



Report 10.356
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Committee Council
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Lower Wairarapa Valley Development Scheme – Funding Private Structure upgrades around Lake Wairarapa

1. Purpose

To seek approval for an increase in the general rates contribution to the annual Isolated Works Budget of \$35,000 from 2011/12 for a period of 10 years to assist landowners around Lake Wairarapa to upgrade flood and erosion protection works.

2. Consideration by Committee

The matters raised in this report were considered by the Catchment Management Committee at its meeting on 10 June 2010 (Report 10.280 refers). The recommendations contained in this report have been endorsed by the Committee for the Council's consideration and decision.

This matter was also considered by the Lower Wairarapa Valley Development Scheme Advisory Committee at its annual meeting in May 2010. The Advisory Committee supports the recommendations contained in this report.

3. 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.

4. Background

The floods of 2004 and 2006 resulted in maximum Lake Wairarapa levels being recorded since completion of the cut-off diversion and the Barrage Gates. These high lake levels, although much lower than the pre-Scheme high water levels, severely stressed the integrity of significant areas of the “private

protection works network” e.g. the Barton-Moran stopbank failed, resulting in a large area of flooding on both properties.

It is clear that any “protection works” need to be constructed to a specific standard and must have an ongoing maintenance programme. During discussions with Councillors and staff, affected landowners requested that GW consider how it might assist in the protection of the “private stopbank network”.

The Catchment Management Committee received Report 10.64 titled “Lower Wairarapa Valley Development Scheme – Study of Private Structures around Lake Wairarapa” in March 2010. The report brought together work that had been undertaken looking at the construction and maintenance of private flood and erosion protection works around Lake Wairarapa following the floods in 2004 and 2006. See **Attachment 1** for a locality plan.

Report 10.64 was also presented to the LWVDS Advisory Committee in March 2010 at which the views of the Committee were sought. Of the four options presented the Advisory Committee favoured Option 2, which was for private owners to seek isolated works funding from Greater Wellington to assist with construction and upgrading of the works rather than incorporating the works into the assets of the LWVDS.

5. The options

The “Private Stopbank Network” has been constructed both before and after the completion of the LWVDS. There is now a requirement to develop a policy on how to handle requests for the funding of the “Private Stopbank Network” in the vicinity of Lake Wairarapa.

Four options have been considered:

- Option 1 – Do Nothing
- Option 2 – Consider use of the Isolated Works Policy for such works
- Option 3 – Incorporate parts of the old stopbanks along the old Ruamahanga cut-off channel into the LWVDS and use the isolated works policy for maintenance of the remainder of the “private stopbank network”.
- Option 4 – LWVDS takes over the improvements and management of all of the “Private Stopbank Network” in the vicinity of Lake Wairarapa.

A fuller description of the options outlined in the March report is contained in **Attachment 2** to this report for information.

6. Discussion of options

When the original LWVDS was proposed, the existing private stopbanks being considered in this report were to become redundant with the construction of the “polders” on the eastern side of the lake. The polders were to reclaim up to

30% of the lake area for farming. This part of the LWVDS was not proceeded with, mainly for economic reasons. In making this decision, however, no decision was made on how to deal with the upgrade of existing stopbanks or the construction of new stopbanks to protect the land from flooding when the lake levels increase due to heavy rain.

Some of the landowners feel that when it was decided to abandon the polders, a lesser system of stopbanks should have been constructed to protect their land on the lake shore so that they enjoyed a similar standard of protection as that provided by the rest of the LWVDS. There is a general acceptance that the land owners around the lake have not received the full benefits that the original LWVDS was to provide, and that some form of assistance should be provided. However, there was a reluctance to fully incorporate the existing stopbanks into the scheme because of the upgrade and maintenance cost. Providing isolated works budget for landowners to upgrade their level of flood and erosion protection was seen as a reasonable compromise. The term “Private Stopbanks” has been used in this report but in reality the stopbanks generally protect two or more properties, making them eligible for funding under the existing isolated work budget. The areas protected are also substantial meaning the benefit is regionally significant. A brief note of each of the options is detailed below.

6.1 Option 1

This option is not recommended as staff consider that, although the LWVDS has no obligations relating to the private structures, these landowners are at a disadvantage compared to others both within and outside the scheme area.

6.2 Option 2

This is the favoured option by staff. The reasons are:

- (a) As explained above these landowners are eligible for some assistance.
- (b) The upgrading of the flood and erosion works is consistent with the Isolated Works Policy and is therefore considered to be eligible for funding within the existing funding criteria.
- (c) It will not have any impact on other rate payers in the scheme.
- (d) Since the structures will not be taken over by the LWVDS under this option, it would be sufficient to bring them up to a standard that might not necessarily be as high as the LWVDS making it more affordable for the landowners “

6.3 Options 3 and 4

These two options are not favoured by staff for the following reasons:

- (a) The scheme has no obligations relating to the private structures. The benefit is generally only to the landowners and not to the scheme.

- (b) If part of the scheme area is considered for a higher protection standard then for consistency purposes all areas should be considered.

7. Funding implications

The estimated cost of upgrading all of the private stopbanks to a reasonable “as constructed” standard would be \$1.18M.

The rate at which these works would be implemented would depend on the individual landowners and their ability to fund the local share. For estimating purposes, if the works were completed over a 10 year period a total of \$35,000 additional general rates per year would be required. The total general rate funding within the current isolated works budget is \$39,000 per year and is normally fully committed. The sum for the Lake Wairarapa stopbanks would therefore need to be in addition to this or, alternatively, current funded isolated works would need to be substantially reduced across the rest of the region.

8. Recommendations

That the Council:


1. *Receives the report.*
2. *Notes the contents of the report.*
3. *Approves, for inclusion in the Proposed 2011/12 Annual Plan, that the general rates contribution to the annual Isolated Works Budget be increased by \$35,000 to assist landowners around Lake Wairarapa to upgrade flood and erosion protection works.*
4. *Agrees that the proposed 2012/2022 LTCCP will provide for a general rates contribution to the annual Isolated Works Budget to be increased by \$35,000 per year for the financial years 2012/13 to 2020/2021 to assist landowners around Lake Wairarapa to upgrade flood and erosion protection works.*

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Report endorsed by:



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Report approved by:



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Attachment 1: Aerial map
Attachment 2: Options Considered