



Boulcott Stopbank Project

Three Options – Red, Blue & Green

Impacts on
Golf Clubs and Residents

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RED alignment

- During the work
 - Residents, no impact

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RED alignment

- During the work
 - The Clubs
 - Construction process – 3.25 years
 - First 24 months
 - Stopbank constructed on Hutt
 - Hutt Club has use of Hutt & Boulcott courses
 - Final 15 Months
 - Stopbank constructed on ex Boulcott land
 - Hutt reverts to use of completed Hutt course

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RED alignment

- During the work
 - Impact on Boulcott Golf Club
 - Boulcott Club closes
 - Council to acquire 0.1560 hectares of club land
 - Boulcott course comprises
 - Club land 8.3493 ha (78%)
 - Council land 2.3934 ha (22%)
 - under licence
 - termination clause
 - no compensation payable

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RED alignment

- During the work
 - Impact on Hutt Golf Club
 - Council acquires 4.4 hectares of club land
 - 11% of Hutt course area
 - 6 holes need to be relocated, altered, shortened and placed closer together
 - Course is less desirable, possible
 - Loss of use
 - Permanent loss of membership

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RED alignment

- Compensation & costs
 - Land acquisition Nil
 - Other compensation
 - Subsidize membership subscriptions
 - Replace lost income to maintain typical net profit
 - Reimburse costs incurred through process
 - Meet council costs for legal, valuation, accounting, resource management, survey & property consultancy
 - Estimate \$1,860,000

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RED alignment

- Land acquisition
 - Section 62 (1) (b) Public Works Act 1981
 - Where only part of the land of an owner is taken or acquired under this Act and that part is of a size shape or nature for which there is no general demand or market, in which case the compensation for such land and the injurious affection caused by such taking or acquisition may be assessed by determining the market value of the whole of the owner's land and deducting from it the market value of the balance of the owner's land after the taking or acquisition.
 - This is known as the Before & After and applies to the land required from both clubs for the RED alignment

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RED alignment

- Boulcott Club
 - Before 8.3493 ha @ \$45,000 – \$380,000
 - After 8.2000 ha @ \$1,500,000 – \$12,500,000
 - Betterment accrues to Club
 - No compensation payable for land required

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RED alignment

- Hutt Club
 - Before 39.6787 ha @ \$45,000 – \$1,785,000
 - After 35.2886 ha @ \$75,000 – \$2,647,000 (as flood protected recreation land)
 - Betterment accrues to Club
 - No compensation payable for land required
 - If land classified residential would have after value of \$50,000,000

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RED alignment

- After the work
 - Residents
 - Flood protection
 - Outlooks over golf courses maintained

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RED alignment

- After the work
 - Boulcott Golf Club
 - Club ceases to exist
 - Balance land (8.2 hectares) flood protected
 - Balance land value enhanced to \$1.5m per hectare

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RED alignment

- After the work
 - Hutt Golf Club
 - Course flood protected
 - Course constrained to 89% of former area
 - 6 holes relocated, altered, shortened and placed closer together
 - Course aesthetically less desirable
 - Course land value increases, rates will rise

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BLUE alignment

- During the work
 - Residents
 - Boulcott end significant impact
 - Noise, dust, trucks, earth movers
 - Visual intrusion and loss of privacy
 - Hutt end minimal impact
 - Landscaping scale

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BLUE alignment

- During the work
 - Construction process 3.25 years
 - First 24 months Boulcott Golf Club impacted
 - Start south end up to Clubhouse
 - Relocate clubhouse on to new stopbank
 - Complete stopbank to Boulcott north boundary

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BLUE alignment

- During the work
 - Construction process 3.25 years
 - Final 15 months Hutt Golf Club impacted
 - Work let as 2 contracts

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BLUE alignment

- During the work
 - Negotiate with the Clubs to share use of courses during the construction phase
 - First 24 months
 - Both Clubs play on Hutt
 - Final 15 months
 - Both clubs use 10 holes on Hutt and 8 holes on Boulcott

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BLUE alignment

- Compensation & costs
 - First 24 months
 - Subsidize Boulcott members for Hutt subscription
 - Replace Boulcott Golf Club lost income to maintain typical net profit

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BLUE alignment

- Compensation & costs
 - Final 15 months
 - subsidy to all member subscriptions
 - Set up temporary pro shop at Hutt to ensure continuity of service and business
 - Replace lost income for both clubs to maintain typical net profit
 - Reimburse costs incurred through process
 - Meet council costs for legal, valuation, accounting, resource management, survey & property consultancy
 - Land, easement only Nil
 - Estimate \$3,178,000

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BLUE alignment

- After the work
 - Residents
 - Adjoining Hutt (north)
 - Flood protection
 - No visual impact
 - Adjoining Boulcott (south)
 - Flood protection
 - Loss of outlook
 - Imposition of shading
 - Overbearing of stopbank
 - Loss of privacy
 - Overlooked by golfers
 - Golf ball over-shot dangerousness

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BLUE alignment

- After the work
 - Boulcott Golf Club
 - Course and club retained
 - Course holes shortened, less desirable

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BLUE alignment

- After the work
 - Hutt Golf Club
 - Imperceptible alteration to north end
 - Impact on land at clubhouse and south
 - Clubhouse outlooks reduced but not lost
 - Current course retained as is
 - Benefit from low level stopbank
 - Possible permanent loss of membership
 - Overall estimate \$3,745,000

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GREEN alignment

- During the work
 - Residents
 - Minimal impact
 - Work removed from boundaries
 - Some noise, unlikely to be disruptive

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GREEN alignment

- Construction process – 2.5 years
 - First 15 months
 - Boulcott Golf Club closes
 - Council requires 7.34 hectares of Boulcott land
 - Likely compensation from council \$365,000
 - Sale of balance flood protected land \$2,335,000
(1,557 hectares)
 - Total return to club \$2,700,000
 - Note: compares favorably to alternative of council purchasing whole club site at \$1,650,000

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GREEN alignment

- Construction process – 2.5 years
 - First 15 months
 - Hutt Golf Club
 - All work is on Hutt course
 - Work let as 2 contracts
 - major earthworks to south end and landscape scale work to north
 - Hutt course comprises 10 holes on Hutt and 8 holes on Boulcott

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GREEN alignment

- Final 15 months
 - Hutt vacates ex-Boulcott
 - Hutt reverts to use of Hutt golf course
 - Construction of engineering stopbank over ex-Boulcott

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GREEN alignment

- Compensation & costs
 - Acquisition of Boulcott land
 - subsidy to Hutt member subscriptions
 - Set up temporary pro shop at Hutt to ensure continuity of service and business
 - Replace lost income for Hutt club to maintain typical net profit
 - Reimburse costs incurred through process
 - Meet council costs for legal, valuation, accounting, resource management, survey & property consultancy
 - Estimate \$1,400,000

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GREEN alignment

- After the work
 - Residents
 - Adjoining Hutt Club (north)
 - Flood protection
 - No visual impact
 - Adjoining Boulcott Club (south)
 - Flood protection
 - No imposing stopbank on boundary
 - Outlooks over courses reduced, but still available
 - No privacy loss
 - No golfer impact
 - No shading
 - Potential to have housing developed

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Green Alignment

- After the work
 - Boulcott Golf Club
 - Club ceases to exist
 - Club has been compensated for land acquired
 - Balance land (1.6 hectares) flood protected
 - Balance land value enhanced to \$1.5m per hectare

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GREEN alignment

- After the work
 - Hutt Golf Club
 - Minimal impact on the course
 - Benefit of low level stopbank
 - Retains playing course as it is now
 - Potential to improve the course with addition of council floodplain land at south end
 - Opportunity with council land to:
 - Enhance the course as a local golfing facility
 - Develop driving range, practice holes and greens
 - Attract national tournaments
 - Potential economic benefit for City

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Summary - Compensation Costs

• RED	3.25 yrs	\$1,860,000
• BLUE	3.25 yrs	\$3,745,000
• GREEN	2.5 yrs	\$1,400,000

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