



# Potential Thames Sports & Recreation Hub - Frequently Asked Questions

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## 1) How much will it cost to provide flood protection for the Totara site?

No additional cost. The area is already protected by stopbanks and a floodgate, therefore new flood protection is not required.

## 2) In the future, to accommodate sea level rise, how much extra will it cost to provide additional flood protection for the site?

The existing houses at Totara Palms, the waste water treatment plant, Thames airfield and State Highway 25 will require additional flood protection in the future. The potential sports facility would require no separate flood protection works in addition to what is already anticipated to protect these already existing developments and assets.

## 3) What does the flood protection in the vicinity of the site currently protect?

The Totara Palms residential subdivision, the waste water treatment plant, Thames airfield and State Highway 25.

## 4) Does the proposal increase the risk of flooding of the pool?

Considering relocation of the Thames Centennial Pool in isolation, there is no increase in flood risk. This is because Centennial Pool is already at risk of flooding, primarily from Hape Stream. Hape Stream is right next to the current pool and flood protection is only to a 50-year flood-event level. The proposed site is 500m from the Waihou River and is currently protected to a 100-year level.

If the activities in Rhodes Park were also relocated then there would be an overall reduction in risk to community assets. Rhodes Park is part of the Kauaeranga River spillway, which operates when the river rises above a certain level. The spillway was projected to operate every five years when it was originally designed.

Rhodes Park does not have protection from the Waihou River/coastal flooding. Rhodes Park has experienced flooding from both coastal flooding and the Kauaeranga River spillway several times in the last few years.

## 5) Is there residual risk of flooding?

Yes, all flood protection schemes have residual risk – this could be considered risk of an event greater than the scheme is designed to cope with, or in rare cases the asset not performing as required.

However, the potential sports and recreation facility would be located approximately 500m from the flood protection assets and therefore the residual risk is reduced.

**6) Is the site big enough to accommodate the Rhodes Park sports activities?**

Yes – the purchase of land adjacent to Totara Palms provides a large enough area for Rhodes Park activities and any Thames replacement pool/aquatic facility.

**7) Will the Rhodes Park facilities be moved to the new site?**

Currently there is no dedicated budget to relocate all the Rhodes Park facilities. A master planning process is being undertaken to ensure the facilities at Rhodes Park could be relocated. But this would require buy-in from the community and additional funds.

In the long term, relocating the Rhodes Park facilities will be necessary.

**8) Is the land at the Totara site susceptible to subsidence?**

Stopbanks across the Hauraki Plains are susceptible to subsidence at different rates. This is managed by periodic topping-up of stopbanks (placing and compacting earth) to maintain their levels. Stopbanks in the Totara area are no more susceptible to subsidence than other parts of the Hauraki Plains.

The geotech work undertaken by Tonkin and Taylor has not raised issues of subsidence of the land protected by the stopbanks in the airfield south site. The geotech work identified some very hard sand and gravel layers which indicates the site has better ground conditions than other locations around Thames.

Any facility's foundations will need to be designed to ensure there is no subsidence. This will be incorporated into the detailed design.

**9) Will increases in groundwater cause problems for the site?**

This can be managed through the design of stormwater and drainage management systems. This will be undertaken as part of the detailed design.