Otago Regional Council

Changes proposed for ratepayers

of the Lower Taieri flood protection and drainage schemes

The Lower Taieri flood protection and drainage schemes help to reduce the risk of flooding on the Taieri Plain, including the townships of Mosgiel, Outram and Henley.

They also play an important role in helping to manage drainage across the Lower Taieri. This enables rural land use and protects property, infrastructure and productive farmland.

Who pays and should that change?

The current rating model (how rates are shared) has developed over many years and includes historical arrangements that can be difficult to understand and explain.

ORC is proposing a new approach to targeted rates that is intended to be fairer, more transparent and easier to understand.

An important part of doing this is asking people in the area for their views.

Let us know your thoughts about the proposed change to how rates are shared for flood protection and drainage in Lower Taieri at

orc.govt.nz/schemerates

The schemes are in place to protect an area of approximately 25,900 hectares and include:

- 272 km of open drains
- 107 km of floodbanks
- 106 culverts
- 6 pump stations
- 21 bridges

Learn more about the Lower Taieri flood protection and drainage schemes at

orc.govt.nz/taierischemes

Any questions? Contact ORC Customer Services on **0800 474 082** or email **customerservices@orc.govt.nz**

Considering options

We looked at a range of options for how rates are spread across the schemes. We balanced simplicity and fairness that better reflects the benefits different properties receive.

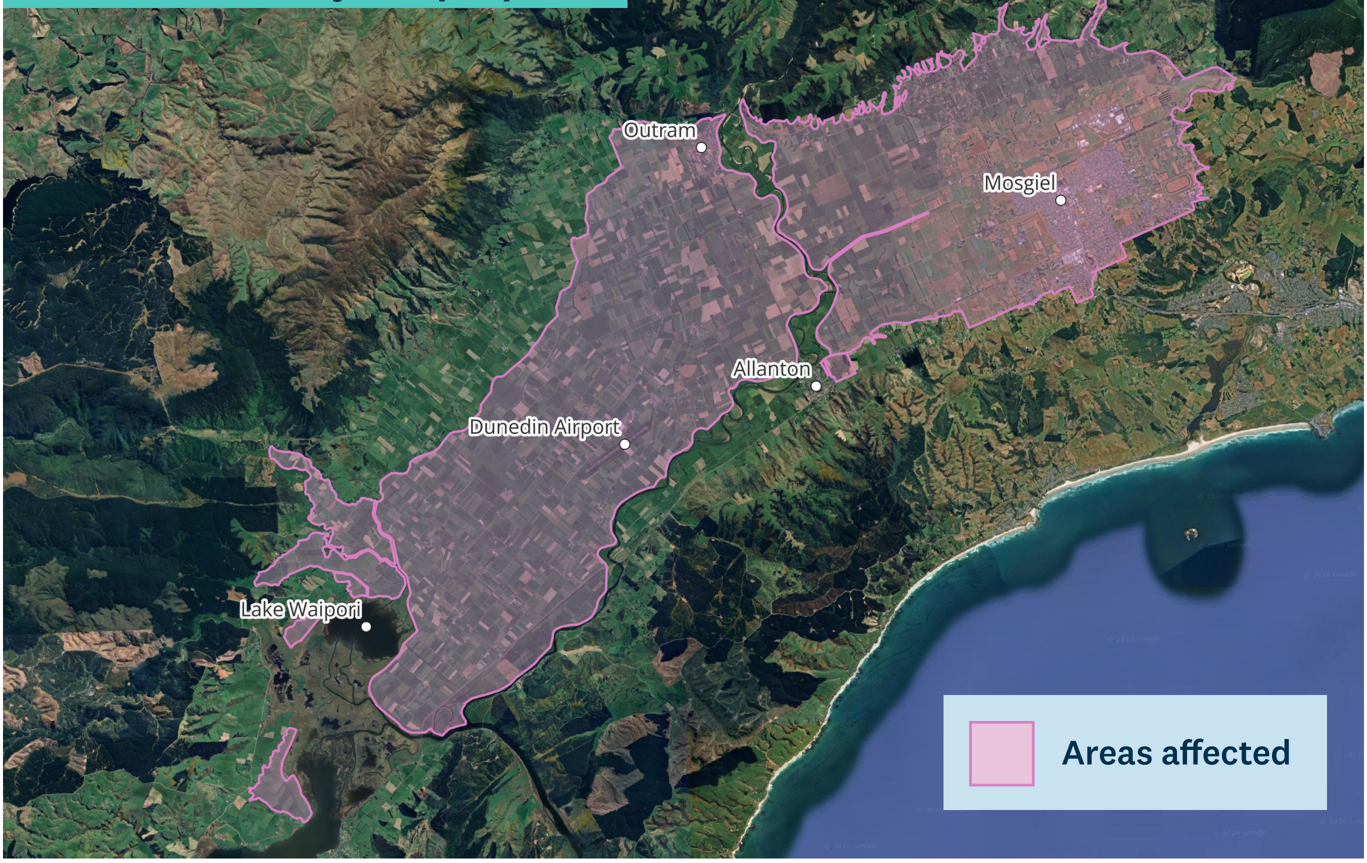
The preferred option outlined below separates flood protection and drainage, since these two activities provide different benefits and have different costs.

To see all the options that were considered and how they were evaluated, read the Statement of Proposal at **orc.govt.nz/schemerates**

Preferred option

Activity	Proposed rating approach	Rating calculation basis	Reason for proposing this option
Flood protection	Benefit-zone-based targeted rate	Capital value, adjusted by benefit zone / level of flood protection	Reflects that homes, businesses, productive land, infrastructure and other assets are protected from flood risk
Drainage	Land-area-based targeted rate	Land area, adjusted by land-use, e.g. business, residential, etc.	Reflects that productive land benefits from drainage and different land uses have different runoff/drainage demands

Areas affected by the proposal



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Why the preferred option?

This preferred option better reflects user pays — those who benefit most pay more. It also creates greater variation in the rates being charged between benefit zones.

While a flat-rate option has some benefits, such as simplicity, it would mean properties pay the same rates despite receiving different levels of benefit from the schemes.

After being presented with six options, Council agreed to consult on the preferred option (Option 4) because it shares costs more fairly across all users.

The proposed model means:

- Properties receiving a higher level of flood protection would generally pay a higher share of flood protection costs, and those with a lower level of flood protection would generally pay a lower share.
- Properties with land uses that create more runoff or drainage demand would generally pay a higher share of drainage costs, and those creating less runoff or drainage demand would generally pay a lower share of drainage costs.

Potential rates impacts

If the proposed changes go ahead, some properties may see an increase or decrease in their targeted rate, while others may begin paying a targeted rate or no longer be charged one.

This depends on factors such as the level of flood protection benefit received, land use, drainage demand, and whether a property falls within the proposed scheme boundaries.

To see how the proposal may affect your property's rates, use our online rates estimator. It provides indicative property-level impacts under both the current and proposed rating models.

Check the rates estimator online:
orc.govt.nz/schemerates

Flood benefit zones and drainage demand factors explained

Flood benefit zones

Different areas receive different levels of flood protection. Engineers use flood modelling to estimate the level of flood protection the scheme provides to different areas.

Properties protected from larger, less frequent floods receive a greater benefit from the scheme than properties that are only protected from smaller, more frequent floods.

Floods are often described by their likelihood of occurring in any given year. For example:

- A **10-year** flood has a 10% chance of occurring in any given year (more frequent smaller floods).
- A **100-year** flood has a 1% chance, or less, of occurring in any given year (less frequent larger floods).

These terms don't mean a flood will only happen once every 10 or 100 years. A 100-year flood could happen more than once in a short period or not occur for more than 100 years.

The numbers simply describe the likelihood of a flood of that size occurring in any one year.

Under the proposed rating model, properties that receive a higher level of flood protection would pay a higher targeted rate, reflecting the greater benefit they receive from the scheme.

Drainage demand factors

The amount of stormwater runoff a property produces varies depending on the size of the property and how it's used.

Factors such as the type of land use; hard surfaces such as roofs, driveways and car parks; and the level of benefit a property receives from the drainage scheme are used to determine each property's contribution to drainage pressures.

Properties that place greater demands on the drainage network are allocated a higher share of the scheme's costs.

Land use type	Estimated runoff
Business (commercial/industrial)	High
Residential	Medium
Lifestyle	Medium
Rural	Low

Have your say on the Lower Taieri flood protection and drainage schemes ratings review

Have your say!

Make a submission and share your thoughts about the proposed changes.

We're asking how the costs should be divided between properties, but we're not looking at the overall level of service provided, whether the schemes should exist or the total cost of operating the schemes.

Make a submission

Submit online at
orc.govt.nz/schemerates

or

Email submissions to
customerservices@orc.govt.nz

Paper submission forms are also available by phoning **0800 474 082**. Deliver your completed form to **Otago Regional Council, Aonui, 180 High Street**, or post to **Otago Regional Council, Private Bag 1954, Dunedin 9054**.

Submissions must be received by 11.59pm on Friday, 11 September 2026

If you would like the opportunity to speak to your written submission at a Council hearing, please note this in your submission. Council hearings will be held in **October 2026** if needed.

Please include with your submission:

- your name (so we can identify the submission as being made by you)
- details of any organisation you are representing (if applicable)
- your contact details
- whether or not you would like to speak at a hearing on the rating review.

If you choose not to identify yourself or provide an email address, then we will not be able to contact you by email regarding your submission or the details of the hearing (if one is to be held).

Attend a drop-in session

ORC staff will be available to answer questions at community drop-in sessions:

MOSGIEL
Taieri Bowling Club, 12 Wickliffe Street
Monday, 24 August
11am–2pm (presentation at 12 noon) **or**
4–6.30pm (presentation at 5.30pm)

OUTRAM
West Taieri Rugby Club, 102 Formby Street
Tuesday, 25 August
11am–2pm (presentation at 12 noon) **or**
4–6.30pm (presentation at 5.30pm)

Timeline of the process

Develop and assess options for how rates are shared

We are here
Community consultation

Hearings — October 2026

Councillors to consider feedback and make any changes needed

Council decision and inclusion in the Long-Term Plan 2027–37

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