



**Report**            **05.370**  
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**Committee**       **Landcare**  
**Author**          **James Flanagan, Engineer**

## **Hutt River Floodplain Management Plan: Whirinaki Crescent stopbank upgrade**

### **1. Purpose**

- To advise the Committee that a new floodwall is proposed for the Wellington Golf Club (WGC) leg of the Whirinaki Crescent stopbank upgrade.
- To seek Committee approval to finalise an agreement with the WGC for the construction and future maintenance of the floodwall on WGC land.
- To advise the Committee that it is proposed to construct the floodwall over the coming 2005/06 summer.

### **2. Significance of decision**

The matters 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 Whirinaki Crescent stopbank is located in Heretaunga, Upper Hutt and is approximately 400 metres away from the Hutt River.

The Hutt River Floodplain Management Plan (HRFMP) recommends upgrading the stopbank to a 2,300 cumec standard. This project was originally programmed to commence in the 2005/06 financial year. The project commenced early, in 2003/04, due to staff capacity being available following the delay in construction of the Strand Park realignment due to property issues.

Reports presented to the Hutt River Advisory Committee (HRAC) in June 2004 and September 2004 updated the Advisory Committee on progress with the preliminary design. In the September 2004 meeting, the Advisory Committee endorsed the preferred preliminary design, the project programme and the proposal to negotiate an agreement with Wellington Golf Club (WGC)

to construct a new stopbank through golf club land as part of the proposed upgrade. **Attachment 1** contains a copy of Advisory Committee Report 04.538.

#### **4. Preferred preliminary design option**

The existing stopbank is on a thin strip of land currently owned by Upper Hutt City Council (UHCC). The proposed upgrade of the existing stopbank involves:

- raising and widening of the stopbank along the Silverstream College and Mawaihakona Stream boundaries. This will require land to be purchased from Silverstream College and St. Joseph's Home of Compassion for the extended footprint of the stopbank.
- construction of a new floodwall within the WGC boundary to replace the existing section of stopbank along the golf club boundary. The total length of this new floodwall is about 180 metres.

The realignment of the stopbank (floodwall) through the Golf Club is the preferred option over upgrading the stopbank along the original boundary because no land purchase is required and the Wellington Golf Club contribution means the overall cost to the ratepayer is reduced. The proposed WGC floodwall will encompass the 'wine glass' development and will be located in a grove of established trees.

**Attachment 2** shows the layout of the existing stopbank and the proposed new floodwall through WGC land.

#### **5. Wellington Golf Club floodwall**

Truebridge Callender Beach Ltd (TCB) have prepared two preliminary design options for this section – an earthen stopbank or a concrete floodwall. The preferred option at this stage is a concrete floodwall.

The estimated cost of the floodwall, including design and supervision, is between \$145,000 and \$180,000. An earthen stopbank on the same alignment would cost about \$135,000. While the wall is more expensive than an earthen stopbank, its construction will have a substantially reduced impact on the grove of trees, which includes many mature native species. The wall also avoids the difficulties of maintaining a protective grassed cover on a stopbank shaded by trees.

The floodwall is proposed to be located on an existing low terrace, meaning a relatively low wall height. The modest wall height and its setback from the river make the floodwall a viable option at this location. At a site meeting with golf club representatives on 22 June, we agreed on a final design alignment for the proposed new floodwall.

**Attachment 3** shows the layout of the floodwall option. The floodwall will be connected to the existing stopbank on one end and the high ground at the other end by small lengths of earthen stopbanks.

## 6. Proposed key terms for an agreement with WGC

**Attachment 4** shows the proposed key terms for an agreement between GWRC and the Golf Club for the construction and maintenance of the proposed floodwall. Key features of the agreement include:

- A 50/50 cost share for the construction of the wall.
- The granting of an easement to GWRC, at no cost, for the ongoing maintenance and protection of this new community asset.
- The relocation of the “wineglass subdivision” boundary so that the wall, and the space needed for maintenance access are located entirely within WGC property.
- The wall is to be constructed in summer 2005/06, one year ahead of the upgrade of the remainder of the Whirinaki Crescent stopbank.

WGC representatives have agreed to recommend these key terms to the Golf Club membership for approval.

## 7. Budget and programme

The table below shows the programme for implementing the Whirinaki Crescent stopbank upgrade.

Project component	Work completed to June 2005	2005/06	2006/07
Floodwall on Wellington Golf Club Land	Preliminary design	Consents, Detailed Design, Construction,	
Remaining Stopbank upgrade	Preliminary design and initial consultation	Land purchase, Consultation, Consents, Detailed design	Construction
Budget - \$671,000	\$64,000	\$165,000	\$442,000

Land purchase, consultation, consents and final design for the main stopbank are programmed for completion during 2005/06. Property purchase negotiations to enable the stopbank widening adjacent to Silverstream College are underway. During final design we will also need to resolve with United Networks what the requirements are for changes to the 33 kVA power line that currently runs along the Silverstream College boundary. The costs for the

changes to the power line may be higher than is allowed for in the preliminary design estimate.

Construction of the floodwall in summer 2005/06, a year ahead of the main stopbank, will not affect the upgrade of the main stopbank or reduce the existing level of protection to the Whirinaki Crescent community.

The current estimate for the total project is \$671,000. This includes the proposed 50% contribution to the proposed WGC floodwall.

## **8. Communications**

We expect to commence community consultation on the main stopbank upgrade proposal in October 2005. This will involve newsletters and a public meeting.

Only limited consultation is proposed for the WGC floodwall as this part of the project is not considered to directly affect the Whirinaki Crescent residents. It is proposed that the Golf Club lead the consultation required for the resource consent for the floodwall because this part of the project has been brought forward to facilitate the 'wineglass development'.

## **9. Recommendations**

*That the Committee:*

1. **Receive** the report.
2. **Note** the contents of the report.
3. **Note** that it is now proposed to construct a new floodwall within the Wellington Golf Club land, instead of an earthen stopbank, as the first stage of upgrading the Whirinaki Crescent stopbank.
4. **Authorise** the Divisional Manager Landcare to finalise the necessary agreement with the Wellington Golf Club on the basis of the key terms provided in **Attachment 4**.
5. **Note** that the Wellington Golf Club floodwall is proposed to be constructed over summer 2005/06, one year earlier than the upgrade of the remainder of the Whirinaki Crescent stopbank .

Report prepared by:

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- Attachment 1:** Advisory Committee Report 04.538
- Attachment 2:** Plan of the Whirinaki Crescent stopbank upgrade
- Attachment 3:** Plan of the proposed WGC floodwall
- Attachment 4:** Key terms for an agreement between GWRC and Wellington Golf Club