If it is new builds what type of housing is it (ie is the direction towards more medium density housing that won't suit a lot of the older people that live in the area). For impacted house owners who bears those costs.
- As per option 1. Also note, not everyone can choose where they live. There needs to be somewhere to move to. Rents are too high and the market to sell up needs to happen soon to get any money back and then what you can you buy for your money? buying into the same market/lack of affordable housing available.
- While it is sensible to relocate, the issue for so many in South Dunedin which is a particularly low-income area, is how much of the relocation costs are borne by the 'evacuees' and whether they could afford the relocation. We don't want relocation to simply create new ghettos of poverty without the sense of community and community infrastructure that is an integral part of South Dunedin life.
- This manages the current rainfall events well, but would still not future protect the area from larger rainfall events expected with increased seawater temperature.
- Where do people and businesses go if relocated?

# Other comments

- This would directly affect my property.
- No mention of diverting hill water through Kaikorai Stream instead of Surrey Street the cause of the flooding no resource consent to discharge into Surrey St properties illegal?
- Offers medium risk of flooding to those left behind
  - Unable to quantify subjective quality of life call without more detailed consequence modelling and cost benefit analyses.
- I'm not sure about this one.
- Faffing older raising old houses surely not.
- this is a more socialist approach trying to house people in their current land but is inevitably similar to just moving them elsewhere or buying them outright for the land. p.s land can be obtained easier by council and government if there is a big enough need by law so buying them out shouldn't be an issue.
- Listen to rate payers it's their money.
- People in high flood zones need to be relocated
- Living in a high-risk area. I would suspect that my property would have to be one of the managed ones. This is concerning in today's market. And what does it mean when the wall won't be in place until mid-century, that is not helpful.

# COMMENTS ABOUT POTENTIAL ADAPTATION FUTURE 4:

# Support for waterways and aesthetics

- Waterways can look attractive.
- The inclusion of waterways and wetland has aesthetic appeal.
- I think that I would also make South Dunedin look better too, while also providing a significant change to the flooding/groundwater problems we face.
- I believe the wetlands and waterways would be good for South Dunedin area, improving the look of the area.

# Perceived benefits and liveability

- It has both a smaller cost in comparison as well as properties affected.
- I think the impact of this change would be beneficial to everyone.
- Makes Dunedin more fun and vibrant.
- Sounds promising
- Mana whenua needs are an absolute must to factor in (e.g. protecting road to marae). My favourite or preferred option. Residual risk is high, but cost-benefit is best, fewer people impacted. Once we know more other approaches could be taken in time that might reduce that risk. I prefer the bund to the seawall.
- Like how this creates better amenity space seawall cycleways = good.
- Good option.
- Good balance of everything. 56 Wesley Street has never flooded, only street. 3 too difficult. 6/7 too expensive/difficult.
- Good option. Cost is manageable. Good ideas. Stop putting Kaikorai water through South Dunedin.
- Great cost-benefit ratio. Less disruptive. Safer option.
- Residual risk is ok. Maintain access and character. But not on top of transport corridor! Cool urban space. Like open channels.
- This feels like a very good medium term option! Potential to create some really fantastic new spaces while reducing threat to most of existing infrastructure.
- Resident. Likes overland water features.
- Best option in my view. Good cost/benefit ratio
- I'm leaning towards this as my preference. Though concerned about high residual risk?? Good mxi of options without raising land. Recreational activities should be considered in relation to open water
- Good to have open channels so water can easily flow and land water flows into channels easily. Have water taxis and transport.
- Dry workable solution and economically viable in returns
- Offers like for like benefits, some risk to those left behind
- Does solve the problems of large rainfall events
- Sounds like a good plan, as long as it doesn't affect me.

-

#### Cost and Practicality

- From an impact cost benefit ratio, and considering the fact we cannot control nature, this seems the better option overall
- Restoring wetlands this is good because it allows humans to working with nature (a city with wetlands in it) rather than being apart from nature (city or wetland)
- For me, this option is more holistic in terms of allowing water to flow, because it's going to anyway, while providing infrastructure to support it, create safe waterways and perhaps wetlands. Working with nature, rather than against it
- Fairly costly option for ratepayers. Open channels connecting water storage areas could be a good option if the diehards are insistent on directly controlling residential properties in South Dunedin
- This is the best option. The potential for future urban planning is immense. If canals are done in tandem with walkways/cycleways it can create new areas for people to enjoy. You could have parks and cafes/food shops next to the open canal creating new hubs. It would create new interest in the area and be the reason why people move to Dunedin.

The addition of a sea wall gives the potential for a new wharf, similar to Wellington. The area could become the new nightlife scene, attracting new restaurants and tourist attractions (similar to Queenstown). Also similar to Wynyard Quarter in

- Open canals when done properly will raise the appeal.

The water management is appropriate as it will connect reserves/wetlands giving more options for the waterways to drain. If done in a way that it can only over top the canal/reserves if all waterways are full, you can allocate areas above the waterways that are designated flood zones i.e parks/school fields.

- This seems a good long-term solution, but the continued high risk of flooding is concerning.
- The money back is very nice... Best option financially and socially. But surely the waterways will actually reduce the flood risk rather than increase it??? That seems silly.
- Where is the discussion about wildlife?
- I think creating a wetland area is a fantastic idea. Very good at soaking and storing water! I don't know how the open channels will work. Are they going to be like canals (very cool), or big ditch drains that will probably fill with rubbish and then be difficult to maintain?
- To end with a positive outcome so South Dunedin is free from flooding.
- Sounds good and doesn't affect as many houses in big rainfall events.
- Please find attached pdfs of Dolomite Point and Franz Josef paid parking pilot leaflets for Owen's review and approval.
- Open water channels are a good start the Dunedin community would likely still need to be heavily involved and remain financially responsible (via insurance premiums and rates) for the flooding damage. with these "Benefits" do these include the financial opportunity costs of NOT having to rebuild South Dunedin after major flooding events
- This is my favourite option
- Having wetland areas would be a great way to allow water to move and would also make a good area for people to visit
- This is going in the right direction if you have to do anything.
- Residual risk of flooding is still high this doesn't seem good given increasing likely impacts of climate change over time. In some ways this plan does seem like a good compromise
- This option gives excellent value and gives remaining residents surety about elevated rainfall events with warmer oceans predicted to deliver stronger rainfall.
- Good to channel and connect water storage

#### Comments not in support and concern about residual risk

- Not radical enough. Does not address the problem.
- People can see the water. But more open waterways seem like more water to flood more places. High residual risk not great.
- Don't like seawalls this feels to create inequitable outcomes.
- Don't like seawall (prefer bund).
- Still got risk and issues
- Not keen on this one. Open water channels have their own risk, including people falling into them and possibly insect borne disease if it gets warm enough.
- Noooooo!!! The worst one yet. Loose loose.
- This is a terrible option all round
- Be careful of unintended consequences when you start creating a lot of places with standing water. Christchurch has insect life in plague proportions in areas with large areas of standing water. These midges and mosquitoes have a severe impact on people's lives.
- Not a fan of sea walls
- The cost and adverse effects of doing this to the current residents' daily life and business? especially to the transport system? is it worth spending that much money?
- I'm answering for if I lived in affected part of South Dunedin. High residual risk puts me off this option
- I am slightly worried about trash in the open waterways. I'm unsure about how the open waterways will affect traffic and would be concerned about isolating people during flood events when they need the ability to exit the area promptly.
- I think the open channel network potentially will create new risks and hazards, particularly in large scale events, potentially increasing the acute risk to human health during an event than at current
- Open water channels could be a safety issue for children and the local community.
- Doesn't seem to resolve the risks to any great extent so why is it an option.
- Still sounds ugly, be more creative

- I don't want to see a seawall on Portsmouth Drive.
- The residual risk to our property would be too high

# Cost and practicality

- it's more affordable and it involves options that other more expensive options would be doing anyway.
- I like the price.
- Cost benefit is best for lower cost. Gives some more options.
- Looks to be a good cost-effective option that allows for future option that may come along or changes unexpected by nature.
- Appears to be the most cost effective with minimal impact on current infrastructure.
- It had the best money return.
- High money, high return
- I don't like that it leaves a high level of risk. I do like that it is best "bang for buck", however the "bang" doesn't seem that high. I feel like it would be better to spend a bit more and get the risk option down to medium.
- Dubious on the cost only just more than the status quo option.
- Costwise good but still has a high residual risk an option worth exploring further
- Suspicious of cost benefit analysis.
- As long as the costs are distributed evenly.
- Doesn't seem much point if it doesn't remove the problem.
- Under Option 4, risk of flooding from extreme weather events still remains very high for many properties and people. The Council may be legally liable for these costs, which could mean insolvency.
- Cost to result benefit seems worth it
- Too expensive and doubtful that the cost benefits justify the impost on ratepayers and taxpayers

# Comparison of other futures

- 3 seems better
- Cost is an issue. Looks good but it is practical compared to option 3
- Good option between 4 and 5. Keeps the community vibrant. Keeps the schools. Encourages infrastructure. Like the channels and waterway need to make them attractive
- I like the coastal bund from future 5 but want to avoid extensive raising of land.
- I think this needs to be used in conjunction with option 2 and 3 as it keeps options open longer. If date changes or techniques, then can move up or down in level of space provided for water.
- Similar to Option 2. Not an aggressive enough option. Agree with open channels.
- Not much difference from option 3, though slightly better, not risk is still considered high to flooding.
- Just abandon the whole flood prone area. Managed retreat.
- another waste of money in my eyes, buy people out and create huge ponds and let nature reclaim the land. also using the dirt to build up land in other parts that was removed by making a pond would be ideal if able to be reused.
- Doesn't solve the problem, nature will always win, and investment needs to support relocating these residents now take the brave decision not the easy one.
- See previous answers and just wasting great flat land that with good infrastructure would be kept dry
- Better than 2, but still a weak response.

# Suggestions and Alternatives

- Most efficient in terms of money and impact made. However, other ideas from the other plans may need to be interrogated.
- Affecting less housing would be preferred and putting Forbury Park to good use.
- Add bund. Possibly.

- Manage stagnant water. More pump stations. Sea wall along Victoria Road. Sand dunes would need to be reinforced. Cheaper to build sea wall then relocate contaminated soil of kettle park. Sea wall along Portsmith Drive would need to continue right around harbour. Need to consider benefit of land gained if sea wall put along St Clair/St Kilda development of that to help offset cost?
- Potential to attract people to area as a good urban space. Make sure some of the open waterways are wide like Avon River. Would like to add homeowner pumps. Limit intensification. Use the land. Reduce hard surfaces. Open waterways could be attractive if planted as well and used recreationally.
- Where do people and businesses go if relocated?
- Displacing homes. Not enough investment in infrastructure
- Wetland restoration not specifically mentioned in your description for this option but referred to in the title will not only help with flood mitigation, it will create more biodiversity, wildlife habitat and picturesque recreational opportunities helping from both an everyday enjoyment perspective for residents and visitors to Dunedin. Tastefully executed waterways, native plantings and thriving wetland spaces would create a stronger biophilic connection to nature for residents improving mental health and the desirability of living in south Dunedin in general
- I really enjoy the idea of open channels like a canal. There is a lot of potential for functional and inclusive spaces, however I feel this doesn't do enough to solve the problem of flooding (the whole point) in large scale weather events.
- Add canals along the foot of the hills that drain into the south zone area. Turn Forbury Road into a canal, and South Road into a canal that drains through St Clair to the beach
- A canal from Saint Clair to harbour with control gates at each end, there is a significant high tide difference between harbour and Saint Clair flow could be used to generate power and let water drain efficiently in a heavy rain event.

# More information needed

- What happens 200 years down the track,? Does this issue come back to bite us.
- Not enough information where are all of these homes impacted
- It's hard to know how this option would work? Would the open channels have raised sides? If the tide level rises surely these will raise with it?
- So your saying more chance of flooding with nowhere to go?!?! Houses relocated how is that being funded?!?!
- Manage to relocate is the big challenges for the local residents. I hope if this scenario comes then government will provide the fare vale of the people's loses.
- Needs more details but shows promise, WE need line and details locking the Council to where the borders are so the line don't shift.
- What would be the outcomes if there were system failures such as pump failure? In my view flooding again. I consider building a sea wall is only a temporary measure as it will, over time, suffer erosion as does the current coastline.

# Impact on wellbeing

- As with option 3, those being relocated to allow water storage spaces have a greater impact on quality of life, than those that don't have to relocate
- This option is financially better and transforms the nature of this part of the city to something similar to how Ōtepoti used to be 200 years ago; however, it takes away the right of part of the community to stay as their homes are removed to allow for the open channels to be built.

# Other comments

- Just that I don't wat the rehomed. I like my house.
- I think that the seawall will be beneficial compared to the relocation of everyone in South Dunedin. I think that over time that levelling South Dunedin could happen 2100 < but the pipes and sea wall construction would be better for the next 75 years.
- If risk lower, I would agree. I would feel more encouraged by this scenario if the risk level was lower.
- Need to start getting people out as it's going to be needed anyway.

- Let's see what happens with the pipe network.
- Like all the concepts but concerned it doesn't reduce residual risk.
- Keep thinking ahead and plan for the worst-case scenario.
- Prefer option that balances groundwater and seawater
- I like that it's better than nothing, but it's concerning that it addresses a risk by creating another
- Well, there's not much point in stormwater retention areas without water access to them. I don't understand why this idea has to be packaged with the rest of option 4.
- I am starting to not understand the ins and outs...
- This sounds like a 'break-even' option: cost = benefits, but the overall issue of flooding would remain.
- Prefer seeing the open waterways, but there is still the issue of the seawall, and the attendant cost and risks associated with maintenance
- Excluding engineering inputs from multinational corporates and keeping to practical approaches like digging waterways and soakage areas makes sense. Open the books to public, 100% transparency of spend, exclude multinational and non-local businesses. The cost to benefit ratio is about right. Soft engineering is the way to go, doesn't require so-called experts, just practicality and common sense.
- Again, perhaps we could relocate the Dunedin City Council and their nonsense to somewhere outside of Otago at the cost of 2.52 billion dollars. I'm sure Dunedin rate payers will be happy to foot the bill, just like we are now. I'm sure you have some colleagues that will be happy to snap up some multi millions dollar consultation contracts in the process. Initially, I thought this plan would serve a good purpose. However, after seeing the video it appears to be a minimal preventative model.

# COMMENTS ABOUT POTENTIAL ADAPTATION FUTURE 5:

# Support for ambition and future-proofing

- I think this is a good option as it's natural, while still being able to keep our houses and land dry and safe. May displace some but mostly no negatives.
- I think this future would be better for more people as there could be more walkways and tracks for people to get outside and less people have to move.
- Although imperfect, this future combines relatively easy implementation with relatively low residual risk. It is very expensive and is similar to future three, but has a high cost to benefit ratio and will be a bit safer for South Dunedin.
- It's good because it balances everything.
- I believe that this option would help make Dunedin a more attractive space to live. Having a body of water e.g canal would make it much more pleasant.
- Although it's expensive it allows less people to be at risk to floods, erosion and groundwater.
- Love this option. This is my favourite option. I like that it works with the flow of water while also having houses/businesses be quite safe. It's a good opportunity to create green spaces that would be good for the community. I like that its 'medium' risk and not high risk remaining.
- Creating more spaces that are safe. Good combination of tools, while providing options for the public.
- I like the inland bund near Portsmith this has the potential to increase biodiversity values. Human risk reduction important. Also, unsure abouts costs of raising land.
- Using Forbury Park is a good start slope everything in, with walking tracks.
- Great that schools retained. Builds confidence. Lots of potential. Attractive and exciting. Mix of 4 and 5 is preference. Still want help workshops for individual residents. Looks as though it could take a long time.
- Mix of infrastructure seems logical. Property impacts would be feasible.
- Major disruption for commercial entities not really a viable option
- Stopping the water from coming in would better than letting it in.
- Hope for a bright future for South Dunedin
- If you haven't got the funds to do this people will probably be flooded again and again go with what you can afford and DO IT NOW

- Not an option to consider.
- great, no seawall
- This would be my preferred option, but it is going to be difficult to get agreement from current residents for such a substantial change. It also has a lower cost-benefit ratio than option 4 but to me it is the most forward thinking and progressive option; ensuring future generations will have a valuable asset that enhances the coastal experience in Dunedin
- In the long term, this is the best option but it is expensive and I would not wish to see this option be selected for the council to then turn it's back on the plan later down the line when funds are unavailable. It would be worse to start something ambitious like this plan and fail then to successfully implement some of the lesser intrusive and costly options.
- on the right track with open ponds, but larger ponds the better.
- There is no point spending billions of dollars to reduce flood risk very little. If we are going to make changes, flood risk should at least be brought down to medium. This option does that without moving everyone.
- Generally, the right direction so long as there is a sensible way to prevent greedy global corporations from getting rich off the taxpayer. 100% transparency on companies and individuals being awarded contracts and costs of consultants will be a pre-requisite to this option. Advice from small 100% locally owned companies should be a requirement, forming joint ventures with practical contractors from the trades (civils contractors, drainlayers, plumbers). Otherwise, too expensive and a waste of money.
- Like the inland coastal defences

# Comments not in support of this future

- Only problem results in a loss of space.
- Still too many houses gone. Cost too high. Not enough benefit.
- Don't agree with Council taking people's properties to increase water storage capacity. Raised land is where it all floods.
- Not sure on raising land. Very expensive Not a fan of intensified development.
- Don't like that this would affect businesses along Portsmouth Drive.
- Unaffordable, commercial landowners would never agree to this
- too expensive and trying to control things too much by raising land. nature is going to do what it does
- I like this option, but it is probably unrealistic
- Same concern as 3 having to move and losing your property.
- Losing the commercial district is not a worthwhile sacrifice. You lose the potential for a new Harbour that could come about with the new sea wall.
- Still not fixing it
- Too complex.
- I'm answering for if I lived in affected part of South Dunedin. Low benefit to cost ratio and medium residual risk puts me off this option
- Too many people would have to move and not enough would be done to preserve south Dunedin
- Just Wrong.
- Starting to get into over kill
- This is not a feasible option.
- Don't like it
- Option 5 is expensive and doesn't give any further assurance around elevated rainfall events due to warmer sea temperatures.
- No
- The worst option
- The benefits do not warrant the expense of this option.

# Cost concerns and financial viability

- Would be great but cost not achievable
- Money, so expensive. A lot of redevelopment. Is it more cost effective to just build somewhere else.
- Very costly mental health for forced acquisitions.
- Cost could be negated by economic opportunity.

- Cost is an issue. Risk remains high for cost.
- Too expensive and too much disruption for not enough benefit for community
- Too expensive. Raised land not the way to go.
- Again, cost is put onto homeowners
- Suspicious of cost benefit analysis
- Too expensive for the benefits
- Very expensive for ratepayers. I don't like the mandatory takeover of commercial spaces and forcing residents to move to taken-over raised areas.
- This seems like a good option, but it is very expensive, so seems unlikely to be achievable.
- There is bits about this one that although expensive might be good (like not relying heavily on the Portsmouth drive sea wall...
- Cost does not seem to be worth what the city will accomplish.
- Sounds challenging and expensive
- Rates go up
- For the cost why?
- Too expensive
- Too expensive and even more costs on people too

# Comparison of futures

- Options 1-4 seem more comfortable.
- Costs more than option 4 but also results in medium risk worth exploring
- I like this, but I's very expensive. Compared with 4 (my preferred option) it has medium residual risk, which is attractive. But financially not viable.
- Good option between 4 and 5. Keeps the community vibrant. Keeps the schools. Encourages infrastructure. Like the channels and waterways need to make them attractive
- Seems like there is a lot of employment opportunity through regeneration and development compared to option 7 and no opportunity.
- This option is and advancement of options 2 4 as a direction is those ones were used to keep an adaptive solution.
- Looking at all the options now I would pick number 3
- As with option 3 and 4, those being relocated to allow water storage spaces have a greater impact on quality of life, than those that don't have to relocate. Additionally, it would impact the business sector with those near the harbour needing to move to allow for water holding areas
- Option 5 is better than 1-4, but the risk of flooding still remains too high. The fact that Council will be spending hundreds of millions of dollars to protect effectively stranded assets is unacceptable.
- As with 4, more details but this and 4 show the most promise
- Moving in the right direction but we need to retreat now and investment in other land for residential growth
- As per option 3 but also, this option may improve things for St. Clair end but will not have much effect on the Tainui and South Dunedin end
- At a higher cost, this option would achieve about the same residual risk to our property as our preferred future option 3. However, this option would severely restrict commercial activity near Portsmouth Drive.

# Alternative ideas and suggestions

- Breakwater combined with open water to shape coastline. Build power supply source into walls or coastal works/pump stations?
- Look for opportunities to connect fish to streams in any natural outcomes that you undertake.
- Prefer raising undeveloped land first. Berm good.
- We need to future proof for generations to come. Need lots of plantings of water plants. Kowhai, flax, titri, bullrush etc. We can't stop water it will find a path.
- No. Defer this. Do the stormwater retention things and tidy up the most vulnerable beach areas, put the sand retention posts back.

- Where is the discussion about creating areas for wildlife? There has been no mention so far. I like this idea, better than a GIANT seawall at Portsmouth Drive which feels very foreboding.
- Think a sea wall would be better along Portsmouth drive. Probably too costly.
- Manage to relocate is the big challenges for the local residents. I hope if this scenario comes then government will provide the fare vale of the peoples losses.

#### More information needed

- Questions about value of storage in green spaces given low lying flat land (better to just pump into ocean)
- You can put things on paper, but with water you never know.
- Without definitive answers to how land raising would occur then this is unknown.
- Lack of information for homeowners
- Still not enough information to make informed decision
- I'm curious about what reason for a sea wall is (now inland defences in this future option). To protect against storm surges? To stop the ocean getting in? From what I understand, the ground around South Dunedin is already very porous, and the sea is going to rise beyond a sea wall no matter what is done. So in some capacity, ground has to be raised.
- Through the expense of the adaptation the earth moving remains questionable for me is this a permanent solution? Will the earth not erode and need to be replaced again? Giving room for water is great
- Not sure what raising land means and where. Again, my property is in the high-risk zone and this option is costly with only a medium outcome.

# Impact on wellbeing

- Very costly mental health for forced acquisitions.
- Depending where you are living will depend on how it impacts your overall quality of life. I can see how we could move people while land is raised.
- For our daughter (has an intellectual disability) the changes will be difficult, but so is the alternative of turning a blind eye to the future events.
- By the time this could be implemented, I will be a senior citizen.
- the cost and adverse effects of doing this to the current residents' daily life and business? is it worth spending that much money doing this? and how long does it take? what about the current quality of life?

# Other comments

- Wait and see. Anything gives us Hope.
- Removal of the industrial area, relocate hardware stores, foodstuffs, power station. Strongly affect all of Dunedin. Still need to reinforce rest of coastal Dunedin even if you open up Portsmith Drive. Sea wall along harbour and St Clair/St Kilda
- Expensive and disruptive. Residual risk better
- I love how the some residents will have to organise raising their floors or properties themself, how many residence in South Dunedin do you think have the finances to do this without help from the Council or government (could you), you may as well buy out all these properties if this is the end decision or you will create a potential abandonment of properties not raised and unable to gain insurance. Good option to reduce the risk of flooding but help/loans would have to be provided to enable this for the residences impacted by higher ground aspect of this plan.
- whoever came up with this should be investigated for fraud
- This means my options would be for status quo (high flood risk), or to bear the cost of pumps/raising floors or buying elsewhere.
- All of that for still a medium list of flooding!!!?????
- It would affect others but not me
- Unsure about raised land
- I think it would be a really great idea for you to stop thinking. Just go and do something else with your time. Perhaps buy some more cones and find some major road networks yet to be disrupted and reseal them or paint some white lines on them or something to that effect. Just need to cost below several billion dollars if you don't mind.

# COMMENTS ABOUT POTENTIAL ADAPTATION FUTURE 6

# Supportive views

- Preferred option
- Sounds fine except for the people who have to have their homes purchased.
- But we need to act in the next few years with pipes and pumps. Not choices. If I could afford to, I would move right now
- I think it would provide a chance to better the current state of South Dunedin as well as minimise the risk. If done right.
- I like the idea of places like wetlands etc, but it is hard to get only some people to move.
- We live in hope. Trust our Council. Get rid of the Golf Course
- Expensive but seems the best option of working with nature
- It may happen by itself. We can't stop nature.
- Something to work towards in the future
- Best future ready option in my opinion, and practical from insurance standpoint.
- This seems like the best option and creating the wetlands would be a very positive thing.
- Of course, I'd be very sad to move if my house was one of the houses affected However, my house is on small stilts and was designed with flooding in mind. In the floods last year my whole garden was flooded (except for the raised beds) but I was on my own small island for 24 hours, nice and dry. So maybe there is a chance for its survival....
- A harsh choice. But given the effects of climate change seems so far the best future proofing... expensive, scary and huge impact on where to live. But so far I think the best idea
- It's expensive, but it seems like a more permanent solution. Again, giving places for the water to go is smart moving away from a reliance on pipes and pumps
- This is the best option!
- I'm answering for if I lived in affected part of South Dunedin. Low residual risk attracts me to this option
- There would be more green spaces, which is a benefit.
- there you go, that's the spirit.
  - but also, we could also take a page out of the gold coast surfers paradises book and create a boating community right to your door, raised land and a more modern touch, you could also sell this idea to the ultra wealthy and sell the houses at a high price.
- a very practical long-term solution.
- I think that South Dunedin needs to be future proofed for the long run even if this means a big spend up front and people having to relocate. I think the biggest priority is risk to residents and that we put a stop to frequent flooding that results in an emergency response and more costs overall as well as having a huge impact on people's homes and lives
- This starts to see us working with nature and not trying to bend it to suit us. It's a better investment.
- As per previous feedback but for where I am this looks like a good place to start and
- This is the best plan.
- Most sensible option to future proof the city, by far
- It may happen naturally. What we take from the ocean the ocean will claim back
- Knowing that wetlands are being restored would increase my wellbeing but having to move would be a source of stress. If done properly the move would also increase my wellbeing.
- This option is the first one (7 to come) that deals with the core problem. A good option.
- This being the lowest risk and given that we need to work with what is happening with the climate and floods are no longer 100 year events. This option could be the best. It just means having to leave our property. We have been through 2 floods, and our house is nearly in completion from the last flood. It is hard to get my head around having to leave. My thought is to have my property purchased by council and the right to take the house to a safer zone.

#### Comments not in support of future

- Can't see it happening need flat space for people to live.
- Might not improve for people affected. Would cause a lot of upheaval.
- Less choice because less homes. Depend on where you are determines how it will impact your quality of life. A large impact on people who move. If there are apartments need more space for allotment. Owned or rented? System to work for better apartment living. Green space is good.
- Dunedin doesn't have enough other houses for these people to relocate to. This is still a really expensive option and also, we lose a large chunk of community and businesses that are special. I think if we're spending this much money then we should be trying to keep a lot more community and business here.
- Generally unrealistic. Where does the suburb move to? (As some would need to move)
- It would significantly change the nature of the area. I'm not a fan really.
- This is vacating this area. Currently too big a step.
- Not a viable option for people and also expensive. Option 7 also.
- This is a very expensive scenario (more so 7), I do not disagree with it or oppose it, but it does feel like a scary scenario. Pro important to support/preserve human life/wellbeing.
- Too much. Too expensive and too many people displaced.
- It's expensive! If long term central government support not available, option 7 would be preferable.
- This is not as bad as 7 but still feels like giving up. Wouldn't retain enough character.
- Not practical. Everyone would have to move. Council can't afford it.
- Don't think this is what will happen. Think we will end up with 4 or 5. What's going to be done now and what help are you going to provide to property owners? Something needs to be done about Rona/Marlow Street. What's being done about property flooding now? Pumps didn't work in 2024 flood at Marlow Street.
- Way to destroy a community instead of being creative. Lot of people like/need to live on the flat to be independent.
- Feels extremely radical question is whether this level of intervention is required to bring risk to an acceptable level
- People being relocated to enable raised land would be significantly affected. Don't want other houses or ours in the flat area flooded. Not the future.
- Don't like that this would affect too many businesses that I use in my area. The businesses would need to leave. Also don't like all the houses that would need to be demolished.
- Too much character change. Doesn't like transformation.
- This option impacts overall Dunedin as it begins to have major shift in land use and location of population creating a split city pushing urban sprawl.
- Look very difficult for SD to be connected. Would create fractured communities although would be a nice running track.
- Would the water stagnate? Very little space to have on the flat especially for older people who have more ability to stay mobile on the flat and to be independent. Very dramatic. The area is decimated. People would move out of Dunedin (individuals and businesses)
- Big loss of community. Expensive
- Again, raised land not worth cost and hassle and need more info on buyouts
- Shouldn't be an option. Where do we go!!
- Last resort option
- JUST NO. Managed retreats are part of agenda 2030 control of people, land, resources, energy and everything. We will not tolerate it. Disgraceful that the Council would even think of doing this to people's homes.
- Very drastic option not my preference
- Did my property taxes pay someone to come up with this? I'd be asking for a refund
- Risk to residence would be low, uncertain of costs which could impact me as homeowner
- Suspicious of cost benefit analysis
- Unaffordable, change too significant for ratepayers. A bit of a fantastical option.
- Letting the water in seems a good idea and relocating seems a good idea but compared to 4 its expensive and impacts a lot more houses. Maybe a plan b to 4 in the future
- Bad option. Don't even go there
- By the time this could be implemented, I will be retired. Raising floors or relocating will stress my financial situation.

- I don't it's realistic to relocate homes, considering families have lived in these areas for decades, and where would they move to. Who would buy a house from these people, when the house is no longer going to be there. Unless they treated the house like a relocatable home
- This is completely unrealistic
- This option would see the loss of the South Dunedin residential and business community that has been peoples' home and place of work for a very long time
- This is akin to giving up. It is possible to manage living with water, this isn't even trying. South Dunedin no longer exists. Just the skeletal remains of it.
- Circumstances may change in the future to change my opinion, but at the moment I do not believe that Future Option 6 is the right way forward. How are we building islands and letting the water in. There is massive potential for these islands to erode, or for us to the the measurements wrong, for sea level rise to be much worse than expected and have to abandon the islands all together. This feels like the worst of both worlds to me.
- This is the worse option and its basically saying goodbye to South Dunedin. I hate this plan
- Not an option to consider.
- No, no, no! Way too many people are having to leave this wonderful flat area and to where?! When you have multiple disabled people in your family who live on the flat for a good lifestyle, moving to a hill is not ideal and leaves people losing their independence.
- Ideal but idealistic too much dislocation for too many people
- This would play havoc with housing prices and would wipe out the sections of land where mobility challenged people can easily live
- Over kill
- I think I would probably be one of the few properties that didn't have to move, but I think it would be shameful for Dunedin to take this approach. I cannot see residents being paid out fairly for the abandonment of their properties. To simply abandon the entire area like this is not acceptable.
- A joke and a waste of good land
- Doesn't work as people can't live in the area
- Not sure about letting water in
- I previously suggested that you stop thinking, but then I see farcical plan 6 which is your worst idea yet. I'll have to look up how to vote you guys out. There must be a way, surely...

# Support the future but unsure about the relocation of people

- Depends on adequate compensation, if you can afford to live here. Anxious about the future of property. Need a robust and equitable acquisition system.
- It might be the bullet we don't want to have to bite and would be hard to convince people of. No one likes being told what to do but it could end up happening anyway if flooding continues over the years
- Depends on where residents are relocated to and how much money they will be given to afford such relocation
- Better but a lot of houses and businesses displaced
- Dependent on what's involved in the relocating process... where to, when, what happens with existing South Dunedin house?
- Good option but cost is a big factor. And available land to relocate all those people will be challenging?
- This seems like the most sensible option on paper, but I feel for the poor people who will be affected by this mass relocation. Where is this magical raised land that everyone is going to go to? It would be a beautiful result with a massive wetland. There's also the water waste facility to consider, would that need relocating?
- It will not be easy to relocate people with buying that much property back
- To the residents that stay in this option, their lives would be improved but I am unsure if we have the resources, infrastructure and competency to relocate the amount of vulnerable people to safe homes in this scenario.

#### Financial concerns

- Suspicious of cost benefit analysis
- Expensive option and mandatory council reshaping of where residents can live and what land can be used for with the large number of "relocations"
- Rates go up
- The cost doesn't warrant the risk being negated as it would only benefit those that remained.
- Too expensive

# Comparison and alternatives

- Give opportunity for 2/3/4 to work.
- Better than option 5, however same question buy outs, who pays etc. But probably the best long-term option!
- Letting the water in seems a good idea and relocating seems a good idea but compared to 4 its expensive and impacts a lot more houses. Maybe a plan b to 4 in the future
- I guess if they have the money this is the best option otherwise option 3
- Doing option 6 still allows the possibility to change to option 5 How much ecologically better is this than options 4 and 5?
- Option 6 is better than 1-5. It significantly reduces the risk to properties and people, meaning Council will be less liable for damages to those properties moving forward.
- This is pie in the sky rubbish from some overpaid consultants. Option 2 must be explored first.
- Don't take away golf courses.

# Need for more information

- Would this be done over time? Property prices would collapse? Where would people go? Could they afford to go?
- How will you ensure that Waverley and other suburbs further around the peninsula don't become isolated and connected by just a road.
- How far back would they move South Dunedin.
- Not enough information provided for homeowners
- If people need to relocate who buys their houses if they own them? Would the Dunedin City Council buy the houses and demolish them? I think too many people would need to shift and probably a lot wouldn't want too.
- Not enough information, how long will this take to do and how does it affect property owners financially
- Where would homes and businesses relocate to and how?
- Living where I do I have easy access to good transport links; I am on the flat and close to the sea. I do not believe this position could be found anywhere else in Dunedin at an accessible price for me, if I needed to relocate. It would also represent a considerable disruption at a time of my life when I want to be settled!
- Same questions who pays for the land raising, what type of housing is proposed on the raised land, what does it mean for those property owners that have had their land raised. Why are the sea walls not on the sea line.
- It moves people out of their house, and they may not want that.

# Other comments

- Football field will be flooded.
- Seems more solution orientated rather than patching up a mess.
- This solution seems odd to me because it reads as though rate payers would essentially be investing in protecting commercial land from inundation. Surely those operations should be relocated if they're also in the wrong place under this option.
- The option would possibly depopulate South Dunedin through the reduction of available housing. Those who love living in South Dunedin should be able to remain here.

# COMMENTS ABOUT POTENTIAL ADAPTATION FUTURE 7

# Comments in support of future

- This may be reality in 100 yrs. As sea levels rise, climate changes with increase storms and rain. South Dunedin = Venice.
- Best option. People have known about rising sea levels for over 30 years. We have plenty of space as a city. Just let the water come in and move to we're it is safe. Thus, can be managed with a slow transition by stopping consenting new developments in the affected area and through higher targeted rates with a combined land purchase scheme.
- Better to do it now when it's not an emergency, than leave our descendants cursing our names in 2125 because we didn't have the guts to take action and who knows what else they'll be dealing with.
  - Only concern again is losing my property and getting something of equal value, because we will still have mortgages to pay
- I strongly believe that this is the best option. I think the benefits must be undervalued, and I think having as much of the reclaimed land returned to being a wetland would be amazing for the environment if done well.
- Along with option 7, this seems to provide a really good long-term use for the area by turning it into wetlands. However, for people who want to stay in South Dunedin, this could be a challenge as they would have to move elsewhere.
- Option 7 is the ideal option. Managed retreat is necessary from a public safety perspective and the loss of life and risk to properties and people will be limited. Any other option requires spending billions of dollars hoping that technological fixes will be able to withstand extreme weather events but that is not a guarantee. In fact, it is a massive risk in its own right. Option 7 is sensible because there are fewer unknown variables and fewer opportunities for cost blowouts. It also presents an excellent opportunity to increase density in the Dunedin town centre in line with the Future Development Strategy, which will make the city much more liveable from a walkability and public transport perspective.
- Start it now ...or give us more information on time spam and costs to owners
- Radical, but seems like a sensible, long-term option. So many questions need answering about what would happen to this and that. But the possibility of people being relocated to a new 'South Dunedin suburb' with their community, just somewhere else. This suburb would need to have easy public transport links and a shopping hub.
- Most realistic option given climate change
- I'm answering for if I lived in affected part of South Dunedin. Higher benefit to cost ratio and low residual risk attracts me to this option
- This is the only sensible option
- In light of climate change it would seem sensible to recognise where we have destroyed wetlands in the past, we need to turn that around for environmental, social, cultural, economic and infrastructural sustainability
- Yes, let the water in and take the harm away from people, there's plenty of land people could be residing on up the hill near tunnel beach. a very ideal spot for future generations, plus a good spot to dump all of the soil and build up the land. also, the Council own a ton of land on the peninsula north of Larnacs castle that they could use to relocate people, driving the relocation cost down, prime real estate with scenic coastal views etc. what's not to love?
- This is my preferred option and the option that I believe solves the problem in the long run. I highly support relocation to other parts of Dunedin as we have plenty of other space and land that is safe.
- This is the only long-term sensible solution. Anyone who has bought property in this area in the last 10years should bear personal responsibility for making the decision to buy in such a flood prone area. If Canute could not hold back the sea, neither can Dunedin City Council.
- Best option, spend the money to relocate these residents over the next 15 years.

#### Comments not in support of future

- Not a viable option for people and also expensive. Option six also.
- Unrealistic. Needs to explain where South Dunedin would move too! That has to be part of this option. This is an un-South Dunedin option.
- Not enough capacity to relocate everyone. Poor social outcomes. Expensive and affects extreme number of people.
- A 'no go' in my mind we actually want to live in South Dunedin it's worth saving.
- This is vacating this area. Currently too big a step.
- Too much/too far. I don't believe this option is realistic for size of problem.
- Ridiculous. Loss of homes, businesses, memories. Tourism and money coming into South D will decrease significantly.
- Don't favour options that require moving lots of people. Where would they go. Couldn't afford new mortgage if bought out and moved.
- This feels like giving up. We need to try.
- Stupid to relocate a whole community. Schools, homes, supermarket, business, power plant, where is the land. Can you do like for like? Same problem, different location.
- Scary and possibly highly disadvantage poorer community. Where is everyone going.
- Don't think this is what will happen. Think we'll end up with 4 or 5.
- Lose our house, disruption of moving. We love what living on the flat offers. Would lose significant part of DN history. South Dunedin has always been a working man's area.
- Don't like impact on homes and businesses.
- Don't like how it would affect people's houses to be demolished and businesses. People and businesses have already been affected too much with what happened when covid hit and closed a lot of businesses.
- Uproots people, constrains choice and finance. Not realistic to move everyone out and costs seem unaffordable. Small country don't have tax and rates base to tackle at scale. St Kilda much less affected by flooding. I like being on the flat, I came off a hill!
- Don't like retreat too much character change.
- Too extreme
- Not an option I would consider. Probably not necessary.
- Shouldn't be an option. Will turn Dunedin from a city into a town. Where do we go!
- Run away and let it flood approach, this would kill Dunedin as many people would relocate to other cities, hove you actually seen the price of these small boxes/new homes being sold in Mosgiel and the surrounding area. I also note government agencies are already actively buying up these developments for social/shelter uses, so how would joe public compete against this, apart from moving away out of region!
- no agenda 2030 at play. control of everything, herding everyone into smart cities to be controlled and under surveillance NO
- It's a No from me
- Ridiculous
- Ridiculous option. Cheap for local Govt. Govt involvement is a bad choice.
- Why would you move 20% of the city, who would pay for it? If we are all going to give up and move, why are we wasting time on consulting? other cities and countries around the world manage flood issues. London is a good example in terms of cities and the Netherlands in terms of countries.
- Too extreme
- Expensive and extremely excessive work to abandon South Dunedin and give preferential treatment to residents to move elsewhere, despite tight housing market and limited allowable building spaces.
- The scariest of the options. But given the way climate change is going. Probably to most practical... Oh dear. Very scary indeed
- Think this one is unrealistic really as I don't think all those people would agree to shifting. We already have Pipes and Pumps working and a sea wall, we just need bigger Pipes as the ones we have are really old and need upgraded, including the pumps. Either number 2, 3, or 4 sound like a good place to start.
- They get progressively worse, and this is a horrible option. Do not do this!!!!
- Absolute rubbish. Refer previous comments. Where do all the displaced people and businesses go.
- Not sustainable

- Pipe dream
- What is the point of this option? Especially as you are still allowing new property development in the area currently.
- Some benefits would be nice (more natural landscape), but the people have to move somewhere. This would be extremely difficult to manage and do right.
- I don't believe it is necessary to take this extreme of an approach
- This would be a mess and would mess with the house market leaving a lot of people without, and how prices are arrived upon are always poorly done.
- Total over kill
- This option cuts the peninsula off the rest of the city. We also completely lose South Dunedin and still costing the city much.
- This option would not be acceptable. There is a shortage of housing in Dunedin, and this would make it even worse. A majority of South Dunedin would have to move to higher grounds... where? Dunedin would be filled with gentrified mini-houses, too small to house a family, similar to Christchurch, where these houses are bought by developers and investors and rented out for outrageous amounts to lower income families.
- No, this is a disgrace.
- This option is expensive and would not give residents who wish to remain any options.
- Too woke. Ridiculous
- Really? A joke?
- Life as we know and enjoy in South Dunedin would disappear. Dunedin would not be the same.
- This option seems defeatist. We need to start looking at how Holland and places like Florida are managing flood prevention.

# Like the future but concern about people being moved out

- Might end up here anyway. Just moves the problem of where people live. Short-term vs long-term decisions. Insurance and infrastructure should mitigate the short term. Option 7 is not viable in shorter. We still need a plan for the people you would move; just shifting the problem.
- Great it's low risk but where do all the people go and what happens to their houses and whose paying for it
- I can understand the long-term goals of this option, but too many people would have to relocate.
- Some benefits would be nice (more natural landscape), but the people have to move somewhere. This would be extremely difficult to manage and do right.
- Rates will go up; the government needs to help out as the current situation is a national disaster constantly pending heavy rain.
- Nature will always win. Embracing it and creating life around it is great, and this is not Uncompassionate to the current residents if it is a long-term plan be creative about the relocation of that housing. I think long term this is gold
- As long as people willing to shift?

#### Cost

- Uncertain of costs, but low risk
- Suspicious of cost benefit analysis
- In an ideal world but can we afford to do that?
- Again, the cost and time factor for this option is the major concern. The people need action asap not in 30 years' time.

# Comparison with other futures

- This could be plan c to 4 in the future
- Disadvantage is that more people / properties affected, lower benefit vs cost but seems better solution to move everyone out of the way. Could be a staged solution e.g. partially achieve it by opting for one of the other options, then fully implement it, if that isn't enough of a fix.

- Option 6 seems less extreme, but experts may decide that option 7 is necessary.

# Additions to futures

- Would this be done over time? Property prices would collapse? Where would people go? Could they afford to go?
- Costs and unsure for effected residents.
- This too is the stuff of unrealistic dreams IMHO. People like living in South Dunedin. There may be significant aspects of deprivation there, but the streets of South Dunedin are amazingly safe. And it sunny. I am nearly 80 years old and the homes in South Dunedin are better kept and maintained now than I remember from living there in the early 1950s. My prime submission is that you require stormwater retention tanks on every property, and bigger tanks where the property is 90% built over or concreted.
- Wow, this seems very radical. I'm guessing there must be a bridge somewhere in the plan to connect the Andersons Bay area and beyond with the city. Again, houses on stilts could go a long way here.
- It disconnects the peninsula has that been incorporated into the cost? Again, giving water places to go is good, moving away from areas that the water 'naturally' wants to be is good, forcibly moving people from their homes, breaking communities apart and disconnecting city communities is horrible.
- Comment for all options: Is there a way that larger, open waterways and wetlands can be created where the water flows down (rather than against gravity needing pumps?) and where each home and business has water catchment responsibilities (tanks and water gardens?) is there a way that it can be left up to residents to choose retreat (ie. can they choose to have their home moved)? Can streets be lowered so that they flood rather than homes? Can trees be strategically planted (noting that most of the community seems to be lawns and impermeable surfaces). Good luck
- I think we should take into account the amount of rest homes around South Dunedin, schools and people. It would be quite a lot expecting people to move away from South Dunedin whilst also finding home for our people who require 24/7 care.

# More information is needed

- Where would the people go
- Where would the people go
- Is there going to space for sports fields and parks
- What will happen to the Ice Stadium during development
- Will beaches/shores given as St Clair be affected over the year due the rising water and development.
- What will happen during development where do we go in the meantime.
- Where will you put the people. Lot of resistance
- Retreat where to? South Dunedin population demographics means people need to live on the flat. So far out, not in my lifetime.
- Potentially unpalatable to community as splits population, has significant impact on population. Would it impact on greater DN land use i.e. centre of town. Where is the land to move to.
- Depends very much on how buyouts are done. If that is managed well, potential option. But not sure about feasibility.
- Where will people go? It will affect the whole of Dunedin not just SD.
- Hard to know as would depend on how buyouts were structured.
- Again, inadequate info provided re detailed plans affecting individual properties
- what are ecological implications of mixing water from the harbour mouth and the other side of the ocean?
  - is it more environmentally friendly if new homes have to be bult for refuges? What are economic implications of splitting Dunedin in half? possibly into a rich and poor side?
- Depends on where residents are relocated and whether they are given a choice to where they
- Not enough information provided to homeowners.

- Will there be a bridge
- Again, lacking in information. Where are 3k households going to be shifted to?
- Will there be a bridge?
- Difficult to tell how it would affect me as map is not specific enough which would sway my decision

# Impact on wellbeing

- Less choice because less houses. More choice for houses left and is better for long term. For the lucky few left there will be increased quality of life. Maybe necessary but elderly people will be heavily impacted and won't be able to come back.
- Some might improve others it would be hard.
- This would entirely obliterate South Dunedin, the people and the culture. The social dynamics would become disparate. It would be a win for our wildlife though.
- Again, moving the people with disabilities to higher ground means that they lose their independence. Couldn't access our beaches in St Kilda & St Clair and Dunedin life would become sad and boring.
- This would certainly involve relocation which would inevitably cause major disruption at a time of my life when I want to be well settled!

# Places of importance

- Keep important sports fields.

#### Other comments

- Save us
- Avoid until we know where South Dunedin could go.
- This one is a hard scenario to agree with. I do not oppose it but its not an easy scenario to agree with.
- We don't know what will happen we crystal ball gazing it could be good or bad.
- Option 1 and 7 affects the rest of Dunedin just as much
- Our insurance has gone up significantly due to alleged/perceived flood risk, but our section 100% dry. South Dunedin is getting a lot of bad press.
- South Dunedin as a residential area is gone. People will have left.
- Last resort option.
- Peak alarmist
- This has some attractions, while most expensive it will probably only have to happen once. However, those left behind on the fringe will have a pretty desolate community
- Good bye to South Dunedin area :-(
- This is the second best option
- it's property owner's own choice about whether to retreat now or till the last moment. But the options of raised land and water pipes and pumps do not solve the real problem and waste of time and money, as well as affecting the current residents' quality of life.
- I reckon there will be a lot of resistance to this option. In my view too meany people don't see climate change / sea level rise as an issue and will strongly resist. Living where I do, I am very aware of the shallow depth of the water table. I have long maintained that Forbury Park should be returned to a wetland.
- Think we should focus on South Dunedin flood areas