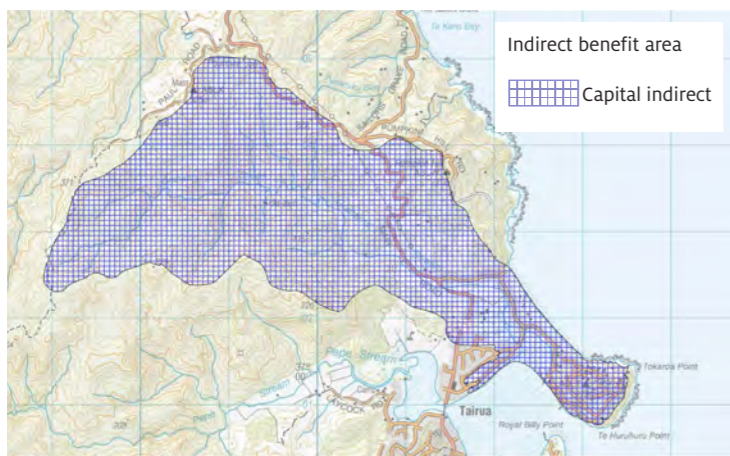


# Targeted rating classification maps



Classification	\$ per \$100,000 capital value
Stopbank 1	85.61
Stopbank 2	28.54
Channel 1	19.04
Channel 2	4.76
Indirect benefit area	2.93
Maintenance	4.00

## Indicative rates

### Properties in the highest direct benefit area (Stopbank 1 + Channel 1 + Indirect + Maintenance)

- \$111 per \$100,000 capital value per annum
- For example: \$400,000 property = \$446 per annum / \$8 per week

### Properties in the second highest direct benefit area (Stopbank 2 + Channel 2 + Indirect + Maintenance)

- \$40 per \$100,000 capital value per annum
- For example: \$400,000 property = \$160 per annum / \$3 per week

### Properties in the indirect benefit area (Indirect + Maintenance)

- \$7 per \$100,000 capital value per annum
- For example: \$400,000 property = \$28 per annum / 0.54 c per week



## Rating impacts

Given that it's the Graham's Creek community that would benefit the most from floodway improvement works, these property owners would pay 75 per cent of the cost of the proposed floodway improvement works through a targeted rate. The other 25 per cent of the costs would come from ratepayers in the wider district and the Waikato region.

The rating information shown on this page is based on \$600,000 of works but could be less depending on what medium level works are put in place. It is based on a 20 year capital repayment period.

# The Peninsula Project

Working together to protect our people, property and environment  
*Kia mau ki te mauri o te taiao o Hauraki*

## Have your say on flood mitigation

Newsletter, April 2014

You have received this newsletter because the proposed floodway improvement works at Graham's Creek will affect your Waikato Regional Council rates, if the work goes ahead.

## Background

Through last year's annual plan process we asked you to consider a revised proposal of the floodway improvement works we had put to your community a year earlier.

The majority of submitters still opposed the works. The submissions were consistent with feedback at an earlier community meeting where the majority of affected property owners told us they did not support the works because they believe increasing the capacity of the bridge to discharge water into the harbour under the causeway on Manaia Road will address the flooding problems.

The cost of floodway improvement works to the community was also a concern.

Based on this feedback, our council decided not to proceed with works in 2013/14.

## Stalemate

Through its 10 year plan process Thames Coromandel District Council (TCDC) set aside funds to upgrade the Manaia Road causeway. But the funding was subject to floodway improvement works being carried out in conjunction with the upgrade.

Opposition to us proceeding with works in 2013/14 meant TCDC moved the causeway upgrade to 2014/15. The district council also reaffirmed that it would only proceed with upgrading the causeway if floodway improvement works go ahead.

### No floodway improvement works, no causeway upgrade

Technical reviews carried out by both councils show that while upgrading the causeway on its own would significantly reduce flood levels at the causeway, it would provide only minor benefits upstream, meaning the majority of property owners would still experience flooding.

Neither Waikato Regional Council nor TCDC wants to commit ratepayers to such a big investment unless we are providing the most conclusive solution to flooding at Graham's Creek and benefiting the majority of property owners.

- TCDC won't upgrade the causeway without supporting floodway improvement works.
- Waikato Regional Council has been reluctant to just go ahead with a programme of floodway improvement works when affected property owners have opposed every proposal we've put to them.

The result is a stalemate, and everybody involved is frustrated.

## We want a solution too

Tairua frequently experiences small flood events – the most recent happening in December 2013 (calculated as a 5-10 year event). When properties flood their owners want to start talking about options again. This to-ing and fro-ing has been going on for almost 10 years, so we're as keen as the affected property owners to find a solution.

What's more, if we don't take action now we believe there is a risk you may lose the opportunity to upgrade the causeway altogether.

With no causeway upgrade floodway improvement works would be useless, so property owners that continued to be concerned about flooding would have no option but to raise their houses above the estimated flood water level of a one in 100-year event and the freeboard level (a safety factor which allows for uncertainties in analysis, design and construction). The cost of doing this would be paid by the individual property owner. There are many variables that influence the cost of this type of work, but on average it is likely to be 40,000 per house – much more than what would be paid through the targeted rate for floodway improvements.

For these reasons our councillors and staff have continued to explore alternative options with TCDC.

## A way forward

Our council and TCDC have been clear that small scale floodway improvements will not be effective. However, since finalising our 2014/15 Draft Annual Plan we have been discussing some medium level floodway improvement works options with TCDC, and they have agreed that these options could provide a balance between cost and benefit.

Medium level works options would involve lowering the whole floodway, so would be subject to negotiation and agreement with property owners. These works would also involve excavation into the wetland above the causeway. The channel through the wetland could be up to 250m long and 50m wide, necessitating ecological investigations.

Because discussions around medium level works have been fairly recent, we haven't had time to carry out these and other investigations. That means we're unable to confirm right now whether we could deliver a full package of medium level floodway improvements. However, from our experience carrying out this type of work, we're confident there are medium level works that could be done in place of some of the works in the \$600,000 proposal. This would enable us to reduce costs while still achieving a reduction in flooding.

The proposal to raise the existing stopbank on Manaia Road by 50cm would give property owners on Manaia, Hornsea and Hapenui roads an increased level of protection. However, this work is not absolutely necessary and could be removed from the works programme, saving \$80,000.

## So what are we asking you?

We want you to give us your support to proceed with a programme of floodway improvement works up to \$600,000. The medium level works we're now exploring may enable us to reduce this cost. However, the uncertainties around those works mean we can't guarantee that.

### What you'll gain

- Work to upgrade the causeway would start as soon as next summer.
- Floodway improvement works would start at the same time.
- Importantly, you'll finally have a long term reduction in the effects of flooding on your community.

### Can't give us your support – give us a compelling reason

Tairua frequently experiences small flood events and the Graham's Creek community is in a floodplain. That means your community is going to continue to be affected by flooding – a risk the majority of affected property owners are clearly unhappy to live with given we hear from them every time their properties flood. This can't go on for another 10 years – we need a solution.

If you cannot give us your support to proceed with a programme of floodway improvement works, we need a compelling reason why because during this year's annual plan deliberations our council could decide to go ahead with this work. If that were to happen, you would be rated for this work from 1 July 2014.

## How to have your say

To tell us what you think about this specific issue, complete the enclosed submission form and mail it, no stamp required, to:

### Corporate Planning and Development Unit

Freepost 118509  
 Waikato Regional Council  
 Private Bag 3038  
 Waikato Mail Centre  
 Hamilton 3240

Alternatively, you can:

- fax your submission to 07 859 0998
- email it to [haveyoursay@waikatoregion.govt.nz](mailto:haveyoursay@waikatoregion.govt.nz)

**Submissions must be received by 4pm on Thursday, 17 April 2014.**

### For more information

If you have any queries or need more information, please call Julie Beaufill or Kerry Smith on Waikato Regional Council's freephone 0800 800 401.

## Proposed floodway improvement works

### Legend

- Property boundary
- Stopbank
- ⋯ Spillway
- ⋯ Redirecting existing drain

**A** Excavate and enlarge the stream channel between the bridge and the main drain confluence by the pump station to improve the flow of water.  
**Estimated cost: \$10,000**

**B** Redirect the existing drain and remove the adjacent embankment which crosses the floodplain.  
**Estimated cost: \$12,000**

**C** Construct a spillway to carry floodwaters across Graham Turner's property to the downstream reserve.  
**Estimated cost: \$12,000**

**D** Install a floodgate/culvert at the top end of the spillway to throttle flows in a flood event.  
**Estimated cost: \$84,000**

**E** Construct a stopbank to run between the left bank of the spillway and the right bank of the stream to provide protection to the Ocean Beach Road properties. Alternately, this bank could run along the back boundaries of properties on Ocean Beach Road, finishing at the reserve.  
**Estimated cost: \$120,000**

**F** Construct a bund (earth bank) between the high ground and Ocean Beach Road. A flap-gated culvert for the existing drain along Ocean Beach Road would also be constructed under the bund to allow water to flow out of but not back into the stream.  
**Estimated cost: \$36,000**

**G** Raise the existing stopbank by around 50cm to protect properties on Manaia, Hornsea and Hapenui roads.  
**Estimated cost: \$80,000**

**H** Construct a bund (earth bank) along the right bank of the stream to retain floodwaters in the channel downstream of the SH25 bridge.  
**Estimated cost: \$60,000**

### Other costs

To carry out the works outlined on this map, we would need to survey the area and apply for resource consents. Engineering management and supervision would also be needed. These additional costs are expected to be \$186,000.

Total estimated cost	
Construction costs	\$414,000
Engineering, consents and management costs	\$186,000
<b>Total cost</b>	<b>\$600,000</b>
Community share	\$450,000
<b>Estimated maintenance rate requirement</b>	<b>\$18-24,000 per annum</b>
Community share	\$12-16,000 per annum