



*caring about you & your environment*

## **Report 01.53**

2 February 2001

File: Y/1/1/2

Report to the Rural Services and Wairarapa Committee  
from Ian Heslop, Divisional Engineer

### **Waiohine Floodplain Advisory Committee – Progress Update**

#### **1. Purpose**

To update progress made by the Waiohine Floodplain Advisory Committee.

#### **2. Background**

- 2.1 At the June 1998 meeting this Committee approved the formation of a Waiohine Floodplain Advisory Committee. The role of the new Committee was to assist Council with the selection of a preferred floodplain management option, and a review of the current rating basis.
- 2.2 A Waiohine Floodplain Advisory Committee progress update report was put to this Committee at the March 2000 meeting. The contents of the report were noted, and the progress made by the Committee was endorsed.
- 2.3 Subsequent to this additional progress has been made with the rating classification review, the preferred floodplain management approach, and related public consultation.

#### **3. Additional Progress**

Additional progress is summarised as follows.

- Development of the preferred rating classification approach.
- Calculation of the new rate for each individual ratepayer.
- Written advice of the proposed new rate to each rural ratepayer, and to those urban ratepayers with significant increases.
- Distribution of three newsletters to both rural and urban ratepayers.
- Refinement of the preferred floodplain management option.
- Assistance to Transit NZ with the Waiohine SH2 Bridge Upgrade investigation.
- Response to enquiries and feedback from rating letters and newsletters.

## **4. Rating Review**

- 4.1 The Waiohine River Management Scheme rating classification review is substantially complete. The new classification is ready for notification under the Special Order process of the Rating Powers Act, subject to the correction of any minor oversights highlighted by the consultation process. Staff will seek approval to initiate the Special Order process at the March meeting of the Rural Services and Wairarapa Committee.
- 4.2 The key components of the new rating classification approach are as follows:
- The benefiting floodplain area will be divided into an urban area enclosing Greytown, and a rural area consisting of the remaining floodplain area.
  - The urban area will include those properties considered to be of urban character, and will be larger than the current South Wairarapa District Council urban zoning area.
  - The required Scheme rate will be collected 50% from each of the rural and urban areas.
  - The rural area will be rated on a differential land area basis, and the urban area will be rated on a capital value basis.
  - For the rural area, in addition to the differential land area rate, a site weighting (curtilage) will be applied for each house and commercial building.
  - Site weightings will be added for new or relocated houses or commercial buildings, and removed on demolition or removal of existing houses or commercial buildings.
  - The urban area will expand in line with additional urban or commercial development, and the rural to urban rate allocation will be revised as appropriate.
  - The rural rating classification will be adjusted as new flood protection measures are put in place.
- 4.3 The feedback from the consultation process to date has been positive. From a total of 250 rural ratepayers only ten enquiries were received. The majority of these enquiries were from small property owners concerned about significant increases resulting from the introduction of site weightings.
- 4.4 From a total of 980 urban ratepayers only four enquiries were received. The main concerns expressed were unhappiness with inclusion in the new urban area, or rate increases caused by the change to capital value rating. Staff have responded to these enquiries, and the explanations given have generally been well received.

## **5. Floodplain Management Options**

- 5.1 Two options have been considered for upgrading the standard of flood protection for the Waiohine river floodplain. The first option is the Development of the Apple Barrel Floodway, and the second option is the Closure of the Apple Barrel Floodway.

- 5.2 The Apple Barrel Floodway Development option is uneconomic as the estimated cost considerably exceeds the projected benefit. This option is not viable on technical grounds and is unlikely to be supported by the affected floodplain residents.
- 5.3 The Apple Barrel Floodway Closure option on the other hand is
- economically viable
  - superior on technical grounds, and
  - is more likely to be supported by floodplain residents.
- 5.4 The Apple Barrel Floodway option has been adopted as the preferred option. It cannot proceed until the existing Waiohine SH2 Bridge waterway is enlarged. Transit NZ have recognised the flood capacity limitations of the existing bridge, and are currently investigating upgrade possibilities.
- 5.5 Another issue considered was the standard of flood protection to be applicable for the urban and rural floodplain areas. The flood protection standard adopted for the urban area is 100 year return period with a 1.0 metre freeboard. For the rural area a standard is a 20 year return period with a 0.6 metre freeboard.
- 5.6 A number of issues still have to be addressed by the Committee. These include the possible retention of the Apple Barrel Floodway as an emergency overflow channel, the update of the preferred option estimate, and the programming of the construction of the preferred option to best meet community needs.

## **6. Communication**

The adopted communication and consultation strategy consisting of newsletters, public exhibitions, and meetings with key individuals and interest groups will continue. The Special Order process will be advertised as required.

## **7. Recommendation**

*That the Rural Services and Wairarapa Committee:*

- (1) *Note the contents of this report, and endorse the progress of the Waiohine Floodplain Advisory Committee.*
- (2) *Adopt Apple Barrel Floodway Closure as the preferred flood protection option for the Waiohine River floodplain.*

Report prepared by:

I Heslop  
Divisional Engineer

Approved for submission by:

Ian Gunn  
Manager, Operations

Colin Wright  
Divisional Manager, Wairarapa