

South Dunedin Future

South Dunedin Risk Assessment and 7 Potential Adaptation Futures

Frequently asked questions (FAQs)

Q How are these reports related to DCC's recent announcement about \$44 million for flood alleviation?

Adapting to a changing climate is a complex challenge. It will require responses across the short-, medium- and long-term. DCC has recently proposed to allocate an additional \$44 million for new stormwater infrastructure to help alleviate flood risk in South Dunedin over short- and medium-terms, which are intended to complement the long-term work being undertaken by the South Dunedin, including release to these two reports.

Q Is there a preferred future for South Dunedin from those presented?

No, there are seven potential futures presented for South Dunedin, a status quo, and six other futures on a spectrum of fight and flight. The status quo is expected to lead to the worst outcomes, with the other six futures likely leading to better results – but with various trade-offs. Over the next two years, Councils plan to narrow the options to a short list and then identify a preferred future.

Q Have councils made any decisions about the future of South Dunedin?

No, at this stage all options remain on the table and councils have only committed to the completion of the South Dunedin Future programme and production of a climate adaptation plan by December 2026. Decisions about a preferred future for South Dunedin and any associated changes to the district plan or infrastructure investment are yet to be made.

Q Will these reports appear on people's LIMs?

Yes, a Land Information Memorandum (LIM) contains information drawn from Council records relating to a specific property. Properties within the South Dunedin Future area will have links to these reports included in their LIM details from Friday 14 March 2025.

Q Will this work impact people's ability to get insurance in South Dunedin?

It's difficult to say, because the councils do not have a direct role in insurance cover or pricing. It is the insurance industry's job to price risk and ultimately these are commercial decisions made by insurers. Councils are actively talking to insurance companies about these topics.

While the South Dunedin Risk Assessment shows that risk in South Dunedin is high and getting higher, the adaptation futures report shows there are also a range of ways we can manage and reduce those risks over time. The potential implications for insurance are yet to be determined.

Q What will this mean for house values in South Dunedin?

South Dunedin's history of flooding is well known and there is some existing evidence that lower property valuations in the area are partly related to that known flood risk.

The South Dunedin Risk Assessment shows that risk is already high and getting higher. In a status quo future where we keep doing what we are doing, these risks increase, with a range of negative impacts on properties and property values.

The other potential futures for South Dunedin all involve managing risk, through a mix of infrastructure, natural spaces, and moving people out of harm's way. These changes could have both positive and negative impacts on property values, depending on the nature of the changes, timing, location, and other factors.

Q Is the DCC-planning some buy some or all of the property in South Dunedin?

The seven potential adaptation futures for South Dunedin illustrate a range of potential ways to manage flood and other risk across the area. Each of the futures involves some change, and each affects many hundreds of properties, and it is possible that council will seek to purchase some properties to implement whichever future is preferred. However, at this time, there are no plans for council to purchase large numbers of properties in South Dunedin to support climate adaptation.

In 2023, DCC did some early work looking at potential property purchases and made an initial approach to central government with a proposed pilot study. The approach was declined by the government, but DCC continues to explore options, as all seven of the potential adaptation futures would likely require some form of property purchase to implement.