

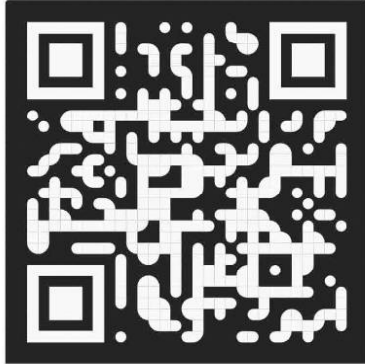
# POSTED ON FACEBOOK 25-11-2023



Thursday, December 22, 2022

## YORK PARK OBJECTION

*Protect the people's assets and investments*



MINUTES: ITEM 16.3 DEC 15 2022

MINUTES  
16.3 Intention to Dispose of York Park and Associated Land to Stadiums Tasmania  
FILE NO: SF5669  
AUTHOR: Duncan Campbell (Team Leader Legal Services)  
CHIEF EXECUTIVE OFFICER APPROVAL: Michael Sevton  
DECISION STATEMENT: To consider forming an intention to dispose of York Park to Stadiums Tasmania.  
RELEVANT LEGISLATION: Local Government Act 1993 (Tas) (Local Government Act 2022)  
RECOMMENDATION: That Council  
pursuant to **section 178** of the Local Government Act 1993 (Tas), forms an intention to transfer York Park and associated land and assets at 2 Invermay Road, Invermay to Stadiums Tasmania for nominal consideration, with such **land totaling approximately 9.4ha** as indicated as Lot 1 as shown in the map below:



### INTRODUCTION TO MY OBJECTION ... Posted December 2022

This proposal to hand the 'community asset' that York Park is, over to some new and unproven entity, Stadiums Tasmania, must be challenged and from various perspectives.

Firstly, it has to be said that timing and its consequences has to be called out for its cynical **Machiavellism** – albeit quite, quite detectable. For whatever reason that this might be the case, it is both concerning and alarming in the context of 'local governance'. Moreover, that this 'initiative' essentially came about on the part of the CEO, and 'management'.

Plus it comes to light as the community debate warms up relative to the extraordinary expenditure being talked up in regard to the **proposed Mac Point Stadium in Hobart**.

Not so coincidentally, the initiative came before the newly elected Council at the cusp of 'holiday season' with its next step set for its progress forward being for 'OBJECTIONS' called for by **January 21 2023** and with Council itself meeting four days later on **January 25** to consider objections.

As Niccolò Machiavelli, once said, "everyone sees what you appear to be, few experience what you really are."

Ray Norman  
Ratepayer Launceston Tas

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Home	UTAS AND LOCAL GOVT	TASMANIAN LOCAL GOVT ACT	AFL STADIUM BUSINESS CASE		
CITY OF LAUNCESTON COUNCILLORS & EXECUTIVE	STATUS QUO	PRESS	CONTENT	NATURAL JUSTICE	GOOD GOVERNANCE GUIDE
STADIUMS TASMANIA	COMMUNITY OF OWNERSHIP & INTEREST	ELIZABETH GARDENS	WHAT COUNCIL IS PROPOSING TO GIVE AWAY!		
MEDIA RELEASES	CONTACT INFORMATION	SUBMISSION TO CITY OF LAUNCESTON COUNCIL JANUARY 2023			
MAKING A SUBMISSION TO LOCAL GOVERNMENT	SECTION 65 LOCAL: GOV ACT				

Thursday, December 22, 2022

LINK <https://yorkparkobjection.blogspot.com/>

## RESUBMISSION OF MY OBJECTION

Mayor Garwood, Councillors and to whoever it may concern,

Update: Since late 2022 seemingly negotiations between the City of Launceston and the relevant State Government authorities have been ongoing. During that time there has not been a meaningful community consultation process initiated relevant to the disposal of this significant community asset.

Moreover, the city's ratepayers have invested millions of dollars in the asset at the expense the provision of other much needed amenities and community projects over a very long period of time.

The rationale for handing this asset to an unproven State Government entity is ill founded. Also, the community has not been provided with the appropriate opportunity to test and contest the veracity of the rationale now being acted upon.

Unless and until that happens, the City of Launceston Council lacks the social licence and moral authority to proceed with the disposal of this community asset given the fiscal social and cultural consequences of so doing. Therefore I object most strongly to the City of Launceston gifting this asset to an unproven, un tested, Tasmanian State Government instrumentality.

Ray Norman

### SUBMISSION TO CITY OF LAUNCESTON COUNCIL JANUARY 2023

LINK <https://yorkparkobjection.blogspot.com/>

I object most strongly to the City of Launceston's determination at its meeting December 15 2022, namely to hand the '**community asset**' that York Park is, over to some new and unproven entity, Stadiums Tasmania – *or indeed any entity without meaningful community consultation*.

There are at least four grounds upon which to object to this transfer of community assets from an indirect representational democratic governance body: The grounds being:

- .. Firstly, Stadiums Tasmania's reason for being, is to be a statutory authority, formed to own, manage and develop Tasmania's major stadium assets, supposedly worth approximately \$200Million – \$90PlusMillion of which it seems is York Park – is blatantly self-serving.
- .. Secondly, the 'ownership issue' as is being acted upon, is totally at odds with the multidimensional, multifaceted, York Park Community of Ownership and Interest (COI) imperatives. An extraordinary number of people have legitimate 'ownerships and interests' invested in York Park as a 'place'. There is a class of 'rankism' evident in almost every aspect of what is being proposed in this initiative.
- .. Thirdly, despite the wording of the Stadiums Tasmania Act there is no real imperative for '**legal ownership**' to be transferred to this new bureaucratic entity. Moreover, the assumption that it will succeed in its '**enterprise**' is entirely speculative; and

• .. Fourthly, there is the issue of 'natural justice' essentially being denied the City of Launceston's ratepayers and other citizens. That this might be the case it is a non-trivial consideration. The notion that the 'asset' to be transferred has fiscal value of \$93Million is challengeable as too is the supposed \$3Million pa saving to Council's annual budget.

These '*estimates*' are entirely speculative and an exemplar of 'a truth by assertion'.

Also, no consideration has been given to the millions upon millions of 'ratepayers' dollars' that has been spent providing infrastructure and maintaining it over say the past two decades.

If indeed York Park is deemed to be '**surplus to requirement**' it needs to be sold off on the open market with any recoverable assets being sold separately or recycled by Council.

York Park is a ratepayers' asset not a chattel for Councillors and City Management to play fiscal games with.

Moreover, **Community of Ownership and Interest (COI)** imperatives demand that governance pays respect to **ALL** those in the **COI** simply because rights come with obligations and visa versa. There is no evidence whatsoever that '**COUNCIL**' as an entire entity has paid any attention whatsoever to '*the place's COI*' and more is the pity.

**Stadiums Tasmania (ST)** is not a charity but there is every prospect that as an entity '**holding**' York Park the likelihood is that **ST** will turn out to be the equivalent to '*the corporate citizen from hell*'. No doubt **ST** will not be paying rates but nonetheless it will be consigning large volumes of '**waste**' to the city's '**tip cum landfill site**'.

Moreover, **ST** will have a considerable impost on the city's stormwater management and sewerage works without making an equitable contribution. Likewise, despite being a somewhat enormous consumer of energy there is no indication that any attempt to generate any energy onsite will be made to reduce its impact upon '**the grid**'. .

To compound the inequity **ST** speculates that – *funded from the public purse no doubt* – it proposes to compete with private entrepreneurs in the '**conference business**' alongside operating an apparently surplus generating enterprise, a sport stadium, without by necessity delivering a dividend – **fiscal, social or cultural** – to those who have invested in and created the asset that **ST** now wants to exploit.

Apparently, what **ST** is blatantly attempting to do here is to, in the vernacular, "**sell Launcestonians a pup**" with the beneficiaries being the salaried '**functionaries**' within **ST**.

Insultingly, by-and-large this initiative has evolved in camera, in the dark, and well away from incisive critical review of '*the people*'. Therefore, it has all the hallmarks of total disinterest in meaningful engagement with '**the place's** **Community of Ownership and Interest COI** or their collective interests and aspirations. This is nothing short of a failure of governance given the lack of transparency and accountability on display.

On the grounds that Councillors are elected and are ultimately '**trusted**' to represent all constituents I object most strongly, not only to the lack trust but also to the denial of natural justice.

Unless and until Councillors meaningfully engage with York Park's **COI**, I vigorously contest Council's apparent disregard for the **COI** and I object most strongly to this community asset, owned by, and invested in by, the people of Launceston being transferred to Stadiums Tasmania.

Indeed, Launceston's constituency is owed an apology given the circumstance that we have arrived at. Looking to the city's vision, purpose, and values I do so with great expectations as I do to the State Government's good governance guide.

Creating a culture of integrity and accountability not only improves effectiveness, it also generates a respectful, enjoyable and a life sustaining cultural landscape in which to live, work and play.

Local government depends upon the social licence granted it by its constituency. There is no simple list of requirements that have to be met in order to be granted a social licence yet we all know when the one granted has been violated. .

I call upon:

- .. Councillors to: Rescind their **December 15 2022 determination** – Item 16.3 Intention to Dispose of York Park and Associated Land to Stadiums Tasmania FILE NO: SF6660 and any subsequent determinations relevant to the disposal of York Park and adjacent land; and
- .. Initiate a Citizen's Jury/Assembly to develop better civic understandings relative to 'placemaking, placemarking and placedness'; and
- .. Initiate a strategic plan to develop the York Park precinct in ways that enables the city's citizens and ratepayers to capitalize upon their investments in 'the place' over a very long time.

Yours sincerely,

Ray Norman

Launceston ratepayer, cultural producer, and cultural geographer

Ray Norman

<zing**HOUSE**unlimited>

The lifestyle design enterprise and research network



PH: [REDACTED]

Please reply to: [REDACTED]

WEBSites: <http://www.raynorman7250.blogspot.com>

"A body of men holding themselves accountable to nobody ought not to be trusted by anybody." Thomas Paine

"The standard you walk past is the standard you accept" David Morrison

**RAY NORMAN**

*Local Governance Advocate*

Helping you to help yourself

<https://raynormanadvocate.blogspot.com/>




zingCONSULTANCY

<https://raynorman7250.blogspot.com/p/zingconsult.html>

*We acknowledge the First Peoples – the Traditional Owners of the lands where we live and work, and recognise their continuing connection to land, water and community. We pay respect to Elders – past, present and emerging – and acknowledge the important role Aboriginal and Torres Strait Islander people continue to play within the research zingHOUSEunlimited undertakes.*

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29<sup>th</sup> November 2023

Mr. Michael Stretton,  
General Manager,  
City of Launceston,  
P. O. Box 396,  
LAUNCESTON, Tas. 7250

E: - [contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au)

Dear Sir,

Subject: - **Notice of Intention to Dispose of Public Land – York Park and associated land.**

To my dismay after reading the Public Notice, my initial concern is to what is the purpose and who initiated the City of Launceston to progress this pathway; was it the executive group, State Government or some other group.

Has a Business Plan been undertaken and reviewed by an independent reviewer or has it been commented on by the Auditor General?


Our family have had a long association with football in Northern Tasmania, originally in the 1920/30s through the City Football Club and were partly responsible for both Roy Cazaly and Laurie Nash coming to Launceston.

Therefore, I have a strong view based on the City's heritage values that York Park and its surrounds should remain as an asset of the city.

If the transfer proceeds what will be the net benefits to the community, as it appears to me that the City of Launceston does not have a social licence or the moral authority to proceed with the disposal of a wonderful city asset.

I am disturbed that, to date there has been no real community engagement, just a fait accompli. I believe that you, as General Manager together with the Executive Group are found wanting and perceived to be totally disconnected from the people who you represent.

Yours sincerely,



Ian J. N. Routley

**From:** "Helene Boyer" [REDACTED]  
**Sent:** Sun, 10 Dec 2023 17:39:49 +1100  
**To:** "Contact Us" <contactus@launceston.tas.gov.au>  
**Subject:** Attention CEO: re Comment on Transfer of Public Land

You don't often get email from [REDACTED]. [Learn why this is important](#)

Chief Executive Officer,

City of Launceston

I write in response to a call from the City of Launceston Council for public comment regarding the publishing of the map of land involved in transfer of Public Land to Stadiums Tasmania.

In particular, I wish to make comment regarding **that parcel of land situated on the north western boundary of York Park and bordered by Invermay Rd and Forster St that is part of the “cross hatched” sections in the PDF map published Nov 16 2023.**

I could not find any mention of what the Subdivision map annotation “NOTE: Area hatched is part of the balance lot (12.19ha)” actually means in the FAQ on the LCC website. It is part of the York Park associated land to be transferred? If so, I am particularly interested in the important protections that the City of Launceston Council has planned for precious areas of Public Land on the north western corner in the future as it pertains to the transfer of 2 Invermay Rd to Stadiums Tasmania.

This parcel of land, currently owned by LCC, contains the **Elizabeth Gardens Park**, the **Tasmanian Workers Memorial Park** and the grounds and buildings of **the Invermay Bowling and Community Club** (the club was formed in the first decade of the twentieth century). The park areas containing important plantings, park architecture and memorials, are **historically significant to Launceston’s early development and especially valued by the people of Invermay.**

### ***Heritage Background:***

*1915 - Fundraising occurred by community members to establish a small park in a corner of Invermay Park bordered by Invermay Rd and Forster St and tennis courts, a bowling green and a croquet lawn were adjacent. It later contained a fir tree grown from seed collected at Gallipoli in WW1. The park was first named the “Tasmanian Workers” Park and then renamed **Elizabeth Gardens** in August 1947*

*in honour of Princess Elizabeth's engagement to Prince Philip. Part of the garden is called the **Tasmanian Workers Memorial Park** containing stone markers, opened in 2011 and still important to those who have lost a loved one in a workplace accident in particular. The wooden pagoda entrance involved the skilled work of Mr Alexander White, a notable Tasmanian stonemason.*

**Elizabeth Gardens and the adjacent Invermay Bowls and Community Club hall** which hosts youth-related and health-related activities as well as local social events is a rare and highly valued site for more passive (non-sporting related) community interaction and celebration in an inner city area which is still high density residential but which has been progressively and aggressively surrounded by concrete, asphalt and industry since the mid twentieth century. The City of Launceston's own ABCDE Learning Site project activities for Invermay this year has confirmed the importance of these community assets on this parcel of land.

**I am seeking information and assurances from the City of Launceston that the transfer of Public Land to Stadiums Tasmania (and the possible transfer of the land that is Elizabeth Gardens and on which is built the IBCC) will not result in negative outcomes for these currently council/community-owned assets.** Specifically, LCC must explain how they will guarantee that:

(1) any infrastructure changes undertaken by Stadiums Tasmania (e.g. possible digging up of areas, services installation, extension of access to York Park) will not result in any loss of current land area for Elizabeth Gardens and the IBCC, any negative impact upon aesthetics, heritage materials or flora. Of course, opportunities for enhancement of current facilities/values would likely be welcome but should also be subject to community consultation and approval;

and that

(2) there is a guarantee from future land owners that current infrastructure, flora, heritage and aesthetic values will be properly maintained to enable and support ongoing community use and which respects the heritage value of the areas for the community;

and that

(3) future landowners will not cause the figure set for lease/rental of the land containing the LBCC facilities to result in an inability to continue to host the kinds of community use currently enjoyed.

Yours sincerely,



*Helene Boyer*



# PLAN OF SUBDIVISION



SURVEYORS, ENGINEERS & PLANNERS

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Launceston, Tasmania, 7250  
PHONE: +61 03 6331 4099  
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EMAIL: pda.ltn@pda.com.au  
www.pda.com.au  
Also at: Hobart, Burnie,  
Devonport & Kingston

<b>Owners</b>	Launceston City Council	<b>Address</b>	2 Invermay Road, Invermay	This plan has been prepared for the purpose of obtaining disposal and preliminary subdivision approvals from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.				
<b>Title References</b>	FR 180240/2	<b>Council</b>	Launceston City Council					
<b>Schedule Of Easements</b>	As shown.	<b>Planning Scheme</b>	Tasmanian Planning Scheme - Launceston					
<b>Scale</b>	1:4000	<b>Zone &amp; Overlay</b>	31.0 Particular Purpose - Inveresk Site					
<b>Date</b>	16 November 2023	<b>PDA Reference</b>	50149 - P03	<b>Map reference</b>	<b>PID</b>	358475	<b>Point of Interest GDA94MGAS5</b>	511667E, 5414155N

