



Proposed stop-log gate targeted rating classification for Te Puru

February 2006

- Stop-log 1
- Stop-log 2
- Stop-log 3

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For more information

If you need more information, please call Environment Waikato's freephone 0800 800 401.

The Peninsula Project partner responsible for flood protection works is:




The Peninsula Project

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



Stop-log gate

A proposal for affected Te Puru ratepayers, March 2007



Purpose of the stop-log gate

In the past, two stop-log gates were located at the northern end and near the mid point of Seaview Ave. These were washed out some time ago and have never been replaced.

At present, floodwaters get trapped by the levee along the foreshore in and around Seaview Avenue, and a hole has to be dug in the bank by a hydraulic digger before the water can flow out to sea. However, flooding often occurs with little warning and digging a trench can be slow, often due to delays in getting suitable machinery on site. A trench also exposes the area to the risk of being swamped by waves.

The proposed stop-log gate would reduce ponding along the foreshore by allowing floodwaters from the river to pass safely out to sea. Despite this, we do not believe this gate is a priority component of the overall flood protection scheme for your community. However, it would provide an intermediary benefit to the surrounding area prior to the stopbanks being built adjacent to Te Puru Stream. It would also act as an additional means of flood mitigation once the full scheme is in place.

In Environment Waikato's 2006-2016 Long-Term Council Community Plan (LTCCP) we proposed that a stop-log gate should be constructed adjacent to the sea at Te Puru to help reduce flooding. However, the submissions we received indicated mixed support for this work. There was also some concern about the wider community being asked to help fund the costs.

Given this, we decided there was insufficient support to proceed with the stop-log gate and that further consultation was needed with the property owners who would directly benefit from it.

This newsletter:

- clarifies the purpose of the stop-log gate
- outlines the proposed rating classification that's been developed to fund the cost of the gate
- tells you how the proposed rating classification will impact on rates
- includes a submission form so you can tell us whether or not you want the stop-log gate and if you're prepared to help fund the cost of it.

Where it would be located

We believe the best location for the new stop-log gate is the reserve opposite West Crescent. This is because:

- there should be little influence from the Te Puru Stream (for example, floodwater and debris)
- the ground level at this site is similar to the other favoured site at the northern end of Seaview Ave – only 100 mm difference
- the site has a natural depression which would enable us to build the stop-log gate to the optimum lowest level.

The lowest part of the stop-log gate would sit around the mean high tide level. This would ensure it could be opened during river floods with minimal risk of the gate being swamped by waves, unless the sea was very rough. The operating level would be able to be adjusted by inserting or removing planks as required. This is a relatively easy task that could be done by residents.

What it would cost

The total estimated cost of the stop-log gate is \$62,500. This includes design, construction, resource consent, and supervision costs.

It's important to ensure the stop-log gate would be robust and durable. As such, the following criteria have to be met, which increases the construction costs. The stop-log gate:

- needs to be well constructed with good foundations so it doesn't wash out or undermine like the previous ones did
- must be wide and deep enough to allow adequate water to flow out in a limited period of time
- should be 1.5 to 2 metres high to allow for major storm events from the sea and sea level rise
- needs to be strong enough to resist the pressures of wave action from the sea.

Based on the Peninsula Project Funding Policy, property owners, like you, who would directly benefit from the gate would be expected to fund 50 per cent of the cost. The remainder would be funded by the wider peninsula (15 per cent), Waikato region (10 per cent) and central government (25 per cent).

The impact on rates

Two options are available for rating.

1. Annual rate

An annual rate could be applied to each property and the cost of the stop-log gate recovered over 20 years.

2. Lump sum payment

Given the relatively small number of properties involved, each property owner could make a lump sum one-off payment after the stop-log gate has been constructed. However, this would only be an option if **all** property owners involved wanted this option, otherwise it is too difficult and costly to administer.

The rating impacts of both a 20-year annual rate and a lump sum payment are shown below. The map on the back page shows which rating layer your property would be in.

Rating layer	Annual rate (per property)	Lump sum payment (per property)
Stop-log 1	\$109.67	\$1,037.95
Stop-log 2	\$54.84	\$518.97
Stop-log 3	\$10.97	\$103.79

The stop-log gate will not be constructed unless the majority of property owners who would directly benefit from it agree to fund it.

If enough property owners agree to fund the stop-log gate, and Environment Waikato's council decides to proceed, it would be constructed next summer. Property owners would be rated for the work from 1 July 2008.

The rating classification

An independent classifier was contracted to develop a rating classification for the area that would directly benefit from the proposed stop-log gate.

Around 50 properties were identified as being direct beneficiaries, and three different rates have been recommended for the area in which these properties are located. The differential rating reflects the degree to which each property benefits.

The map on the back page of this newsletter shows the proposed rating classification.

Have your say!

You can tell us whether or not you want the stop-log gate and if you're prepared to help fund the cost of it by making a submission through our 2007/08 Draft Annual Plan process. A submission form is included.

Completed submission forms should be returned to Environment Waikato by **2 May 2007**.

Environment Waikato's council will decide whether or not to proceed with the stop-log gate at the end of June 2007. We'll inform you of their decision as soon as possible.

Reserve opposite
West Crescent

