



Report PE19.445
Date 27 September 2019
File CCAB-8-2482

Committee Council
Authors Barry Fryer, Team Leader, Rail Assets

Land purchase – Paremata

1. Purpose

To seek approval to purchase land near Paremata Railway Station for the purpose of securing its current and future use for commuter car parking.

2. Exclusion of the public

Grounds for exclusion of the public under section 48(1) of the Local Government Official Information and Meetings Act 1987 are:

The information contained in this report relates to a proposed purchase of land upon terms and conditions that are yet to be finalised. Having this part of the meeting open to the public would disadvantage GWRC in its negotiations as it would reveal GWRC's negotiation strategy. GWRC has not been able to identify a public interest favouring disclosure of this information in public proceedings of the meeting that would override this prejudice.

3. Background

Since the early 1990s GWRC has leased a site adjacent to Paremata Station for commuter car parking. The land is owned by the NZ Transport Agency (NZTA) and held for "use in connection with a road". In early February 2018 NZTA advised that this land was not required for any current or future roading purpose and that it would be declared surplus and disposed of.

As demand for park and ride in this location is high (and growing), officers considered purchase of this land to be a prudent course of action in order to secure its future use (provided that reasonable terms of purchase could be agreed with NZTA).

approval of both NZTA management and the full Council of GWRC. The terms negotiated are summarised in the following sections of this report.

3.1



4. Property Details

4.1 Land

The land comprises an elongated, roughly triangular shaped parcel with an overall area of circa 2,095m² located north of Porirua CBD in Paremata. The land is bounded to the north and west by SH1 and to the south and east by Paremata Primary School. The land is generally flat with a substantial part of it used for car parking and the balance comprising an elevated grass fringe and an open stream running along the eastern boundary. There is a pedestrian link to the Paremata Railway Station on the opposite side of SH1 by way of an overhead walkway with vehicle access to the site off Station Road.

The land is legally described as Stopped Road comprised in Gazette Notice B293646.1 shown as Area G on SO Plan 36733.

The subject land is not listed on GWRC's Selected Land Use Register (SLUR) as a contaminated or potentially contaminated site.

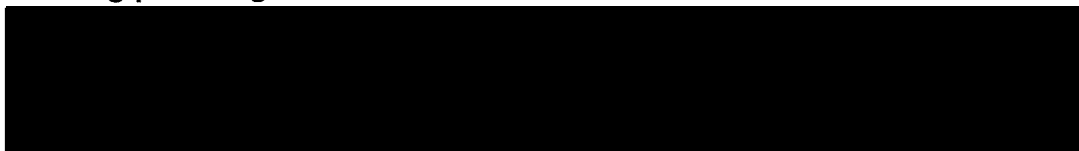
The land is approximately shown outlined in purple on the map contained in **Attachment 1** to this report.

4.2 Improvements

Site improvements comprise works undertaken and paid for by GWRC, such that it is suitable for use for commuter car parking. Approximately three quarters of the site is sealed with asphalt providing for 45 car parks. Other improvements include kerbing, drainage channelling, wheel stops, security lighting, car park markings and signage.

GWRC maintains the car park and it is currently in good condition.

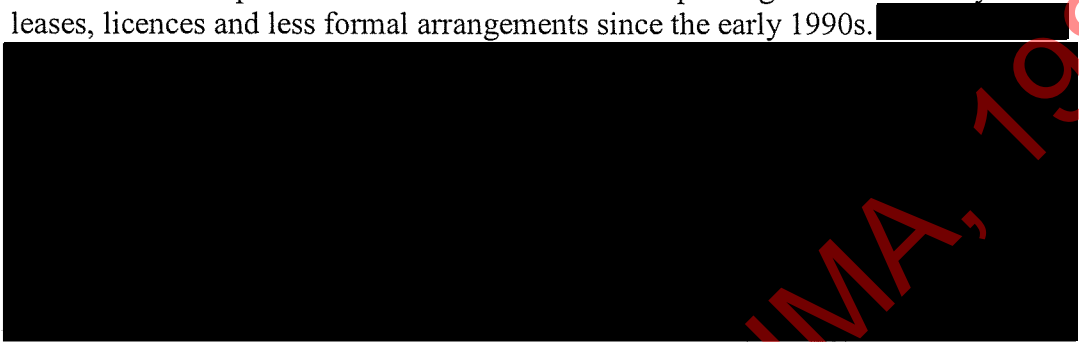
4.3 Zoning/planning



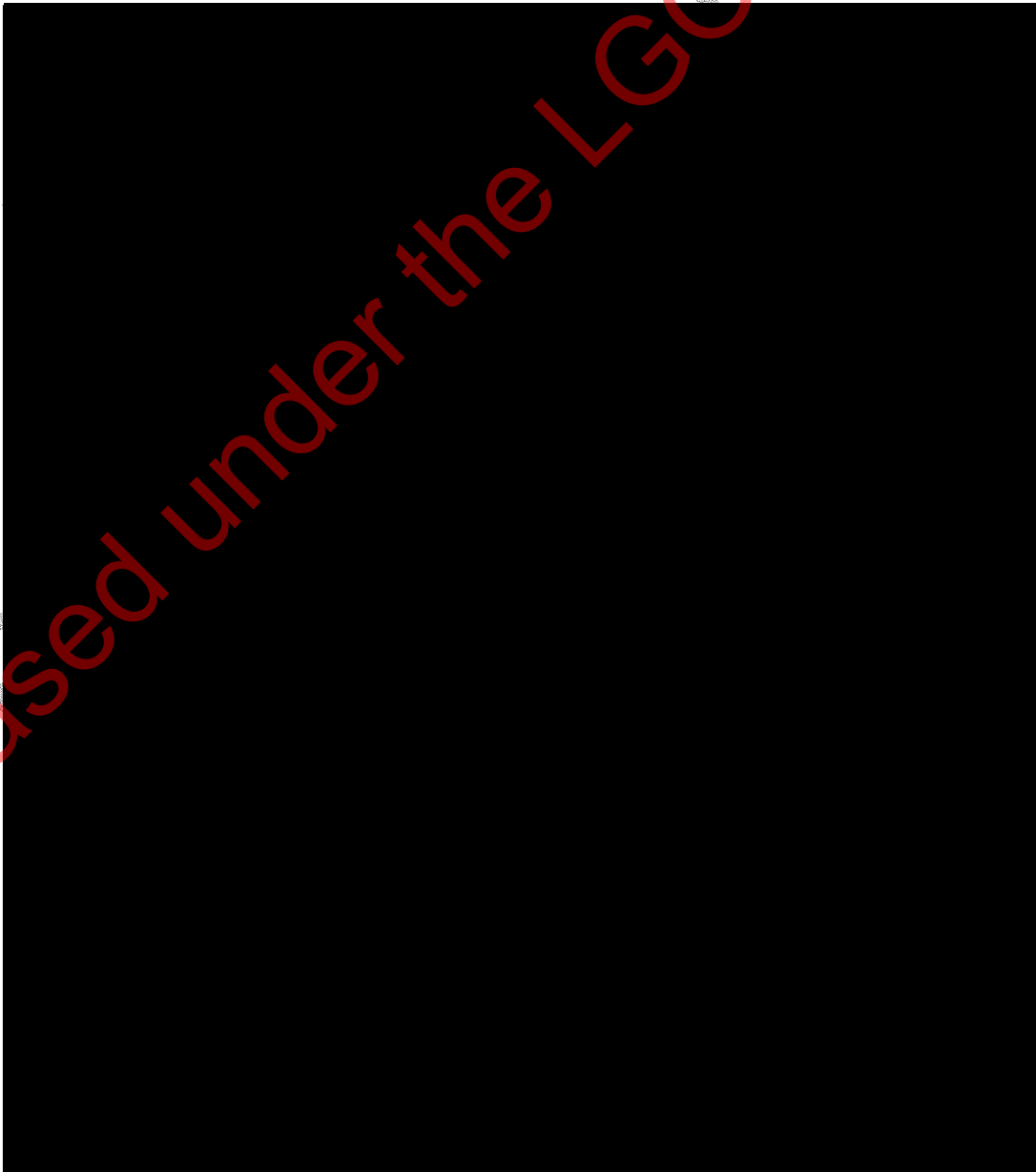


4.4 Current lease to GWRC

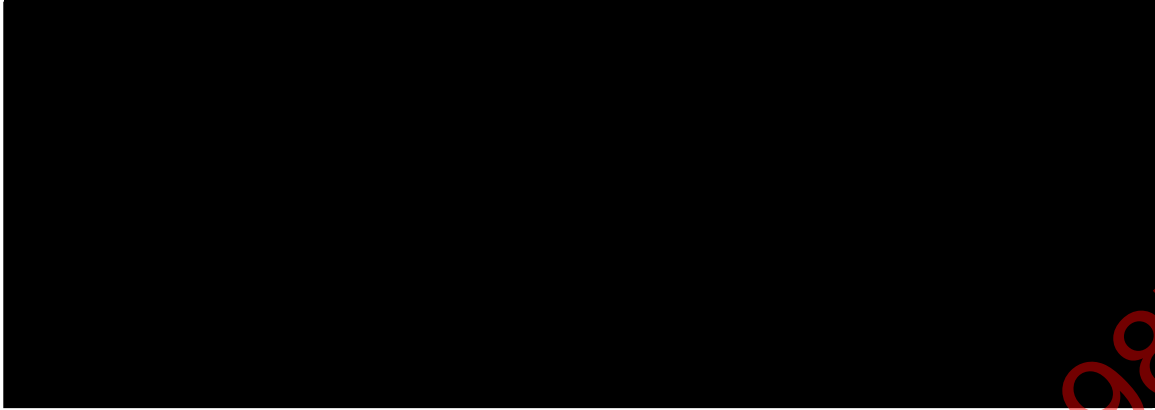
GWRC has occupied this land for commuter car parking under a variety of leases, licences and less formal arrangements since the early 1990s.



5. Valuation



Released under the LGOMIA, 1987



6. Purchase proposal



Released under the LGOIMA, 1987

7. Financial/budget



8. Comment/summary



9. Communication

No communications are necessary.

10. Consideration of climate change

The matter requiring decision in this report has been considered by officers in accordance with the process set out in the GWRC Climate Change Consideration Guide. The matters addressed in this paper report relate to attracting people to the public transport by providing them with a convenient place to park their vehicles. Officers note that the public transport network is designed to increase public transport capacity which will contribute to an overall reduction in gross regional greenhouse gas emissions.

11. The decision-making process and significance

The matters requiring decision in this report have 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.

11.1 Significance of the decision

Part 6 requires Greater Wellington Regional Council 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.

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

11.2 Engagement

Engagement on the matters contained in this report aligns with the level of significance assessed.

12. Recommendations

That the Council:

1. *Receives the report.*
2. *Notes the content of the report.*
3. *Approves the purchase of land near Paremata Railway Station, Porirua on the principal terms and conditions as outlined in this report.*

Report supported by:

Barry Fryer
Team Leader, Rail Assets

Report approved by:

Angus Gabara
Manager, Rail
Operations

Report approved by:

Greg Pollock
General Manager
Public Transport

Attachment 1: Map – Proposed Purchase Land – Paremata Station