

SOUTH WAIRARAPA DISTRICT COUNCIL

21 NOVEMBER 2018

AGENDA ITEM B1

FEATHERSTON TOWN CENTRE

Purpose of Report

To discuss the Featherston Centre Land and options

Recommendations

Officers recommend that the Council:

1. *Receive the Featherston Town Centre Report.*
2. *Endorse Resolution DC2015/90 and sell or lease the Featherston vacant land (Lot 2 DP 471153).*

1. Executive Summary

At the public meeting of 19 May, an undertaking was given to consider the future use of the vacant section in the Featherston Town Centre, once we had an understanding of the limitations that have arisen due to the fibre cables.

This understanding has now been clarified, and is attached as Appendix 1.

This workshop is to have an initial discussion to ascertain whether any further analysis is required in preparation of the Council paper to be discussed next week.

2. Discussion

2.1 Resolution

The following resolution was passed at the council meeting of 3 June 2015:

Resolution DC2015/90 states:

Sale of Land (or Lease) Featherston Town Centre
COUNCIL RESOLVED (DC2015/90):

1. To receive the information.
 2. To agree that the land is not a strategic asset.
 3. To approve the sale or lease of part of Lot 2 DP 471153.
- (Moved Cr Napier/Seconded Cr Riddell) Carried

It has been agreed that once the status of the fibre cables had been established, and the limitations this placed on the site, Council would consider the way forward in relation to the use of the land.

3. Options

There are three main options:

3.1 Option One

Endorse Council resolution DC2015/90, and sell or lease the land.

Now that the encumbrances are known in relation to this land, any purchaser would purchase or lease the land with full knowledge of the matters surrounding the land.

There was strong public support at the time of the resolution to sell this land.

3.2 Option Two

Endorse Council resolution DC2015/90, and sell or lease the land, and spend an additional \$80,000 (estimated) to construct an alternative duct system and associated works within the Chorus building.

Chorus have indicated they would not migrate to the new duct system unless absolutely necessary.

Chorus have indicated they will enforce their right to access the ducts as they need for maintenance and other reasons

3.3 Option Three

Resolve not to sell the land, and rescind resolution DC2015/90.

If option three is resolved, a further resolution would be required describing either what should be done with the land, or a process to be followed to ascertain what to do with the land.

This resolution follows the outcomes of the community meeting held on 19 May.

However it should be noted that this option, once the status of the land and Chorus easements and rights was understood, was to be put to a further community meeting – this meeting was cancelled by the FCB.

4. Appendices

Appendix 1 – Emails in relation to Chorus commentary on options for Featherston Land

Prepared By: Paul Crimp, Chief Executive Officer

**Appendix 1 – Emails in
relation to Chorus
commentary on options for
Featherston Land**

Paul Crimp - CEO

From: Paul Crimp - CEO
Sent: Thursday, 25 October 2018 2:21 p.m.
To: Vivien Napier- Her Worship the Mayor; Councillors; Featherston Community Board
Subject: FW: Fitzherbert Street, Featherston

Hi all, FYI please find below the response from Chorus in regards to the Featherston land.

The only way Chorus will extinguish their right will be if there is an event that requires the alternative ductline to be used, and the existing ductline to become completely inoperable. In my view this is extremely unlikely.

The cost of the additional duct line would be in the order of \$80K.

The resolution to sell/lease this land is still current.

The options are:

- Do nothing, and sell or lease the land with full knowledge of the implications of the easements / "rights"
- Spend the \$80K to instal the additional ductline, and sell the land as above
 - This does not extinguish Chorus' ability or wish to enforce their rights, that is access the ductline
- Resolve not to sell the land, and put the land to another use
 - In which case we would need to decide a process for deciding what to do.
- In any event, we would like feedback from Featherston as to their preferences

From here, we need a council resolution as to which of the above options we will take, as the next council meeting is December 12, however we should consider an extraordinary meeting as the process to decide and action what we decide will take a while and with Christmas we need to have the site sorted well before then.

So, we will try and set a special meeting for the next couple of weeks. We have another matter that we could tie in with this, and that is the Wellington Water briefing.

Robyn (on behalf of FCB), can you advise what you would like to do in the interim with the site.

Thanks

Regards

Paul

Paul Crimp
Chief Executive Officer



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From: Gerard Linstrom [mailto:Gerard.Linstrom@chorus.co.nz]
Sent: Wednesday, 24 October 2018 8:56 a.m.
To: Paul Crimp - CEO
Cc: Daryl May
Subject: RE: Fitzherbert Street, Featherston

Paul

This email confirm Chorus' position regarding duct access for the Featherstone change.

If the land was sold or some form of development took place over the existing easement corridor (land parcel "B" on the title), Chorus would retain the right to access to the duct line under that easement. This is an ongoing operational requirement.

If it was possible to develop the land and leave the easement corridor accessible so that excavation could occur if required, (e.g. if the easement corridor was topped with cobblestones or removable pavers), that could be acceptable to Chorus.

Chorus agrees that development of the entire land parcel could take place provided a concrete slab and footings are engineered so that the integrity of the existing duct line is not compromised. This does not however resolve the issue of access to the duct line should we need to extract or replace a cable in an emergency situation. Access to the duct line is not only required in an emergency situation such as a major earthquake, it could also be required if a water main were to burst and undermine the duct line causing it to slump. The use of this duct line is also ongoing, as new services are delivered into and out of the exchange. An example of such a service deployment is the planned UFB fibre rollout in Featherston.

If the proposed alternate duct line was built from Fitzherbert Street via the council park land through to the access pit at the rear of the Chorus exchange, then Chorus could consider relinquishing its access rights under the easement. We would no longer require access to the existing duct line, as any future service delivery or service restoration would route cables into or out of the exchange using the proposed new duct line.

The proposed alternate duct line would have to be funded by the council.

We are happy to discuss any of these options with Council should you have plans to develop the land in the future.

Regards

Gerard


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 Please consider the environment before printing this email

From: Paul Crimp - CEO [mailto:paul.crimp@swdc.govt.nz]

Sent: Tuesday, 23 October 2018 4:28 p.m.

To: Gerard Linstrom <Gerard.Linstrom@chorus.co.nz>

Subject: RE: Fitzherbert Street, Featherston

Hi Gerard, thanks for the call the other day.

I would like to confirm the points made:

- The rationale for any additional ducts on Council land goes beyond earthquake events and includes other interruptions, flooding, lightning strike and other events
- Chorus are generally happy with any engineered solution, however Chorus will enforce their 'Right' to access the ducting within the easement envelope
 - If the alternative is not constructed
 - The alternative is estimated to be around \$80K
- Chorus are not in a position to contribute to the cost of the alternative duct system, including the work within the exchange building

Could you please confirm this is where we ended up.

I have two further questions:

- If we were to construct the alternative duct system, can you foresee any event that would require the existing ducting to be accessed (rather than use the alternative ducting)
- Does the ultra fast project change any requirements, does it make it harder to implement the alternative duct system once the ultra fast project is in ??

It would be useful to have a response to at least the first bullet points tomorrow as I need to brief council after the meeting.

Thanks

Regards

Paul

Paul Crimp
Chief Executive Officer