

Report 13.1
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Committee Council
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Transfer of property assets at Hutt Park, Seaview

1. Purpose

To seek approval to transfer ownership from Greater Wellington Regional Council to the Hutt City Council of the following surplus assets at Hutt Park:

- a) A strip of land containing decommissioned water supply pipelines
- b) The decommissioned Randwick pump station electrical control building

In exchange for the transfer of ownership, Hutt City Council (HCC) will grant Greater Wellington Regional Council (GWRC) an easement for the bulk water supply pipelines and the Randwick valve chamber, also located at Hutt Park.

2. The decision-making process and significance

Officers consider that the matters referenced in this report are unlikely to have a high degree of importance to affected or interested parties.

The matter requiring decision in this report has been considered by officers against the requirements of Part 6 of the Local Government Act 2002 (the Act). Part 6 sets out the obligations of local authorities in relation to the making of decisions.

2.1 Significance of the decision

Part 6 requires GWRC to consider the significance of the decision. The term 'significance' has a statutory definition set out in the Act.

Officers have considered the significance of the matter, taking the Council's significance policy and decision-making guidelines into account. Officers recommend that the matter be considered to have low significance.

The narrow strip of land running through Hutt Park will become surplus to GWRC requirements when the (currently operational) underground bulk water supply pipe is decommissioned by April 2013. Due to the dimensions and

location of the land it is considered to have only limited alternative use other than as a part of Hutt Park in the ownership of HCC.

The decommissioned Randwick pump station electrical control building is also located on Hutt Park and is surplus to requirements. The building currently sits partially on HCC land and will be fully on HCC land following transfer of the strip of land described above. Transfer of the building to HCC rather than demolition is considered to be the appropriate option.

Officers do not consider that a formal record outlining consideration of the decision-making process is required in this instance.

3. Background

3.1 GWRC-owned land on Hutt Park

GWRC owns a narrow strip of land that passes through Hutt Park at Seaview, from the boundary with Hutt Park Road to the intersection at the Randwick Road traffic island. The strip of land is approximately 520 metres long and 5 metres wide, and is shown coloured yellow on the aerial map of **Attachment 1**. It consists of two land titles as follows:

- Title 1 - part section 706, Hutt District contained in Computer Freehold Register (CFR) WNA3/654
- Title 2 - part section 12, Hutt District and Lots 2 & 3 deposited plan 17065 contained in CFR WN778/25

Three bulk water pipes are laid underground within this strip of land. Two of these pipes are no longer used and the third pipe (525mm cast iron pipe providing the bulk water supply for Eastbourne) will be decommissioned by April 2013. A new supply pipeline is currently being installed along Gracefield Road from Tunnel Grove to the Point Howard pump station.

3.2 Randwick pump and valve chamber

The underground Randwick pump and valve chamber, and its above ground electrical control building, are located on the Hutt Park close to the park entrance at the Randwick Road traffic island. The pumps and electrical control building were decommissioned in 2007 and replaced by the new pump station at Point Howard.

The location of the decommissioned electrical control building is shown outlined in red on the aerial map of **Attachment 2**. This building is partially on the GWRC strip of land and partially on HCC land.

The underground valve chamber contains the interconnections, valves and fittings between various GWRC pipelines, including the 750mm bulk water pipe from Waterloo water treatment plant and the 1050mm bulk water pipe from Wainuiomata through to Wellington (all shown coloured blue in **Attachment 2**). The entrance hatch into the underground valve chamber and

decommissioned pump chamber is visible in **Attachment 2** to the west of the electrical control building. This structure is on HCC land.

While the pumps have been removed and the electrical control building is now unused, it is necessary for the valve chamber to remain in operation.

3.3 Bulk water supply pipelines

The 1050mm bulk water supply pipeline for Wellington runs below ground across Hutt Park to the Randwick valve chamber, following a route approximately parallel to the GWRC-owned strip of land but closer to Seaview Road. The route of the pipeline is shown in blue and labelled on the aerial map of **Attachment 1**. This pipeline is located within HCC land.

The 750mm pipeline from the Waterloo treatment plant runs below ground through Hutt Park in HCC land from Randwick Road to the Randwick valve chamber. The route of the pipeline is also shown in blue and labelled on **Attachment 1**. This pipeline is also located within HCC land.

3.4 Hutt Park Indoor Sports & Recreation Centre

The HCC made land available to Wellington Indoor Sports Ltd to build an indoor sports and recreation centre at Hutt Park adjacent to the GWRC land. The building was completed in 2011. Wellington Indoor Sports Ltd wishes to extend the building in 2013 to provide additional sports facilities, but the building extension proposed would encroach over the GWRC-owned strip of land.

4. Comment

4.1 GWRC strip of land

When the old 525mm cast iron pipe has been decommissioned following installation of the new supply pipe to the Point Howard pump station, the strip of GWRC land on Hutt Park will become surplus to Council's requirements. With HCC land on both sides of the narrow GWRC strip, the land has limited alternative use other than as part of the Hutt Park under the ownership of HCC.

Transferring the ownership of the GWRC land to HCC will allow HCC to make sufficient land available to Wellington Indoor Sports Ltd to allow the proposed extension of the sports facility to proceed.

GWRC could retain ownership of the strip of land and grant HCC an easement over it to allow the building extension to proceed. However there appears to be no benefit to GWRC in retaining ownership of the land.

A search of the land ownership history of the GWRC land has confirmed that there is no statutory impediment to the transfer of the GWRC pipeline land to HCC. The land was originally acquired from the Hutt Valley Committee for water supply purposes in 1962. This committee was subsequently re-constituted as a committee of HCC. Therefore the former owner of the land is HCC, and the Public Works Act offer back provisions are of no concern.

4.2 Decommissioned Randwick electrical control building

The electrical control building is surplus to Council's requirements and was planned to be demolished and the site reinstated. However HCC has expressed an interest in owning the building, which would save GWRC the cost of demolition and site reinstatement.

4.3 Easement protection

GWRC currently has no water supply easement for its use of the HCC land by the 1050mm and 750mm bulk water pipes passing through Hutt Park, or the Randwick valve chamber and associated pipes entering and leaving the valve chamber. GWRC therefore also has no legal guarantee of access to these assets.

While the lack of easement protection has not been an issue to date, there is value to GWRC in obtaining easement protection for the future.

5. Transfer of assets

Agreement in principle has been reached with HCC officers on the transfer of ownership to HCC of the following GWRC assets that are surplus to requirements:

- a) the strip of land on Hutt Park following decommissioning of the 525mm cast iron water supply pipeline
- b) the decommissioned Randwick electrical control building

The transfer would be at peppercorn consideration and on an "as is where is basis". The decommissioned water pipes would not be removed before transfer.

In exchange for this transaction, HCC will grant GWRC a water supply easement over the HCC land on Hutt Park covering all the bulk water supply pipes, the underground pump and valve chamber structure and associated external pipework. The easement will generally cover the area coloured red on **Attachment 3**.

GWRC officers believe this is a fair and equitable transaction for both parties. It will provide certainty and legal protection into the future for the use of the land by GWRC water supply assets and the right of access to them.

6. Communication

A press release may be appropriate following completion of the asset transfer and easement agreements.

7. Recommendations

That the Council:

1. **Receives** the report.
2. **Notes** the content of the report.
3. **Approves** the transfer of ownership to the Hutt City Council of the GWRC-owned strip of land on Hutt Park (described in Computer Freehold Register WN778/25 and WNA3/654) for peppercorn consideration following decommissioning of the 525mm cast iron water supply pipeline.
4. **Approves** the transfer of ownership to the Hutt City Council of the decommissioned electrical control building of the Randwick pump station for peppercorn consideration.
5. **Authorises** the Chief Executive to sign an agreement with the Hutt City Council for the transfer of the property assets in recommendations 3 and 4 above.
6. **Notes** that in exchange for the transfer of the property assets in recommendations 3 and 4 above, the Hutt City Council will grant GWRC an easement for its bulk water pipes, pump and valve chamber and related external pipework occupying HCC land at Hutt Park.

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Attachments

- 1: Aerial map of Hutt Park showing GWRC-owned strip of land
- 2: Aerial map of Randwick pump station and valve chamber on Hutt Park
- 3: Aerial map of Hutt Park showing proposed easement