

Report 11.115
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Committee Hutt River Flood Management Subcommittee
Author Daya Atapattu, Team Leader, Western FMPs

Boulcott/Hutt stopbank project update

1. Purpose

To update the Subcommittee on progress made with the Boulcott/Hutt stopbank project

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. Background

The Boulcott/Hutt stopbank project is the first stage of the KGB to EWEN flood defences upgrade project undertaken by GW to provide the Hutt River Floodplain Management Plan (HRFMP) recommended standard of protection to the central Hutt City area. The Boulcott/Hutt stopbank extends from just upstream of Mills Street to KGB and will be constructed on an approved alignment through the golf courses.

The remaining stages of the KGB to Ewen project to protect the Hutt CBD include the City Centre stopbank from Ewen Bridge to Mills Street, Channel improvements from Ewen to KGB and the Melling Bridge replacement. Also in the KGB to Ewen Reach is the Pharazyn Street stopbank upgrade which will follow the CBD works.

The planning, design and consultation process for the Boulcott/Hutt stopbank project commenced in 2006. The detailed design was completed and the land designation and resource consents were confirmed in November 2010.

The next major milestone before commencing works is to obtain the Boulcott's Farm Heritage Golf Club's agreement to enter the land for stopbank construction.

4. Land Entry Agreement

The Boulcott/Hutt stopbank is located on land mostly owned by the Boulcott's Farm Heritage Golf Club (The BFHGC is the merged entity of both the Boulcott and Hutt Golf Clubs). The stopbank foot print will occupy more than 4 hectares of the BFHGC land and will affect a large number of existing golf course features. The golf course features permanently affected by the stopbank include; 10 Tees, 1 fairway, 16 part fairways, 13 Bunkers, 13 Greens and 1 set of practice nets. Construction works will also cause significant disruption to golfers.

The agreement will provide for construction of the stopbank on the BFHGC land, reinstatement of affected golf course features and land exchanges. The agreement also includes construction sequence and timing, construction access routes for various stages of work, interim course layout plan for golf play during construction, final layout for reinstating the affected golf course features and the location of fences. The land entry agreement between GW and the BFHGC is on the basis that a minimum of 18 good quality holes are available for play during all times of construction.

GW and the BFHGC have been working closely since the merger of the clubs to develop an agreement acceptable to both parties. A draft agreement prepared in February 2011 is currently under review by both parties with the aim of completing the agreement, and seeking Council approval of it by May 2011.

5. Construction contracts

In addition to the stopbank works, GW also has the responsibility to construct preparatory works for play during construction and the reinstatement of features affected by the stopbank. These works will be implemented through 3 contracts.

Stopbank contract

The stopbank contract includes the stopbank from Mills Street to the KGB Bridge, Connolly Street realignment, stormwater upgrades partly funded by Hutt City Council, treatment of various services (high voltage cables etc), stopbank shaping works to incorporate the golf course features, construction of foot paths and fencing.

The tendering process for selecting a contractor for the stopbank works has commenced in parallel to the land entry negotiations with the aim of appointing a contractor once the agreement with the BFHGC is completed. The tender documents were completed in early February 2011 and the tenders have been invited from 5 pre-qualified contractors. A site walkover with the pre-qualified contractors was completed on 2 March 2011. The tenders close on 18 March 2011.

Golf course preparatory works contract

This contract includes course preparation works to allow 18 holes of play during stopbank construction. This includes some tree removal and the construction of 2 Greens and 5 Tees.

Most of the Boulcott course and a number of features in the Hutt course will not be available for play during stopbank construction. The golf course architect in consultation with the BFHGC has prepared a layout plan for an 18 hole Interim Course to be used during stopbank construction. This Interim Course will make use of most of the existing features of the Hutt Course. However, 2 Greens and 5 Tees have to be constructed outside the stopbank work area to provide 18 holes for play.

The golf course architect is currently preparing the detailed designs for these features. The BFHGC will undertake these works and is currently planning to commence works in October 2011 so that surfaces will be ready for play in October 2012. GW will fund the work to an agreed price.

Golf course reinstatement works

This contract is for constructing some selected features in the new course as part of the agreed reinstatement and mitigation works. The golf course architect has already commenced preparing the detailed designs for features that will be incorporated into the stopbank. These works will generally follow the stopbank construction works. GW and the BFHGC will agree on the process and timeline for implementing the reinstatement works.

6. Stopbank construction sequence and timing

At this stage, we hope to appoint a contractor for stopbank construction in May 2011. The contract works will now commence at the Connolly Street end. The BFHGC has agreed to provide access through the Boulcott course to work on the Connolly Street realignment and the stopbank up to Ariki Street. The stopbank works through the golf course will commence once the preparatory works for the Interim Course are completed. The preparatory works are programmed to commence in October 2011. The BFHGC believes that it would take about one year for the surfaces to establish to a playable condition. This would mean that the stopbank works through the course could commence in October 2012. We have been working with the BFHGC to explore options for commencing stopbanks works earlier. These options have major impacts on the golf club and are not favoured by the club.

The table below provides the most likely sequence and timing for stopbank construction. We will have further discussions with the club on this programme once the contractor is appointed.

Stopbank section	Timing
Stopbank from Mills Street to Ariki Street, Connolly Street realignment and Ariki Street stormwater	May 2011 – Sep 2012

Stopbank from Ariki Street to the 17 th hole of the Hutt course, Hathaway Avenue and Military Road stormwater and the low bund. This is on the basis that Interim course preparatory works will be ready for play by October 2012.	Oct 2012 – Sep 2013
Stopbank from the 17 th hole to the northern end. Maintenance works to establish the grass cover will continue until October 2014.	Oct 2013 – June 2014

The project completion date is now extended to June 2014.

7. Communication

News reports in the local and national media during the planning approval process generated wide publicity for the project. Local papers continue to report on different aspects of the project. A newsletter was distributed in December 2010 to update the local community on outcomes from the designation and resource consent process.

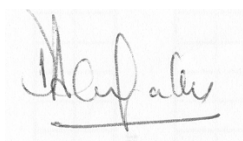
A press release will be made and a newsletter distributed in April/May 2011 when the BFHGC agreement is completed and a contractor appointed. This newsletter will include the construction programme agreed with the club and the contractor. There is also an opportunity to have an opening ceremony once the land agreement is finalised and the contractor is appointed. Staff will work with the Chair of this Committee to arrange this.

8. Recommendations

That the Subcommittee:

1. ***Receives the report.***
2. ***Notes the content of the report.***
3. ***Notes the sequence and timing for stopbank construction works.***

Report prepared by:



Daya Atapattu
Team Leader, Western FMPs

Report approved by:



Graeme Campbell
Manager, Flood Protection

Report approved by:



Wayne O'Donnell
General Manager, Catchment
Management