

# Items for Consideration of the Trust

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## Items for Consideration of the Trust

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# Reports from Executive

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1. **ORIGIN:** Director  
**FILE REF:** Tweed Heads Ministerial Taskforce; Jack Evans Boatharbour;  
Streetscaping Town Centre

**REPORT TITLE:**

**Jack Evans Boatharbour - Tweed Heads Town Centre Revitalisation Task Force Impacts**

**SUMMARY OF REPORT:**

A presentation by the Tweed Heads Town Centre Revitalisation Task Force to a workshop of Council on Wednesday 26 February 2003 provided an overview of the importance of the Jack Evans Boatharbour to the revitalisation of the Tweed Heads towns centre precinct.

The Task Force has suggested that the Draft Jack Evans Boatharbour Plan of Management is no longer relevant and is need of review.

The Task Force has recommended that they and the Reserve Trust jointly review the current Draft Plan of Management.

**RECOMMENDATION:**

That the Trust, in principle, supports a review of the 1998 Draft Jack Evans Boatharbour Plan of Management in consultation with the Tweed Heads Towns Centre Revitalisation Task Force.

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### REPORT:

In 1987 the NSW Minister for Lands adopted a Plan of Management for the Jack Evans Boatharbour precinct.

In June 1992 the Trust engaged the McInnes Group to prepare a second Plan of Management that outlined a number of concepts that were “aimed at embellishing the quality, diversity, protection and general attractiveness of the entire Jack Evans Boatharbour landholdings to afford both the resident and tourist populations with a portfolio of major attractions in the Tweed Shire”.

Requirements outlined in the Plan adopted by the Minister in 1987 required the removal of the Border Caravan Park enterprise to enable progression of a number of development/embellishment activities. The June 1992 second Plan of Management was further amended, reviewed by a consultant engaged by the Reserve Trust in February 1996.

This review undertaken by Master Planning Services was primarily focused at making recommendations on actions that could be taken to implement the 1992 Plan of Management.

The revised Draft Plan of Management for Jack Evans Boatharbour was completed and approved by the Trust in October 1998 and referred to the Department of Land and Water Conservation for consideration.

The Trust, following the review, for a number of reasons including issues of public safety and preparation of lands to implement recommendations, removed from the holdings the structures on Coral Street associated with a restaurant and the Tweed Heads Rowing and Aquatic Club facilities.

In its review of the 1992 Plan of Management the following matters considered by the Minister for Land and Water Conservation, the Reserve Trust were to establish to provide a framework for the review. These included:

- “1. Development of the area as a recreation and tourism amenity, including green spaces and hard landscape areas for local residents and business alike.*
- 2. Integration of the subject land into the Plan for the upgrade of Tweed Heads generally.*
- 3. Enhance the unique character and location of the area, which includes river frontage, beach and cliffs adjoining existing urban areas of Tweed Heads and opposite Fingal Peninsular.*

*Factors to be taken into account when preparing the concept plan were to include:*

- 1. Existing leases and land uses within the study area.*
- 2. Maximising public access to the beaches, river and harbour front, etc.*
- 3. Providing for a range of open space type facilities and income producing developments.*
- 4. Ensuring that the Plan of Management was self-funding in terms of both capital and maintenance costs and to include the management of funds in the public interest.*

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5. *Taking note of the various recommendations of the Tweed Shire Tourism Strategy.”*

Subsequent to the Trust’s adoption of the revised Draft Plan of Management and actions taken by the Trust to commence implementation of recommendations from the Plan a Native Title Claim was lodged by the Koomerberwi people which affectively prevented the Trust from taking any action to follow through with implementations of the recommendations.

With the establishment of the Tweed Heads Towns Centre Revitalisation Task Force by the NSW Government, the Trust has been approached to consider jointly reviewing the Draft Plan of Management. It is the belief of the Task Force that the Jack Evans Boatharbour is a key component that needs to be included in any plans for the upgrade of Tweed Heads.

It has been claimed by the Task Force that the current Draft Plan of Management for Jack Evans Boatharbour is “not relevant or valid today”. This is in part due to new policies and strategies developed since the completion of the Plan of Management including the revised tourism strategy, State coastal policies, Tweed Heads 2000+ Strategy, Tweed Heads Main Street Program and other commercial undertakings within the Tweed Heads CBD precinct. A further major factor is the impact of the Native Titles claims on the development philosophy articulated in the Draft Plan.

The Task Force have also suggested that:

1. The Jack Evans Boatharbour provides a unique opportunity for the revitalisation of the Tweed Heads Towns Centre project.
2. The Jack Evans Boatharbour should be an integral part of any future redevelopment of the Tweed Heads town centre.
3. The precinct is a prime location and a major contributor to the town centre and provides an excellent opportunity for any Tweed Heads future development as an attractive destination with a unique sense of place.
4. The precinct is an asset to the town centre precinct, local community and visiting tourism and could provide a catalyst for tourism growth in the region.

On reflection two significant events have had a major impact on the Trust’s capacity to progress the Plan of Management and its recommendation:

1. The requirement to close the Border Caravan Park and the subsequent loss of revenue to the Trust for the provision of maintenance and embellishments to the Reserve. For example, the expenditure for the year 2002/03 for maintenance and provision of services to the reserve are budgeted to cost \$268,500 excluding the costs of roads and footpath maintenance. This is a cost that is fully borne by funding from Council’s General fund.
2. The Native Title claim and the lack of clarity as to the status of the claim is an issue that requires resolution. To resolve this issue of Native Title status the Trust should consider lodging a non-claimant application with the Courts.

The Tweed Heads Towns Centre Revitalisation Task Force have recommended to the Jack Evans Boatharbour Reserve Trust the following:

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1. The Boatharbour provides a unique opportunity for the Tweed Heads town centre precinct revitalisation program and should be included as an integral part of any future master planning of the Tweed Heads town centre precinct.
2. It is recommended that the Tweed Heads Reserves Trust resolves to jointly review with the Task Force the Draft Plan of Management for the Jack Evans Boatharbour.

Both these recommendations raise a number of issues that need to be considered by the Trust.

- Is the review likely to be of a minor or major nature.
- How is the costs of such a review, particularly if further consultants are required to be engaged, from a Trust that has no current budget allocation (PlanningNSW have suggested that they will meet half the costs of such a review)?
- Would any revised Plan of Management continue to provide the scope for the Trust to generate revenue for the ongoing maintenance and embellishment of the land holdings of the Trust?

It is therefore recommended that the Trust, in principle, supports a review of the 1998 Draft Jack Evans Boatharbour Plan of Management in consultation with the Tweed Heads Towns Centre Revitalisation Task Force.

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