



Report 08.730  
Date 3 October 2008  
File N/06/12/10

Committee Catchment Management  
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## Raising of the Otaihanga Boating Club building

### 1. Purpose

To consider a request from the Otaihanga Boating Club for financial assistance to raising their clubrooms to the 100 year return period.

### 2. Significance of the decision

The matters for decision in this report do not trigger the significance policy of the Council or otherwise trigger section 76(3)(b) of the *Local Government Act 2002*.

### 3. Background

A letter has been received from the Otaihanga Boating Club, seeking financial assistance for raising their clubrooms to above the 100 year return period flood level and to develop the building into a community, educational and recreational facility (refer to **Attachment 1**).

The existing clubrooms at 19 Makora Road suffered substantial damage in January 2005, when floodwaters from the Waikanae River overtopped the stopbank between the river and clubrooms. The 2005 flood was estimated to be a 1 in 80 year return period. The existing floor level of the clubrooms lies approximately 1.5 metres below the 1 in 100 year flood level.

### 4. Proposed Flood Mitigation at Otaihanga

The Waikanae Floodplain Management Plan (WFMP) provides for the raising or flood proofing of 14 houses and the raising of three sections of road as the preferred method of flood mitigation in Otaihanga. The plan is silent on the Otaihanga Boating Club although the technical investigations and expenditure estimates were completed on the basis that the Otaihanga Boating Club would be included.

#### 4.1 House Raising

The houses to be raised or flood proofed fall into two areas:

- Six isolated houses at 21, 61 and 73 Makora Road and 11, 13 and 15 Toroa Road.
- Eight houses on the river side of Makora Road, being the odd numbers from 1-17 Makora Road.
- Potentially the Otaihanga Boating Club at 19 Makora Road.

Five of the six isolated houses have now been raised or flood proofed.

Of the nine properties along the river side of Makora Road, three no longer require raising as they have been substantially upgraded since the plan, leaving up to five houses still to be raised.

## **4.2 Road raising**

The road raising comprises the raising of three sections of road, two on Makora Road and one on Otaihanga Road

The section of Otaihanga Road has been raised and a flood wall adjacent to Otaihanga Domain constructed instead of physically raising this section of Makora Road. The third section of road raising to protect the houses at 2-14 Makora Road did not proceed at the request of the residents, as they decided they did not want the work done because of traffic safety and access issues at this time. The proposal is still contained within the WFMP but no budget is included within the current LTCCP.

## **5. House and road raising versus a stopbank**

The local community and the Kapiti Floodplain Management Committee (KFMC) selected house and road raising as the preferred method of flood mitigation in Otaihanga in 1997.

The house and road raising option was confirmed by the Greater Wellington Regional Council (GWRC) Landcare Committee on 8 August 2007 (see Report No. 07.437) prior to approving funding for the raising of 19 Makora Road. The house and road raising was substantially more cost effective and had greater environmental, landscape, sustainability and recreation benefits than stopbanking.

The stopbanking option would have included stopbanking around the Otaihanga Boating Club. However in selecting house and road raising it was never clarified whether the house raising option would include the boating club building.

## **6. Raising of the Otaihanga Boating Club Building**

### **6.1 Qualification for GWRC contribution**

The FMP refers to house raising, in particular the habitable dwellings between numbers 1 and 17 Makora Road.

It is not clear whether the Otaihanga Boating Club building qualifies for financial assistance from GWRC, as it will not be used as a habitable building. In all other respects the boating club building meets the criteria to be eligible for house raising. Like the Harrison's property next door, the boating club has been affected by flood water on four occasions in the last few years, with water causing substantial damage in January 2005.

It is proposed that the boating club building will be used for a wide range of community activities both during the day and at night. Some of these activities are listed in the attached letter from Roy Opie, the Commodore of the Otaihanga Boating Club. It is likely that the clubrooms will also be used by other community groups as well, given that the boating club activities will be somewhat limited. GWRC has used the building for many community meetings over recent years.

In view of the intention for the Otaihanga Boating Club building to be used as a general community facility, Council may agree to contributing towards the raising of the building in the same way as the adjoining residential houses. The boating club, in their letter, has indicated that it has sourced \$99,000 from their own member funds and other sources but is still seeking a contribution from GWRC for the raising of the club rooms.

## **6.2 Proposed Commencement**

The Otaihanga Boating Club has received consent from KCDC to commence the raising and upgrading of the clubrooms and is proposing to commence work shortly. It is likely that the works will be completed by June 2009, subject to available funds.

## **6.3 GWRC budget**

The current LTCCP provides funding of house raising at Otaihanga between 2008/09 and 2011/12. However, this programme of works has been delayed by one year in order to bring forward strengthening of the riverbank which was seriously eroded during recent floods. As a result, GWRC funding of house raising would commence in July 2009.

In consulting with the community about the delay to the commencement to house raising Council also asked the residents to indicate whether they would be in a position to take up the offer for funding house raising. To date we have not received any requests for financial assistance for house raising from property owners in Makora Road. We believe that the lack of response indicates that of the 9 houses originally identified and budgeted for raising, many will not take up the offer and that our current estimate of 6 may still be high. Therefore, we can make the funding available from within existing allocations, commencing in July 2009, should Council decide the boating club is eligible.

## **6.4 Amount of GWRC's contribution**

Council's contribution to house raising is up to a maximum of \$45,000 per property, as was agreed for the Harrison's house (refer to Report No. 07.437

dated 16 July 2007). Owners need to submit proof of the costs of the house raising specifically prior to GWRC making any grant towards the cost. A copy of the conditions that would be attached to any GWRC contribution is contained within **Attachment 2**.

## 6.5 Future work

The initial consultation undertaken with the Makora Road residents about raising houses noted in section 6.3 has shown that there is no urgent desire for them to take up the offer of assistance for house raising. We propose to write to the residents again mid-2009 asking them whether they will or will not be taking up the offer. At the time of writing we could also put in a time limit after which no further funding would be available. It is suggested that the time limit be two years from July 2009.

## 7. Recommendations

*That the Committee:*

1. **Receives the report.**
2. a) **Approves the Otaihanga Boating Club request for a contribution to raise their clubhouse but advises that funding for the raising is not budgeted until the 2009/10 financial year.**

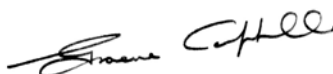
*or*

- b) **Declines the Otaihanga Boating Club request for a contribution to raise their clubhouse and advises that it does not meet Greater Wellington Regional Council's criteria for funding.**
3. **Requests officers to again write to eligible Makora road residents seeking their interest in house raising and advising them of a deadline of 30 June 2011 for applications to be received.**

Report prepared by:

Report approved by:

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## Attachments

- 1 Letter from Roy Opie, Commodore of the Otaihanga Boating Club
- 2 Conditions for GWRC funding of house raising