

Report 09.407  
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Committee Hutt River Advisory Subcommittee  
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## **Boulcott Hutt Project update**

### **1. Purpose**

To advise the Advisory Subcommittee on progress made with the Boulcott/Hutt 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 key components of the Boulcott/Hutt project includes stopbank construction, Connolly Street realignment, river channel improvements, reinstatement of affected golf course features and the land entry agreements. The project is progressing in three phases:

- Phase One - Feasibility investigations (completed)
- Phase Two - Design, land entry agreements and statutory approvals (underway)
- Phase Three – Construction (proposed to start February 2010)

Phase Two involves considerable work to refine the design, complete land entry agreements with the two golf clubs, and obtain the designation and resource consents required to construct the physical stopbank and associated works.

### **4. Stopbank design**

The stopbank design has been further refined at key locations. Additional information will be provided directly to affected residents and businesses before

finalising the designation/consent applications. **Attachment 1** shows the refined alignment.

The key locations further refined include:

- Connolly Street road/stopbank crossing;
- Boulcott clubrooms;
- 22A Hathaway Avenue; and the
- Eastern section of stopbank on the Hutt course.

#### Connolly Street road/stopbank Crossing

About 400 metres of Connolly Street has to be raised and realigned to reconstruct the road over the new stopbank while providing access to the affected properties. Detailed plans were prepared showing the layout and property access for consultation with the affected land owners.

#### Boulcott clubrooms

A new option has been developed that leaves the Boulcott clubrooms where they are and realigns the stopbank around the building. In this option, the Greenkeeper's shed would be shifted to the Rentokil site and the space used to provide additional car parks. This option would also enable lowering the end of Boulcott Street to provide a turning area requested by the residents. Pedestrian access from Connolly Street to the Boulcott Street will be retained. GW and the Boulcott Golf Club prefer this option to shifting the clubrooms 20 metres forward from the current position.

#### 22A Hathaway Avenue

The design of the new stopbank at 22A Hathaway Avenue was discussed with the Hutt Golf Club (HGC) and the affected residents in order to reduce as far as possible impacts on the adjoining residential properties. As a result all golf course features and walkways will be located about 2 metres below the stopbank crest level. A plan showing these changes is being prepared for further consultation with residents.

#### Eastern section of stopbank on the Hutt course

Staff are currently working with the HGC to develop a new alignment for the eastern end of their course which will cut across fairways 17, 16, 15 and 11 instead of going round them. This will avoid disturbing Greens and Tees and will also make the stopbank shorter.

## **5. Hutt and Boulcott Golf Clubs – merging of golfing interests**

On 23 June 2009, the presidents of the two golf clubs issued a statement advising that a working party has been established to consider the potential merging of golfing interests between the two clubs. **Attachment 2** contains a copy of the

statement. The working party expects to present the potential merging options to the two clubs before September 2009.

If the clubs were to merge, construction will be both cheaper and easier to manage. GW staff have agreed to extend the golf course architect's scope of services for the project to assist the clubs in preparing master plans for a merger. Concept master plans have been prepared for a number of options and the working party is currently reviewing these plans. Plans have been prepared on the basis of the proposed stopbank alignment with the golf friendly features through the Boulcott course removed.

The merger discussions have the potential to cause three to four months delay to the planning approval process. However, this delay could be offset by a shorter construction time.

## **6. Land entry agreements**

The land entry agreements have been prepared by GW and reviewed by the two clubs. Further progress with the agreements is on hold until the merger proposals are finalised. A merger would require redrafting the agreements.

## **7. River channel improvements**

The Boulcott Hutt project also includes improvements to the river channel to ease the constriction at the Transpower substation. A number of options were considered to reduce the impacts from the channel improvements on the in stream habitat and the open space on the river berm. Report 09.406 provides details of the preferred alignment.

## **8. Notice of Requirement / Resource Consent and consultation update**

### Notice of Requirement/Resource Consents

GW intends to

- Designate the land required for flood protection purposes to enable stopbank construction and other associated works (**Attachment 3**); and
- Apply for resource consents from Greater Wellington to work in the river bed and for the diversion of flood waters.

The NOR (Notice of Requirement to designate the land) and resource consent applications are progressing on the basis of the proposed alignment. At this stage the draft NOR is underway and will be completed in July. Staff are unsure what implications the merger discussions will have on the final design and construction sequence of the stopbank and associated works, and therefore the NOR.

Due to the uncertainty raised by the merger discussions staff are intending to lodge the NOR with the widest possible stopbank footprint to try and enable any changes required as a result of the golf course merger discussions to be accommodated. As

far as possible this approach should minimise any delays resulting from the merger discussions whether a merger proceeds or not.

At the same time, staff are providing more certainty to adjoining neighbours about the potential effects by refining the design in key areas (refer to section 4 above).

### Consultation

Much of the focus in recent months has involved finalising the design for the river works, undertaking detailed design at key points of the stopbank alignment and consulting with affected parties. Since the last committee meeting in March staff have completed the *Boulcott Hutt Project Consultation Strategy* to ensure a clear process is in place to undertake this consultation.

Meetings have occurred with the following key parties:

- local residents at Hathaway Ave and Boulcott Streets
- Fish and Game NZ
- Department of Conservation
- HCC
- Hutt River Trail and Rotary
- Boulcott School
- Connolly, and Ariki Streets and others residents in Boulcott Street directly affected by the works
- Safeway Storage (plans sent only)
- NZTA
- Transpower
- Hutt and Boulcott Golf course representatives

## **9. Communication**

A communication strategy has been prepared for the project. Staff will continue meeting with key stakeholders and a newsletter will be distributed once the draft application is ready for consultation. The newsletter will include key points from the designation application and will also describe the process for commenting on the application. The draft application will be sent to key stakeholders and two open days will be held to provide opportunities for the local community to discuss any issues.

## **10. Recommendations**

*That the Subcommittee:*

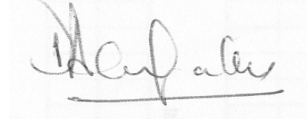
1. *Receives the report.*
2. *Notes the contents of the report.*

Report prepared by:



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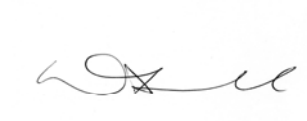
**Daya Atapattu**  
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Report approved by:



**Graeme Campbell**  
Manager,  
Flood Protection

Report approved by:



**Wayne O'Donnell**  
Divisional Manager, Catchment  
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- Attachment 1:** Plan of the preferred alignment
- Attachment 2:** Merger statement from the Golf Clubs
- Attachment 3:** Proposed area to be designated