



Report 05.83
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Committee Policy, Finance and Strategy Committee
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House raising at Otaihanga

1. Purpose

To seek approval from the Committee to bring forward the raising/flood proofing of three houses in Otaihanga.

2. Background

Twenty three properties in the Otaihanga area of the Waikanae River were flooded during the major storm event of 5/6 January 2005, with water entering 11 homes.

The flood and its impact were described in Report 05.24 for consideration by the Landcare Committee at its 8 February 2005 meeting. This report sought the Landcare Committees view on bringing forward the raising of up to six of the homes inundated during the flood. Benefit was seen in raising the houses while they were in a damaged state rather than repairing them, and then raising them in 2 to 3 years time as programmed in the Flood Protection operating plan.

The Landcare Committee resolved as follows:

“That the Landcare Committee considered the requests from Otaihanga residents to bring forward the raising/flood proofing of up to six houses but deferred any decision until the other options including stop banking have been considered by staff and residents and reported back to this Committee”.

This report summarises the consultation with owners and makes a recommendation for the Committee to consider. The timing of the 6 monthly review, and the need for possible input into the 2005/06 Annual Plan update, has brought about the need to report directly to the Policy and Finance Committee rather than wait for the next Landcare Committee meeting.

3. **Waikanae Floodplain Management Plan**

The Waikanae Floodplain Management Plan (WFMP) provides for the raising of three sections of road, and the raising or flood proofing of 14 houses as the preferred method of flood mitigation in Otaihanga. The houses to be raised or flood proofed fall into two areas:

- the first being ten properties from 1-19 Makora Road
- the second area is six isolated properties at 21, 61 and 73 Makora Road and 11, 13 and 15 Toroa Road.

The location of the properties is shown on the plan in **Attachment 1**.

One section of the road raising has been completed, a flood wall constructed instead of the second section with the third section, adjacent to 2-14 Makora Road being abandoned after residents decided they did not want the work done due to traffic safety and access issues. The houses at 11 and 13 Toroa Road were raised following the 1998 flood.

4. **1-19 Makora Road**

The first area of houses identified for house raising is in the section from 1-19 Makora Road. A meeting was arranged with these Makora Road residents on 17 February 2005. All owners except for those at 7 Makora Road were represented at the meeting. The people at the meeting were given a copy of GW Report 97.03 which outlined the background to the decision to select house raising as the preferred flood mitigation option for the area, and a copy of the draft form of agreement they would be expected to sign if they proceeded with house raising. The option of deferring the decision on house raising and reconsidering the stopbank was then discussed. All the residents were then asked to consider the option and advise staff of their preference by 22 February 2005.

All nine residents have now been contacted with five wanting to proceed with house raising, three with reconsidering the stopbank and one undecided.

A tenth property, the Otaihanga Boating Club at 19 Makora Road, may also need to be considered for raising as it was extensively damaged during the flood. As well as the interior of the building being damaged the piles are believed to have settled and will need replacing. Members of the boating club spoken to generally favoured stop banking but no decision has been sought from the club at this stage as our primary concern is with the private dwellings that flooded.

A further six houses on the landward side of Makora Road (the even numbers 2, 4, 6, 8, 8A and 10) were to have been protected by the raising of Makora Road but this work was not undertaken when some of the residents decided they did not want it to proceed. Some of the residents considered the impact it would have on traffic safety and access to their houses was unacceptable. If

house raising was proceeded with these houses would remain unprotected but a stopbank would provide them with significant flood protection improvements.

While house raising remains the preferred option by the majority of the directly affected owners, some doubt remains with the others. We also need to reconsider the options for the even numbered houses which were to be protected by road raising. Overall we recommend that no house raising be done in this area until the all of the issues can be reconsidered. The current programme for this reconsideration is 2006/07.

Careful consideration has been given on how to relay Council's decision to those five owners who simply want to get on with the house raising selected by the community as part of the WFMP. Some of these houses have been flooded twice in the last ten years.

5. 21-73 Makora Road and 15 Toroa Road

A further four houses in Otaihanga have been identified for raising or flood proofing. These are 21, 61 and 73 Makora Road and 15 Toroa Road. These houses have no option of being protected by a community stopbank and house raising or flood proofing are the adopted options.

Of the four houses numbers 21 and 73 are known to have flooded three times since 1990 causing considerable damage and are considered to have a high risk of flooding again. Number 15 Toroa Road is only known to have flooded once but with the wall linings removed and the house empty there is significant benefit in proceeding with the raising of this house now. All three owners have been in contact with Council asking for the work on their properties to be brought forward.

Number 61 is not able to be raised and would require flood proofing, probably by way of a small earth bund. The house was flooded in the January 2005 floods but we are unsure whether it has flooded previously. The owners have not made contact with the Council and we have not been able to ring them so we are unsure whether they wish to proceed with any works on their property.

Based on the discussion above it is recommended that raising or flood proofing of 21 and 73 Makora Road, and 15 Toroa Road be brought forward. Number 61 Makora Road can be considered with the other houses in 1-19 Makora Road in 2006/07 as programmed.

6. Resourcing

Additional resources will have to be found to undertake the house raising work. However we believe we can reasonably undertake the administration tasks required to raise or flood proof the three houses (21, 73 Makora and 15 Toroa Road) this financial year.

The reconsideration of the stopbank around 1-19 Makora Road will have to wait until programmed in 2006/07. The focus for the next three financial years

on the Kapiti Coast will be the completion of the Jim Cooke Park realignment, and construction of the Chrystalls Extended and South Waitohu stopbanks.

7. Financial considerations

7.1 House raising

The cost of completing the house raising on the three properties is \$120,000, which would be shared 50% by regional rate payers and 50% by the Kapiti Coast District river rate. This cost is not included in the six month forecast being considered today. This is due to Landcare Committee wanting additional information before it would agree to bring the house raising forward, and we subsequently missed the forecast cut off.

In report 05.24 to the Landcare Committee we set out how this would be funded. Essentially the regional rate payer share of \$60,000 would be funded from the surplus generated from the disposal of land at Mabey Road. This would in turn mean less surplus would be available to fund the January 2005 flood damages, resulting in an additional \$60,000 being withdrawn from the flood contingency reserve.

The local share of \$60,000 would be funded by an additional draw from the Kapiti Coast District river rate reserve.

These two additional drawdowns of \$60,000 each from the two reserves will put increased pressure onto already negative reserve balances. Because of this, we recommend that the Otaihanga house raising cost of \$120,000 be subsequently rated for in the 2005/06 financial year to repay these reserves.

7.2 Completing 1- 19 Makora Road

The houses (both sides) in the reach in the 1-19 Makora Road, and number 61 Makora Road, remain vulnerable to flooding and will have a high priority for work in the proposed new 2006-16 LTCCP.

The costs of the stopbank option (assuming it is feasible at all) have been estimated as about twice the cost of raising the remaining ten houses. Given that the issue of stopbank vs house raising will not be resolved by the time of completing the LTCCP some careful thought will need to go into what provision should be made in the plan.

8. Communications opportunities

The outcomes of Council's decision will be promptly reported to all of the directly and indirectly affected residents in Otaihanga. The owners of the directly affected houses will be contacted personally (with a follow up letter). A newsletter will be prepared and delivered to the letterbox of those indirectly affected landowners.

9. Recommendations

That the Committee recommend to Council that it:

- 1 Bring forward the raising or flood proofing of three houses being 21 and 73 Makora Road, and 15 Toroa Road.*
- 2 Approve the unbudgeted cost of the raising or flood proofing of \$120,000 in 2004/05.*
- 3 Agree that the option of stopbanking be reconsidered for the remaining flood prone houses in Makora Road in the 2006/07 financial year.*
- 4 Considers whether additional rates of \$120,000 should be levied in 2005/06, as part of finalising the 2005/06 Annual Plan, to retrospectively fund the house raising.*

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Attachment 1: Plan of the Otaihanga area