



PUBLIC EXCLUDED

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Committee Hutt River Advisory
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Hutt River Floodplain Management Plan: Land acquisition strategy

1. Purpose

- To advise the Advisory Committee of all land which GWRC proposes to acquire to implement the Hutt River Floodplain Management Plan
- To seek the Advisory Committee's endorsement for the development of a land acquisition strategy.

2. Exclusion of the public

Grounds for the exclusion of the public under Section 48(1) of the Local Government Official Information and Meetings Act of 1987 are:

That the public conduct of the whole or relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists (i.e. to enable the Council to carry on negotiations without prejudice or disadvantage).

Interests protected:
Greater Wellington Regional Council
Private landowners

3. Background

The HRFMP identifies a number of sites along the Hutt River where GWRC needs to acquire land to construct improvement works. The cost of acquiring this land was incorporated into the HRFMP implementation estimate of \$78 million (1999 dollars).

Our current process is to start the land acquisition process for a given project one or two years prior to commencing construction. However, following our recent experiences with the Strand Park land purchase, and the sale of Honda site for redevelopment, we think that it is appropriate to develop a forward looking strategy for the timely acquisition of all land needed for improvement works.

4. Land required for the HRFMP works

Attachment 1 contains a summary list of land GWRC needs to acquire for improvement works. The identified land includes privately owned residential and commercial zoned land. Plans showing the extent of land needed for each project will be presented to the Committee at the meeting.

There is potential for some of the identified land to be redeveloped before the relevant projects are taken up for construction. Redevelopment could substantially increase the land acquisition costs making projects no longer economically feasible. Therefore in some cases early purchase or designation may be appropriate.

GWRC also has a land swap programme with Hutt City Council (HCC) to acquire all HCC owned land within the Hutt River corridor. We expect this land swap programme to be completed by December 2004. The table in **Attachment 1** excludes HCC land included in the land swap.

5. Land acquisition strategy

The objective of the land acquisition strategy would be to ensure that all land needed for improvement works is acquired in time, and at a reasonable cost while minimising adverse effects on current landowners. Issues to be considered for each land parcel would include:

- Construction timing; the HRFMP capital works priority list and the progress already made in completing those works can provide indicative timing for projects outside the current, 10-year plan (LTTCP)
- Redevelopment risk; some land located within the urban area has a high potential for redevelopment
- Land acquisition options; these include full purchase, obtaining an easement or designating land for flood protection purposes and purchase at the time of construction
- Need for early purchase of appropriate land parcels
- Potential purchase costs and availability of budget
- Lease back options.

Preparation of this strategy would involve a desktop study to investigate acquisition options for high-risk land parcels including the potential effects on current owners for each option. The outcomes of this strategy will include the;

- Preferred land acquisition option for each land parcel
- Approximate costs of land acquisition including process costs
- Acquisition time frame.

6. Programme

We propose to engage Peter O'Brien, Council's property consultant, to investigate the risks and purchase options for each project site and report back. Tracy Berghan, planning consultant, will provide information on designation options. Technical input will be provided in-house.

We expect to commence investigations in July 2004 and report on outcomes to the September 2004 Advisory Committee.

7. Communication

Direct communications with the community on this report are not appropriate at this stage.

8. Recommendations

That the Committee:

1. *receive the report.*
2. *note the contents of the report.*
3. *endorse the development of a strategy for the timely acquisition of land needed for the HRFMP improvement works.*

Report prepared by:

Report approved by:

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Attachment 1: A summary list of land needed for the HRMP improvement works