

4.0 DEVELOPMENT AND CHANGE

4.1 REQUESTS FOR DEVELOPMENT ON RESERVES

Reserves are created principally for the provision and preservation of open space and natural areas. Some buildings and structures such as changing rooms, toilets, clubrooms, car parks and fences are considered necessary for the enjoyment and full utilisation of reserves and are allowed for in the Reserves Act 1977.

The landscape character of a reserve contributes to and enhances the City's environment and impacts on reserve users, reserve neighbours and people passing by. While certain activities and buildings are permitted on reserves it is important to ensure that the effects of any structure or use does not impact negatively on reserve values, reserve users and reserve neighbours.

When considering an application to develop or change part of a reserve, Council will take into account the existing character of the reserve, including:

- The existing and potential use of the reserve; and
- The natural and built environment; and
- The surrounding landscape and the use of neighbouring land; and
- The purpose and classification of the reserve under the Reserves Act 1977 and the management objectives stated in the current Reserve Management Plan.

Objectives:

- *To protect and enhance the open space, landscape and historical values of the reserve while providing adequate facilities for recreation and play.*
- *To ensure that development is appropriate to the reserve and that new developments complement and enhance the existing character of the reserve.*
- *To provide and maintain well designed and appropriately located buildings and structures in the reserve to improve utilisation and add to the enjoyment of the reserve by its users.*
- *To ensure that all reserve facilities are provided and maintained to an appropriate standard that meets public health and safety requirements and contribute to the attractiveness of the reserve.*
- *To ensure the costs associated with any development by/for a specific user group are met by that group.*

Policies:

- 4.1.1 The number of buildings and structures on Queens Park will be limited to a level which facilitates the safe and appropriate use, protects the open space and

natural amenity values, while being compatible with the purpose and classification of the reserve.

- 4.1.2 Public safety, public benefit and the character of the environment should be taken into account when planning the development of buildings, structures and associated landscaping.
- 4.1.3 The construction of any new buildings or extensions to existing buildings is not permitted unless anticipated in the current Queens Park Management Plan and may be subject to a review or amendment to the Management Plan.
- 4.1.4 The design of the proposal shall be subject to Council approval and shall be in keeping with and complement the surroundings. Buildings and structures shall be placed with regard to reserve values, views and proximity to access points.
- 4.1.5 Exterior colour schemes of buildings and structures shall be approved by Council. The painting and creation of murals (not advertising) on buildings and structures may be considered on submission of a copy of the design and proposed colour scheme to Council.
- 4.1.6 The development shall be designed in a way that limits the opportunity for vandalism.
- 4.1.7 The development will be designed, where practical and feasible, to meet the current national standard and design criteria for access for people with disabilities.
- 4.1.8 The lease or licence to occupy agreement will define the obligations of the building owners on reserve land when the building is no longer required or the club has disbanded. These include removal or disposal of the building and facilities, or on-selling of the building to an approved recreational activity. Any outcome of this will be to the approval of Council.
- 4.1.9 Development plans are required for all development proposals for structures, facilities or buildings on Queens Park (including alterations and extensions to existing buildings) and will include an assessment of effects. In particular the proposal should address how adverse effects on the values of the reserve will be avoided, remedied or mitigated. The development plan shall include:
 - (a) The location and design of proposed buildings, structures and landscaping including any car parking, lighting, fences and signage and the extent of the area required.
 - (b) Details of the size, scale, visual impact and relationship of the proposal to the surroundings.
 - (c) Any new building requirements as part of the development, or the changed use of existing buildings. Indicate any alterations required for existing buildings.
 - (d) Details of any known or potential liabilities associated with any existing building or structure being added to or modified.
 - (e) Any likely effects (adverse or otherwise) of the proposal on the landscape, environment and reserve users or reserve neighbours including visibility into and through the reserve and public safety.
 - (f) Details of any change or removal of any existing trees or vegetation.
 - (g) Details of any drainage and earthworks required and disruption to drainage patterns. Full restoration of disturbed landform during construction and

- landscaping and compliance with relevant legislation is the responsibility of the applicant.
- (h) Details of any change or disruption to network utility infrastructure and details of infrastructure required as part of the development.
 - (i) Details of any specific landscaping requirements - species, screening or shelter.
 - (j) Consideration of existing users (both formal and informal) and the impact of this proposal on them. Any issues of public access, thoroughfare and egress on reserves and into any buildings and the loss of any open space including during construction phase.
 - (k) Details of any discussions with existing user groups.
 - (l) Anticipated user numbers and the times of use.
 - (m) Details of anticipated life of the structure and future maintenance requirements.
 - (n) Details as to who will be responsible for all future maintenance and insurance for the buildings and structures. Acknowledgement of the club or group's responsibility if or when the building is no longer required or if the club disbands.
 - (o) Details of the anticipated completion date and any plans to stage the development.
 - (p) Any other matters arising as determined by Council.

4.2 PLANNED FUTURE DEVELOPMENTS

A Reserve Management Plan is developed to reflect current reserve use and reserve values. A Management Plan should also highlight anticipated future development or change to the reserve and the likely impact a development will have on reserve users, reserve values and reserve neighbours. Any development not anticipated in, or meeting the policies of the current Reserve Management Plan, will require an amendment to the Management Plan.

Any future development at Queens Park shall only be to the extent which is in accordance with the overall management objectives and policies and subject to meeting the requirements defined in 4.1 - Proposals for Development. Before any development is implemented, it must be established that there is a need for such development and that what is proposed will be of benefit to Queens Park and to those using it.

Major developments and changes are listed below. These are in addition to the future developments noted in the main text of this Management Plan. The following projects are seen as major projects over and above general maintenance, renewals and minor changes.

(Note: While these proposed developments are noted here, implementation will be dependant on budgetary and resource limitations).

4.2.1 **Queens Park Learning Centre**

Council is currently developing a Learning Centre/Classroom adjacent to the Animal Reserve. This development utilises an existing building in the Queens Park Yard. Funding has already been received to upgrade the amenities building.

Queens Park has considerable potential as an educational resource for the general public, special interest groups and schools.

The Learning Centre will provide an indoor space aimed at seating an average sized primary school class or special interest group. This facility will provide a sheltered interpretation centre for groups to gather during their visit to the Park.

The goal of developing a Learning Centre and educational material is to increase overall knowledge and awareness of Queens Park and the environment and improve student and visitor experiences. Educational material on Queens Park including curriculum based information will need to be researched and developed for use in the Learning Centre. Using up to date delivery techniques will ensure that this is a modern and memorable experience for users.

The Learning Centre will be progressively staged as funding and resources become available.

4.2.2 *Queens Park Yard - Display Gardens*

Following the Parks Operations Unit shift from Queens Park to Racecourse Road, many of the buildings previously used by the Unit have now become redundant and are gradually being removed from the Yard. This creates an opportunity for development of theme gardens in an existing sheltered location. This area would suit specialty garden displays that require secure locations. They could be closed to the public at night in a similar setup to the Aviary and Animal Reserve.



4.2.3 Disused Squash Court Area

Landscaping of the area vacated by the removal of the disused squash court to the west of the Southland Museum and Art Gallery.

4.2.4 Aviary

Development of additional flights to accommodate birds for additional species' displays for advocacy purposes, if the opportunity arises.

4.2.5 Southland Museum and Art Gallery - Proposed Extensions

The Invercargill City Council has received a request from the Southland Museum and Art Gallery Trust Board to increase the size of their lease area to accommodate the redevelopment and extension of their facilities. The area requested is an additional 1050m² (subject to survey) extending to the west of the existing museum boundary onto land currently occupied by the Queens Park Tennis Club.

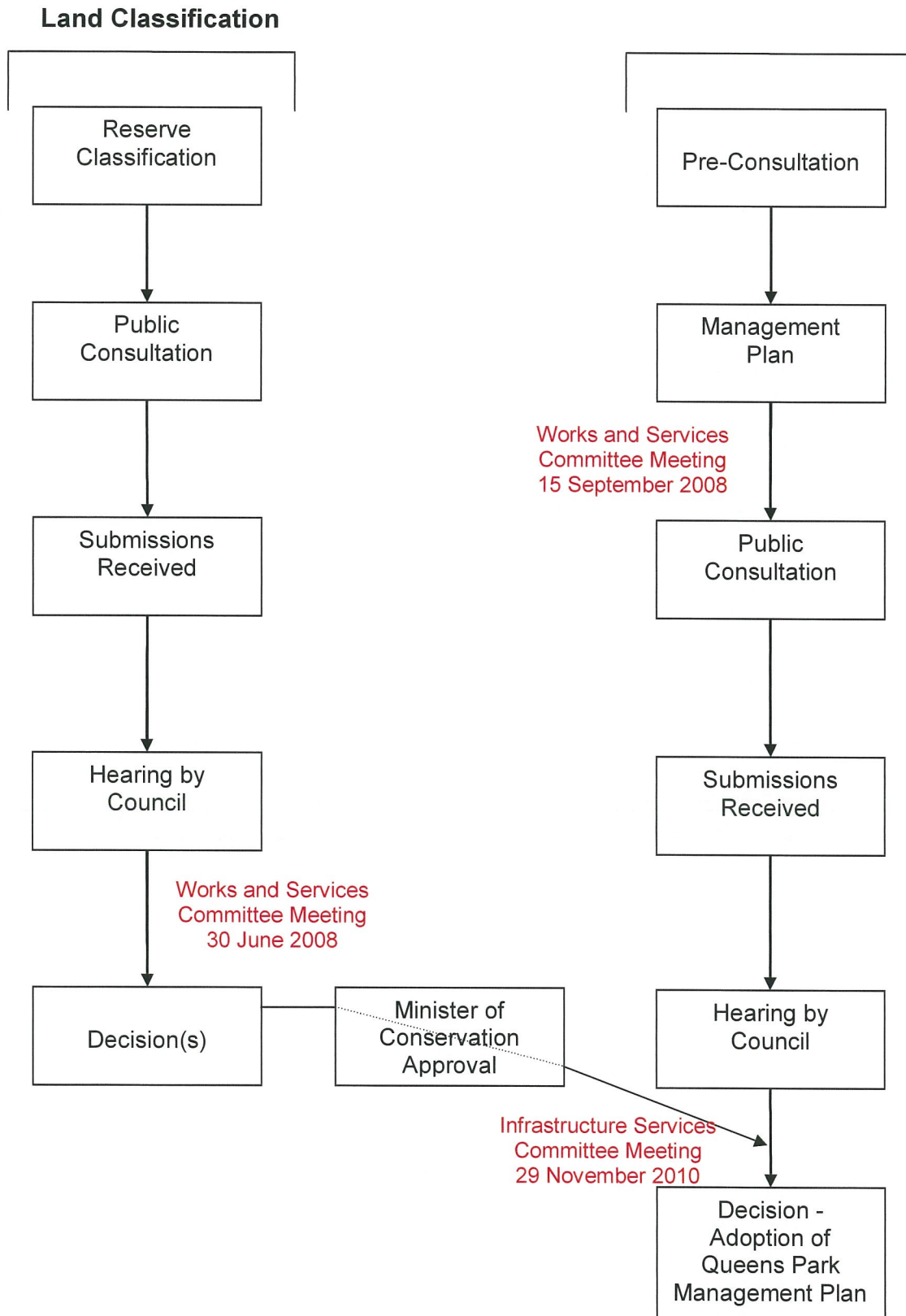
This extension will give the Southland Museum and Art Gallery a total land area of 5905m² (subject to survey). It is likely that almost all of the land to be occupied by the Southland Museum and Art Gallery will be built on.

The Southland Museum and Art Gallery currently sits on a Local Purpose Reserve (classified for Museum purposes) and wishes to extend onto a portion of Queens Park (classified as Recreation Reserve). In order for this boundary change to occur, the land requested requires a change of reserve classification from "Recreation Reserve" to "Local Purposes Reserve – Recreational and Cultural Building and Associated Activities Purpose".

Council advertised this proposal in May 2008 and seven submissions were received by the close of day of 13 June 2008. Six of those submissions opposed the extension to the Museum leased area. The Works and Services Committee of Council heard the submissions at their meeting on 30 June 2008 and recommended *"that submissions be heard and no decision be made until consideration is also given to submissions on the draft Management Plan for Queens Park"*.

The following flow chart identifies the process being undertaken for the proposal to increase the size of the Southland Museum and Art Gallery's lease area and the Management Plan process. The left-hand column is the classification process that will need to be approved if changes are going to be made prior to any final decision on adoption of the Management Plan (right-hand column).

PARKS HEARING PROCESSES



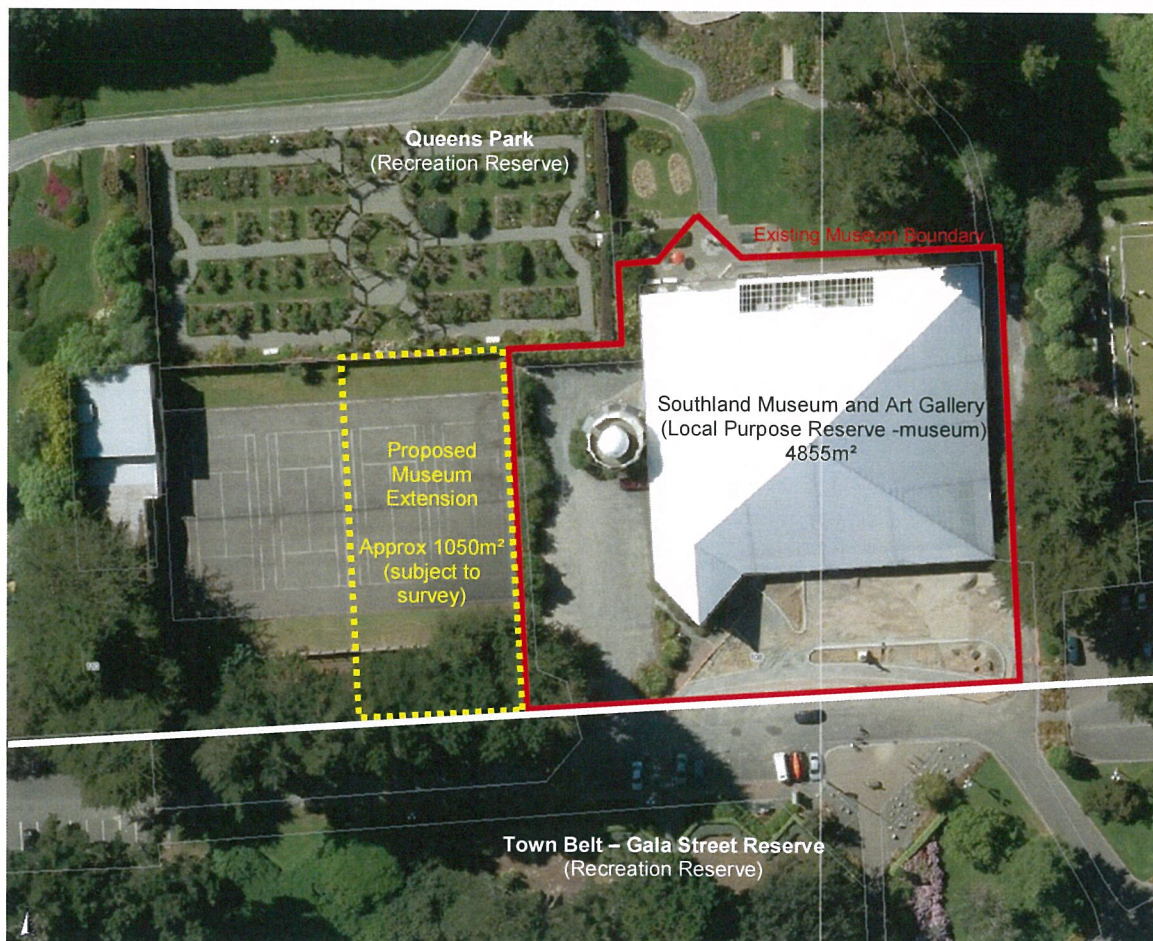
4.2.3.1 Proposal:

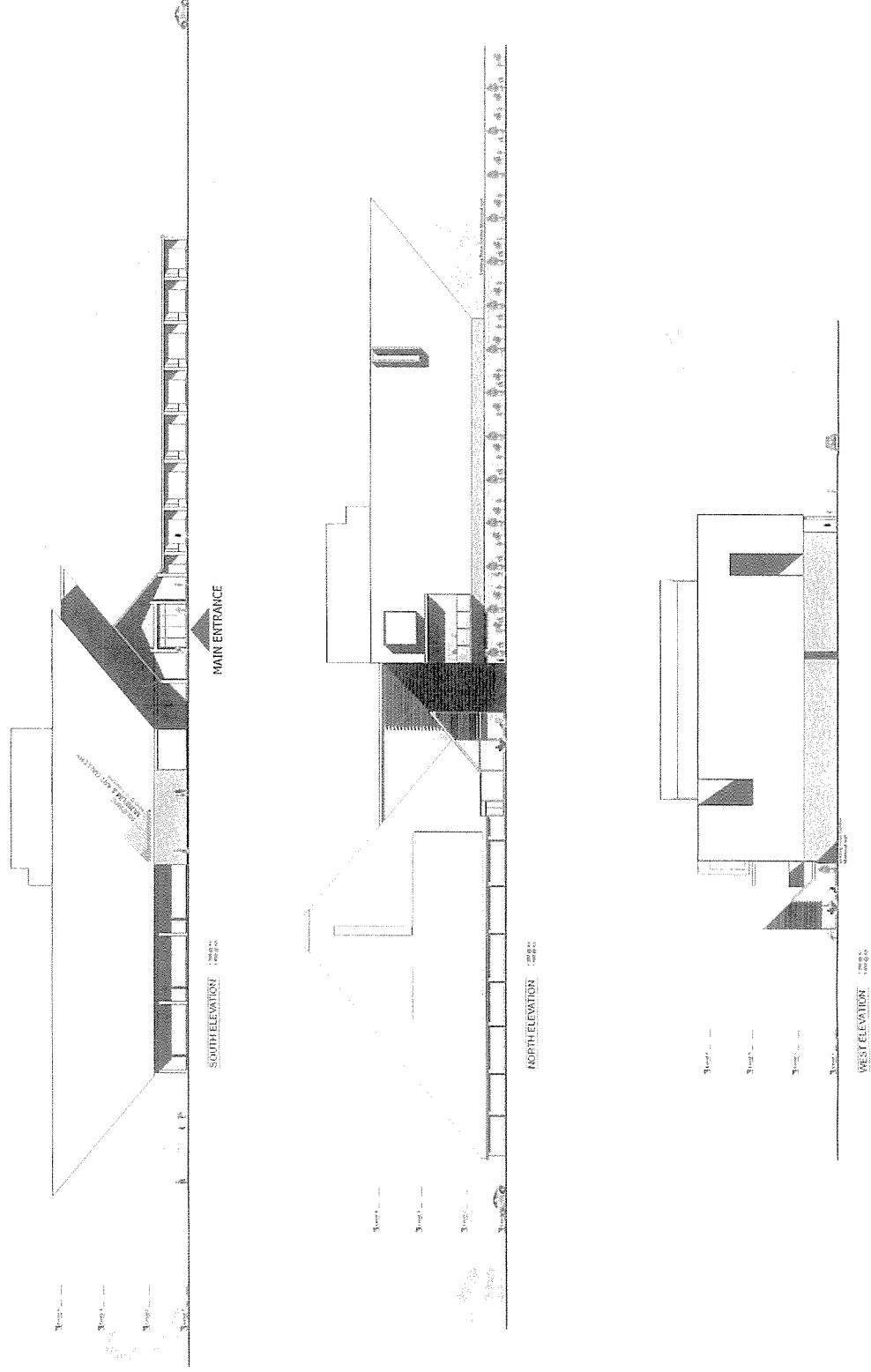
- To increase the size of the Southland Museum and Art Gallery Trust Board's leased area from 4,855m² to 5,905m² extending to the west of the existing museum boundary on to land currently occupied by the Queens Park Tennis Club. *Refer diagram A (showing leased area).*
- To increase the size of the building platform to allow increased Museum and Art Gallery floor area. *Refer diagrams B C and D (showing floor plan and elevations).*

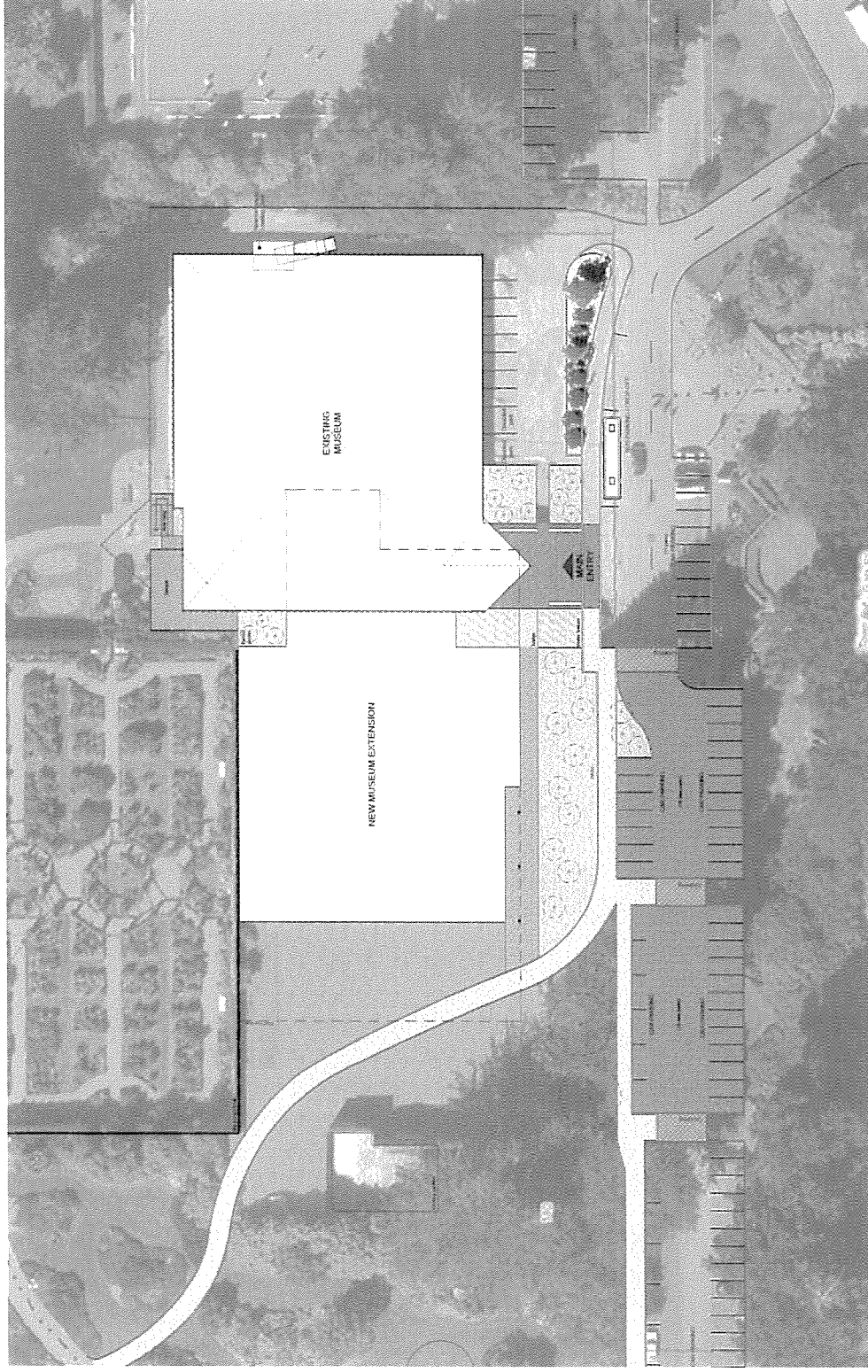
4.2.3.2 Impact of Proposal on Queens Park:

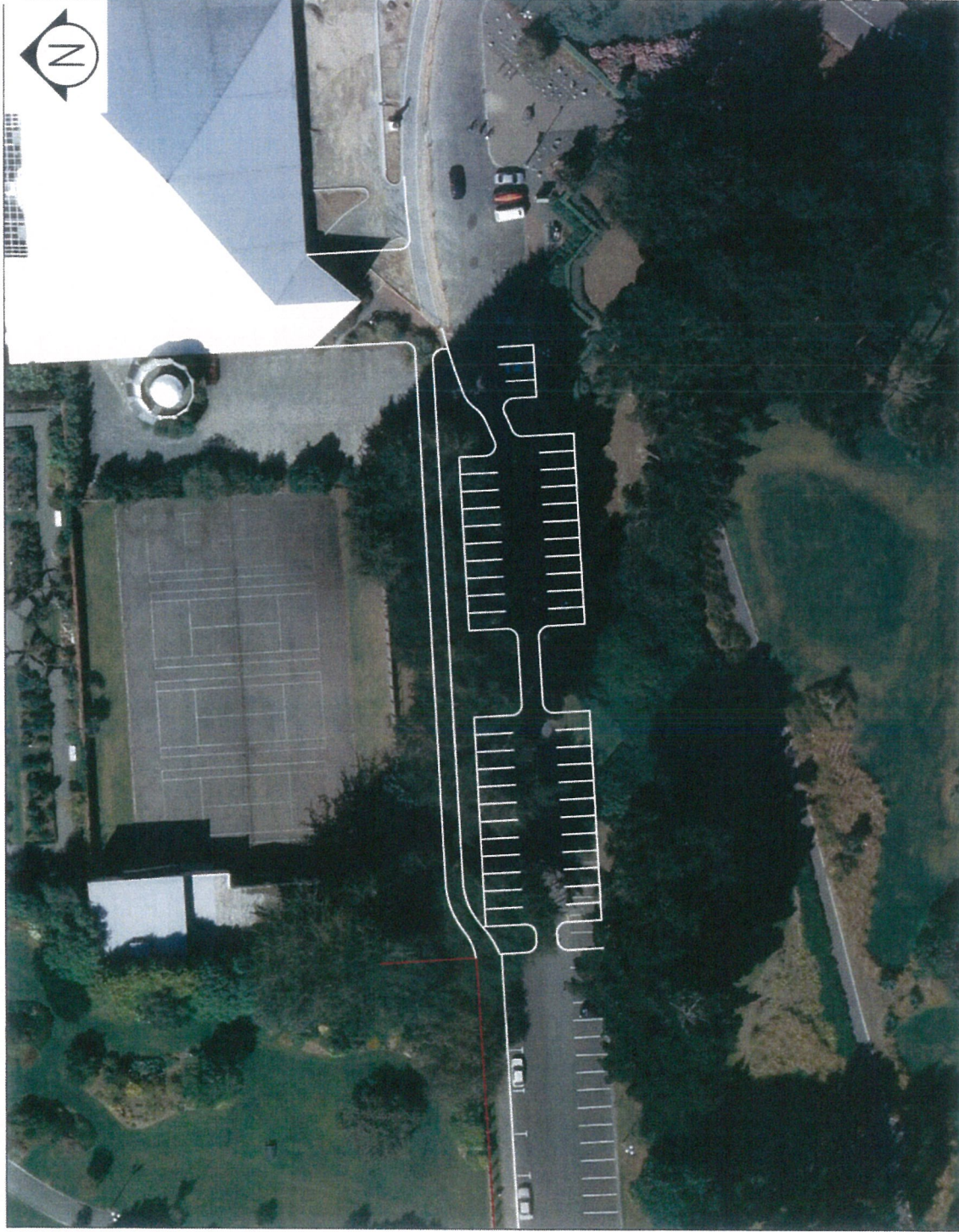
Provided that this proposal is approved by Council, the impacts on the following aspects of Queens Park may be resolved by:

- Queens Park Tennis Club courts and facilities being relocated to an alternative site at the cost of the Applicant.
- Car parking for an additional 30 cars on Gala Street Reserve to be provided by the Applicant, as approved by Council.
- Council considering the importance of linkage from the Museum directly into the Park and relevant access provisions.
- The provision of appropriate landscaping and a path linking the Museum and Queens Park through the disused tennis court to the west of the development.









ESG Engineering services group

REVISED: _____
 DESIGNED: _____
 DRAWN: _____

DATE: _____
 DRAWN: _____
 CHECKED: _____

DATE: _____
 DRAWN: _____
 CHECKED: _____

ASSET APPROVALS

WATER	SEWER	DATE

ALL CHANGES MUST BE APPROVED BY THE CLIENT AND ENGINEER

REV	AMENDMENTS	DATE	INIT

JOB TITLE
 1:500 OF A3
 MUSEUM UPGRADE
 PROPOSED
 CAR PARK LAYOUT

DRAWING TITLE

DRAFT PLAN

SCALE	
DRAWING No	
STATUS	Draft
SHEET	1 OF 1

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