

Indicative rates

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

- \$89.50 per \$100,000 capital value per annum

For example, ratepayers with the following capital values would pay:

Capital value	Additional rates per annum
\$400,000	\$358
\$600,000	\$537
\$800,000	\$716

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

- \$31.50 per \$100,000 capital value per annum

For example, ratepayers with the following capital values would pay:

Capital value	Additional rates per annum
\$400,000	\$126
\$600,000	\$189
\$800,000	\$252

Properties in the indirect benefit area
(Indirect + Maintenance)

- \$6.50 per \$100,000 capital value per annum

For example, ratepayers with the following capital values would pay:

Capital value	Additional rates per annum
\$400,000	\$26
\$600,000	\$39
\$800,000	\$52

Key timeframes

Resource consent applications lodged	Completed
Resource consents granted (assuming no hearings)	May 2015
Detailed plans for construction and contract process	June/July
Construction (dependant on consent conditions and restrictions around fish spawning and bird breeding)	<p>Phase 1: Causeway bridge upgrade – TCDC</p> <p>Phase 2: Floodway improvement and stopbank construction – Waikato Regional Council (July 2015 - July 2016)</p> <p>Stage 1: Excavation and re-contouring, and culvert construction in the dry</p> <p>Stage 2: Channel enlargement and drainage works (outside fish spawning season)</p> <p>Stage 3: Stopbanking</p> <p>Stage 4: Grassing, planting and finishing works</p>
Restoration and mitigation	<p>Phase 1: Plant and animal pest control (underway)</p> <p>Phase 2: Restoration planting (May/June 2016)</p> <p>Phase 3: Remainder of planting (May/June 2017)</p>
Rating implementation	June 2016

Reducing the annual rate burden

We said in the last newsletter that we would look into a lump sum repayment option that would allow property owners to pay their contribution to the scheme in full upfront.

The key advantage of this option is that an upfront payment avoids annual interest over the 30 year repayment period. There are, however, other considerations for property owners including:

- Whether you intend to hold onto the property for the term of the capital rate (i.e. 30 years). If you don't, there is no benefit in prepaying the rates.
- Future changes within the rating area, which can make a lump sum payment unfavourable. This is particularly the case if there is development within the area that results in the rate being assessed across more rating units (with a corresponding decrease in the rates for individual properties).

Council is considering making the lump sum repayment option on the basis that it only be available to properties within the direct benefit area (i.e. the stopbank and channel rating areas) and where there are existing dwellings (i.e. not bare sections). However if there was any future development on the site that increased the capital value of the property, the increase in value would attract rates.

The working party are also considering another option to reduce the rate burden for the direct benefit properties. It is based on gaining support from the wider Tairua community to contribute toward the works.

The Peninsula Project

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

Waikato
REGIONAL COUNCIL
Te Kaunhera ā Rohe o Waikato

April 2015

Floodway improvement works and rating for Graham's Creek

Agreed floodway improvement works

Thanks to everyone who dropped into our information day on 6 December. Waikato Regional Council and Thames-Coromandel District Council staff as well as members of the Graham's Creek working party talked to more than 80 people on the day. There were also a number of people who took the time to share their thoughts with us over the phone and in writing.

The feedback we recieved helped us finalise the construction and restoration plans. The agreed flood mitigation design remains the same.

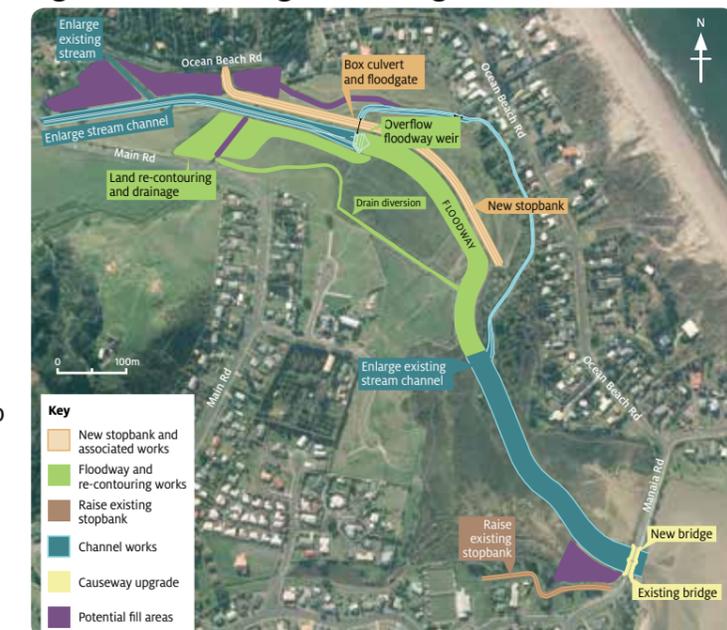
Summary of floodway improvement works

- Widen the stream channel between the SH25 bridge and the floodgate to aid flow and capacity.
- Construct a new stopbank from the western end of Ocean Beach Road to the top end of the wetland above the causeway. This will include a large box culvert with floodgate to manage flood flow and volume.
- Construct a floodway with an overflow floodway weir to direct the bulk flow of water to the wetland above the causeway. The floodway will be designed to function similarly to saltmarsh habitat.
- Redirect and enlarge existing drainage channels within the floodplain.
- Raise the existing stopbank between the Manaia Road causeway and the bowling club.
- Deposit clean fill (if needed) at designated sites adjacent to Ocean Beach Road and above the causeway, reducing off-site disposal costs.
- Plant ecosourced native plants along at least one side of every stream channel and drainage channel.
- Extend the existing wetland area.

In this update

- Agreed floodway improvement works
- Rating classification update and indicative rates
- Timing and staging

Agreed flood mitigation design



For more information

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Rating classification

The total project cost remains at \$600,000. Given that it's the Graham's Creek community that will benefit the most from these works, these property owners will pay 75 per cent of the cost of the floodway improvement works through a targeted rate. That's approximately \$450,000 shared between more than 800 rateable properties (see map of the indirect benefit rating area). The other 25 per cent of the cost will come from ratepayers in the wider district and the Waikato region.

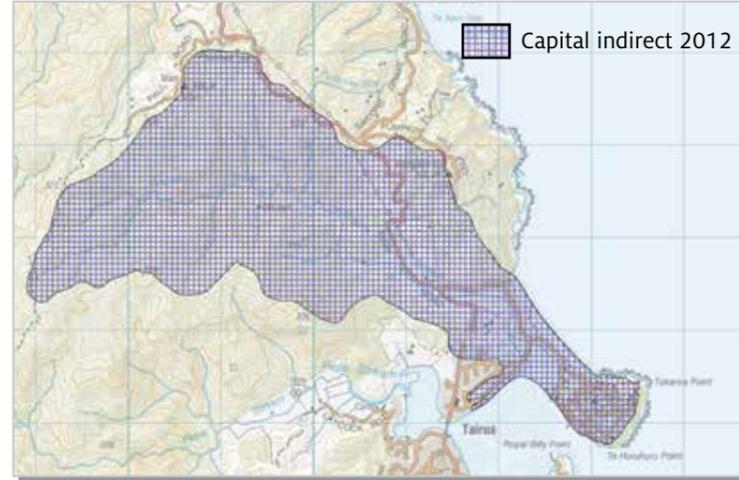
Changes to the rating classification

The rating classification in the November 2014 newsletter was based on the floodway improvement works we had proposed in April 2014. It has now been updated to reflect the floodway improvement works set out in the agreed design.

The changes that have been factored into the updated rating classification are:

- Removal of the stopbank at the north-west end of Ocean Beach Road from the agreed design.
 - This has meant a reduction in the cost of works within the stopbank rating layer.

Indirect benefit rating area

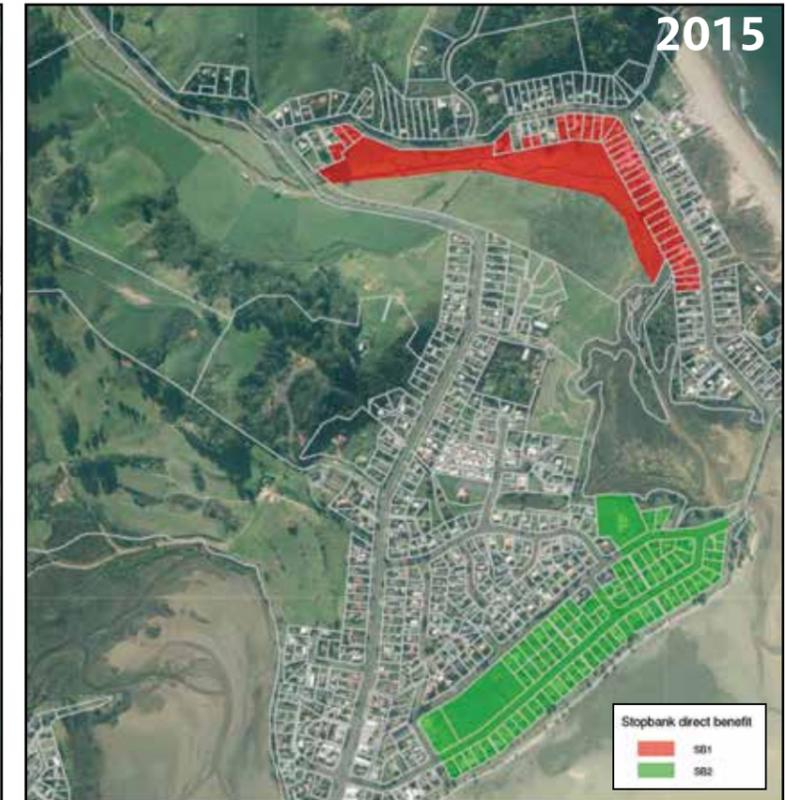


- Extension of the channel works downstream into the wetland to better convey water in a flood event.
 - This has meant an increase in the cost of works within the channel rating layer, and more properties have an increased level of benefit from this work.
- Improved aerial survey (LiDAR) information which has enabled us to carry out more accurate flood modelling.
 - This has meant several properties, previously thought to be outside the direct benefit rating area, are now included in this area.
- Some properties have been re-classified as a result of individual submissions made through our council's 2014/15 annual plan process.

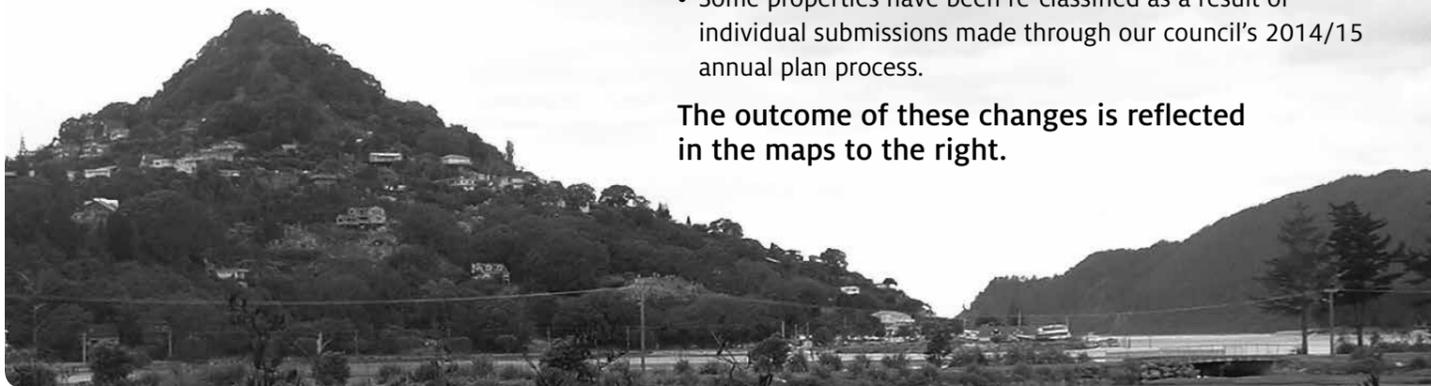
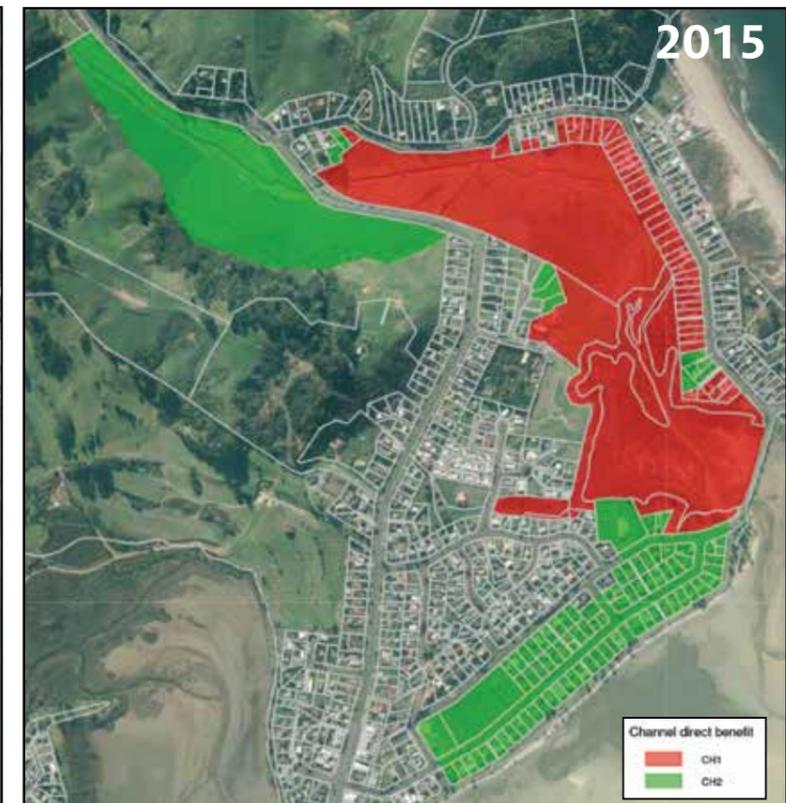
The outcome of these changes is reflected in the maps to the right.

Updated targeted rating classification maps

Stopbank direct benefit area



Channel direct benefit area



Rating impacts

The information on this page and overleaf gives you an idea of the additional rates you could expect to pay each year for the floodway improvement works. The rates are based on a 30 year capital repayment period.

As a result of the changes outlined above:

- 13 properties would have an increase of \$100 or more from what was proposed in the original classification set out in the November 2014 newsletter
- 14 properties would have an increase of \$10-\$50 from what was proposed in the original classification set out in the November 2014 newsletter.

You will note that the biggest impact is on the channel 1 rating layer.

Classification	\$ per \$100,000 capital value	
	2014	2015
Stopbank 1	\$71	\$52
Stopbank 2	\$24	\$17
Channel 1	\$16	\$31
Channel 2	\$4	\$8
Indirect benefit capital	\$2.50	\$2.50
Maintenance	\$4	\$4

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