

**Redcliffs Park and Redcliffs School Proposed Land Swap
Hearings Panel
OPEN MINUTES**

Date: Monday 7 August 2017
Time: 10am
Venue: Linwood Offices Boardroom, 180 Smith Street

Panel

Chairperson	Deputy Mayor Andrew Turner
Members	Councillor Glenn Livingstone
	Councillor Sara Templeton
	Community Board Member Darrell Latham
	Community Board Member Tim Lindley

7 August 2017

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The agenda was dealt with in the following order.

1. Apologies

There were no apologies.

2. Late Submissions

Hearings Panel Resolved BLHP/2017/00012

It was **decided** that the Hearings Panel receive the late submissions noted in Item 2 of the Agenda.

Councillor Templeton/Community Board Member Latham

Carried

3. Staff Report to the Hearings Panel on the Proposed Land Transactions - Redcliffs Park

Staff Recommendations

That the Hearings Panel considers the results of the consultation process and in doing so hear any submissions necessary.

That the Hearings Panel report the outcome of that process and the submissions received to the Council for a decision. The Panel's report to incorporate a recommendation to the Council on whether it determines the proposals listed in Section 1.1 of the Staff Report (copied below) are supported or not.

- a) The proposed sale of two parcels of Council owned land at Redcliffs Park to the Crown described as:
 - i. 1,075 m2 Lot 2 Deposited Plan 47479 CB27F/183
 - ii. 7,692 m2 Lot 3 Deposited Plan 47479 CB27F/184
- b) The proposal to cancel the vesting (in the Council) of the Crown owned land classified as Recreation Reserve at Redcliffs Park described as Reserve 4601 CB616/39 being 1.0304ha in area and to this land being set apart for a school.
- c) The proposal to be appointed by the Crown to control and manage the Crown owned land at Redcliffs School described as follows as Recreation Reserve under Section 28 of the Reserves Act 1977 for a new park:
 - i. 4,223m2 Section 1 Survey Office Plan 334406 CFR156004
 - ii. 4,047m2 Part Lot 3 Deposited Plan 1228 CB190/67
 - iii. 3,384m2 Lot 1 Deposited Plan 7624 CB372/72
 - iv. 4,957m2 Part Lot 2 Deposited Plan 1228 CB495/17
 - v. 1,821m2 Part Lot 3 Deposited Plan 1228 Gazette 1924 p2596

Staff Presentation

Staff provided a briefing on the proposed land transactions relating to Redcliffs Park and Redcliffs School together with an analysis of the written submissions received following consultation.

4. Volumes of Submissions

The Hearings Panel received the written submissions.

5. Hearing of Submissions

The Hearings Panel received presentations from the following submitters:

- Ministry of Education
- Redcliffs School Board of Trustees - Rose McNerney
- Redcliffs School Students (Head Girls and Head Boys) - Charli Watts, Mia Cleugh, Hamish France and William Jones
- Mark Robberds
- Ruth Dyson
- Martina Van Zijl
- Kim Alexander

The Hearings Panel adjourned at 11:16am and reconvened at 11:50am, receiving presentations from the following submitters:

- Ferrymead Bays Football Club
- Redcliffs Pharmacy - Daryl Sayer
- John Barton
- Simi Desor
- Chris Bartlett

The Hearings Panel adjourned at 12:30pm and reconvened at 1:30pm, receiving presentations from the following submitters:

- Friends of Redcliffs Park - Chris Doudney
- Chris Doudney also spoke on behalf of Duncan Currie and Greg Crichton (a pre-prepared written speech from Mr Currie was received and taken as read, and Mr Crichton's written submission was received and taken as read).
- Bruce Rule
- Maureen Rule
- Kent France
- Tim Hoban
- Foodstuffs SI Ltd and Foodstuffs SI Properties Ltd - Rebecca Parish

The Hearings Panel adjourned at 2:37pm to 9am on Friday, 11 August 2017 in Committee Room 1 on Level 2 of the Civic Offices at 53 Hereford Street.

The Hearings Panel reconvened at 9:02am on Friday, 11 August 2017 in Committee Room 1.

6. Hearings Panel Consideration and Deliberation

The Hearings Panel considered the submissions received following consultation on the Redcliffs Park and Redcliffs School Proposed Land Swap and the presentations from submitters heard in the course of the hearing of submissions.

The Hearings Panel collated questions that arose for it the course of the hearing of submissions and considered the written answers to these from Council Officers and the Ministry of Education that were tabled at the meeting (to be attached to the Hearings Panel report to Council). Council Officers and the Ministry of Education representative provided verbal clarifications at the meeting to assist the Hearings Panel.

The Hearings Panel adjourned at 10:26am and reconvened at 10:37am.

The Hearings Panel then deliberated and formulated its recommendations to Council after having considered the submissions and information it had received.

The Hearings Panel adjourned at 11:45am and reconvened at 11:56am.

The Hearings Panel unanimously decided on its recommendations to Council as follows:

Hearings Panel Resolved BLHP/2017/00013

A. The Hearings Panel recommends that the Council adopt the following resolutions:

That the Council:

1. Approve the following:

- a) The sale of two parcels of Council owned land at Redcliffs Park to the Crown at a current market value as assessed by an independent registered valuer appointed by the Council described as:
 - i. 1,075 m2 Lot 2 Deposited Plan 47479 CB27F/183
 - ii. 7,692 m2 Lot 3 Deposited Plan 47479 CB27F/184
- b) The cancellation of the vesting (in the Council) of the Crown owned land classified as Recreation Reserve at Redcliffs Park described as Reserve 4601 CB616/39 being 1.0304ha in area and to this land being set apart for a school.
- c) Appointment by the Crown to control and manage the Crown owned land at Redcliffs School described as follows as Recreation Reserve under Section 28 of the Reserves Act 1977 for a new park:
 - i. 4,223m2 Section 1 Survey Office Plan 334406 CFR156004
 - ii. 4,047m2 Part Lot 3 Deposited Plan 1228 CB190/67
 - iii. 3,384m2 Lot 1 Deposited Plan 7624 CB372/72
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 - v. 1,821m2 Part Lot 3 Deposited Plan 1228 Gazette 1924 p2596

2. Request and encourage the Ministry of Education to acknowledge and consider the project in the Main Road Master Plan relating to view shafts and access between Main Road near Moa Bone Cave and the Coastal Pathway and Estuary and to consider ways that this project can inform their planning for the new school site.
 3. Note the Ministry of Education's commitment to remove the buildings and hardstand and then make good the demolition area to grass or similar, and to build a fence at the new park site. Council requests Council staff and the Community Board to consider which facilities and landscaping might usefully be retained as Council assets on the new park site, and to negotiate the retention of these items with the Ministry of Education.
 4. Noting the level of service associated to the existing Redcliffs Park and the community's desire to retain this, request Council staff to negotiate a fair and reasonable contribution (accounting for the current condition and book value of the current assets) from the Ministry of Education in respect to retaining that level of service on the new park site.
 5. Acknowledging the loss of waterfront amenity at the existing park site, allocate the proceeds from the sale of the fee simple land to improve recreational amenity on the new park site and surrounding area.
 6. Require that all three elements of the transaction referred to in paragraph 1 above proceed.
 7. Request Council staff to assess the new Redcliffs School site for inclusion in the priority list for a school speed zone.
 8. Note the Ministry of Education's willingness to contribute towards new traffic management and pedestrian safety systems that may be required.
 9. Request that Council staff and the Ministry of Education work together to achieve continuity of service and minimal disruption to users of the park.
 10. Delegate to the Chief Executive the authority to negotiate and enter into such documentation as she considers necessary to implement the above arrangements.
- B. Delegate to the Chair of the Hearings Panel and Councillor Templeton the authority to approve the Hearings Panel report to Council.

Councillor Templeton/Community Board Member Latham

Carried

Meeting concluded at 12:12pm.

**DEPUTY MAYOR ANDREW TURNER
CHAIRPERSON**