

Report 15.560  
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Committee Hutt Valley Flood Management Subcommittee  
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## Hutt River City Centre Upgrade Project - Next Steps

### 1. Purpose

To advise the Subcommittee on the next steps of the planning and design phase of the Hutt River City Centre Upgrade Project subject to approval of which option to proceed with on 9 December 2015.

### 2. Background

The community feedback period on the Integrated Concept Design options for the City Centre Upgrade project closed on 14 September 2015 with 279 submissions. On 15 October, a Hearing Panel of the Subcommittee considered all written responses and 28 oral presentations and resolved to recommend Option A for the consideration of the Subcommittee. Report 15.547 in this Order Paper provides details of the Panel recommendations.

A Council decision on the Subcommittee and the Environment Committee recommendations is expected in December 2015.

The following sections outline the next steps for the continued consultation with the affected landowners, refining the integrated design and developing implementation timelines.

### 3. Land potentially required for the project works

It has been identified that the full extent or parts of 118 properties (79 land owners) are potentially required for implementing either option, A or B. Option B land requirement will be over a longer time period. However, even if Option B is adopted some of the land owners will choose to 'offer to sell to council' early because of their circumstances.

During community consultation landowners were advised that anytime between when Council makes a decision and until physical work starts, Council, if approached by any landowner would be prepared to discuss early purchase of that property. Once Council adopts a preferred option, the affected landowners will be advised of the decision and to contact Council if they wish

to sell their property early. Council will have to consider these offers on a case by case basis, until the designations are in place.

The preliminary design will be developed in consultation with the affected land owners and the extent of land required from each property. Timing for construction will be confirmed through this process.

Following the Subcommittee/Council approval of the preliminary design and implementation timelines in late 2016, the land requirement for the project will be designated through a Notice of Requirement (NOR), currently programmed for late 2017. A land purchase strategy will be prepared following Council approval of a preferred option and the timing for land purchase will be refined following the designation of land.

#### **4. Preliminary Design**

A scoping report and a project plan will be prepared for completing the preliminary design for consideration of the Subcommittee in March 2016. Information from the preliminary design will be used for the preparation of the Notice of Requirement/ consent applications. The key tasks for the preliminary design include:

- Limited topographical surveys and geotechnical investigations
- Consider feedback from the community and key stakeholders and confirm the design for the flood protection works, Daly Street/Promenade and the landscape works
- Developing planning provision options for future land use of any surplus land in Pharazyn Street and also for Daly Street to incorporate adjacent development to the promenade
- Developing a construction methodology
- Refining cost estimates for all project components assess and financial implications
- Prepare implementation timelines.

#### **5. Melling Gateway Project**

The Programme Business Case is now complete. It is proposed to commence the next stage of the Business Case Process, an Indicative Business Case (IBC), in early 2016. The IBC, jointly developed and funded by the three agencies, will investigate and identify a preferred option that addresses integrated outcomes (i.e. Transport, Flooding, and Making Places) at the Melling Intersection. NZTA officers will present details of the IBC to the next meeting of the Subcommittee in 2016.

## **6. Communication and Consultation Strategy**

A communication and consultation strategy will be prepared for involving the landowners, key stakeholders and the wider community in the preliminary design phase of the project. The key objectives of this strategy will be:

- Continued support to the affected land owners by assisting them to understand the land purchase programme during the initial round of consultation and incorporate them.
- Consider matters raised by the feedback providers in the planning and design phase of the project and respond to feedback providers.
- Involve the key stakeholders and other interested parties in the development of the river corridor from the Kennedy Good to Ewen bridges.

## **7. Management Structure**

It is proposed that the HVFMS will continue to provide the governance role as it did for the development of the Integrated Concept Designs.

It is also proposed that the Management Group set up in September 2013 will continue to manage the project with assistance from the Working Group. At this stage, we do not propose any changes to the Terms of Reference for the two groups approved by the Subcommittee in September 2013.

## **8. Communication**

All land owners whose land is potentially required for the project and key stakeholders will be advised by letter about the next steps once the Council approves an option. The wider community will be informed through media releases.

## **9. The decision-making process and significance**

The subject matter of this report is part of a decision-making process that will lead to the Council making a decision of medium significance within the meaning of the Local Government Act 2002.

The process applied to date has involved the identification and detailed analysis of options, community consultation and receiving feedback. This report outlines the next steps of the design process leading to the preparation of NOR/Consent applications.

### **9.1 Engagement**

In accordance with the significance and engagement policy, officers determined that the appropriate level of engagement is informing and consulting. The consultation and engagement activities that have been undertaken were reported to the Hearing Panel of the Subcommittee (Report 15.506).

## 10. Recommendations

*That the Subcommittee:*

1. ***Receives the report.***
2. ***Notes the content of the report.***
3. ***Recommends that once Council approves a preferred option, officers prepare a land purchase strategy and then enter into discussions with any affected land owners who offer to sell.***
4. ***Notes that approval to purchase land will be sought from Council once negotiations are complete - on a case by case basis.***
5. ***Notes that officers will prepare a scoping report and project plan for the preliminary design and a communication and consultation strategy for consideration by the Subcommittee in March 2016.***

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