



Report **06.648**
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Committee **Hutt River Advisory Committee**
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Hutt River Floodplain Management Plan: Whirinaki Crescent stopbank upgrade

1. Purpose

- To update the Advisory Committee on progress made with the Whirinaki Crescent stopbank upgrade design and land purchase negotiations.

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 Flood Protection Operating Plan provides for completing the Whirinaki Crescent stopbank construction by June 2007. Land acquisition is a critical component of this project. Negotiations to purchase the required land off the three neighbouring landowners commenced as far back as 2004.

While the negotiations were progressing, we obtained resource consent for the project and completed the detailed design and tender documents on the basis that the land purchase agreements would be completed by October 2006.

However, the land purchase negotiations are taking more time than expected and we are unable to invite tenders without completing the entry and purchase agreements. This is generally a summer season project and we have now missed the window of time to appoint a contractor to complete the construction during the 2006/07 summer.

4. Land purchase negotiations

The following provides a summary status of negotiations with the three landowners.

4.1 St Josephs Home of Compassion

The smallest piece of land required is that from St. Josephs Home of Compassion. We have agreement from the Home of Compassion who has been helpful through the process.

4.2 Wellington Golf Club

The next largest piece of land needs to be purchased from the Wellington Golf Club. In August 2005, the Landcare Committee approved the key terms of an agreement to build a floodwall in WGC land as part of the Whirinaki Crescent stopbank upgrade to protect the Whirinaki Crescent sub-division and the new 'wine glass' sub division. However, the golf club could not obtain the required 're-zoning' approval and the floodwall proposal was dropped.

We then prepared our proposal on the basis of building the upgraded stopbank on the existing alignment. The golf club has now obtained 're-zoning' approval to a lesser extent of 'wine-glass' land and requests us to consider building a floodwall on the re-zoned land instead of upgrading a section of stopbank on the existing alignment.

This is similar to the original floodwall proposal but the new floodwall is smaller in length (about 36 metres instead of the previous 130 metres). A 185 metre long stopbank on the existing alignment and a 36 metre floodwall along the golf club boundary is the current proposed upgrade for this reach. **Attachment 1** shows the proposed alignment. In this new proposal, we need to purchase 730 square metres of land from the WGC to construct the stopbank

A site meeting was held with WGC representatives on 10 November 2006 to discuss construction and maintenance access issues for the new floodwall proposal.

4.3 St Patrick's College Silverstream Board of Trustees

The largest section of land that needs to be purchased is along the boundary with St. Patrick's College. Negotiations with St. Patrick's College are taking much more time than expected because of the number of issues associated with this land. These issues include;

- Shifting of the power line towards St. Patrick's land
- Providing new stormwater drainage
- Obtaining land for stockpiling during construction
- Obtaining temporary construction access from County Lane via the Hutt River Trail

We understand that the St Patrick's College Board will consider our land purchase proposal at its meeting on 24 November 2006.

5. Budget and programme

We will prepare the detailed design for the proposed floodwall and update the tender documents once the land entry and purchase agreements are completed.

This will be followed by the tendering process to select a construction contractor.

The Flood Protection Operating Plan provides \$611,000 in 2006/07 for construction of the upgrade project. Through the annual plan update process, we proposed to move part of this budget to 2007/08 to complete the construction. At this stage, however, we expect the total project costs to exceed the budget of \$611,000 because of cost increases in several areas. We will update the cost estimates and prepare a revised programme once the land entry and purchase agreements are completed. We expect to be ready to report to the March 2007 Landcare Committee meeting.

6. Communications

We will distribute a newsletter to Whirinaki Crescent residents and stakeholders in December 2006 advising them of the revised programme. This will be followed by another newsletter in April 2007, before commencing construction.

7. Recommendations

That the Committee:

1. *Receives the report.*
2. *Notes the content of the report.*
3. *Notes the delays in the Whirinaki Crescent stopbank upgrade project and that insufficient time is available to tender, award a contract and complete construction over summer 2006/07 as planned.*
4. *Notes that the project team will report on updated project costs and a revised programme once the land entry and purchase agreements are completed.*

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Attachment 1: Whirinaki Crescent stopbank upgrade layout plan