

Attention; Daya Atapatti
WRC Fax no.3856960
Daya, below is the brief submission I will present tomorrow, please distribute as as
you see fit.
Regards Colin Carter

Boulcott Golf Club (Inc)

September 2007

Stop Bank Reconstruction Submission

Thank you for the opportunity to present this submission.

At present the preferred option is still the **Blue** alignment for all the reasons outlined
in our November 2006 submission (attached).

As mentioned in the latest GWRC report, we have had many meetings re
alternatives. The one thing that remains constant is the wish to ensure Boulcott Golf
Club survives.

- **We own** 8.356 ha of the 10.7 ha which is the Golf Club. The GWRC has
valued our land at potentially \$12.5 million but if a green aligned **engineering
stop bank** was used the valuer has put a potential value of only \$2.7million ,
therefore Boulcott Golf Club would be subsidizing the stop bank by some \$9.8
million.
- **Amalgamation** with Hutt has been discussed but this decision is one to be
made by all club members, not a select few.
- **Green Alignment** The only way for survival of the Boulcott Golf Club,
should the green alignment become a reality, is for it to be a **golf friendly
stop bank**, probably with batters of 6 to 1. (A proper study on this would
need to be done re safety for mowing equipment, etc.)
- **Compensation** There are many areas of compensation to be
considered and an interim list has been forwarded to GWRC

Further to this, should the Green Alignment be accepted by both clubs and a **golf friendly stop bank** be accepted by GWRC and Hutt City River Advisory Committee, we would request work be completed at Hutt first. This would mean no disruption to Boulcott until construction on that course begins. Obviously we would need to get agreement from Hutt that they allow our members playing rights during this time.

We know this will be disruptive to both clubs. However, it is the only solution other than the Blue alignment to keep them both viable in the future. Hence the mention of *Quality Lifestyle – Sense of Place & Healthy Community* in our November submission.

SUMMARY

In summary, Boulcott are heavily in favour of the Blue Alignment. We wish to preserve the vision of our foundation members who, over time, transformed the boulder and gorse ridden paddocks into the present beautifully manicured course of today.

In the past we have accepted our lot as a flood protection facility by allowing stop banks to be constructed, but nothing has ever threatened the demise of the club. The blue line construction will provide maximum protection for Hutt City and will cope with a 440 year flood. Where is the problem? Surely our neighbors can see they are included in this protection with the cost of some loss of some vision of the golf course being a reality

All members of Boulcott Golf Club want to retain their golf course for many generations to come. As such, we plead with the Hutt River Advisory Committee and The Greater Wellington Regional Council to allow this to happen.

Thank You
Boulcott Golf Club Sub Committee 2006/2007

BOULCOTT GOLF CLUB
November 2006
STOP BANK RECONSTRUCTION SUBMISSION TO
GREATER WELLINGTON REGIONAL COUNCIL
(Hutt River Advisory Committee)

Introduction

Thank you for the opportunity to present this submission

As a club we would obviously prefer any option that did not affect the club. However, after discussions with Council Officers, consultants etc. we realise that there is no realistic and affordable option that would achieve the level of protection desired by the community as a whole that will not affect the club. We accept that the flood protection works are in the best interests of everyone.

The club has been a part of the community for almost 70 years and would like to continue to be part of same. The presence of the club contributes to at least three of the Council's community outcomes:

Quality Lifestyle – this recognises that a variety of lifestyles can be pursued including sport and recreation. As the club has one of the cheapest memberships in the Wellington urban area the club obviously contributes to the achievement of this .

Sense of Place – As mentioned the club will have been in existence for nearly 70 years and many of the residents in Hutt Valley would recognise the presence of Boulcott golf club and the open space nature of the course as being part of the environment that has been there the whole time.

Healthy community – This outcome includes the statement “**Every opportunity is taken to recognise and provide for good health**”. There are obvious health benefits in encouraging and enabling the community to become involved in a sport such as golf. It contributes to the 30 minutes a day exercise that is being encouraged and as golf is a low impact sport people of all age groups can participate in it.

Player Participation

Over its' existence the club has been host to many hundred's of thousands of golfers. Based on the current membership, with some members playing 2-3 rounds a week and others once a week regulars, close to 28,000 rounds of golf are played on our course each year by members. In addition to this there were also 4,400 green fee players that have taken advantage of our facilities. These figures do not include those who slipped through the net and never paid. Plus a number of functions have been held over the years:

Option Preference

Of the possible options for the stop bank that the Club is aware of, Boulcott would support the alignment of the eastern blue line as shown on the plans. Also prior to any construction being commenced we would want the Site that Rentokill once occupied (which has been earmarked for Boulcott Golf Club) developed to a stage where we can include it as part of our course. This would necessitate the help of a course designer.

Club House

There also needs to be discussion re the location of the Clubhouse, which would be decided upon once a final decision has been made on the stop bank

This of course would still cause major disruption but something everyone could live with, and would ensure the survival of the course.

Future

Any of the alignment options that bisect the course would mean that there is not sufficient land left for a nine-hole course, other than a 'chip & putt' situation, which would not appeal to present members. It was also considered too dangerous to play golf over a stopbank when you cannot see players on the other side. These views were confirmed during consultation with two prominent golf course designers.

Another important area of concern to the club is what will happen during the construction period of other than the eastern blue line. It is considered likely that it could take anything up to two years for a new stop bank to be constructed and the course restored. If members of the club are not able to play golf during this period they are likely to move to other clubs where they can play. Once a player has made the move to another club there is no guarantee that they will ever move back.

Compensation

What compensation is envisaged?

On the subject of compensation a proper costing needs to be completed as no definite or ballpark figure has been tabled as yet. We at Boulcott are willing to assist with projection of such costs.

Affiliation with Hutt

Discussion have been held with the Hutt Golf Club regarding suggestions that it would be possible for members of the two clubs to share facilities during the construction period. This would need to be investigated further. The main problems being general disruption and temporary closures during reconfiguration of the courses, both before and after work is done. It would also mean sharing one club house and all facilities. This would entail major mindset changes to both sets of members plus some construction alterations to provide facilities now available, ie. reinstallation of poker machines, (which are a major income source for course management) extra locker room provision, extra car parking etc. However, this is an option that would enable continued participation by all golfers.

General

The eastern blue alignment of the stopbank would also provide a ponding area for the floodwaters. It is understood from Council Engineers that this would provide about 15 minutes worth of additional time before flooding. Surely any additional time that could be gained to co-ordinate the response to the flooding would be beneficial.

Summary

We believe that the presence of the Boulcott Golf Club assists the Council in achieving some of its community outcomes. The club recognises the importance of the flood protection works. Of the possible alignments that the club has seen, the club supports the eastern blue line alignment with the development of the Rentokill site as this is seen as the only option that would allow the club to survive and meet the Council's community outcomes.

Thank You

Signed
Joe Liddle (President)

Colin Carter Barry Weir Mike Anderson Mike Hurley

(Boulcott Golf Club Stop Bank Sub Committee 2006)