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Committee Council
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Boulcott/Hutt Stopbank Construction - Proposal to Advance Construction Timing

1. Purpose

To seek approval to advance the construction programme to complete the Boulcott/Hutt stopbank works by June 2013, one year ahead of schedule.

2. The decision-making process and significance

The matter requiring decision in this report has been considered by officers against the requirements of Part 6 of the Local Government Act 2002.

2.1 Significance of the decision

Officers have considered the significance of the matter, taking into account the Council's significance policy and decision-making guidelines. As this decision to bring forward budget to complete the stopbank works one year earlier will not have any significant impact on rate payers, officers recommend that the matter be considered to have low significance.

Officers do not consider that a formal record outlining consideration of the decision-making process is required in this instance.

3. Background

In May 2011, Council approved the acceptance of a tender for the construction of the Boulcott/Hutt stopbank. The construction period was spread over a three year period to complete the stopbank works by June 2014. As part of this programme, the Boulcott Farm Heritage Golf Club (BFHGC) was planning to close the South Course (former Boulcott Golf Course) in September 2012 to allow stopbank construction in October 2012. The BFHGC has now advised officers that the South Course can be closed earlier allowing Greater Wellington (GW) to bring the stopbank works forward. This has provided an opportunity to shorten the

construction programme to complete the stopbank works by June 2013, one year ahead of schedule.

4. Construction Programmes

Table 1 shows the current and proposed construction sequences in relation to the stopbank works only. Other associated works include Connolly Street realignment, low bund, stormwater upgrades and golf course reinstatement works.

Table 1: Current and proposed work sequence

Time Period	Current Work Sequence	Proposed Work Sequence
May 2011 to June 2012	Stopbank from Mills Street to Ariki Street	Stopbank from Mills Street to the northern boundary of the South course (former Boulcott course)
October 2012 to March 2013	Stopbank from Mills Street to the pond north of Hutt clubrooms	Stopbank from the South Course boundary to the end
October 2013 to March 2014	Stopbank from the pond to the end	
Completion date	March 2014	March 2013

Attachment 1 shows the extent of stopbank works programmed for each year under current and proposed construction programmes. Once the stopbank is completed to the South Course boundary it is proposed to connect to the high ground at the club rooms by a short length of temporary low bund. This will provide protection from frequent flooding to the Hathaway Avenue properties until the stopbank works are completed to the northern end. This low bund will be removed when the next stage of the work commences.

5. Responses from the Golf Club and Contractor

The existing agreement between GW and the BFHGC allows GW to commence works on the South Course in October 2012. Following the Club's suggestion that it could close the South Course earlier, the new construction programme was prepared in consultation with the Club. The Club has confirmed that the South Course can be closed in February 2012, allowing GW to bring forward the stopbank works. The Club needs a minimum of one week's notice to implement the South Course closure. The Club does not expect any additional compensation for this advancement. Once Council approves the proposed programme, the relevant sections of the GW/BFHGC Agreement will be amended by an exchange of letters.

The contractor has advised us that they are able to complete the stopbank works to the shortened programme. The contractor has to secure additional resources and gain approvals from the consenting authorities to extend the work areas. The contractor has confirmed that there will be some cost savings by shortening the works programme. Once the Council approves the shortened programme, the changes will be finalised by a variation to the contract.

6. Comment

The Boulcott/Hutt stopbank is part of the highest priority works recommended in the Hutt River Floodplain Management Plan. The proposed programme to complete the Boulcott/Hutt stopbank will provide flood protection benefits to the CBD area one year earlier. These benefits can be quantified as \$1 million per year on the basis of saved Average Annualised Damages. Hathaway Avenue residents will also receive flood protection from frequent flooding one year earlier.

The revised programme to complete the project in two years, instead of three years, will also significantly reduce the total disruption time to adjoining residents, Connolly Street traffic and to the Golf Club.

It is estimated that cost savings of between \$150,000 and \$200,000 can be realised from savings on cost fluctuation payments, establishment and supervision.

Under the shortened programme, some of the residents bordering the South Course will have works happening nearby in the 2011/12 summer instead of the following summer as previously programmed. The residents will be advised of the shortened programme before commencing construction. A meeting with the residents is planned for 8 February 2012.

7. Budget

The advancement of construction will require bringing forward funding. Table 2 shows the funding variations as a result of accelerating the works programme. The total budget amount is not changed.

Table 2: Current and proposed budget requirements

LTP 2012-2022	2011/12	2012/13	2013/14	2014/15	Total
Current	2,700	4,100	2,700	800	10,300
Proposed	4,000	4,500	1,800		10,300

Bringing forward expenditure would increase the rate requirement in the 2012/13 financial year by approximately \$150,000, with half of the proposed rate increase funded through the river management rate for Lower Hutt City ratepayers. The increased financing costs would be offset by an equivalent reduction over the life of the loan.

8. Communication

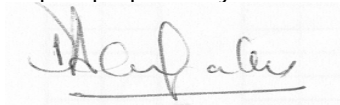
A meeting was held on 8 February 2012 with the adjoining residents from Ariki Street to Hathaway Avenue to advise them of the proposed changes to the programme. HCC Central Ward Councillors and HCC officers were also advised. The Golf Club has advised their members of the proposed change. A press release will be issued and a newsletter will be distributed to all adjoining residents once the Council approves the revised programme.

9. Recommendations

That the Council:

1. *Receives the report.*
2. *Notes the content of the report.*
3. *Approves the accelerated stopbank construction programme to complete the Boulcott/Hutt stopbank by June 2013, one year ahead of the original schedule.*
4. *Approves bringing forward funding as outlined in Table 2, section 7 of this report.*

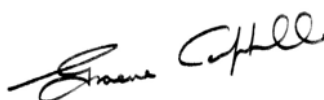
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Attachment 1: Plan of Construction sequence

