

SOUTH WAIRARAPA DISTRICT COUNCIL

3 APRIL 2019

AGENDA ITEM C1

FEATHERSTON VACANT LOT.

Purpose of Report

To present for discussion the Featherston Community Board resolution in relation to the Featherston vacant lot.

Recommendations

Officers recommend that the Council:

1. *Receive the Featherston Vacant Lot Report.*
2. *Note FCB resolution FCB2019/18.*
3. *Resolve to either:*
 - a. *Accept the Featherston Community Board recommendations as they stand and set a process to define "what is best for Featherston",*
or
 - b. *Endorse resolution DC2015/90 and sell the Featherston vacant land (Lot 2 DP 471153) for the purpose of commercial development, and*
 - c. *Resolve that funds from the sale of the Featherston vacant land be held in the District Property Reserve, and*
 - d. *Resolve to invite the Featherston Community Board to consider initiatives that could be funded from this source.*

1. Executive Summary

Council considered the usage of the Featherston vacant lot following finalisation of the status and encumbrances on the vacant lot.

Council resolved, at the November 2018 Council meeting to:

COUNCIL RESOLVED (DC2018/165)

1. To receive the Featherston Town Centre Report.
(Moved Cr Craig/Seconded Cr Carter) Carried
2. To defer taking action on resolution DC2015/90 in the meantime.
3. To organise a workshop as soon as possible between the Featherston Community Board and Council to discuss the Featherston vacant land (Lot 2 DP471153).
(Moved Cr Wright/Seconded Cr Carter) Carried

Following various engagements and consultation, Featherston Community Board resolved at their 12 March meeting:

Featherston Vacant Lot

FCB RESOLVED (FCB 2019/18):

1. To receive the Featherston Vacant Lot Notice of Motion.
(Moved Ramsden/Seconded Bleakley)
2. To support the Project Team's recommendation that the councillors endorse resolution DC2015/90 and sell the Featherston vacant land (Lot 2 DP 471153) for the purpose of commercial development.
3. To recommend that the decision made in item 2 be put to the SWDC at the Council meeting scheduled for 3 April 2019.
4. To recommend that SWDC use an 'Expressions of Interest' process to ensure the right decision is made for the Featherston community.
5. To recommend that the profit/proceeds of Lot 2 DP471153 be returned to the Featherston community via the Featherston Community Board.
6. To recommend that if any purchaser of Lot 2 DP 471153 sells the land that the SWDC have first right of refusal.
7. To thank the project team for their dedication to the Featherston community.

Carried

(Moved Bleakley/Seconded Cr Olds)

Carried

2. Discussion

2.1 Consultation

Featherston Community Board led public consultation and feedback initiatives. The outcome of the public consultation was that the Featherston Vacant Lot Project Team agreed that the land should be sold for Commercial use and that this is the best outcome for the Featherston Community.

The result of this consultation is included as Appendix 1, along with the FCB Notice of Motion dated 12 March 2019, agenda item 7.2. Featherston Community Board Resolution.

While the resolution appears relatively straight forward, there are some matters that require consideration.

2.1.1. Expressions of Interest

An "expressions of interest process" may or may not be the best way of marketing this land, particularly when it is tied to the phrase "to ensure the right decision is made for the Featherston community".

Prospective purchasers may be put off expending the time and effort to construct an offer or expression.

In addition, not knowing what "the right decision" is likely to be, what are the considerations in considering what is right?

2.1.2. Right Decision For Featherston

Prior to the property being marketed, the definition or criteria for “right” needs to be decided.

In addition, it is recommended a group of elected members carry out the considerations; Council officers are not in a position to decide this on behalf of the community.

2.1.3. Funds returned to Featherston Community Board

Proceeds from the sale of land are credited to the District Property Reserve.

Council manages receipts to, and distributions from, the District Property Reserve.

District Property Reserve funds are used for “Town Centre Development”, or other uses as decided by Council.

These funds should be handled in the standard manner; the Featherston Community Board should then apply to this fund for relevant project or projects to ensure the usage meets the criteria (noted above).

The Community Boards delegations do not extend to holding funds of this nature.

2.1.4. First Right Of Refusal

This clause could suppress the price achieved from the initial sale. If prospective purchasers knew they had to offer the property to Council first, this could put some purchasers off.

In addition, if the property was heavily developed, it would not just be the land cost that Council would need to consider purchasing; it would be the improvements as well.

It has been assumed this recommendation links to recommendation 4 of FCB 2019/18, in which case if there is a wish to control activity on this site, and the property is developed, then it is even more imperative that “what is right for Featherston” is clearly articulated.

3. Appendices

Appendix 1 – Featherston Community Board Notice of Motion

Prepared By: Paul Crimp, Chief Executive Officer

Appendix 1 – Featherston Community Board Notice of Motion

FEATHERSTON COMMUNITY BOARD

12 MARCH 2019
AGENDA ITEM 7.2

NOTICE OF MOTION

Motion

I, Robyn Ramsden, on behalf of the Featherston Vacant Lot Project Team, move that the Featherston Community Board:

1. *Receive the information.*
2. *Recommend that the Featherston Community Board support the Project Team's recommendation that the Councillors endorse Resolution DC2015/90 and sell the Featherston vacant land (Lot 2 DP 471153) for the purpose of commercial development.*
3. *Recommend that the decision made in item 2 be put to the SWDC at the Council meeting scheduled for 3 April 2019.*
4. *Recommend that the SWDC use an 'Expressions of Interest' process to ensure the right decision is made for the Featherston Community.*
5. *Recommend that the profit/proceeds of Lot 2 DP471153 be returned to the Featherston Community via the Featherston Community Board.*
6. *Recommend that if any purchaser of Lot 2 DP 471153 sells the land that the SWDC have first right of refusal.*
7. *Thank the project team for their dedication to the Featherston Community.*

1. Background

At the SWDC Extraordinary meeting on 21 November 2018 it was decided that:

To organise a workshop as soon as possible between the Featherston Community Board and Council to discuss the Featherston vacant land (Lot 2 DP471153). (Moved Cr Wright/Seconded Cr Carter) Carried

<http://www.swdc.govt.nz/sites/default/files/DCAG21Nov18B1Featherston%20Town%20Centre%20Land.pdf>

<http://www.swdc.govt.nz/sites/default/files/DCMinutes21Nov18.pdf>

On 5 December 2018 Mayor, Councillors and Community Board Members met in a facilitated workshop to work out how to progress. At that workshop it was decided to form a project team from the Featherston Community Board, Featherston Ward Councillors and the Mayor.

The project team met 6 times since the first workshop on 5 December. Written work produced was photographed and put on 'Featherston Vacant Lot' Facebook Page. These are all attached as Appendix 1 for your reference.

A timeline was established to keep the project team on track. This is attached as Appendix 2 for your reference.

2. Supporting Material

On 20 January 2019 a Community Potluck afternoon tea was held for the purpose of gaining information from the Community. Around 30 people attended and brought their ideas and suggestions to the project team.

This event was advertised using social media, posters, and a town wide flyer drop.

During that event the public assisted at placing the suggestions into three main categories; Commercial, Community and Commercial/Community.

The project team then met to review the results. The full record is Appendix 3 for your reference.

Idea Type	Commercial	Commercial-Community	Community-Culture	Grand Total
Business	7	1		8
Community			2	2
Community/Cultural			1	1
Community/Retail			2	2
Council			2	2
Council Building		3		3
Cultural		1	2	3
Cultural/Retail		4	1	5
Developer			1	1
Other	3	6	9	18
Parking			1	1
Retail	23	3		26
Retail/Business		2		2
Retail/Community		1		1
Retail/Council Building		2		2
Retail/Cultural			1	1
(blank)	1	1		2
Grand Total	34	24	22	80

Given this data and the conversations had during the event and subsequent to that the Featherston Vacant Lot Project Team endorse Resolution DC2015/90 and sell or lease the Featherston vacant land (Lot 2 DP 471153).

To ensure that we had good coverage of the Community a flyer drop was done to the majority of the town, posters were put in most shops and at the Library. Advertising was also done on Facebook.

The results of the Community event were recorded onto a spreadsheet and tallied by a member of the project team.

The Community were given additional reminders to contribute via Councillor articles in the Phoenix and on Facebook using the Featherston Vacant Lot Facebook page.

3. Outcome

The outcome of this work is that the Featherston Vacant Lot Project Team agree that the land be sold for Commercial use.

The project team is confident that this is the best outcome for the Featherston community.

4. Recommendation

On behalf of the Featherston Vacant Lot Project Team, I recommend the following:

1. that the Featherston Community Board support the Project Team's recommendation that the Councillors endorse Resolution DC2015/90 and **sell** the Featherston vacant land (Lot 2 DP 471153) for the purpose of **commercial development**.
2. that the recommendations be put to the SWDC at the Council meeting scheduled for 3 April 2019.
3. that the SWDC use an 'Expressions of Interest' process to ensure the right decision is made for the Featherston Community.
4. that the profit/proceeds of Lot 2 DP471153 be returned to the Featherston Community via the Featherston Community Board.
5. that if any purchaser of Lot 2 DP 471153 sells the land that the SWDC have first right of refusal.

5. Appendices

Appendix 1 – Photographs of worksheets

Appendix 2 – Project timeline

Appendix 3 – Tabulated Results of Community Meeting

Signed:



Appendix 1 – Photographs of worksheets


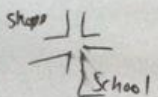

When - 30 March, 19

What - Partner with C, CB, FF
Publish intentions, hold meetings
Rough as guts -

BARRIERS REMOVED

honesty, sensible suggestions
ideas total involvement,
affordability, aesthetically pleasing
options, useability, ~~exact~~ ^{usable} size of space
innovative, consultation, public views
Consensus, bloody good job, do it
quickly & certainty within time frame,
coherent short list in a short time frame,
function for the community for land,
common theme, no going backwards
leadership.

3 Simple Needs

- — Larger Library that 
incorporates the 1 site/Info Centre
- * — Spatial Planning 
★
- — Bringing the wider Community together 

* 1) Expert on the matter
for the land & surrounds

* 2) Coherent ^{Spatial} Planning

3) Confidence in themselves
●
* to do projects and initiatives.

• Everyone thinking on the same wave
LINK

* Modern Infrastructure

■ • Community Culture

Drawing a Line in the Sand eg doing what we
were elected to
DO

ARE WE THERE YET?

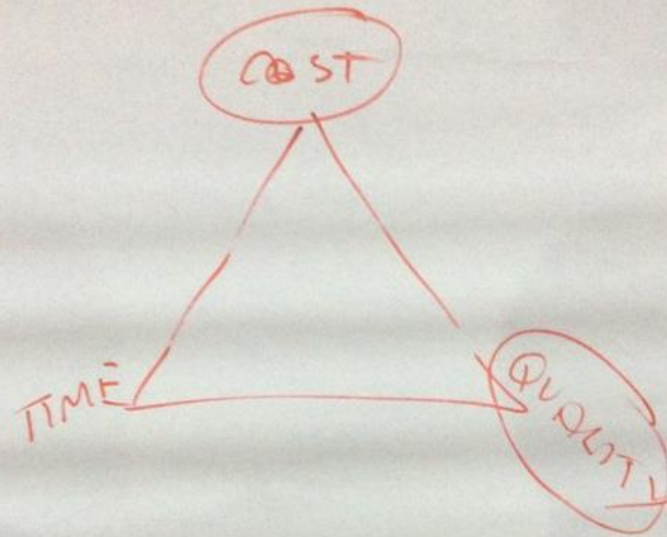
* old buildings ticked up & fit for use.
to increase retail space.

• consensus on a way forward

• project that captures the enthusiasm
of the whole community.

→ we need ~~to~~ to be kind.

- CONNECTION TO SOCIAL SERVICES
- COMMUNITY INVOLVEMENT
- * EMPLOYMENT OPPORTUNITIES.



What we can do "

chrous has committed to working with many potential etc.

Know our space

Prime real estate location on SH2

Huge potential

~~best with support always to~~

Not constrained to the vacant lot.

Community can fund raise

SWSC provide advice on ~~RMA~~ EDP / WTA / Parking

Consents & ~~perm~~ permissions

Cultural ~~involvement~~ involvement

Communication with Paetūmōkai Ōtaurua & Te Featū

open to ideas of Commercial & create Job opportunities

open & transparent

engage everyone who wants to be engaged

Next meeting Tue 18 Dec 6:30pm

- Time line RAG
- How to gather info @ existing events
- What we need

Next meeting Tue 18 Dec 6:30pm

- Time line RAG
- How to gather info @ existing events
- What we need information do we need
- Decide on a name. (FB)

~~Name~~

~~Featherston Con~~

11 Dec 2018

Consultation

Community Pot Luck dinner

Facebook

* Phoenix Library

* Survey Monkey

* Midweek

1st gather ideas

2nd refine ideas

Sunday 20 Jan 19
2pm - 5pm

* Pin boards back in shops
(railway, loco, cafes, etc)

Community Centre
Drop in clinic - vacant shop?

of streams
incl. carvets on sale

STU

Robyn action: contact Pae tu mokai Otauirā.
* must be to 5 Jan 2019

This project involves the Community, Featherston Community Board, Councillors, Mayor.

No idea is a bad idea.

Next meeting Tue 8 Jan 2019 6:30pm

* money

5 DEC 2018
18 Dec 2018

18 Dec 2018

Benchmarks

> 51% \therefore 60% more comfortable

5 DEC 2018

Next meeting

Tue 18 Dec 2018

- Time find RAG
- How to gather info @ existing events
- What we need information do we need
- Decide on a name. (FS)

Name

~~Featherston Can~~

Name ideas

Featherston Can

Featherston Town Centre

✓ Featherston's Vacant Lot

Purpose

ask the Community what they want
to do with the vacant lot
for the Community
opportunity to have a say on what
happens on the vacant lot.

Present: Brenda, Karen, Ross, Norida, Lee, Robyn,
Katharine, Mark, Claire. Tue 8 Jan 18

Confirm date: 20 Jan 2-5 pm

m/c: Ross

- gathering ideas

boards around town

email to project team

speaking to project team

FCB Page & project page FB

Action: Mark

Do we bring in previously gathered information?

Acknowledge ideas provided in the past.

If persons are still keen on an idea brought up in the past that they submit it again.

Expectation from this project team that Council staff produce a motion paper.

Action: posters for shops + Flyer drop - Robyn

Delivery of flyers - Find a crew

Feeding back to Community via

- Phoenix - Ross's column

- Facebook

- use boards to feedback to community.

Project Report update to FCB so we can have Actions.

Next meeting: Tue 22 Jan - sorting ideas
Next steps

Post-it

Good Pad
Adhesive & reusable surface
Black & White Repositionable

Good Pad
Adhesive & reusable surface
Black & White Repositionable

3M

3M

present: Robyn, Ross, Viv,
Lee, Brenda, Kat, Mark.

2pm Sat 9 Feb 2019

We feel the paperwork must be complete and correct before going to Council.

Action Ross: Write paragraph on Community
on FVL FB. close Mon 25 Feb. (2 weeks)

★★★★★
Sell or Lease?

Action: Robyn to send
to schools.

Recommendation to open expressions of interest

: that the sale profits return to the
community via the Community Board

: Right of first refusal on re sale.
: Sell for Commercial.

Next step: Finish motion paper.

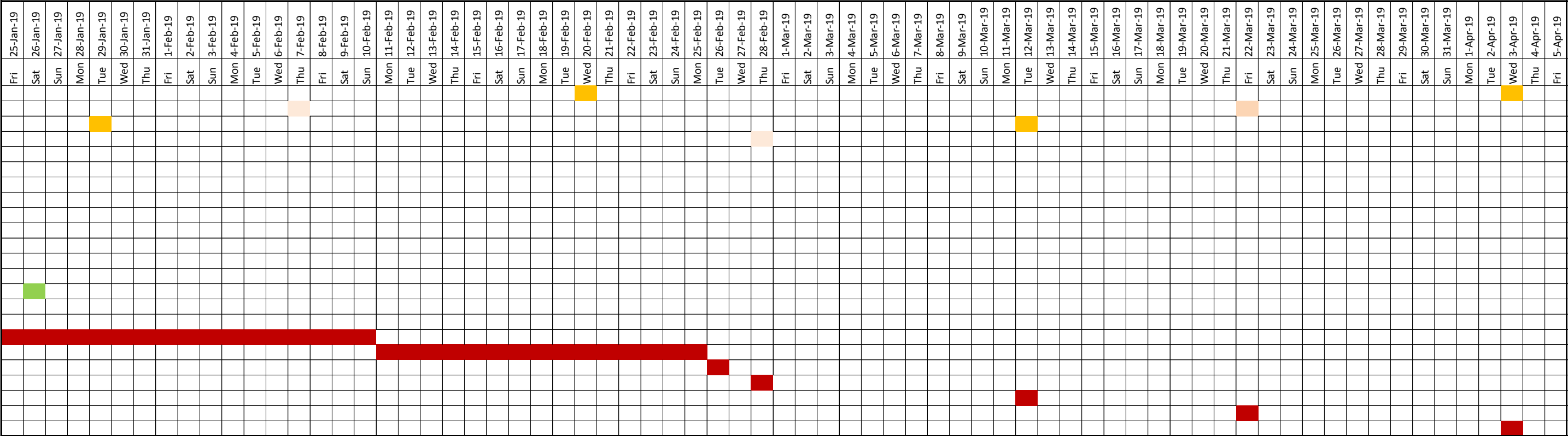
to FCB for 12 March meeting.
10 Feb 2019
w. Claire.

Time Frame clause.

the best option for the Featherston Community.
Profit or Proceeds?

Appendix 2 – Project timeline

Task	People	Wed 5-Dec-18	Thu 6-Dec-18	Fri 7-Dec-18	Sat 8-Dec-18	Sun 9-Dec-18	Mon 10-Dec-18	Tue 11-Dec-18	Wed 12-Dec-18	Thu 13-Dec-18	Fri 14-Dec-18	Sat 15-Dec-18	Sun 16-Dec-18	Mon 17-Dec-18	Tue 18-Dec-18	Wed 19-Dec-18	Thu 20-Dec-18	Fri 21-Dec-18	Sat 22-Dec-18	Sun 23-Dec-18	Mon 24-Dec-18	Tue 25-Dec-18	Wed 26-Dec-18	Thu 27-Dec-18	Fri 28-Dec-18	Sat 29-Dec-18	Sun 30-Dec-18	Mon 31-Dec-18	Tue 1-Jan-19	Wed 2-Jan-19	Thu 3-Jan-19	Fri 4-Jan-19	Sat 5-Jan-19	Sun 6-Jan-19	Mon 7-Jan-19	Tue 8-Jan-19	Wed 9-Jan-19	Thu 10-Jan-19	Fri 11-Jan-19	Sat 12-Jan-19	Sun 13-Jan-19	Mon 14-Jan-19	Tue 15-Jan-19	Wed 16-Jan-19	Thu 17-Jan-19	Fri 18-Jan-19	Sat 19-Jan-19	Sun 20-Jan-19	Mon 21-Jan-19	Tue 22-Jan-19	Wed 23-Jan-19	Thu 24-Jan-19	
Council Meeting																																																					
Council meeting papers due																																																					
Featherston Community Board Meeting																																																					
FCB papers due																																																					
FCB workshop																																																					
Project Workshops																																																					
Decide on a Project Name																																																					
Decide on the questions we want to ask																																																					
Timeline																																																					
Market Consultation and advertising phase																																																					
Notice Boards in shops	Mark and Colin																																																				
Remove suggestions from boards																																																					
Community Pot Luck Event																																																					
Idea compliation	whole team																																																				
Review ideas and suggestions from the Community	whole team																																																				
Narrow down options	whole team																																																				
Draft Paper written																																																					
Draft motion paper reveiwed	whole team																																																				
Project Team confirm reccommendations in workshop																																																					
Motion paper to Community Board																																																					
FCB confirm reccomedations from Project Team at FCB meeting																																																					
Motion paper submitted to Council																																																					
Motion Paper reccommendations decided on in Council meeting																																																					



Appendix 3 – Tabulated Results of Community Meeting

Commercial

Gail MacKenzie Featherston's Vacant Lot

We need an opportunity for viable commercial enterprises such as Wig Out (shutting up shop as we speak) to thrive. At present business in Featherston is at the mercy of lacklustre landlords interested only in their pocket with no interest in seeing this town thrive

- Retail
- Commercial Offices
- Apartments

Shops

Commercial space

Need more usable retail space

- Farmers market shop
- Healthy Foods Shop

Can be all in one

Organic Cannabis Farm Please

Organic Produce Centre with Café

Commercial - More retail space

Garden Centre

with coffee/café small hand tool range etc

Organic Produce

-Ice cream shop

-Arty Shop

Something to link the space & families/visitors

Commercial shops

Looking forward! Growth\jobs\Art

Things that encourage tourist to stop and spend \$ + things that make living in Featherston awesome

Shops that aren't going to close down because they aren't up to legal standard

Get expert advice - Commercial

Butchers

Indian Restaurant

Boutique shop's, Deli, Craft, Plant :)

2 shop's with pathway in between

Outlet stores

Business / significant sites and landscape directory

A 5 storey KMART!!

Commercial development that offer a shopping experience

Night club Dance music

Commercial development Children's bookshop

Shops, winebar, boutique accom

Shops, winebar or hospo (to generate jobs)

Accommodation - Backpackers - to encourage use of Cycle Trails

What shops would survive, realistically?

Another bookshop

Container Mall

- Pop up art spaces
- Pop up food outlets

Regular street cleaning please

Featherston Council Trust to run a viable business

Commercial development in keeping with Historic Featherston

Close off section of Birdwood skate park and wind sculpture to create a carpark.

Bakery and Butcher Shop

Commercial spaces/development