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Report 02.645

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Report to the Hutt River Advisory Committee
from Daya Atapattu, Project Engineer, Flood Protection Department

Hutt River Floodplain Management Plan (HRFMP): Belmont Edge Protections and House Raising

1. Purpose

To seek the Advisory Committee's endorsement of the scope and programme for the proposed edge protections and house raising in Belmont.

2. Background

The Hutt River Floodplain Management Plan's (HRFMP) recommended flood risk reduction measures for Belmont include¹:

- bank edge protections to a 1900 cumec standard.
- district plan provisions.
- financial assistance for house raising.

The Hutt River Environmental Strategy recommends that public access be provided along the river bank as part of the Hutt River Trail.

We are currently developing district plan provisions for Belmont as part of the HRFMP non-structural measures implementation process. Report 02.642 on this Order Paper presents the status of the non-structural measures project.

This report highlights the key areas of Belmont edge protections and house raising project, including:

- expected project outputs and benefits.
- work involved in producing the outputs.
- project programme.
- consultation with the community and stakeholders.

¹ Hutt River Floodplain Management Plan, Page 60

3. **The Existing Situation**

The project area extends from the Kennedy-Good Bridge to the northern end of Owen Street (**Attachment 1**). Residential development from Carter Street to Richard Street is located immediately adjacent to the river channel and is separated from the river by a narrow berm. The berm is wider in the reach from Richard Street to the upstream end.

About ten residential properties located adjacent to the river channel are at risk from bank erosion. Thirty-two houses are at risk from flooding during a 1900 cumec (100 year) flood.

The Regional Council owns the berm areas. However, in some instances adjoining property owners have encroached onto this Wellington Regional Council land. The encroachments, ranging from gardens to sheds and possibly parts of houses, pose a problem for maintenance as well as for recreational access.

4. **Project Outputs and Benefits**

The expected outputs of this project are:

- by June 2005, complete edge protections and associated environmental enhancement works.
- by June 2007, complete raising of houses eligible for the Regional Council's financial assistance.

The project benefits include:

- reduced erosion risk to adjoining properties.
- reduced flood risk to existing houses.
- recreational access for public along the river.

5. **The Project Tasks**

The design and project management for this project will be carried out in-house with some assistance from consultants. The project tasks are:

- Topographical and boundary definition survey.
- Refine concept designs (originally prepared in 1999) and complete preliminary and final designs for edge protections and the environmental enhancements.
- Consult with individual property owners, the wider Belmont community, stakeholders and other interested parties.
- Prepare a resource consent application and obtain consents.
- Refine flood maps, confirm the houses eligible for house raising assistance and prepare guidelines.
- Construct the works.

6. Removal / Retention of Encroachments

The boundary definition survey to identify the extent and type of encroachments has already commenced. Adjoining property owners were given advance notice before the survey started. Although it is desirable to remove all encroachments, it may be necessary from a pragmatic point of view, for some encroachments to remain. Our property consultant will study the survey information and recommend practical methods for dealing with each individual encroachment. Once this approach is agreed the consultant will negotiate agreements with individual landowners.

We aim to complete negotiations with adjoining property owners by the end of January 2003.

Once the agreements are implemented, we propose to develop the berm area in accordance with an environmental enhancement plan agreed with the community. This will include linking the Hutt River Trail through the project area.

7. Consultation

Consultation for this project began with the HRFMP consultation, which started in 1999 with the design standard options. The community was later consulted on the priorities for works on the Environmental Strategy and on the proposed non-structural measures.

The purpose of consultation in this project is to:

- update the community and stakeholders on the proposed programme for implementing HRFMP projects in the Belmont area.
- enter into agreements with individual property owners for removal/retention of encroachments.
- seek community feedback on the preliminary design for edge protections and environmental enhancement.
- seek community approval for a non-notified resource consent application.
- update the community through the construction phase.

Consultation in this project will be linked, where possible, to consultation on district plan provisions directed by HCC.

Consultation tasks for the design phase will include:

- a community meeting at Belmont Hall.
- stakeholders meetings.
- information sheets and press releases.
- individual meetings with adjoining property owners.

Consultation with the community and stakeholders started in August 2002, with letters, telephone calls and individual meetings advising people that surveys were being undertaken. This process will be ongoing throughout this project.

Discussions with individual property owners eligible for house raising funds will continue in the 2004/05 financial year.

8. Programme

The table in **Attachment 2** shows the timing for key deliverables.

Adjoining property owners who have encroached onto WRC property will be contacted in November and December 2002, with the intention of completing agreements by the end of January 2003.

The preliminary design for the preferred option will be completed by the end of November 2002, with consultation being undertaken during February 2003. The edge protections and enhancement design will be finalised by mid April 2003, after obtaining feedback from the community and other interested parties.

Consultation on the draft resource consent application will be completed in May 2003. The application will be amended, if required, and lodged in early June 2003.

We expect to appoint a contractor in December 2003 and complete the construction by June 2004. This is dependent on the availability of sufficient quantities of rock to complete both the Ava to Ewen and the Belmont works during the 2003/04 financial year. It may be possible to reduce costs by delaying the Belmont project by one year. The timing for construction will be reviewed in February 2003 when the availability of rock materials will be known through the Ava to Ewen tendering process.

The house raising programme will be spread out over a period of four years from 2003/04. We hope that this will give sufficient time for eligible residents to plan house raising combined with any other house improvements.

9. Budget

The budget provided in the Council's 2000-2010 ten year plan is given below.

Project Name	Total Cost '000	02/03	03/04	04/05	05/06	06/07
Edge Protection	613	50	563			
House Raising	450		90	120	120	120

The above budget has been provided on the basis of the concept design prepared in 1999. We expect to refine the cost estimates when the preliminary design is completed at the end of November 2002. This will enable any variations to be considered through the Regional Council's 2003-2013 ten year plan process.

10. Recommendations

That the Hutt River Advisory Committee:

- (1) **Receive** the report.
- (2) **Note** the contents of the report.
- (3) **Endorse** the scope and programme for implementing the Belmont edge protections and house raising project.

Report prepared by:

Approved for submission:

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Attachment 1 : Project Area

Attachment 2 : Implementation Programme