



NOTICE OF MEETING

**Notice is hereby given of the Extraordinary Meeting
of the Community Wellbeing Committee to be held
in the Council Chamber, First Floor, Civic
Administration Building, 101 Esk Street, Invercargill
on Tuesday 31 January 2023 at 2.00 pm**

Cr D J Ludlow (Chair)
Mayor W S Clark
Cr R I D Bond
Cr P M Boyle
Cr T Campbell
Cr A H Crackett
Cr G M Dermody
Cr P W Kett
Cr I R Pottinger
Cr L F Soper
Cr B R Stewart
Rev E Cook – Māngai – Waihōpai
Mrs P Coote – Kaikaunihera Māori – Awarua

CLARE HADLEY
CHIEF EXECUTIVE

Extraordinary Community Wellbeing Committee - Public

31 January 2023 02:00 PM

Agenda Topic	Page
1. Apologies	
2. Declarations of Interest	
a. Members are reminded of the need to stand aside from decision-making when a conflict arises between their role as an elected representative and any private or other external interest they might have.	
b. Elected members are reminded to update their register of interests as soon as practicable, including amending the register at this meeting if necessary.	
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PROJECT 1225 REQUEST TO AMEND QUEENS PARK MANAGEMENT PLAN

To: Extraordinary Community Wellbeing Committee

Meeting Date: Tuesday 31 January 2023

From: Caroline Rain – Parks and Recreation Manager

Approved: Steve Gibling - Group Manager - Leisure and Recreation

Approved Date: Tuesday 24 January 2023

Open Agenda: Yes

Public Excluded Agenda: No

Purpose and Summary

This proposal seeks to implement a request from the Project 1225 team to amend the parcel of land identified within the Queens Park Management Plan 2011 available to be re-classified as Local Purpose (Museum) Reserve.

The proposed design of the new museum building footprint is inconsistent with the Queens Park Management Plan and therefore risks a breach of the Reserves Act. The process to reclassify land historically takes 7-10 months. Parks and Recreation are fast-tracking this process, including extraordinary meetings to expedite this process. Project 1225 will continue with the project under increased risk until such time as a reclassification decision can be made.

Before a final decision can be made by Council¹, a public notice requesting submissions for or against the amendment will be required for a period of one month as per section 41 (6) (a) of the Reserves Act. The current land parcel contains one of the adjacent tennis courts and the amendment will include the entire facility (three tennis courts and a pavilion).

After receiving and hearing the submissions, Council has the authority to decide if it wishes to change the land parcel and gain permission from the commissioner (DOC) for this to occur. This permission is a requirement of the current process due to Queens Park being originally derived from Crown Land.

¹ The matter will be heard by the Community Wellbeing Committee with recommendations to Council.

Recommendations

That the Community Wellbeing Committee:

1. Receive the report 'Project 1225 Request to Amend Queens Park Management Plan'.

Recommends that Council:

2. Proceeds with consultation as per the Reserves Act 1977 calling for submissions for amending the Queens Park Management Plan.
3. Recognises that this process will fall outside of historical timeframes to follow the Reserves Act.
4. Appoints Councillors for the submissions hearings on 14 March 2023.
5. Notes an extraordinary meeting be held to formalise the decision.

Implications and Risks

Strategic Consistency

Project 1225 is Invercargill City Council's priority project and this reclassification of land is required to ensure this project does not breach legislation (Reserves Act). This proposal seeks to comply with the Reserves Act by triggering a consultation exercise.

Financial Implications

Parks and Recreation will facilitate this proposal (within existing budgets) if approved and any ongoing implications required outlined through the Annual and Long Term Plan. Project 1225 will be covered by the Queen's Park Management Plan and also be covered by a lease administered under the Reserves Act 1977 for the occupation of the land for Southland Museum and Art Gallery purposes.

Legal Implications

Council has delegated authority under the Reserves Act 1977 to make the decision following submissions received to amend the management plan. This decision is required to be approved by the Commissioner, Department of Conservation.

The Invercargill District Plan 2019 has been written in accordance with the Resource Management Act 1991 and the activity must comply with park management plans, otherwise, resource consent is required. Activity such as demolition is covered in the resource consent, however changing land status must be through an amendment to the park management plan.

Risk

RISK	ACTION TO MANAGE
Current usage of the recreation facilities of Queens Park.	The current management plan outlines the need to ensure recreation opportunities, continue to meet the cities demand. In 2011, it was noted that reallocation of tennis courts would be required. In 2023, recreation facilities required will be confirmed through the public consultation process.
Political Risk	Ensuring the Reserves Act 1977 legislation is being met by everyone and the Queens Park Management Plan. Amendment to a live management plan (less than ten years old), is an acceptable practice. This amendment is for a management plan that is 12 years old.

Background

The Queens Park Management Plan outlines expansion of the Museum into Queens Park;

- Green outline identifies land parcel approved to transition to Local Purpose, (not yet actioned)
- Yellow outlines land parcel which is required for the 1225 Project.
- Blue outlines land use which relates to roading and parking, specifically to service Queens Park and associated facilities.



Figure 1: Queens Park Land Parcel Reclassification

Green Land Parcel (pre-approved)

This parcel of land was consulted on and approved for reclassification during the development of the Queens Park Management Plan 2011. This approval requires that the Chief Executive of Invercargill City Council sign off to formally gazette the change in land status. This land is required for Project 1225.

As an outcome of this consultation in 2011, there was an agreement that if this land was required, then alternative recreation facility for tennis courts will be provided. This was whilst there was an active lease for the tennis courts and pavillion, held under the Queens Park Tennis Club. This club is now dissolved and there is reduced demand for this recreation activity.

Yellow Land Parcel (1225 Project requested area)

This parcel of land has been outlined as required in the same manner as the Green section. It is approximately double the size of the Green section and encompassess all the previously

leased area, including all three tennis courts and facilities. The land is currently classified for use as Recreation Reserve.

The section of land further West of this land parcel may be required in the future management of the Museum, however, is not required as part of the 1225 Project. Potential development as a part of the Master Plan and Management Plan of Queens Park planned for 22/23 and 23/34 respectively.

Blue Land Parcel (no change required)

This parcel of land has been analysed as required for roading and parking improvements to service Project 1225 and Queens Park recreation as a whole. No change is required as it is considered an allowable activity within a Recreation Reserve.

Issues and Options

Analysis

STRATEGIC DIRECTION LENS	DESCRIPTION OF HOW THE PROPOSAL ALIGNS
Flexibility	Regional treasures are secured, building will be expandable and changeable.
Sustainability	Building a facility that will incorporate sustainable design, and maintains a low profile (single story) to sit well in the landscape which requires this (yellow) section of land.
Collaboration	ICC internal departments are collaboratively working to ensure an underutilised space is utilised to meet a public need along with the Southland Museum Art Gallery Trust, Iwi and other collection holders
Attraction	The Museum facility is a prominent facility for Invercargill City Council.

Significance

The proposal is considered highly significant in terms of ICC's Significance and Engagement Policy for the following reasons:

- Current project footprint requirement is inconsistent with the Queens Park Management Plan 2011, and requires an amendment of land parcels, which have pre-approval to transition to Local Purpose (Museum) reserve.
- Project 1225 is an enabling project building the new Museum and associated facilities. The current Southland Museum and Art Gallery has been closed for an extended period of time and its loss has been felt in the community.
- It is a significant strategic asset that is intended to provide a public good for at least 50 years.
- As a major development and inconsistent with the Queens Park Management Plan, the development requires consultation with the public in order for Council to make a decision.

Options

This site is currently managed through the Queens Park Management Plan 2011 which is due for review (see attachment 1).

As a result, the following options and considerations have been identified:

OPTIONS	CONSIDERATIONS	TIMEFRAME
1. Design 1225 Project Footprint within existing pre-approved Local Purpose Land within the Queen's Park Management Plan 2011.	This decision would limit the functionality and design of the 1225 Project and would result in a Museum which did not align with the wants and needs of Invercargill residents.	No time – there would be no transition of land and therefore no public consultation period would be required.
2. Approve the Public Consultation to amend the Queen's Park Management Plan to amend the land parcel pre-approved to transition to Local Purpose (Museum) Reserve (preferred option)	<p>This decision will enable the development of the 1225 design to continue in line with the current scope and benefits.</p> <p>This will require extraordinary meetings and predetermined councillors to be present.</p>	<ul style="list-style-type: none"> • 31 Jan 23 Extraordinary Committee Wellbeing followed by Council to adopt consultation. • 9 Feb – 8 March Public Consultation • 14 March Submissions Hearings • 28 March Council Deliberations and Adoption of Change • 1 April – gain approval from the commissioner. • April 30 Gazette notification and new land classification registered against title. (LINZ)
3. Amend the Queen's Park Management Plan to include all potential land which could be used in the future for Local Purposes (museum) Reserve.	There is increased risk with this option to include wider land parcels, outside of this pre-existing (expired) lease.	<ul style="list-style-type: none"> • Feb 14 Community Wellbeing Committee. • Council Meeting to adopt consultation materials. • May consultation • June Hearing Submissions • July Council Deliberations and Adoption of Change. • August – gain approval from the commissioner. • September Gazette notification and new land classification registered against the title. (LINZ).

Preferred Approach

The preferred approach would be to amend the Queens Park Management Plan 2011, to amend the land parcel which has been pre-approved to transition from Recreation to Local Purpose (Museum) Reserve.

This is required and provides the option which best aligns with feedback from the Invercargill Ratepayers throughout the Project 1225 public consultation.

Next Steps

1. Consultation Material is prepared for the Extraordinary Community Wellbeing Committee on 31 January 2023.
2. Consultation begins for a one-month (9 Feb – 8 March) process following approval at the Community Wellbeing Committee.
3. Submissions Hearing to occur 14 March 2023 following the consultation process.
4. A final recommendation for amendment within the Queens Park Management Plan 2011 to the Extraordinary Committee Wellbeing Committee on 28 March for approval.
5. Queens Park Management Plan is amended and approval is sought from the Commissioner.

Attachments

Attachment 1 - Queens Park Management Plan 2011 (A4254899)



Queens Park Management Plan

2011

Premier Park



RESERVES ACT 1977

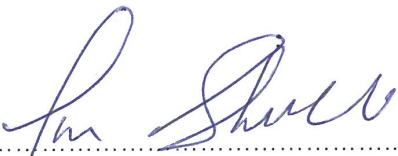
Section 41

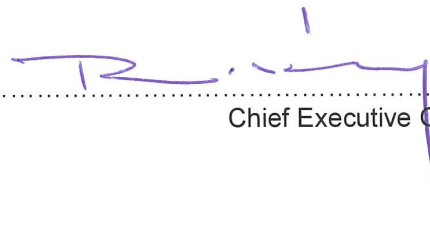
The Management Plan for Queens Park was approved by the Invercargill City Council by resolution passed at its meeting held on the 7th day of December 2010 after all submissions, objections and suggestions relating to the Management Plan had been disposed of and suggestions allowed.

The Management Plan shall come into operation on 1 January 2011 shall remain operative for a period of ten years.

Dated at INVERCARGILL this 15th day of December 2010




.....
Mayor of the City of Invercargill


.....
Chief Executive Officer

MANAGEMENT PLAN

QUEENS PARK

January 2011 – December 2020

PREFACE

This Queens Park Management Plan has been prepared in compliance with Section 41 of the Reserves Act 1977.

The purpose of this Management Plan is to provide for and ensure the use, enjoyment, maintenance, protection and preservation as the case may require and, to the extent that the administrating body's resources permit, the development of the reserve for the purposes for which it is classified; and shall incorporate and ensure compliance with the principles set out in the appropriate section of the Act.

This plan shall be held under regular review to ensure that it remains relevant to changing circumstances and demands.

R J Pagan
PARKS MANAGER

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