

**Mayor and Councillors**  
COUNCIL

25 OCTOBER 2016

Meeting Status: **Public**

Purpose of Report: For Decision

## **JIM COOKE PARK - STOPBANK CONSTRUCTION**

### **PURPOSE OF REPORT**

1. To seek Council's approval for the Chief Executive to enter a property agreement with Greater Wellington Regional Council to provide access for construction of the stopbank at Jim Cooke Park, Waikanae, and for a grant of land in exchange for an easement over the stopbank.

### **DELEGATION**

2. Council has the authority to consider this matter.

### **BACKGROUND**

3. Greater Wellington Regional Council (GWRC) will be undertaking a stopbank construction on the northern side of Waikanae River and river upgrade works for the purpose of protecting the Waikanae community from flooding in 1 in 100 year flood events.
4. The Resource Consent process is underway and is likely to be completed by the date of this meeting. The consent process is separate to this proposed property agreement.
5. The middle section of the stopbank is on land owned by Council, known as Jim Cooke Park. The total area is 2.87 hectares and the land is classified as Recreation Reserve under the Reserves Act 1977. Jim Cooke Park is primarily utilised as sports fields for football in winter. The pitches are drained and irrigated and floodlights have been installed on the training pitch at the eastern end of the fields. There are also two artificial cricket wickets at Jim Cooke Park however these are not played on regularly and are not integral to the cricket season.
6. GWRC and Council officers have been working together to come to an agreement whereby Council provides access to GWRC to undertake stopbank construction.

## ISSUES AND OPTIONS

### Issues

7. The reconstructed stopbank will occupy an increased footprint to that of the existing one and will require the existing football fields to be re-positioned towards the river. The repositioned fields will provide the same amount of playing space as the existing fields. Council officers have discussed the proposed repositioning of the fields with the Waikanae Football Club. As the fields will be replaced with like for like in terms of field sizes, the club did not raise any concerns. The repositioned sports field layout is shown on the plan contained in Appendix 1.
8. The reposition of the fields requires the existing flood lights (owned by the Football Club) and the irrigation bore pump (owned by Kāpiti District Council) to be repositioned. This will be done at the expense of GWRC.
9. The increased stopbank footprint will leave insufficient flat area to accommodate both the repositioned football fields and cricket. The two artificial cricket wickets located at Jim Cooke Park will be permanently removed and replaced at GWRC's cost with a single Patumahoe Clay based wicket at Waikanae Park. Officers consider the upgrade of the wicket at Waikanae Park compensates for the removal of the wickets at Jim Cooke Park.
10. The Horowhenua-Kapiti Cricket Association has been made aware of the removal of the Jim Cooke Park wickets. The Association has advised this does not impact them as if the association does host cricket in Waikanae they play at Waikanae Park. Waikanae junior teams play for Kapiti Cricket and don't play in Waikanae.
11. A portion of the stopbank runs through the Kapiti Equestrian Centre (KEC) land. The horses that graze at the equestrian centre need to be relocated during the stopbank construction. GWRC has requested that an area of approximately 1.15ha at the eastern end of Jim Cooke Park is made available for temporary horse grazing during the period of construction as shown in Appendix 2. GWRC will be responsible for establishment of the temporary grazing area (fencing, water supply etc). On completion of the works and once the requirement for the temporary grazing area has ended, GWRC will reconfigure the Jim Cooke Park sports fields to the agreed layout and former condition.
12. During the period of construction of the new stopbank and the re-establishment of good grass cover; the Waikanae Football Club will be relocated to Waikanae Park. The eastern field at Jim Cooke Park will remain available for training purposes only during the winter season of 2017. Council officers have liaised with both the Waikanae Football Club and the Waikanae Rugby Club to enable shared use of the fields at Waikanae Park. Council has purchased multi use goals for Waikanae Park to enable one of the fields to be played on by both codes. The shared use of fields has already happened for part of the 2016 winter season.
13. The stopbank construction is programmed to commence from 1 December 2016. In order to facilitate this start date, the floodlights repositioning and fencing for grazing will commence from early November 2016.

14. To allow adequate time for the reinstatement of the fields, the Waikanae Football Club will not return to Jim Cooke Park until the 2018 season.
15. GWRC has requested an easement to protect the new stopbank and buffer footprint in perpetuity. GWRC will be responsible for the survey and legalisation costs relating to the creation of the stopbank easement. The approximate area to be subject to the stopbank easement is shown dotted black on the plan contained in Appendix 3.
16. A portion of the sports fields, two of the light poles, the bore and pump are currently located on land owned by GWRC. Regardless of this project, GWRC could require that these improvements be removed or require a licence to occupy the encroached land. In exchange for the grant of the stopbank easement, GWRC will transfer those portions of land to Council for incorporation into the title for the Jim Cooke Park. This will rationalise the site so that ownership, use and management responsibility are in alignment. GWRC will pay for all survey costs associated with this land transfer. Kāpiti Coast District Council will be responsible for the legalisation costs relating to the transfer of land at an estimated cost of \$5,000. The approximate areas to be transferred to Council are shown dotted blue on the plan contained in Appendix 3.
17. GWRC is undertaking gravel extraction from areas of the river at the same time as the stopbank construction. This will result in areas of the existing track on both sides of the river being unavailable at stages throughout the project. Alternative tracks will be provided and these have been agreed in principle with Council officers and members of the Cycleway, Walkway, Bridleway Advisory Group. Final details of the alternative tracks are subject to the yet to be confirmed contractors construction and traffic management site plan. GWRC has undertaken to ensure the alternative tracks are available throughout the project but if it becomes impossible to keep a track open GWRC will provide at least a one week notice.
18. Council has proposed storm water improvements in the Jim Cooke Park area which will require new and/or upgraded drainage pipes to pass through the new stopbank. Council and GWRC will work cooperatively to enable the stopbank and storm water works to be carried out at the same time.

## CONSIDERATIONS

### Legal considerations

19. Legal Counsel has reviewed the draft agreement and easement documents and advised there are no concerns.

### Financial considerations

20. The proposed agreement requires GWRC to undertake all the proposed work and reinstatement at its cost.

21. Council will meet the legalisation costs relating to the transfer of the land to Council ownership. These costs are estimated at \$5,000 and can be met in the current operational budget.

### Tāngata whenua considerations

22. GWRC has completed a Cultural Impact Assessment as a condition of the resource consent.

## **SIGNIFICANCE AND ENGAGEMENT**

### Degree of significance

23. This matter has a low level of significance under Council policy.

### Consultation already undertaken

24. The previous Waikanae Community Board has been kept up to date about the proposed arrangements by both GWRC and Council officers and no concerns have been raised. The ward Councillor has been updated prior to this meeting and the community board has been invited to attend.
25. Council officers have liaised with both the Waikanae Football Club and the Waikanae Rugby Club about the proposed arrangements and shared use of the fields at Waikanae Park.
26. The Cycleway, Walkway, Bridleway Advisory Group has been kept informed. Members of the group attended a walkover with GWRC and Council officers to agree on the most appropriate alternative tracks.

### Publicity

27. GWRC will have a comprehensive communications plan for the project in general. Council officers will work alongside GWRC as appropriate to ensure the community is kept up to date with what is happening.
28. Council will have a communications plan specifically for the work being undertaken at Jim Cooke Park.

## **RECOMMENDATIONS**

29. That Council delegates authority to the Chief Executive Officer to enter into an agreement in general accordance with this report (CS-16-2025) to provide access to Greater Wellington Regional Council for construction of the stopbank at Jim Cooke Park, Waikanae.
30. That Council delegates authority to the Chief Executive Officer to grant an easement over a portion of Jim Cooke Park in general accordance with this report (CS-16-2025).

31. That Council delegates authority to the Chief Executive Officer to accept the land transfer from Greater Wellington Regional Council in general accordance with this report (CS-16-2025).
32. That the Council notes the resource consent process is separate to any decision made in relation to any property agreement.

<b>Report prepared by</b>	<b>Approved for submission</b>	<b>Approved for submission</b>
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Alison Law  
**Parks and Recreation  
Manager**

Sean Mallon  
  
**Group Manager  
Infrastructure Services**

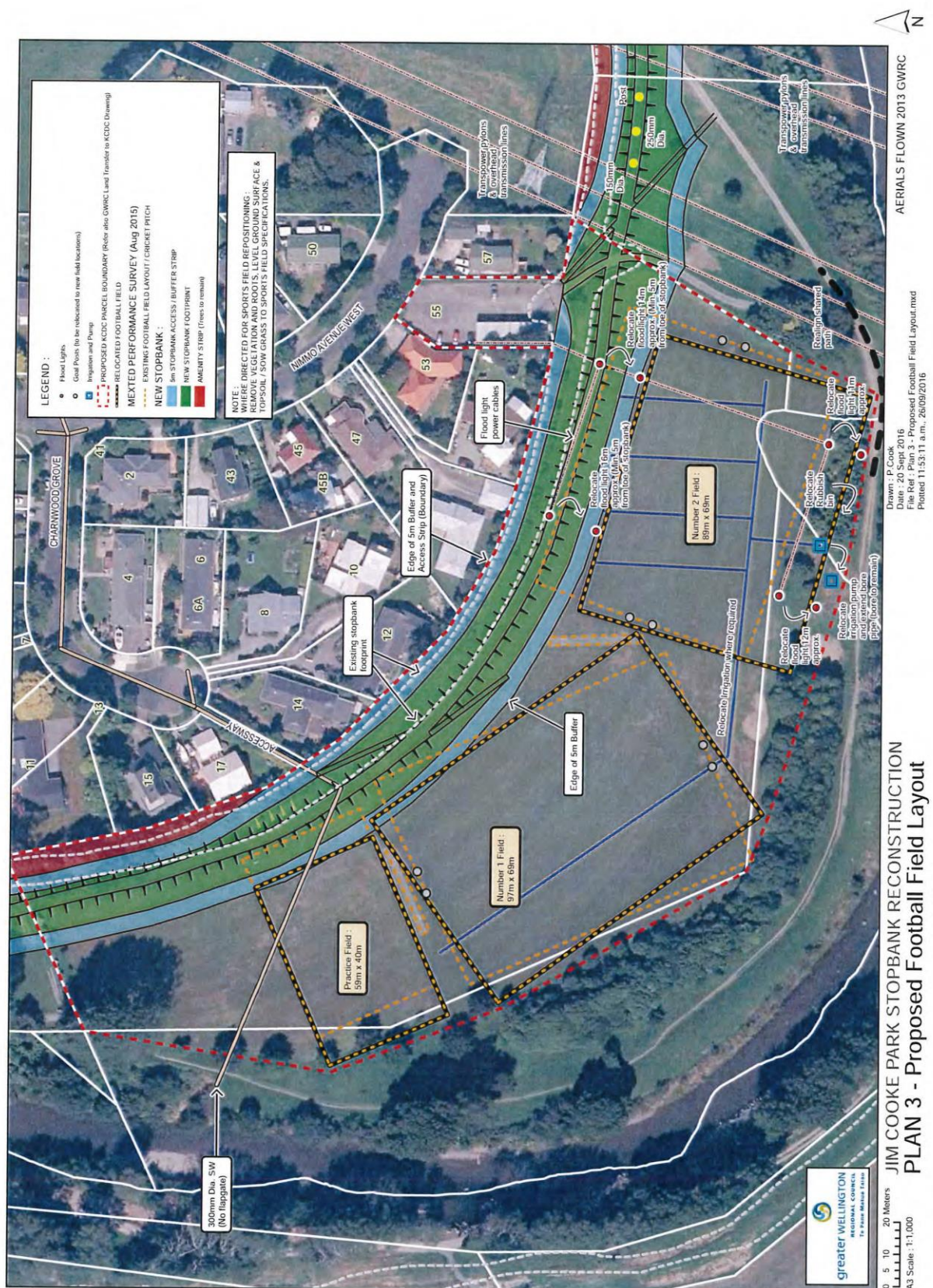
Max Pedersen  
  
**Group Manager  
Community Services**

## **ATTACHMENTS**

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| Appendix 1 | Repositioned Sports Fields layout                 |
| Appendix 2 | Temporary grazing area                            |
| Appendix 3 | Proposed land transfer area and stopbank easement |

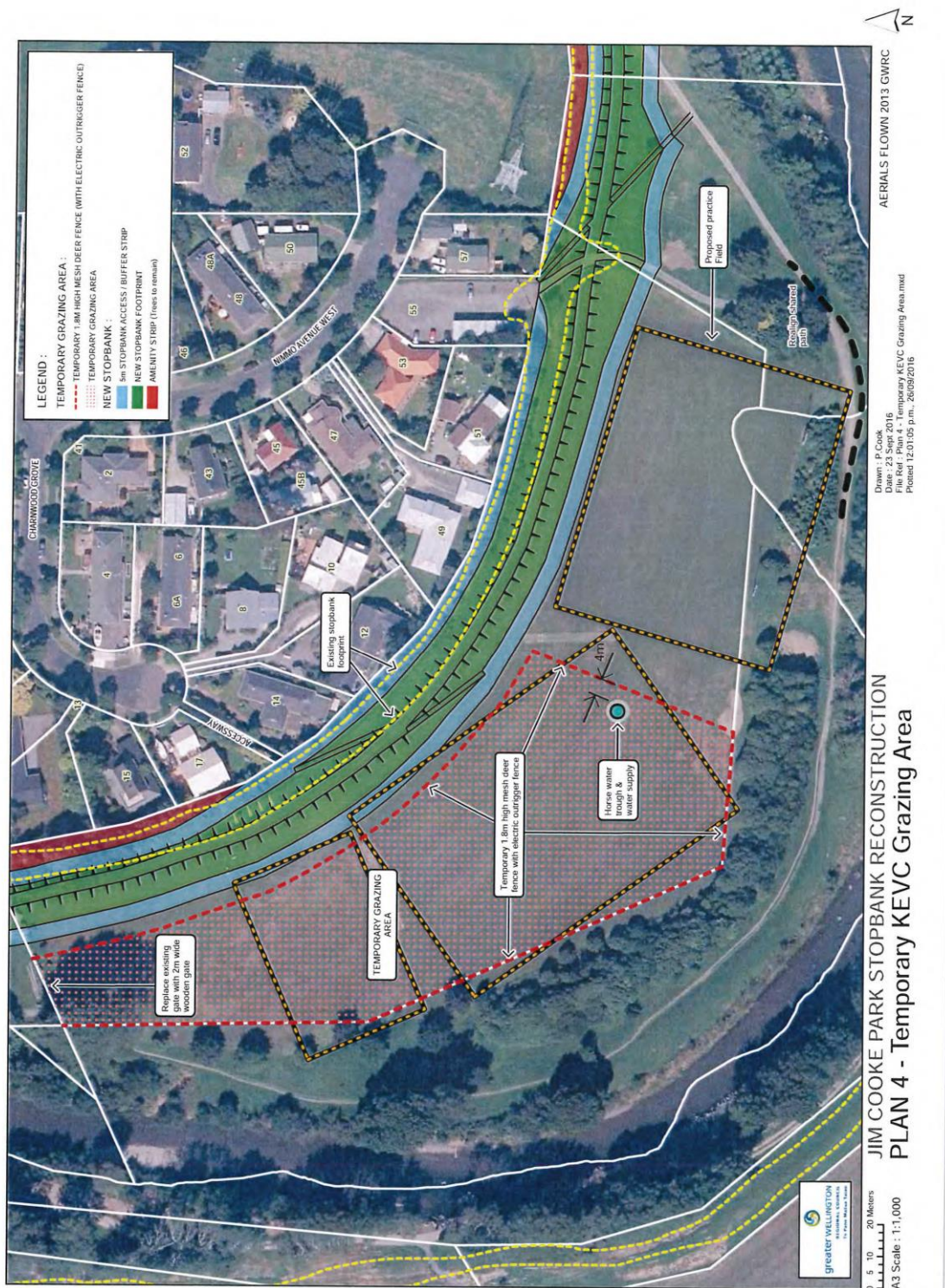


## Appendix 1 - Repositioned Sports Fields layout





Appendix 2 – Temporary grazing area





Appendix 3 - Proposed land transfer area and stopbank easement

