



Report 09.512
Date 14 August 2009
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Committee Hutt River Advisory Subcommittee
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Hutt River Floodplain Management Plan Project Manager's Report

1. Purpose

To update the Advisory Subcommittee on progress made with implementing the Hutt River Floodplain Management Plan (HRFMP).

2. Significance of the decision

The matters for decision in this report do not trigger the significance policy of the Council or otherwise trigger section 76(3)(b) of the Local Government Act 2002.

3. Ava to Ewen project

The contractor has now commenced the tidying up works in the Strand Park berm areas. The areas allocated to the rugby field and practice areas at the southern end of the park will be cleared of abandoned cricket pitches, levelled and reinstated to a higher standard. Following a site visit of GWRC and HCC officers on 14 August 2009, a lighting contractor was asked to submit proposals for providing improved lighting for the walkway under the Ava Bridge and from Ava Bridge to Wakefield Street.

About 50 professionals of the Rivers Group of the Institution of Engineers are scheduled visit to the Ava to Ewen project and Waiwhetu project sites on Friday, 21 August 2009.

4. Whirinaki Crescent stopbank

A landscape plan for the un-used section of the existing stopbank was prepared as part of the resource consent requirements. This will be sent to UHCC officers for comment before consulting with the residents. The earthworks are expected to commence in October/November 2009.

5. Boulcott/Hutt project

Officers are currently progressing with the refinement of the detailed design and consultation with the residents and other stakeholders on the proposed stopbank and the river channel improvement works. Opus International Consultants presented the detailed design for the stopbank at an internal workshop held on 28 July 2009. The detailed design is currently being refined at key locations to address consultation outcomes. These include;

- Shifting the stopbank crest slightly north to avoid extension of the slip road on the eastern side, which affects one property
- Preparing two options for the proposed improvements at the Boulcott Golf Club clubrooms. First option is to take the stopbank around the clubrooms if the club decides to retain the clubrooms in the Boulcott Street location. The second option is to remove the clubrooms and take the stopbank along the residential boundary if the club decides to merge clubroom facilities with the Hutt Golf Club.

Merging of golfing interests

Staff have been advised that the two golf clubs are making good progress on the 'merging' discussions. **Attachment 1** contains a copy of an update newsletter circulated to club members by the working group. The working group expects to make recommendations to both clubs by late September 2009.

Channel improvements

At the July 2009 meeting, the Advisory Subcommittee endorsed further consultation on the basis of the preferred channel improvements option and asked officers to prepare and circulate a consultation plan to the Subcommittee to be signed off by the chairperson. **Attachment 2** contains a copy of the consultation plan circulated on 29 July 2009. Staff are now progressing with consultation on the basis of this plan. A presentation was made to the HCC Central/West Community Committee on 12 August 2009.

The original intention was to include the channel widening works from KGB to Mills Street in a combined designation/consent application with the Boulcott/Hutt stopbank project. Mills Street investigations have shown that extension of the proposed channel widening to Melling brings further significant benefits in terms of lowered flood levels and reduced velocities. Staff now propose to complete the channel improvements design from KGB to Ewen Bridge before applying for planning approvals for the channel works. This will provide us more time to work with NZTA to develop solutions to upgrade the Melling Bridge waterway and find edge protection solutions to reduce impacts on open space. This will also provide more time for consultation with the parties affected by loss of open space on the right bank. The designation/consent applications for the stopbank works will continue as planned to lodge in October/November 2009.

6. Maoribank riverbed stabilisation

Urgent works are expected to be undertaken at Maoribank in February/March 2010. The detailed design will commence in October 2009.

7. Ebdentown rock lining

The proposed work involves Hutt River bank edge protections opposite the Gibbons Road intersection in Upper Hutt. This work will be undertaken under the River Works Agreement with NZTA. It is proposed to complete the design and consents in 2009/10 and construction in 2010/11.

8. District plan changes

UHCC officers will shortly commence consultation on the plan change 15 to update the Hutt River flood hazard information in the UHCC District Plan. Report 09.510 provides details.

9. Waimarie Croquet Club

Waimarie Croquet club has called for a Special General Meeting on 19 September 2009 to discuss and select a site to relocate the club. The two sites considered are the Walter Nash Park in Taita and Walter Mildenhall Park in Naenae.

10. Mills Street

The October 2009 meeting of the HRAS was brought forward to 26 August to consider the officers' recommendation of the Mills Street stopbank alignment and make a recommendation to the Catchment Management Committee to consider at its meeting on 1 September 2009. Report 09.511 provides details.

11. Communication

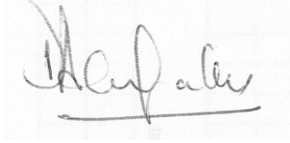
Communication initiatives, including press releases, newsletters and meetings with residents, are in place for all the HRFMP components. Meetings with key stakeholders of the Boulcott/Hutt stopbank and channel improvement projects will continue until the planning approvals for both projects are obtained. A newsletter will be distributed when the draft designation/consent application for the stopbank project is ready for consultation.

12. Recommendations

That the Subcommittee:

- 1. Receives the report.*
- 2. Notes the content of the report.*

Report prepared by:



Daya Atapattu

Team Leader, Western FMPs

Report approved by:



Graeme Campbell

Manager, Flood Protection

Report approved by:



Wayne O'Donnell

Divisional Manager
Catchment Management

Attachment 1: Boulcott and Hutt Golf Clubs – members update

Attachment 2: Consultation plan for the proposed Boulcott/Hutt channel improvement

Boulcott – Hutt Golf Club’s Merger Working Group Member’s Update

6 August 2009

The Presidents of both the Boulcott and Hutt Golf Clubs provide this update for our respective members on the work being undertaken by the working group considering the potential merger of golfing interests between the two clubs. The six person working group has held a number of meetings as they develop their recommendations to be presented back to the two clubs. On many occasions these meetings have involved club representatives and staff along with people and organisations which will assist in providing informed and comprehensive recommendations.

The working group has established a number of key areas of interest and is now in a position to provide members with this update. These areas are: Governance and Rules; Membership Costs; Member Services and Facilities; Course Design and Development; Financial and Business Impacts; Clubhouse Location and Development; Merger Management; Stopbank Impacts; Multi-Sport Opportunities; Greater Wellington Regional Council; Hutt City Council.

These elements stemmed from an initial planning and strategy session undertaken by the group from which it was agreed that it would be recommending the establishment of one club, operating from one clubhouse, using one course facility and operating under a new name/brand/identity. This decision was achieved from using the SWOT-type analysis whereby evaluating the strengths, weaknesses, opportunities and threats facing the two clubs. The committee is also working to achieve 18-holes of continuous golf during the stopbank construction period.

The objective of this communication is to bring members of both clubs up to speed with the work having been conducted to date.

Governance and Rules – Both clubs share the same balance date and similar rules whereby a special general meeting is the vehicle for any potential changes to the rules/constitution. Any potential new organisation would be governed by a board to be elected by the members.

Membership Costs – It is appreciated that both clubs have a range of membership categories and the cost of these categories differ. It is understood that allowances will have to be made when integrating the memberships of the two clubs while it is also appreciated that members will have an expectation of paying a membership not too dissimilar to what they currently pay. In addition to this is an acceptance that the final membership cost will also be influence on the required revenue to operate the club in a prudent and financially viable manner.

Member Services and Facilities – Providing for the current and future needs of members is a further challenge for the working group. Ensuring that the history and major competitions relating to both clubs is retained is deemed to being important while ensuring members achieve the golfing experience that they desire. Golfing services and facilities encompass elements such as practice and

training facilities, professional services and coaching along with social facilities within the clubhouse.

Course Design and Development – Discussions have been held with an international course designer along with using the knowledge of both club's course staff in the group's attempt to maximise the combined land of the two clubs. The primary objective is to produce an 18-hole course with up to six tee options per hole – therefore providing a range of available course lengths for members and visitors. In addition to this is the establishment of a short hole course. The group is taking into account the need to utilise existing tees, fairways and greens to ensure costs are kept to a manageable level.

Financial and Business Impacts – The respective Treasurers of both clubs have completed an expenditure review should a merger be achieved with potential savings of \$200k per annum being achieved – this being considered a conservative result. The revenue opportunities are currently being considered. Included in this exercise consideration will be given to potential commercial opportunities within the clubs – café, bar, functions, driving range etc. The group is aware that their recommendation must be supported by a business case which we ensure long-term financial viability. Land retention is a further matter under consideration the aim being the clubs retains the ownership of all land.

Clubhouse Development and Location – The view of the group is that the ultimate aim is the development of a new purpose-built clubhouse, the optimum location being at the northern end of the course with access to Fairway Drive. A costing and a concept design has been produced so that the scale of such a project can be evaluated. Aligned with this is the evaluation of land which has sale or development potential – the group is working with appropriate parties to determine appropriate and available options. Returns from such developments would be re-invested back into course and clubhouse development costs.

Merger Management – To ensure that the potential transition of both clubs into a single merged entity was achieved in a seamless and effective manner it is recommended that a merger Management Committee Group be established which would drive and manage the process. The aim here is to achieve a coming together of the two clubs in a manner which respects the member's needs and be a model of how two organisations come together in an easy conducive manner.

Stopbank Impacts – Discussions with Greater Wellington Regional Council have resulted in an agreement that a review of the Stopbank construction programme will be undertaken if the two clubs merge. This would encompass slightly amending the alignment across Boulcott which would make more land available for the golf course, while the Hutt alignment will change across the 17th, 16th, 15th and 11th fairways. In addition to this the construction impact would be reduced from four years to two years, while all land would be retained under golf club ownership.

Multi-Sport Opportunities – Hutt City Council is about to launch an initiative called Sportsville which involves the establishment of multi-sport facilities or sporting hubs. Both the Council and the working group are considering whether this would be appropriate for the potential merged golf club project. This does involve relocating golf compatible sports into the development, along with

potential access to the likes of Avalon Park. This would bring other codes into the mix while potentially finding additional land for the golf club.

Hutt City Council/Greater Wellington Regional Council – Both councils have been briefed on the group’s work and are actively involved in assisting the group when and where possible.

It is important to remind everyone of the tight timeframes put in place in regards to the commencement of work on the planned stopbank project. The working group is therefore anticipating its work to be completed by late September and for the clubs to make a decision on its findings during October. On-going communications will continue to our members.

Joe Liddle
President
Boulcott Golf Club

Bruce Webster
President
Hutt Golf Club

Boulcott Hutt Project – consultation update

River channel improvements

The *Boulcott Hutt Project Consultation Strategy* outlines the consultation being undertaken as part of the overall Boulcott Hutt project. The relevant section of this report relating to the channel works is included below and has been updated in response to the following recommendations from the Hutt River Advisory Subcommittee at their meeting of 16 July 2009.

That the Subcommittee

Notes that the 20m vegetation buffer is the preferred erosion protection option for the proposed design channel.

Endorses further consultation on the basis of the preferred option, and asks officers to prepare a consultation plan which is to be circulated around the committee, then signed off by the Chairperson.

1 Anticipated areas of interest – river channel improvements

- Final design of the river works – visual perspective
- Advantages/disadvantages between proposed river work options
- Recreational use of berms
- Effect on existing tracks and walkways
- Ecology and wider effects on the river
- Visual connection to the river
- Openness and visibility
- Construction timing and methodology
- Effect on utilities/SH2

2 Key stakeholders and community groups

Three groups were initially identified that may be affected or have an interest in the river channel improvements between Kennedy Good Bridge and Mills Street

- Grounsell Crescent residents (live immediately above the river to the west)
- Belmont residents (live upstream of the river channel improvements)
- Wider Organisations /Groups

Organisations	Contact
NZTA	Jo Draper
HCC	Craig Cotterill
Rotary/Hutt River Trail	Robin Maud
GW River Ranger	Thane Walls
Department of Conservation	Kris Erickson
Fish and Game NZ	Corina Jordan
Iwi	Teri Puketapu /Liz Mellish
Transpower	Brian Warburton
Safeway	David Chapman

In response to the HRAC recommendation above the following addition groups were identified as needing to be directly consulted.

Group	Contact
Belmont Ratepayers Improvement Association	Mr Arthur Drake 226 Park Rd, Belmont
Normandale Residents Assn	Mr P Matcham 301 Normandale Road, Normandale
Harbour View Residents Association	Mrs Nolene Matthews 59 Harbour Rd, Lower Hutt
Central/West Community committee	Susan Turner (Cttee Advisor – HCC)
Maungaraki Community Association	135 Dowse Drive, Maungaraki
Users	Various

3 Proposed Actions

Grounsell Crescent Residents

- Letter and plans sent 10 July 2009
- Meeting either small group or individual if requested [July 2009]
- Follow up – as required [ongoing]

Belmont residents

- Letter and plans to be sent [August 2009]
- Follow up – as required [ongoing]

Organisations

- Contact all organisations May/June 2009
- Meet each one either small group or individual. June-July 2009
- Follow up – as required [ongoing]

Belmont, Normandale, Harbour View and Maungaraki Residents Groups

- Contact by phone [July/August]
- Send letter and plans [August]
- Arrange meetings [August]
- Follow up – as required [ongoing]

Central/West Community Committee

- Contact HCC to arrange paper to go on agenda 27 July
- Contact Chair HCC
- Discuss with our regional councillors prior to meeting
- Attend meeting. 11 August
- Follow up – as required [ongoing]

Users –

- Survey – process to be confirmed – {discussed with Amanda Cox in terms of GW Parks expertise in this area} 22 July
- Meet with Tourism Resource Consultants 27 July
- Proposal from TRC [31 July]
- Signs on site/Interviews [Aug/Sept]
- Report back [September]
- Follow up – as required [ongoing]