

Report 15.585  
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Committee Environment Committee  
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## Hutt River City Centre Upgrade Project – Preferred Option

### 1. Purpose

- To seek the Committee recommendation of a preferred option for the Hutt River City Centre Upgrade Project with which to proceed with the preparation of the preliminary design, costing and implementation timelines (as referred in the report of the hearing panel, report 15.547 to the Hutt Valley Flood Management Subcommittee).
- To advise the Committee of the next steps in the planning and design phase of the preferred option for the Hutt River City Centre Upgrade Project (as referred to in report 15.560 to the Hutt Valley Flood Management Subcommittee).

### 2. Consideration by Committee

The matters contained in this report will be considered by the Hutt Valley Flood Management Subcommittee (Subcommittee) at its meeting on 26 November 2015 in reports 15.547 and 15.560. The recommendations of these reports reflect those proposed to the Subcommittee for the Committee's consideration. A verbal update on the Subcommittee's consideration of the matter will be provided by the Chair of the Subcommittee at the Committee meeting.

### 3. Background

In June 2015, following a recommendation from the Subcommittee, Council approved two options (Options A and B) for the City Centre Project to proceed to community consultation.

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 to the Subcommittee provided details of the Panel recommendations.

The following sections provide a summary of community feedback and outline the next steps for the continued consultation with the affected landowners, refining the integrated design and developing implementation timelines.

#### 4. Options A and B

The two options for community consultation were selected following the evaluation of ten Integrated Concept Design Options investigated by the project Working Group.

Both Options A and B include building the flood defences on a widened river corridor between Ewen and Melling Bridges and at Mills Street to provide and maintain the Hutt River Floodplain Management Plan (HRFMP) recommended 440 year flood standard over a long period of time with allowances for the predicted climate change impacts on the flood frequencies.

Option A is a one step process where the flood defences on the wider corridor will be completed in one step.

Option B is a staged approach, where the flood defences on the City Centre side will be constructed to the final standard but the stopbanks and channel widening on the Marsden Street side will be initially constructed within the existing corridor and widened at a later date. The works from Melling to Kennedy Good Bridge are the same for either option. The newly constructed flood defences from Ewen to Melling on the Marsden Street side will have to be moved to the wider corridor in around 20 years' time to maintain the recommended flood standard. This staged approach will involve transfer costs because of the necessity to demolish some of the initial works, including channel edge protections and the stopbanks but will reduce the initial expenditure requirements.

The total estimated costs of the two options in current dollars, excluding GST, are:

Option A one step process		\$143 m
Option B	Step One	\$114 m
	Step Two	\$ 68 m

Officers have estimated discounted costs on the basis of possible timelines for each option and in most cases the total discounted costs of Option B are higher than those of Option A. A detailed breakdown was provided to the Hearing Panel (Report 2015.506).

#### 5. Feedback received – summary

The preferred option of the 279 respondents was Option A (one step) with 74% identifying this as their preferred option. Officers have also reported that oral feedback received at various meetings, displays and open days had a strong

preference for Option A. 15% of respondents preferred Option B, with the remaining 11% not stating a preference for either option.

Other key feedback questions related to the Making Places components, linkages and Melling Bridge replacement. These components are common to both options A and B.

A detailed analysis of the feedback received was provided to the Hearing Panel (Report 2015.506).

## **6. 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. Under Option B land would not be required for some time. However, even if Option B is adopted some of the land owners would likely 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 and timing for construction will be confirmed through this process.

Following the Council approval of the preliminary design and implementation timelines in late 2016, the land required 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.

## **7. Preliminary Design**

A scoping report and a project plan will be prepared for completing the preliminary design for consideration by 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
- Consideration of feedback from the community and key stakeholders and confirmation of 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 and assessing the financial implications
- Preparing implementation timelines

## **8. 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 for the Melling Gateway Project that integrates the desired 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.

## **9. 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.
- 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.

## **10. Management Structure**

It is proposed that the Subcommittee 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.

## **11. 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.

## **12. 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 recommends a preferred option and outlines the next steps of the design process leading to the preparation of NOR/Consent applications.

## 12.1 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).

## 13. Recommendations

*That the Committee:*

1. ***Receives the report.***
2. ***Notes the content of the report.***
3. ***Recommends that Council proceeds with the preliminary design, costing and implementation timelines to be prepared for Option A.***
4. ***Recommends that Council instructs the Chief Executive to prepare a land purchase strategy and then enter into discussions with any affected land owners who offer to sell.***
5. ***Notes that approval to purchase land will be sought from Council once negotiations are complete - on a case by case basis.***

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