

Option Comparison – Full Stream Realignment vs Floodway Option

| | General Description | Environmental | Flood Improvements | Adjacent Landowners | Construction | Costs |
|--------------------------------|---|--|---|---|--|--|
| Full Stream Realignment | <p>Realign stream to trapezoidal grass lined channel.</p> <p>Fill old stream channel.</p> <p>Shift three existing houses forward and sell.</p> | <p>Stream realigned to artificial shape over 200m.</p> <p>Loss of natural character which can be partly compensated by landscape and planting initiatives.</p> <p>Notified resource consent.</p> | <p>100 year capacity up to 32 Findlay Street.</p> | <p>Upstream landowners 32-40 Findlay Street support proposal.</p> <p>Access to Linden Park (WCC) will be difficult.</p> | <p>Relatively complex construction.</p> <p>Some risks including significant silt impacts on stream during diversion.</p> | <p>Least cost of the two options.</p> <p>Estimated net cost approximately \$50,000 over budget.</p> |
| Floodway Option | <p>Pull houses off from eastern side of stream.</p> <p>Sell two for relocation.</p> <p>Place 46 house on residual land on western side of stream, subdivide off and sell.</p> | <p>Retain majority of existing instream values and natural character.</p> <p>Non-notified resource consent.</p> | <p>100 year capacity up to 40 Findlay Street.</p> | <p>WCC support this option.</p> <p>Negotiate a new access agreement with owners of 38 and 40 Findlay Street.</p> | <p>Simple straight forward construction apart from temporary stream crossing.</p> | <p>Net cost is approximately \$50,000 more than full realignment due to reduced sale value of houses.</p> <p>Estimated net cost is \$100,000 above budget.</p> |