



Report 08.255  
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Committee Catchment Management  
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## **Porirua Stream Flood Mitigation Works at Findlay Street**

### **1. Purpose**

To inform the Catchment Management Committee of the proposed process and timeframe for completing flood mitigation improvement works in the Porirua Stream at Findlay Street, Tawa, and the sale of the three houses owned by the Council.

### **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 of progress to date**

#### **Porirua Scheme**

In 1990 Greater Wellington Regional Council (GWRC) approved a scheme of works to provide flood protection to residents and businesses adjacent to the Porirua Stream. The scheme consisted of three main components; detention dams built at Seton Nossiter Park and Stebbings, upgrade of the channel through Tawa, and construction of channel improvements and protection works through the Porirua City Centre. Since 1990 both the Stebbings and Seton Nossiter detention dams, and the Porirua city centre works have been constructed.

The improvement works to the Porirua Stream through Tawa (Glenside to Linden Park) however did not proceed. A programme of consultation undertaken with the Tawa community in 1989 revealed that the community, while it wished to resolve flood management issues, also wanted to retain the natural character of the stream as much as possible. An economic evaluation in 1992 showed insufficient benefits for works in the Wellington City area. This meant that the cost of the works would not be offset by the benefits of flood mitigation that would result from the work.

In 1990, in anticipation of stream widening and straightening being carried out at Findlay Street, just upstream from Linden Park, three houses adjacent to the railway line and with footbridge access from Findlay Street, were purchased.

### **Review of ownership of the three Findlay Street houses**

In 2000-2002, GWRC reassessed its continued ownership of the three Findlay Street properties and decided that it would complete the stream upgrade works for the immediate reach then sell the three houses on the open market. It re-introduced the proposal to straighten the stream, improving the flood mitigation characteristics and relocating the houses across the stream adjacent to Findlay Street, allowing them to be sold.

### **Flood improvement options at Findlay Street**

GWRC approached WCC officers for pre-consent application comment on the proposed plans. WCC officers, guided by past community discussion and the policy direction set in Wellington Wet and Wild: Bush and Streams Restoration Plan indicated that they felt that the cost/benefit analysis needed to take account of the ecological impacts and WCC's streams management policy. They asked that alternative solutions be considered which sought to retain the existing stream system as much as possible. A bottom-line requirement was that any alternative solution should aim to achieve the same level of flood protection as the solution initially proposed.

As a consequence GWRC staff developed an option where the stream remained on its existing alignment with a lower-level floodway formed adjacent to the railway line (the floodway option). Under this option two of the houses would be trucked offsite and only one relocated adjacent to Findlay Street. This option was likely to be more ecologically sensitive and in keeping with WCC's policy to retain the natural character of the stream.

In December 2001, the Landcare Committee considered the floodway option and decided that writing off the value of two residential properties was not acceptable and requested that GWRC officers initiate further discussions with WCC.

In summary, options being considered in 2002 were relocation of the stream channel and 3 houses, and widening of the stream in its present location and the relocation of one house (with the removal of the other two houses). Neither of these options was satisfactory to both GWRC and WCC, as the former did not meet the Wellington City Council 'Wet and Wild' Stream Policy, and the latter had an unacceptable cost to GWRC.

### **New bifurcation option**

Consequently, in 2003/2004 a further option was developed that proposed relocation of the stream channel and 3 houses, and construction of a bifurcation of the stream channel around an 'island'. Feasibility and costs of this option have been investigated, and this option appeared of sufficient merit to consult with interested parties with a view to further progress.

A more detailed description of the Options investigated for the Findlay Street area of the Porirua Stream is given in **Attachment 1**.

Prior to continuing the project, approval in principle was sought from Wellington City Council that the proposed bifurcation option work was consistent with WCC Outcomes and Policies. This approval was received in November 2006 and is included as **Attachment 2**.

The bifurcation option was also presented to the Tawa Community Board in March 2007 who passed a resolution (**Attachment 3**) supporting the project subject to some conditions relating to further design and environmental investigations. Geoff Dick also attended a recent meeting of the Tawa Community Board, which restated their support for progress with the project as soon as possible.

#### **4. Process and Timeframe to complete the works and dispose of the houses**

To progress the Findlay Street project, Flood Protection proposes the following process:

1. Undertake a technical review of the project including:
  - the hydrology and hydraulic modelling for the area, allowing for updated knowledge including climate variability. This needs to be done in sufficient detail to confirm the flood risk benefits.
  - review the option assessment information held on files having regard to current GWRC policies (Regional Policy Statement, Freshwater Plan )
  - update construction costs and property valuation estimates.
2. Confirm preferred options for consultation with the Catchment Management Committee.
3. Consult with affected and interested parties, including neighbouring landowners, Iwi, Department of Conservation, Fish and Game etc.
4. Complete feasibility design and apply for Resource Consents.
5. Detailed design and construction.
6. Complete property boundary adjustments and sell houses.

We anticipate that steps 1 through 4 will be completed during 2008/09, with construction anticipated for the construction season of 2009-2010.

#### **5. Financial considerations**

The 2008/09 Annual Plan does not specifically provide for the Findlay Street project. However this project has always been considered cash neutral for Council to complete. In other words the sale of the three properties is expected

to cover all house shifting and stream improvement costs. This will be reconfirmed during the technical review of the project.

It is proposed that the project be funded as follows:

**2008/09**

Technical review up to consent application – funded from existing on-going investigations budget.

**2009/10**

Detailed design, construction and ready property for disposal – loan repaid on sale of the properties. These costs and revenue to be provided for in the 2009/10 annual plan.

Given the above no specific funding provision is required to recommence this project in 2008/09.

**6. Communication**

The process and timeframe will be communicated to Wellington City Council and the Tawa Community Board.

**7. Recommendations**

*That the Committee:*

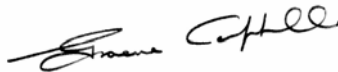
1. ***Receives the report.***
2. ***Notes the content of the report.***
3. ***Endorses the proposed process and timeframe for completing the Findlay Street project.***

Report prepared by:



**Sharyn Westlake**  
Team Leader Strategy and  
Technical Support

Report approved by:



**Graeme Campbell**  
Manager, Flood Protection

Report approved by:

**Geoff Dick**  
Divisional Manager,  
Catchment Management

**Attachment 1: Presentation to the Tawa Community Board 9 November 2006.**

**Attachment 2: Wellington City Council Letter dated 8 November 2006.**

**Attachment 3: Tawa Community Board Resolution of 8 February 2007 Meeting.**