



NOTICE OF MEETING

Notice is hereby given that Hearings for the Queens Park Reclassification will be held in the Council Chamber, First Floor, Te Hīnaki Civic Building, 101 Esk Street, Invercargill on Tuesday 12 December 2023 at 2.00 pm

Cr D J Ludlow (Chair)
Mayor W S Clark
Cr R I D Bond
Cr P M Boyle
Cr S J Broad
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

MICHAEL DAY
CHIEF EXECUTIVE

Queens Park Reclassification Hearings Agenda

12 December 2023 02:00 PM

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QUEENS PARK RECLASSIFICATION HEARINGS

To:	Hearings Committee of Community Wellbeing Committee
Meeting Date:	Tuesday 12 December 2023
From:	Chris Bowen – Strategic Advisor, Open spaces and Recreation
Approved:	Rex Capil - Group Manager Spaces and Places
Approved Date:	Wednesday 6 December 2023
Open Agenda:	Yes

Purpose and Summary

This report provides the submissions to be heard with regards to the Queens Park Reclassification Proposal.

Recommendations

That the Hearings Committee of the Community Wellbeing Committee:

1. Receives the report "Queens Park Reclassification Hearings".
2. Accepts written submissions (received 30 September – 3 November 2023).
3. Accepts late submission from Te Ao Marama as a letter of support.
4. Notes the summary of submissions (A5010881).
5. Notes the hearing schedule.

Background

To allow for the best outcome for Project 1225 this meant incorporating a design that benefited mana whenua, the community and connected well with Queens Park. The final design was approved by Council on 22 August 2023 and will require an extension of the current museum footprint.

Summary of Submissions

Six submissions have been received on the proposal through the Reclassification Process pursuant to s.24 of the Reserves Act - three in support, two opposing and one neither in support or opposing.

Reasons for opposing are:

- The tennis courts and the adjacent building are a good community facility and should be retained.
- Would rather be able to retrofit into the existing footprint.

A summary of submissions is presented through Attachment 1 (A5010881), with manager responses.

Schedule of Hearings

Hearing	Sub #	Name	Time
	#	Meeting Opened	1400
1	3	Bob Simpson, speaking to Chris Henderson's Submission	1410
2	2	Bob Simpson	1420
3	5	Patricia Dennis, Heritage Roses Southland	1430
4	1	Vaisiliva Kaufononga, Kalapu Maile Ua Southland	1440

Next Steps

The Community Wellbeing Committee are scheduled to receive the report "Reclassification of Reserve Land for Museum" on 12 December 2023 with recommendations for decision(s) to Council to consider matters.

Council will then have an opportunity to consider objections in the December Council meeting, on recommendation from the Community Wellbeing Committee, and adopt any changes recommended by the Committee.

Attachments

Appendix 1 - Summary of Submissions (A5010881).

Appendix 2 - Submissions (A5033558, A5033550, A5033607, A5033503, A5033564).

Summary of Submissions - Queens Park Reclassification							
Submission Number	Name	Organisation	Address	Support or Oppose	Do they wish to speak to Council?	Summary of Submission	Response from Managers
1	Vaisiliva Kaufononga	Kalapu Maile Ua Southland	N/A	Support	N/A	Kalapu Maile Ua Southland has been leasing Queens Park Tennis Court Pavilion for 2 years now, even though it is hard for us to move from this property and find somewhere to base on, we have scruffier need of our communities Tongan and Pacific Islands to let the Museum projects go for the wider Communities for everybody.	This feedback is appreciated.
2	Bob Simpson	N/A	N/A	Oppose	Yes	The tennis courts and the adjacent building are a good community facility and should be retained.	This proposal was consulted on and approved via the Queens Park Management Plan development in 2012 and Council acknowledges the courts and pavilion as surplus to requirements.

Queens Park Reclassification Hearings Agenda - Queens Park Reclassification Hearings (A5032419)

A5010881

3	David and Chris Henderson	N/A	N/A	Oppose	Yes	Would rather be able to retrofit into the existing footprint.	The footprint into part of this area was consulted on and approved as part of the Queens Park Management Plan development in 2012.
4	Matt Couldrey	N/A	N/A	Support	N/A	No response	N/A
5	Patricia M Dennis	Heritage Roses Southland	N/A	Neither	N/A	Request the garden is not detrimentally affected during the construction of the building, an irrigation system for the benefit of the garden is included in plans for the outdoor site, the brick wall on the south side of the garden is retained (important for shelter and backdrop for roses)	Strict controls will be in place during the work; we will note the idea of irrigation. This will be subject to landscape design. The Wall is currently being reviewed for strength; early concepts will look to find ways to link the Museum to the Rose Garden and consider a way to place openings; the new building will offer lots of shelter for the Rose Garden moving forward.

Submission opposed to the Project 1225 – Queens Park Reclassification
Chris Henderson

[REDACTED]
[REDACTED] Lumsden 9794

Tel: [REDACTED]

Thank you for the opportunity to submit to this proposal.
I have been a visitor to the Southland Museum from the time of Arthur McKenzie and Russell Beck as Directors.
I have known and appreciated the efforts of Lindsay Hazley with the Tuataras, and been a member of the Friends of the Museum for some years. I was always very impressed by the knowledge and dedication of the professional Museum staff over the years and was very sad to lose them under such trying circumstances.

This Proposal gives us the opportunity to revisit the decision to demolish the Pyramid and replace it with a new building.
Seen in the context of Climate Change and the carbon footprint analysis required of Local Government as well as citizens as we look to future planning, as well as cost over-runs and time extensions for new builds ,this would be an ideal opportunity to reassess the the potential to retro-fit the Pyramid as (for instance) a Planetarium, and inner city buildings currently under-utilised ,empty, or soon to be empty, retro-fitted for the Museum and Art Gallery.

I have yet to see a cost/benefit analysis for the replacement of the Museum, the cost of demolition of the Pyramid, and where the demolition material will be dumped . I understand it would cost just over a million dollars to make the Pyramid safe to retro-fit.

As ratepayers of the Southland District Council, as well as Invercargill City Council ,will be paying for the future Southland Museum and Art Gallery I consider the time long overdue to properly consult with the Southland public and work with them to provide solutions that will be creative, affordable, inspirational and lasting.

I wish to speak to this submission.

Yours Sincerely,

[REDACTED]
Chris Henderson

Bob Simpson Architect Builder Coordinator

B Arch Dip Bldg Registered Architect FNZIA

Invercargill 9810 NZ P: [REDACTED] M: [REDACTED] E: [REDACTED]

3 November 2023

Submission opposed to the Project 1225 - Queens Park Reclassification.

Invercargill's Queens Park is a jewel, and it sparkles.

The Project 1225 - Queens Park Reclassification team, wish to remove the Recreation Reserve status from the tennis courts on the southwest corner of the park, to increase the existing museum site and build a large museum building. The tennis courts and adjacent building are a good community facility and I think they should be retained.

The Invercargill City Council is facing significant cost increases. The iconic Pyramid Museum building was opened in September 1990, and it doubled the area of the museum. A crowd estimated at 25,000 people watched the lightshow as part of the opening. The pyramid covered the two-storey museum built in 1940 and the three additions since then.

Russell Beck was the well-respected Southland Museum and Art Gallery (SMAG) director from 1976 until he resigned in 1999. One of the reasons Russell resigned was the annual struggle he had, in obtaining money for the museum.

In Russell's opinion Invercargill should continue to have the museum and art gallery combined, as it is easier to get people and especially children into the museum and then to get them to check out the adjacent art gallery. Russell Beck died in February 2018. Russell was a multi-talented man and a good friend to me, and I chose to share his opinion with you.

Since 2004 there have been several proposals to alter, extend and to shift the museum, and there have been five SMAG directors.

Mayor Clark campaigned on providing a new museum by December 2025, and he also campaigned on having modest rate increases.

The first draft designs 7.8.2023 for the new museum, exclude any provision for an art gallery, assume the pyramid is demolished and the site of the tennis courts are built on. The design is from Australian architects fjstudio, together with Auckland firms Evatt Martin Architects and design Tribe.

The drawings I have seen do not:

Show the entries for staff, or for service vehicles, or the location of the offices, staff rooms, or toilets.

Questions I would like answers to for, does the budget and the design:

1. Include a café?
2. Include a retail outlet?
3. Include an information centre?
4. Include a theatre?
5. Include some meeting rooms?

Does the design include provision for future expansion?

Rushed projects like this museum one, often get abandoned because of cost increases, and because they do not have enough community support.

For many years I have urged the ICC to employ skilled town and urban planners so we can develop good plans and I have urged the council to increase the density of buildings and foot traffic in the Inner City.

Consequently, I think the council should stop for a cup of tea and consider the options for the location of a good sized outdoor public space, the options in the inner-city for a museum and art gallery, and options for offices for the Southland local authorities.

Since 2019 we have and many changes in our community and inner city including, the Invercargill Central complex, the ILT Langlands Hotel, Covid 19, which established some people can work at home, at least some of the time, a 150 room 4.5-star Distinction Hotel, in an altered Menzies Building and H & J Smith closing their business. Each of these items raise different opportunities for the future.

The existing Pyramid could be altered to include a café which looks north on to the gardens and provide other community spaces and storage.

While the Council takes the break for a cup of tea, I ask you to:

1. Consider amalgamating the three different Southland art collections.
2. Work with the other Southland Local Authorities to fund the museum and art galleries.
3. Consider changing the name from SMAG to the Southern Museum and Art Gallery and change the area of activity to the region covered by Community Trust South, which includes, Tapanui, Queenstown and Arrowtown.
4. Consider the advantages of sharing expertise and knowledge by cooperating with the Otago City Council, the Otago Museum, the Otago Art Gallery, Toitu Otago Settlers Museum, the Otago Community Trust, the University of Otago, and the Otago Polytechnic.

Many informed people have good ideas about community issues but will not share them with the Invercargill City Council in case it affects their livelihoods or affects work they are doing for clients.

This is a reason why in the 1990's Vibrant Invercargill, cooperating with the Inner-city Steering Committee, helped make progress on the Inner-City Upgrade and why the Council should make better use of the Friends of the Southland Museum and Art Gallery.

One way or another the residents of Invercargill end up paying for the costs the ICC incurs, so I am keen that money is spent wisely. Volunteers are a good resource and can make a great contribution if they are invited.

My dream for our community is:

1. To call out bullies. They have damaged many people.
2. To use local knowledge, to create a museum and art gallery, in the inner-city.
3. To complete the museum and art gallery project, at a modest cost and in a short timeframe.
4. To provide a welcoming environment with a café, where people can enjoy themselves.
5. To employ competent museum and art gallery staff and provide exciting exhibitions.
6. To provide thrills for children and others who visit the museum and art gallery.

Proposal to reclassify part of Queens Park

Notice is given pursuant to section 24 of the Reserves Act 1977 that Invercargill City Council as administering body of Queens Park proposes that part of Queens Park, more specifically part of Lot 2 DP 430107, be reclassified from Recreation Reserve to Local Purpose (recreational and cultural building and associated activities) Reserve and united with Lots 1 and 3 (once also reclassified) so they are all one classification.

Let us know what you think about this proposal - you are invited under section 24 of the Reserves Act 1977 to lodge a written submission on the proposal.

Submissions are due by Friday 3 November 2023.

Submitters details:

Full name: Heritage Roses Southland, c/- Patricia M. Dennis

Address: [Redacted] Invercargill Post code: 9810

Email: [Redacted]

Do you wish to be part of the Let's Talk mailing list? Yes No



I support/oppose the proposal to reclassify part of Queens Park for the new museum

Yes, I support the proposal
Tell us why

No, I don't support the proposal
Tell us why

See attached



If you need more room, please attach another piece of paper.



Have your say about the reclassification of part of Queens Park at:

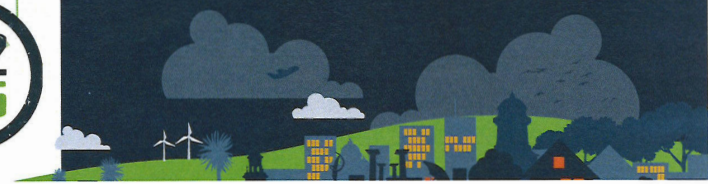
Let's Talk: letstalk.icc.govt.nz/project-1225-queens-park-reclassification

Complete the submission form and drop into one of our consultation boxes:

Invercargill Public Library, Dee St; Te Hīnaki - Civic Building, Esk St or our Parks and Recreation office, Queens Park.

Post it in to us:

Invercargill City Council
101 Esk Street, Private Bag 90104
Invercargill 9810



Southland Heritage Roses

Submission regarding Queens Park reclassification

Our interest in the development of the Museum site is in relation to the care and protection of the Jessie Calder rose garden.


We request that:

- a) The garden is not detrimentally affected during construction of the building,
- b) That an irrigation system for the benefit of the garden is included in plans for the outdoor site.

An irrigation system is vital for the health of the rose garden, which in recent years has been severely affected by lack of water.

- c) That the brick wall on the south side of the garden is retained.

The wall is important for shelter in the garden as well as being an appropriate backdrop to the roses. Currently the roses "Rosa Banksiae Lutea" and "Rosa Banksiae Alba", growing along the wall, are in magnificent bloom and must be retained for the visual benefit of the whole garden.

	Respondent No: 1	Responded At: Oct 31, 2023 11:29:01 am
	Login: Kalapu Maile Ua Southland	Last Seen: Oct 30, 2023 22:03:58 pm
	Email: [REDACTED]	IP Address: 122.56.206.171

Q1. **Full Name** Vaisiliva Kaufononga

Q2. **Email** [REDACTED]


Q3. **Address** 110

Q4. **Do you want to hear about future consultations?** Yes

Q5. **Do you support or oppose this proposal?** I support

Q6. Tell us why

Kalapu Maile Ua Southland has been leasing Queens Park Tennis Court Pavilion for 2 years now, even though it is hard for us to move from this property and find somewhere to base on, we have scruffier need of our communities Tongan and Pacific Islands to let the Museum projects go for the wider Communities for everybody.

	Respondent No: 3	Responded At: Nov 03, 2023 09:35:01 am
	Login: MattCouldrey	Last Seen: Nov 02, 2023 20:33:29 pm
	Email: [REDACTED]	IP Address: 101.53.218.204

- Q1. **Full Name** Matt Couldrey
-
- Q2. **Email** [REDACTED]
-
- Q3. **Address** not answered
-
- Q4. **Do you want to hear about future consultations?** Yes
-
- Q5. **Do you support or oppose this proposal?** I support
-
- Q6. **Tell us why**
not answered
-

Hearing Timetable – Queens Park Reclassification

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Chris Henderson, 59 Walker Road, No 4 RD, Lumsden 9794 Tel: 03 248 7605.

Chris Henderson has asked Bob Simpson to speak to her submission, opposed to the Project 1225 Queens Park Reclassification, and to answer questions.

12 December 2023

Chris Henderson is the chair of the Friends of the Southland Museum and Art Gallery (Friends of SMAG) and sends her apologies for not being here to speak her submission. Chris has asked me to speak on her behalf and asks the Invercargill City Council not to demolish the Pyramid.

The Invercargill City Council has decided to separate the Museum and Art Gallery functions. Chris and I think this is a mistake. We believe the Museum and Art Gallery should remain together, and they should be in the Inner-City. Over the years our community has invested in the Inner-City and the Museum and Art Gallery will enhance the centre, because it is an attraction for local people and for visitors. Chris would like to see existing Inner-City buildings used for the Southland Museum and Art Gallery.

Chris and I suggest the Pyramid could:

1. Be upgraded, altered, and extended to accommodate many activities and a planetarium.
2. Include a café on the north of the building, opening on to an outdoor seating area and on to Queens Park.
3. Include changing rooms, lockers and showers for locals and visitors, so they can enjoy outdoor recreation.
4. Include display areas and workplaces for artists and craftspeople. Some areas could become a community and education hub and some could be used for storage.
5. Include on the first-floor, spaces with dormer windows and balconies to open the building up to the views and to provide social spaces and meeting rooms.

Our proposal to retain the Pyramid, will save on demolition costs, and reduce the volume of materials going to landfill.

We understand the argument it is too late to pause this Project 1225. The ICC have not sorted the Queens Park site out, and we believe the Museum and Art Gallery should be in the Inner City.

In our opinion a modified Pyramid building could again become a much-loved community asset. The research which has been done for the Project 1225 and lessons which have been learned, can be used in the design of an Inner-City Museum and Art Gallery.

Chris and I think the Invercargill City Council, will get credit for having the courage to pause, have a cup of tea, and consider the bigger picture.

This big picture includes the reuse of the Pyramid in Queens Park, and improving the Inner-City, by having the Museum and Art Gallery, where more people can enjoy it.

Bob Simpson Architect P:03 214 4727 M:021 708 506 E:bob@a4.co.nz W:a4.co.nz

Notes in support of my Submission Opposed to the Project 1225-Queens Park Reclassification.

12 December 2023

Please take a pause and have a cup of tea.

Queens Park is a wonderful community amenity and is enjoyed by thousands of people.

The Southland Museum and Art Gallery (SMAG), in the Pyramid, was a well-used building from its opening in 1990 until it was suddenly closed in April 2018, because the Council was advised, it was earthquake prone. Our community was shocked at losing access to this well-loved amenity.

Over the years many people visited the building, seeking information, excitement, and fellowship. The SMAG staff shared their knowledge with visitors, young and old. The café was a popular place, and the shop provided good products, often Southland sourced.

In 1988 two and a half years before the Pyramid was opened, the New Zealand prime minister David Lange, called *for everyone to take a pause and have "a cup of tea"* in order to slow down the Rogernomics band wagon, of rapid change.

The Invercargill City Council is now pushing ahead with several projects. Today I ask you to take a pause and have a cup of tea. Then you should have a brief holiday and in 2024 you can reconsider your priorities. If the council pauses and makes better decisions, we will all benefit.

The ICC's preferred option is to demolish the Pyramid. My preferred option is to retain the building and transform it, to become a community hub for many different user groups, which I addressed in my presentation supporting Chris Henderson.

A good part of the successes of the Southland Museum and Art Gallery, and the Eastern Southland Art Gallery, and associated activities, is they combined Museum and Artistic activities. For some reason, the recent ICC proposals, have the museum and art activities separated.

My recommendation is to combine the Museum and Art Gallery and to locate them in the Inner-City, where more people can enjoy them, and the where they can enhance the Inner-City.

The large H & J Smith sites are now vacant, and I recommend the ICC buy them, and consider the best, long term uses for the sites.

Here are some suggestions for the H & J Smith sites:

1. Build a staged Southland Museum and Art Gallery complex. The Council has a current budget of say \$80 million for Arts and Creativity and SMAG. This budget could be used for buildings on these sites.
2. Build some conference and meeting rooms and office spaces, for the three local authorities,
3. Develop a good public square for celebrations, for performances and for protests.
4. Provide some parking for cars and bikes for staff and the community.
5. Design buildings which could be staged and changed and expanded.

Conclusions. At a recent Council meeting about Wachner Place and Esk Street West, the Council was advised, when they are recommending changes, to have an alternative to replace the things which were likely to be removed.

Shifting the Southland Museum and Art Gallery, from Queens Park, will upset some people.

If the Council promotes feasible options, the community is more likely to accept them.

Bob Simpson Architect Builder Coordinator

B Arch Dip Bldg Registered Architect FNZIA
120 Leet Street Invercargill 9810 NZ P:03 214 4727 M:021 708 506 E:bob@a4.co.nz W:a4.co.nz

12 December 2023

Guidelines to assist clients complete successful projects.

1. Plan to do things well and provide positive leadership and clear communications.
2. Accept there will be changes and acknowledge mistakes and correct them.
3. Consider the big picture, including the context and the longer term.
4. Define the challenges / problems. It is important to establish the needs and to define them clearly.
5. Provide realistic cost budgets and reasonable timeframes.
6. Involve people with good local knowledge and people with the appropriate skills for the project.
7. Under promise and over deliver. Then the community will be happy.



KALAPU MAILE UA CHARITABLE TRUST

KALAPU MAILE UA SOUTHLAND

Our overall aims are to:

- ❖ promote the interests of the Tongan community in New Zealand,
- ❖ promote and extend to the board educational programmes appropriate for their sporting, recreational, social, personal, economic, cultural, and spiritual needs,
- ❖ initiate programmes that are appropriate to meet the identified social needs







Tongan Culture



























Rosa Centifolia is known as the rose of the painters or rose of Provence. It also has a long history and came into particular prominence from the 16th century onwards.

The Alba group of roses has an interesting history, going back to the time of Pliny and includes the white Rose of York, the Jacobite Rose and several other interesting varieties.

The introduction of the China rose and the tea scented roses in the 18th and 19th centuries paved the way for the evolution of modern roses.

Groups featured in the Jessie Calder Rose Garden are:

Alba	Hybrid Tea
Bourbon	Moss
Centifolia	Noisette
China	Portland
Damask	Rugosa
Gallica	Modern Shrub
Hybrid Musk	Spinossissima
Hybrid Perpetual	Tea

Surrounding the rose gardens are a collection of Heaths (Ericas) and Heather (Calluna) as well as Dwarf Conifers and other collections of flowering plants.

Garden of National Significance

In December 2005 the New Zealand Heritage Rose Society declared the Jessie Calder Rose Garden a "Garden of National Significance". The award was made at the International Heritage Rose conference in Dunedin as part of the national society's 25th anniversary celebrations.

"The nomination for the award by the Southland Heritage Rose Society for a garden with significant plantings of old and species roses, open all year round, free of charge, had support from three prominent New Zealand rosarians".

Lloyd Chapman wrote that he has seen most of the world's great collections and that the Jessie Calder Garden "stands proudly amongst the best".

Extract from an article in the Southland Times, 15/12/2005 "City rose garden amongst the best", by Rosemarie Smith

He considers it holds the best and most comprehensive collection in a municipal garden.

Rose experts and writers Sally Allison and Barbara Lea Taylor joined him in praising the garden's design, comprehensive plantings and its magnificent setting, especially the use of brick walls, pergolas and arches allowing the roses to be displayed to best advantage.

They all commented on the very high standard of maintenance and vigorous health of the plants, with Ms Allison noting "the Southland climate produces some of the best roses in New Zealand".

Queens Park

Jessie Calder Gardens



The Jessie Calder Garden is considered to have one of the most attractive and representative collections of old fashioned shrub roses in New Zealand.

Established following a generous bequest from the late Jessie Watson Calder (1915 – 1978) of Winton, the 2.5ha garden is designed around a central feature of a formal rose garden. This is complemented by the less formal heath, slow growing dwarf conifers and iris gardens that make up the remainder of the Jessie Calder Garden.

The Jessie Calder Garden is located in the south-western corner of Queens Park, on the site previously occupied by the Municipal Nursery.

Designed by Philippa (Cocks) Reid, under the supervision of the then parks manager Laurie Metcalf, the garden was officially opened on 1 December 1989.

Shrub Rose Garden

The 0.2ha Jessie Calder Rose Garden contains a comprehensive collection of old shrub roses and climbers of more than 900 hundred plants and over 400 varieties. It is one of the largest and most comprehensive collections of such roses on public display in New Zealand.

China, Portland, Hybrid Perpetual, Tea and early Hybrid Tea groups.

The Damask rose has been cultivated for more than 4,000 years. Writers, poets and artists have extolled the beauty and fragrance of the Damask rose for centuries.

The principal groups are the Damasks, Gallicas, Centifolias and Albas, all of which have a long history. The transition from these older varieties to the modern bush roses is shown in the beds containing varieties belonging to the

The Gallica rose also has a very long history and was highly esteemed in ancient gardens. It was the rose of the Persian Magi and Median fire worshippers in the 12th century and has been used for the production of attar of roses since ancient times.



For more information contact:

Invercargill City Council Parks Office
Queens Park, Invercargill, New Zealand
P: +64 3 219 9070 **F:** +64 3 217 5358
E: parks@icc.govt.nz **W:** www.icc.govt.nz