SOUTH WAIRARAPA DISTRICT COUNCIL

Kia Reretahi Tātau

AGENDA

Public Excluded Strategy Working Committee Meeting

Wednesday, 14 May 2025

I hereby give notice that a Public Excluded Strategy Working Committee Meeting will be held on:

Date:	**Wednesday, 14 May 2025**
Time:	**9:00 am**
Location:	**Supper Room, Waihinga Centre, Texas Street Martinborough**

Janice Smith

Chief Executive Officer

Order Of Business

8 PUBLIC EXCLUDED BUSINESS

8.1 FEATHERSTON GREEN SPACE

Author: **Janice Smith, Chief Executive Officer**

Authoriser: **Janice Smith, Chief Executive Officer**

File Number:

The Council is satisfied that, pursuant to s48(1)(a)(i) of the *Local Government Official Information and Meetings Act 1987*, the information to be received, discussed or considered in relation to this agenda item is:

s7(2)(h) the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities.

PURPOSE

To inform *councillors* of available land at 38 – 40 Fox Street, Featherston.

EXECUTIVE SUMMARY

- Approximately 2,133m2 of land is for sale at 38 – 40 Fox Street, Featherston
- The land is positioned at the rear of the carpark located next to the Bakery and Pharmacy
- There have been issues with traffic and parking at this location caused by the safety improvements installed by Kiwi Rail.
- At the Featherston Community Board meeting 9 April, the board requested that Council investigate the purchase of this land.

RECOMMENDATIONS

That *the Strategy Working Committee*

1. Receives the report “Featherston Green Space”.
2. Notes that this decision has been considered against the Significance & Engagement Policy and does not trigger consultation due to the commercial sensitivity of the decision and that the costs of consultation would not be in proportion to the benefits.
3. Approve the transfer of $132,000 previously allocated for a walkway to the medical centre to the purchase of this property.
4. Approve the allocation of the Featherston part of the Asset Realisation Reserve of $170,000 to the purchase of this property.
5. Approve a maximum sum of $xxx,xxx within which negotiations are to take place.
6. Approve the CEO carries out negotiations for the purchase of 38 – 40 Fox Street, Featherston and concludes the purchase within the approved budget.
7. That this report and associated minutes stay in public excluded until the Chief Executive determines there are no longer any reasons to withhold the information under the Act.

8. Note that the withholding of information under the Local Government Official Information and Meetings Act 1987 is necessary to withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities - s7(2)(h)

BACKGROUND

In 2024, Kiwi Rail undertook safety improvements at the rail crossing in Featherston that directly affected the entry to a carpark that is situated alongside the pharmacy and bakery, as well as removing on street parking.

In the Enhanced Annual Plan, Council had approved a sum of $132,000 to create a walkway from the medical centre to the pharmacy as residents could no longer park directly outside the pharmacy and turning into and out of the carpark was now limited.

The land at 38 – 40 Fox Street, Featherston was originally marketed in September 2024 but has yet to sell.

The price expectation of the owner in October 2024 was $569,500 but the property is now listed as open to negotiation.

DISCUSSION

The land now available for sale is located at 38 – 40 Fox Street, Featherston. An image showing the land is below:

Image from the sale notification

As can be seen from the image, there is a long "right of way" between two existing developed sites, to the vacant land at the rear. This land is bounded at the top boundary by the carpark to the bakery and pharmacy, which is where the weekly market takes place, and to the right by the medical centre and community centre.

At the 9 April Featherston Community Board, the following resolution was passed:

2. That the Featherston Community Board consider and approve proposing to Council that South Wairarapa District Council purchase the vacant land at 38 and 40 Fox Street, Featherston.

COMMITTEE RESOLUTION FCB2025/30

AMENDMENT

Moved: Cr C Olds
Seconded: Mr W Maxwell

That Featherston Community Board resolved to approve the Council to move forward with a feasibility study for the purchase of land behind 38 & 40 Fox Street (Legal Description LOTS 2 3 DP 16148 – SUBJ TO R/W).

CARRIED

There have been discussions in the past about the need to "connect" the pharmacy and the medical centre so that patients do not have to drive between the two properties. To support this, $132,000 was included in the Enhanced Annual Plan for 2024/25 to create a walkway. This has not occurred and is proposed to be deferred to 2025/26. This allows Council to consider transferring this sum towards the land purchase.

Council also has an Asset Realisation Reserve and the portion of this that relates directly to Featherson is $170,000. This reserve could also be earmarked towards the purchase of the land.

This provides a total sum if $302,000 towards the purchase. Council needs to determine the maximum amount that officers can negotiate up to if the decision is to purchase the land. The latest valuation data indicates a land value of $375,000 with no improvements present.

Council is asked to note that consultation under the Significance and Engagement Policy is not required. The policy includes conditions under which Council might not engage:

3.1.3. When might Council not engage?

There may be occasions when Council considers that it is not necessary or appropriate to engage with our communities on a particular matter. This includes when:

- the decision is not of a nature or significance that requires engagement
- Council already has an understanding of the views and preferences of interested or affected parties
- a decision has already been made or the likely decision is apparent
- there is a need for commercial sensitivity or confidentiality
- the likely costs of the consultation are not in proportion to the benefits
- there is a threat to public health and safety or significant damage to property
- an urgent response is required and it is not reasonably practicable to engage.

The proposal to purchase 38 – 40 Fox Street, Featherston would trigger the following in the above statement:

a) There is a need for commercial sensitivity or confidentiality.

b) The likely costs of the consultation are not proportionate to the benefits.

As the property is of strategic importance to the community, the following could also be considered as the property could be sold at any time:

c) An urgent response is required, and it is not reasonably practicable to engage.

OPTIONS

Option 1 Purchase the land(RECOMMENDED)

Council can instruct the CEO to begin negotiations to purchase the land up to an agreed value. There are earmarked funds of $302,000 that can be allocated to this purchase. The remainder of the purchase price would be loan funded and for every $50,000 added to the price, an operational cost of approximately $2,300 would be created in terms of interest costs.

Council can plan the use of the land, noting that there would be opportunities to expand the parking for the bakery and pharmacy with an entrance from Fox Street, as well as linkage to the medical centre and the community centre. There would also be an opportunity for the Community Board to engage with the community around other uses, such as community gardens or green spaces.

Option 2 Do nothing

Do not progress the purchase of the site.

CONSIDERATIONS

Financial

	Yes/No/NA	Commentary
Inclusion in the AP/LTP? (if no – provide commentary)	No	The land was not for sale when the AP was created. The Featherston Master Plan identified this as a potential site of interest.
Confirmed budget source	Yes	The earmarked funds and the Featherston portion of the Asset Realisation Reserve can be used for this purchase and supplemented with additional borrowing
OPEX or CAPEX	Capex	
Rating impact	Approx. $2,300 per $50,000 borrowed	
Procurement process	Negotiation	This is a private sale

Climate Change

There are no positive or negative effects on climate change from this decision.

CONCLUSION

There is an opportunity to purchase a parcel of land that could become a connector for the community in several ways. This could provide safe, additional parking, connection to the medical centre and community centre and be activated a site of community connection.

COMPLIANCE SCHEDULE

Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

1. A Local authority must, in the course of the decision-making process,

a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and

b) Assess the options in terms of their advantages and disadvantages; and

c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.

2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

Compliance requirement	**Staff assessment**
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	This is a matter of low significance.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the Long Term Plan) that relate to this decision.	This report complies with the Featherston Community Board request to consider purchase of the land that was identified as "of interest" as part of the Featherston Master Plan exercise.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water.	There are no implications for Māori.
Chief Financial Officer review	The Chief Financial Officer has not reviewed this report.
State the possible implications for health and safety	

APPENDICES

Nil