



Options Summary Assessment

Red Alignment		Blue Alignment		Green Alignment	
+ values	- values	+ values	- values	+ values	- values
<ul style="list-style-type: none"> Privately owned BGC/HGC land protected to a high standard Neighbours continue to enjoy the view provided the golf courses remain in the long term Construction is away from residents Relieves the existing parking/traffic congestion in Boulcott Street Consenting issues from residents reduced 	<ul style="list-style-type: none"> Boulcott course closure and removes one 'low cost membership' golf course from Hutt Hutt course loses 4.4 ha and shortened Cut off the floodplain and green space Flexibility to increase flood defence capacity compromised Stopbank exposes to frequent flooding and hence higher residual risk Extra river protection maintenance in the long term 	<ul style="list-style-type: none"> Both golf courses continue to function in current form as separate entities Provides opportunities to enhance the golf courses during construction Makes full use of the floodplain Flexibility to increase flood defence capacity retained 	<ul style="list-style-type: none"> Loss of view to Connolly to Hathaway residents because of the 3.5 to 4 m high stopbank outside their properties Perceived loss of land values of Hathaway Av properties Major construction on the residential boundary the existing parking/traffic congestion in Boulcott Street will continue increase of Stray golf balls because of raised Greens in Boulcott course 	<ul style="list-style-type: none"> HGC will continue to function in the current form Provides opportunities to enhance Hutt course during construction Makes full use of the floodplain Flexibility to increase flood defence capacity retained Consenting issues from residents reduced 	<ul style="list-style-type: none"> Need to play over a 3.5 to 5 metre high stopbank in Boulcott Potential to BGC closure and removal of one 'low cost membership' golf course from Hutt

Definitions of Proposed Attributes

The Issues above were amalgamated into the following attributes.

1. Project Costs]

Construction costs of stopbank including land purchase, compensation costs (net of commercial benefits) to commercial stakeholders (golf clubs, Safeway Storage Ltd, Transpower) for disruption and impacts to activities and general business. Maintenance costs in the future.

2. River Environment Impacts]

Long term effects on river ecology, sediment movements, and river morphology.

3a. Permanent Impacts on Property Adjoining Stopbank

Impacts due to proximity of the stopbank such as loss of scenery, loss of privacy, loss of security, poor outlook onto rear of stopbank. Potential impacts on property values next to stopbank.

3b. Permanent Impacts on Property Upstream/Downstream of Stopbank

Impact on top water levels for any given flood flow due to stopbank. Increased flood levels upstream or downstream, or increased velocities and scour. Costs to maintain existing levels of flood protection upstream and increased river protection works downstream of the stopbank.

4. Impacts on Local Community Amenity

Impacts on recreational use of river, riverbank or channel (fishing, walking dogs, picnics, fitness walks). Impacts on sense of well being living, working, travelling or playing nearby the stopbank.

5. Temporary Effects of Construction, Timing and Staging

Net costs associated with constructability (ease of construction and timeframe) while satisfying conditions specified by stakeholders and resource consents. This includes access to and from site, sourcing materials, reinstatement, and staging of construction. Short term effects of noise, dust, air pollution during construction.

6. Regional Impacts

Increased areas of flood protection for the Hutt Valley. Reduced burden on ratepayers for post-flood clean-up and social disruption. Regional impact on property values resulting from the level of flood protection, including opportunities for land use change. Perception of fairness to affected parties. Perception of a solution that is value for money, that preserves sporting assets, enhances the community's feelings of protection from flood, increased recreational value.

7. Cultural, Iwi and Heritage

Impacts on a particular societal group, Forest and Bird Society's views or any other advocacy organisation's views. Heritage values. Iwi rights to exercise kaitiakitanga. Children's safety to and from local schools and to the river bank for educational visits.

8. Sustainable River and Flood Management

Residual risk of stopbank failure. Capacity to increase level of protection in the future, flexibility of future response if river dynamics change. Manageable levels of sustainable river maintenance as part of ongoing flood plain management. Impact of stopbank on the natural character and landscape of the flood plain and river environment.

Boulcott Hutt Stopbank Mult Criteria Analysis							
Attribute	Weight	Score			Value		
		Red	Blue	Green	Red	Blue	Green
1 Project Cost	40	2	1	5	0.8	0.4	2
2 River Environment	10	1	4	5	0.1	0.4	0.5
3 Adjoining Properties	5	5	1	4	0.25	0.05	0.2
4 Recreational	10	3	5	3	0.3	0.5	0.3
5 Construction Effects	5	3	3	3	0.15	0.15	0.15
6 Regional Social	10	4	5	5	0.4	0.5	0.5
7 Cultural	5	3	3	3	0.15	0.15	0.15
8 Sustainability	15	1	5	5	0.15	0.75	0.75
Total	100	22	27	33	2.3	2.9	4.55