Weigh Right Programme

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City 10 Chart Link	A	Lond Dischage

	nent - Land Purchase		Treaty, title, legal and tenure			Number of our	Ownership			Willingness to Sell		Dolltical or Ministrata		Capacity to Sell			ty to acquire		Costs to acquire	
Site Ref Site Location	Score Reason A Record of Title or	Māori Reservation Score Reason Māori reservations are held	Māori Freehold Land Score Reason Land whose customary	Crown Land Score Reason Land that is vested in the	Instruments, encumbrances and notations Score Reason Land transfer instruments	Numbers of owners and/or interest holders Score Reason Multiple owners and	Government or Private Score Reason Land held by the Crown or owned by	Owner Type Score Reason Ownership type from	Motivation Score Reason The owner wants to sell the land or	Hardship Score Reason Is the owner suffering	History and Context Score Reason Does ownership and project	Political or Ministerial approval Score Reason The decision to sell the	Owner representation Score Reason Is it clear who to deal with	Agreement of other interest holders Score Reason The owner has the capacity	Multiple decision makers Score Reason More than one person or party	Compulsory acquisition under the Public Works Act 1981 Score Reason Would the powers of compulsory	Negotiated acquisition Score Reason Can the acquisition be	Score Reason How much money the land	Administrator's costs related to acquisition Score Reason Reimbursement of owner	Crown costs to acque Score Reason Crown costs to acquire
	Gazette exists for the site. Where there is no existing filter of Gazette, there will be extra costs and delays involved in completing these processes.	for common benefit and use of the covers, are subject to severe restriction on alteration and may not be sold therefore do not provide adequate tenure nor programme protection. This would be subject to a long, costly and complex legal process with an uncertain outcome.	interest has been converted to a fee single interest and where it is typical that multiple owners exist. It can be allenated (acquired) but is complex, cookly and time consuming - all of which contain substantial uncertainty.	Crown and is not set addle for an public jurpose, therefore easier to acquire.	indicate where other parties have an interest in the land, such as a caweat, covenant, easement, mortgage and restriction. The interest will need to be resolved via the acquisition process and require compensation to be paid to the interest- holder, which can mean a complex and costly financial process.	interest holders increases the complexity of the transaction, adding costs and time.	private citizens or corporates or trusts.	simple private persons to complex trusts and corporate arrangements, or Government from Ministries, Crown Agencies to state owned enterprises.	is motivated to object to the acquisition.	any hardship that will influence the sale and acquisition decisions?	history assist or act to the detriment of the project and acquisition?	land for the project is delegated down from the Minister, remains held by the Minister and/or is a Cabinet decision.	reparding the sale and acquisition of the land?	to sell the land provided interest holders consent to the sale.	is inolved in the decision to self the land This villi lorease the time needed for negotation and settlement.	acquisition be used?	negotiated for fair and reasonable composation and deliver the land in time for the project?	will cost	costs related to the acquisition.	land.
Whareroa Farm (Emerald Glen Road) H	Title to the property exists.	The land is not Maori Reservation land.	The land is not Maori Freehold land.	Crown land deemed surplus 2	Land classified under the Reserves Act but severed from main parkland	Single, knowledgeable owner	Land held under the Reserves Act, managed and controlled by the Department of 3 Corrservation.	Owner is statutory land manager.	Owner accepts land of limited contribution to park and therefore has potential -1 for sale, but a somewhat complex process must be followed.	Land held in the Conservation estate and -2 protected by statute.	Owner is considered to neither support nor oppose the project and land requirement.	Ministerial approval is required - but is -2 more likely to be obtained than for Site I.	The owner and capacity to dispose of the land is known but 0 may be at the discretion of the Minister.	The owner/statutory manager has capacity and some support to dispose of the land provided the Minister approves.	It is uncertain that the required threshold for a project-postive -2 decision can be reached by the multiple decision makers.	As conservation estate, the land cannot be compulsorily acquired.	Negotiations to acquire the land will proceed in a fair and reasonable manner but compensatory entitlements may be complex.	Compensatory entitlements are likely to be high -2 reflecting equivalent reinstatement requirements.	Costs are not expected to be high or contentious.	Cost will be significant but excessive.
QEII Park	Title to the property exists.	The land is not Māori Reservation land.	The land is not Māori Freehold land.	Crown land deemed surplus	Land held under the Reserves Act with national historic significance -2 and regional significance	Regional park with multiple interested parties and stakeholders.	Regional parkland classified under the Reserves Act, which knowledgeable statutory manager.	Owner is statutory land manager.	The owner would strongly opp the project and will object at a opportunity, or cannot sell the property.	Land park of regional park network already affected by recent and multiple transport projects.	Land from the regional park network has been required multiple 2 times and in multiple locations which consequent impacts on the personner.	Ministerial approval is required and very unlikely to be obtained.	The owner and capacity to dispose of the land is known but may be at the odiscretion of politicians and/or the Minister.	The owner/statutory manager has capacity, but little support, to dispose of the land and requires the Minister to approve the sale.	It is uncertain that the required threshold for a project-positive decision can be reached by the multiple decision makers.	As conservation estate, the land cannot be compulsorily acquired.	Negotiations to acquire the land will proceed in a fair and reasonable manner.	Compensatory entitlements are likely to be high reflecting 2 equivalent reinstatement requirements.	Owner is expected to retain experts and representative whose costs will be -1 significant.	Cost will be significant but excessive.
Kapiti	Title to the property exists.	The land is not Maori Reservation land.	The land is not Maori Freehold land.	Crown land held for road purposes	Land held for road purposes.	Single, knowledgeable owner 2	Crown land held for road purposes	Crown land held for road purposes 3	Land not required for road must be disposed of.	Hardship is not an influencing factor	Crown land held for road purposes, available for deployment to this project.	Ministerial and/or Cabinet approval is not required.	Crown land held for road purposes, and NZTA and the Crown are in the process of beng considered surplus and then disposed.	The land is in the disposal process therefore revoking that poses multiple risks.	NZTA and the Crown can make the decision.	It is possible to obtain the property through comulsory acquisition.	Crown land already acquired (and held) for road purposes so no further compensation is payable.	Highest and best use and partially developed nature of the land tends toward moderate values, much higher than greenfield.	Owner's costs will not be a factor.	Costs will not t factor
Paekākāriki Interchange L	Title to the property exists.	The land is not Māori Reservation land.	The land is not Māori Freehold land.	Crown land held for road purposes 3	Land held for road purposes.	Single, knowledgeable and supportive owner	Crown land held for road purposes	Crown land held for road purposes	Land not required for road must be disposed of.	Hardship is not an influencing factor	Crown land held for road purposes, available for deployment to this project.	Ministerial and/or Cabinet approval is not required.	Crown land held for road purposes.	Land is held for further transport improvements and therefore is very unlikely to be available.	NZTA and the Crown can make the decision.	It is possible to obtain the property through comulsory acquisition.	Crown land already acquired (and held) for road purposes so no further compensation is payable.	Highest and best use of this property tending to higher value future commercial.	Owner's costs will not be a factor. 3	Costs will not l factor 3
a represents a cart positive it to project so to other	Title or Gazette exists for the piece of land.	The land is not Māori Reservation land.	The land is not Māori Freehold land.	Property is crown-owned and held for road purposes.	No interests, encumbrances and notations on the record of title	Single, knowledgeable and supportive owner	Crown land	Land held and/or managed by the Crown or Ministry or by single private owner.	The owner wants to sell and will negotiate in good faith.	Influencing factors are all positive	The owner has typically been sympathetic to the Transport Agency's needs and will enable the project to the extent legally permissible.	The decision is delegated and approval of the Minister or Cabinet is not required.	The owner is known and has a mandate to dispose of the land.	No consent is required to dispose of the land or an interest in the land.	There is no requirement for decisions on the sale from multiple owners	The Crown can and will acquire the land computerily under the Public Works Act.	Agreement has already been negotiated.	Land can be acquired for nominal consideration.	Owners costs are expected to be nominal.	Crown' costs are expecto be nominal.
a considered a good solution refiled absence is a ve feature. 2	N/A	N/A	N/A	Property is crown-owned. It is not held for road purposes, but is surplus and not required for another use.	Interests on title are minor and can be discharged with adequate assessment of compensation.	Single, knowledgeable owner N/A	N/A	Land held privately or publicly with financially minded owner(s).	N/A	Influencing factors are mostly positive	N/A	N/A	The owner is known and is strongly expected to obtain a mandate to dispose of the land.	N/A	It is very likely that a single decision maker can act.	The Crown can and routinely but not always acquires such land compulsorily under the Public Works Act.	All indications are that agreement can be negotiated.	Compensatory entitlements and values are justifiable and within the expected range.	Owner's costs are modest.	Crown's costs are mode
(or lack of) into a small into	N/A	N/A	N/A	N/A	Interests on title are minor and can be discharged with minimum of compensation.	N/A	N/A	N/A	N/A	Influencing factors slightly in favour of acquisition.	N/A	N/A	The owner is known and is expected to obtain a mandate to dispose of the land.	N/A	It is likely that a single decision maker can act.	The Crown can and but may not acquires the land compulsorily under the Public Works Act.	Some indications are present that agreement can be negotiated.	Compensation and entitlements are within range but pushing the affordability threshold.	Owner's costs are moderate.	Crown's costs are moderate.
common to all or this no	N/A	N/A	N/A	N/A	Interests on title are common, such as mortgage, and routinely discharged to clear title.	N/A	N/A	Privately held with simple and common ownership structure.	Owner ambivalent about project and sale but if required will sell for fair and reasonable compensation.	Neutral influencing factors.	There is no history that will influence the outcome	N/A	The owners are known but their legal capacity to enter into an agreement is uncertain.	The consent of interest holders is neither positive nor negative.	There may be a single or multiple decision makers but this will not positively or negatively affect the project.	Decision making is respect of the use of the powers of compulsory acquisition under the Public Works Act would be open to internal challenge but would not necessarily be ruled out.	Agreement can be negotiated with fair and reasonable bounds.	Compensation is as expected and within budget.	Owner's costs are neither high nor low and are as can be expected.	Crown's costs are neith high nor low and are a be expected.
to will have a regardive as in the	N/A	N/A	N/A	N/A	Protection of interest holder is provided but routinely be compensated, often via equivalent reinstatement.	Multiple parties with an interest in the land who need to be consulted by the owner.	N/A	Privately held with common but somewhat complex ownership structure.	Owner mildly opposed to sale for project but willing to negotiate.	Influencing factors slightly negative.	N/A	N/A	The owners are known however their legal capacity needs to be confirmed.	N/A	Multiple decision makers are required to be involved.	Compulsory acquisition would be contemplated only in the event of intractible negotiations with the owner, and not before.	Negotiations to acquire the land may proceed in a fair and reasonable manner but compensatory entitlements may be complex.	Compensation approximating limits of affordability and may cause reconsideration of design.	Owner's costs are significantly hilher than would be expected.	Crown's costs are significantly hiher that would be expected.
-2	N/A	N/A	N/A	Crown land held for a non- road purpose but could be classified for road purposes following a lengthy process.	Covenants or Crown reservations serving local and specific interest, or interests such as essement under which the grantee derives substantial financial, legal or other benefit.	N/A	N/A	Ownership in trust or public corposition with multiple beneficiaries or shareholders.	Owner does not want to sell or negotiate but accepts the Public Words Act process can be used to acquire the land.	Influencing factors mostly negative such as loss of more public space and strong, negative public interest in sale/acquisition.	Multiple past acquisitions for transport projects and concerns over impacts on regional park will surface criticism of past decisions to sell land.	Ministerial approval required and may be obtained	The owners are known however their legal capacity in susceptible to challenge.	N/A	Multiple decision makers are required to be involved but consensus is required and achieving that is uncertain.	Use of the powers of compulsory acquisition would be considered a last resort.	Negotiations to acquire the land may not proceed in a fair and reasonable manner and compensatory entitlements may be complex and need resolution by the Land Valuation Tribunal.	Total acquisition cost including compensation substantial and payment may not be justifiable or supported.	Owner's costs are substantially more than expexted.	Crown's costs are substantially more tha expexted.
on will have a a deal from a constraint of the frequency	N/A	The land is Mācri Reservation land.	The land is Māori Freehold land.	Crown land held for rail purposes where Nz Rail Corporation or kilwikail have future plans to use this land.	Covenants or Crown reservations serving the national interest.	Use of land for road is severely inconsistent with the applications of the owners and interest holders, and legal challenge to acquisition can be expected.	N/A	Complex ownership structure (or beneficial owners) and/or have equal powers under the Public Works Act (eg KhwiRail).	The owner strongly opposes the project and will object at all opportunity, or cannot sell the property.	All influencing factors are negative.	Past interaction indicates the owner will object at every opportunity causing the acquisition to be time consuming, costly and legally comptex.	The decision of the Minister and Cabinet is required. Approval from Minister is unlikely.	Ownership structure and representation is old, uncertain and could be successfully challenged in the Courts and/or require the Courts to determine the sale.	Consent from the interest holders is not expected to be provided voluntarily and the interest with have to be taken compulsorily.	Multiple decision makers are involved however it is not considered probable that the required threshold for a positive decision can be reached.	Powers of computory acquisition would or could not be used to acquire the land.	Negotiations are not expected to succesd in securing the property in time.	Compensation amount cannot be justified for various reasons.	Owner's costs are contentious, unjustifiled and may need to be resolved via litigation.	Crown's costs are contentious, unjustifile and may need to be resolved via litigation.
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