

BASIC TRUST LAND MANAGEMENT PLAN

This Land Management Plan applies to a specific parcel of land detailed in Section 3 below (the Reserve)

Land Management Plan Duration: 10 years.

1. Compliance with statutory instruments and guidelines

Mareeba Shire Council ('Council') in its role as Trustee must ensure that the management, development and use of the Reserve R1267 - Lot 421 on SP254843 ('Reserve'), whether by its representative, any lessee, licensee or other user, complies with statutory guidelines and in a manner consistent with the reserve's gazetted purpose.

The purpose of this Land Management Plan ('LMP') for the Reserve is:

1. To identify existing and emerging uses.
2. To address any current or future issues arising.
3. To guide the future development, maintenance and management of the Reserve.
4. To assist Council in processing lease/use applications for the site in accordance with this Plan and the conditions of the Trust agreement.

This Land Management Plan complies with a number of pieces of legislation and policy, outlined in the following subsections:

Land Act 1994 and Land Regulation 2020

The Reserve is State land held in trust by Mareeba Shire Council (Council). The Reserve's gazetted purpose is " Reserve for Cultural Purposes, Recreation and Sport" (as gazetted on 08/04/1967).

This Land Management Plan has been developed in accordance with the *Land Act 1994*, *Land Regulation 2020*, *Operational Policy, Managing Actions Consistent and Inconsistent with the Purpose of Trust Land* (No. SLM/2024/6804) and the Mareeba Shire Council Planning Scheme 2016.

Mareeba Shire Council Planning Scheme 2016

The Mareeba Shire Council Planning Scheme 2016 came into effect on 1 July 2016. Under the Mareeba Shire Council Planning Scheme 2016, the Reserve is zoned as Recreation and Open Space. The current and proposed uses of the Reserve are consistent with the outcomes and land use strategies elements within the Mareeba Shire Council Planning Scheme 2016.

2. Trustee Details

Trustee' Name/s
Mareeba Shire Council

Trustee's Address
65 Rankin Street
PO Box 154,
MAREEBA QLD 4880

3. Existing Tenure of the Subject Land

Trust Land Description:	Borzi Park
Lot:	421
Plan:	SP254843
Title Reference:	49023015
Reserve:	R1267
Local Government:	Mareeba Shire Council
Purpose:	Reserve for Cultural Purposes and Parks and Recreational Purposes
Sub-purpose:	N/a
Area of Land:	12.89 ha (surveyed)

4. Existing Description of the Subject Land

4.1 Site Description:

The Reserve is about 12.89 hectares and predominately level, open grassed land. The southern corner, occupied by the Mareeba and District Pony club is adjacent to Hales Street with Chewko Road running along the eastern boundary. Fenwick Street runs along the northern boundary and the Mareeba Racecourse is on the western boundary. The main access road is off Fenwick Street and leads into the centre of the park and playing fields. The Reserve boundaries are fenced to control vehicle access, provide security and control of trespassing into venues such as the main soccer field and the neighbouring Mareeba Turf Club grounds.

The park is level ground with mature trees planted in various locations, mainly around boundary areas. The Reserve is generally well maintained with individual clubs taking responsibility for upkeep of club areas and facilities along with regular maintenance by Council such as mowing and irrigation of the oval and surrounding areas. Council also maintains some infrastructure, such as access roads, fences and park furniture.

The Reserve is listed on the Department of Resources 'Regulated Vegetation Management Maps' as Category X land.

4.2 Local Area Description:

The Reserve is located about 1.5 km from the Mareeba Post Office and CBD, next door to the Mareeba Racecourse on the periphery of residential and industrial land. The town of Mareeba is a vibrant centre for the region's diverse agricultural and tourism industries. Mareeba enjoys a climate that allows year-round outdoor recreation and this has helped develop a variety of high standard sport and recreational facilities, in particular Borzi Park.

Brief Local History

In the 1840s, explorers Ludwig Leichardt and Edmund Kennedy traversed the area. James Venture Mulligan discovered gold in the Palmer and Hodgkinson areas in the 1870s and this brought a large influx of miners travelling through Mareeba. Mareeba was settled by 1877 by John Atherton and the town became an important coach stop for Cobb & Co servicing mining areas across the

Tablelands. In 1893, the railway arrived and Mareeba became a busy commercial centre for the region.

The town remains an important commercial centre for the region's agricultural industries and being on a major tourist route, a popular stop-off for travellers.

General Facts

Mareeba is situated about 64 kilometres by road southwest of Cairns on the Kennedy Highway (State Highway 1). The town is 417 metres (1,368 ft) above sea level on the confluence of the Barron River, Granite Creek and Emerald Creek. The town's name is derived from an Aboriginal word meaning meeting of the waters. The population of Mareeba is about 11 994 (ABS 2021 Census).

History of the Reserve

Borzi Park is named after a former Mayor of the Mareeba Shire, the late Mick Borzi, AM OBE. The land was originally an undeveloped block and gazetted in 1967 as a reserve and held in trust by the Mareeba Shire Council. The local pony club established grounds in the southern corner in the early 1970s and around the same time the Mareeba Tennis Club and Mareeba Cricket Club began operations in the park. By the mid 1980s, the Mareeba United Soccer Club moved to the park and established grounds and clubrooms. In 1991 the Hispanic Club of Far North Queensland built a clubhouse and the Mareeba and District Brass Band made Borzi Park home in 1984, building a two-story band hall. Later the band became the Mareeba Concert Band before closing down. The hall is now occupied by sporting groups.

4.3 Existing Uses (Primary and Secondary)

The Reserve is held in trust by the Mareeba Shire Council for the purpose described as 'Cultural Purposes and Parks and Recreational Purposes.'

The current existing uses are:

- The Mareeba and Districts Pony club - equestrian sports (current Trustee Lease in place)

The Mareeba & Districts Pony Club Inc have a Licence Agreement with North Queensland Working Horse Association Inc for the use of a portion of Lease J.

Proposed Secondary Use – Caretaker's Accommodation:

The Mareeba and Districts Pony Club has recently sought permission from Council for the reinstatement of a caretaker's residence within their leased area. This is an inconsistent purpose, and this Land Management Plan seeks to address this.

The former Land Management Plan for this Reserve accommodated the secondary purpose of Caretaker's Accommodation.

- Hispanic Club of Far North Queensland - cultural centre (current Trustee Lease in place)
- Band Hall – the lower level is currently being used as change rooms by Mareeba District Cricket Club Inc and Mareeba United Soccer Club Incorporated
- Mareeba United Football Club Incorporated - soccer sports (current Trustee Lease in place)
- Mareeba Tennis Club - tennis sports (current Trustee Lease in place)
- Mareeba and District Cricket Club – cricket sports (current Trustee Leases in place)
- General - open public space used for informal recreation and sports training

4.4 Existing Interests:

Tenure	Lessee	Commencement Date	Expiry Date
Trustee Lease of part of the land	Mareeba & District Pony Club Inc	01/09/2009	31/08/2029
Trustee Lease of part of the land	Mareeba Tennis Club Inc	01/04/2012	31/03/2041
Trustee Lease of part of the land	Mareeba And District Cricket Club Inc	01/04/2019	31/03/2029
Leases K & M on SP297027			
Trustee Lease of part of the land	Mareeba United Football Club Incorporated	01/01/2017	31/12/2027
Lease H on SP297027			
Trustee Lease of part of the land	Hispanic Club Of F.N.Q. Inc.	01/07/2020	30/06/2030
Lease L on SP297027			

4.5 Existing Infrastructure:

- **The Mareeba & Districts Pony Club** - occupy an area of approximately 4.54 hectares with club rooms, caretaker's permanent caravan site, toilet block, various implement/storage sheds and horse yards/stalls. There is a large main arena which is equipped with horse jumps and is fenced. The northern area of the property is maintained for camping and parking and has a separate toilet block. Access is gained off Chewko Road for the grounds with access to the club rooms off Hales Street. The club facilities are well maintained and of a high standard, allowing the club to host state championships.
- **Hispanic Club of Far North Queensland Inc** - Currently lease about 0.25 hectares of land and built in 1991 a 340 m2 club rooms of rendered block construction and zincalume roof construction. The property is fenced with an access track from Chewko Road. The facilities appear well maintained and good order.
- **Band Hall**- The band hall is centrally located in the Reserve between the oval and main soccer fields. It is a two story building with a lower story of concrete block and upper level of weatherboard. This building is currently in disrepair. Two sporting groups - Mareeba & District Cricket Club Inc and Mareeba United Soccer Club Incorporated – have an agreement with Council to use the changerooms located on the first floor of the building. The Lease area is 778m2.
- **Mareeba United Football Club Incorporated** - The club has established a comprehensive range of facilities with a main playing field and two warm-up or training areas available for use day and night. There are two dressing rooms, each with showers, physiotherapy bed and tactics board. There are three undercover grandstands able seat 750 people in total and a fourth open grandstand with room for another 250 people. Adjoining the main clubhouse facing the main field is also an under cover area allowing full access to the clubhouse and giving full viewing of the entire playing field, this undercover area can fit up to another 100 people. There is also a fully licensed bar and catering area. The Lease area is 3.147ha.
- **Mareeba Tennis Club Inc**– Currently leases a 7838m2 section of the reserve at the corner of Chewko Road and Fenwick Street. The Club has operated on the reserve since early 1970.

There are now ten full size tennis courts and a new clubhouse was constructed in 1995. The clubhouse is a unique design and the builders received an award of excellence for its construction. All courts have lights installed and are fenced. Tennis is played on most weekdays and several nights of the week. The club has a large membership from school children to adults. Council has constructed a sealed car park between the eastern boundary and Chewko Road.

- **Mareeba and District Cricket Club Inc** – the Club currently lease two defined areas, being Lease K (5,433m²) and Lease M (2.754hA) on SP297027. The Club currently have a club house and canteen, a toilet block, a storage shed, seating, shade sails and training nets. The lease area has vehicle access from the service road.
- **Pavilion** - This is situated centrally from the oval on the western side next to the soccer training grounds. It's a concrete block building with zincalume roof and appears in good condition.
- **Oval** - This open grassed area is a multi-purpose sports field/s. Chewko road runs along the eastern boundary with the tennis club to the north, the Hispanic club to the south and the soccer grounds to the west. Mareeba Cricket Club, Mareeba Hockey, Mareeba Junior AFL and Mareeba United Soccer Club all use the oval area for competition, training and social events. The grounds are also used occasionally for other community events, such as school sports, etc. There is a permanent cricket wicket set in the oval and a small zincalume storage shed near the Hispanic boundary. The grounds are well maintained by Council.
- **Perimeter fencing** - Most of the roadside boundaries of the park are fenced with single rail pipe fence with a short section of security mesh fencing along the boundary of the pony club and Hales Street. The fencing along the western boundary with the Mareeba racecourse is a high, mesh security fence. Minor sections of the pipe rail fence are in need of repair
- **Irrigation** - Borzi Park is irrigated from water taken from Atherton creek and stored in a reservoir within the racecourse. There is various sprinkler and pump infrastructure within the park.

Service road and car parking - A sealed access road runs off Fenwick street providing vehicle access to the soccer club, band room, cricket club and the oval. There are no marked parking areas and parking is mostly on grassed areas.

Liquor Licenses - The following organisations currently occupying the Reserve have liquor licenses.

- Mareeba United Football Club Incorporated
- Mareeba Tennis Club Inc

4.6 Native Title Status:

Native title implications will be assessed in accordance with the State's Native Title Work Procedures prior to any dealings being undertaken on the Reserve and in accordance with the existing Indigenous Land Use Agreement (ILUA): NNTT Number QI2011/058, Muluridji People and Tablelands Regional Council ILUA (16/03/2012). The ILUA now encompasses the new Mareeba Shire Council since de-amalgamation (01/01/2014).

5. Proposed uses of the Subject Land

5.1 Proposed “Use/s” of the subject land

With the completion of this Land Management Plan existing clubs will be able to renew or formalise tenure arrangements with trustee leases as required.

Recently, one of the Trustee lessee’s, Mareeba & District Pony Club Inc, have submitted a request to Council for the approval to instate an on-site caretaker to assist with the maintenance of the lease area, as well as provide a security measure and deter antisocial behaviour, and assist with the current housing crisis. The Mareeba & District Pony Club. Council has considered whether this will diminish the primary purpose.

Caretaker’s Accommodation is Accepted development subject to requirements within the Recreation and Open Space zone.

5.2 Development intended

Whilst there are no major developments planned in the immediate future, the current Lessee’s will continue to manage the improvements on the land for the use and enjoyment of their respective Clubs, and members of the public.

5.3 Exclusivity & Restrictions of proposed use and associated development

Clubs using the Reserve do have varying measures of exclusivity in so far as fencing for safety, protection of club assets from vandalism and to control public entrance during games or events. All of the organisations within the Reserve encourage members of the public to join the club, attend events. Each club displays signs with contact details, information and opening times promoting public participation.

5.4 Commerciality

The Reserve supports non-profit use by community sport, recreation and cultural clubs. Revenue streams for these clubs include membership fees, funding submissions, and fundraising. Any revenue raised on this land is used by these organisations to deliver community services and programs and for the ongoing management and maintenance of on-site facilities.

5.6 Public Interest

The proposal for a secondary purpose allowing the District Horse & Pony Club Inc, and potentially other clubs subject to Council approval, to allow an on-site caretaker is considered to be in the public interest as this will:

- a) Assist in the ongoing maintenance of the lease area;
- b) Assist with onsite security and attempt to deter antisocial behaviour within the leased area; and
- c) Assist with the current housing crisis by allowing a caretaker.

5.7 Not Diminish Reserve purpose

In considering this Land Management Plan, Council has considered whether the proposed secondary uses will diminish the reserve purpose, where its presence, scale or activity would permanently overshadow or reduce the trust land’s ability to achieve its purpose, and considers that it will not.

6. Community Consultation

7. Objectives and Proposed Actions

Borzi Park is a well established park and a well established home for major sport, recreation and community clubs. Therefore the main purpose of this document is to ensure the park continues to be sustainably managed and that secure tenure is put in place for clubs and organisations using the park can plan and develop for the future.

Objectives

1. Ensure that the park and facilities are sustainably managed and maintained.
2. Secure long-term tenure for existing organisations using the park to encourage ongoing planning and development of these clubs.

Actions

The actions and recommendations required to achieve these objectives are:

1. Council to enter into or renew or amend appropriate trustee leases with organisations requiring tenure or due for review of tenure.

8. Monitoring and Revision

Council will monitor and review this Land Management Plan annually, with a substantial review, as required, to ensure that the Plan still meets the community's needs. Further reviews may be undertaken where needed due to any significant changes of the management of the Reserve.

If required, all leases between the Trustee and lessees will include clauses outlining:

- Any activities (including developments) that will require the Trustee's (or Minister's) approval.
- That outside of times set aside for exclusive use by the lessee, the grounds are available for public use subject to the Reserve "purpose" being amended to include general recreation and sporting uses.
- That it is the Trustee's responsibility to monitor lessee compliance with lease conditions.
- Regular communication with the community to monitor use of the reserve and to assess the suitability of this Management Plan.

Earlier as required by the Minister, subject to three (3) months' notice being given to the trustee of a requirement for review from the Minister in accordance with the Land Act 1994.

9. Summary and Recommendations

The Reserve is currently being effectively utilised by the various sporting groups as a sporting precinct. The Reserve is being effectively managed by Council and the Lessee's offering sporting facilities to Mareeba and surrounds.

The Mareeba & Districts Pony Club have requested approval to install a caretaker at their Lease Premises. It is recommended that this Land Management Plan be put into effect to allow the Trustee Lease to be amended to accommodate this request.

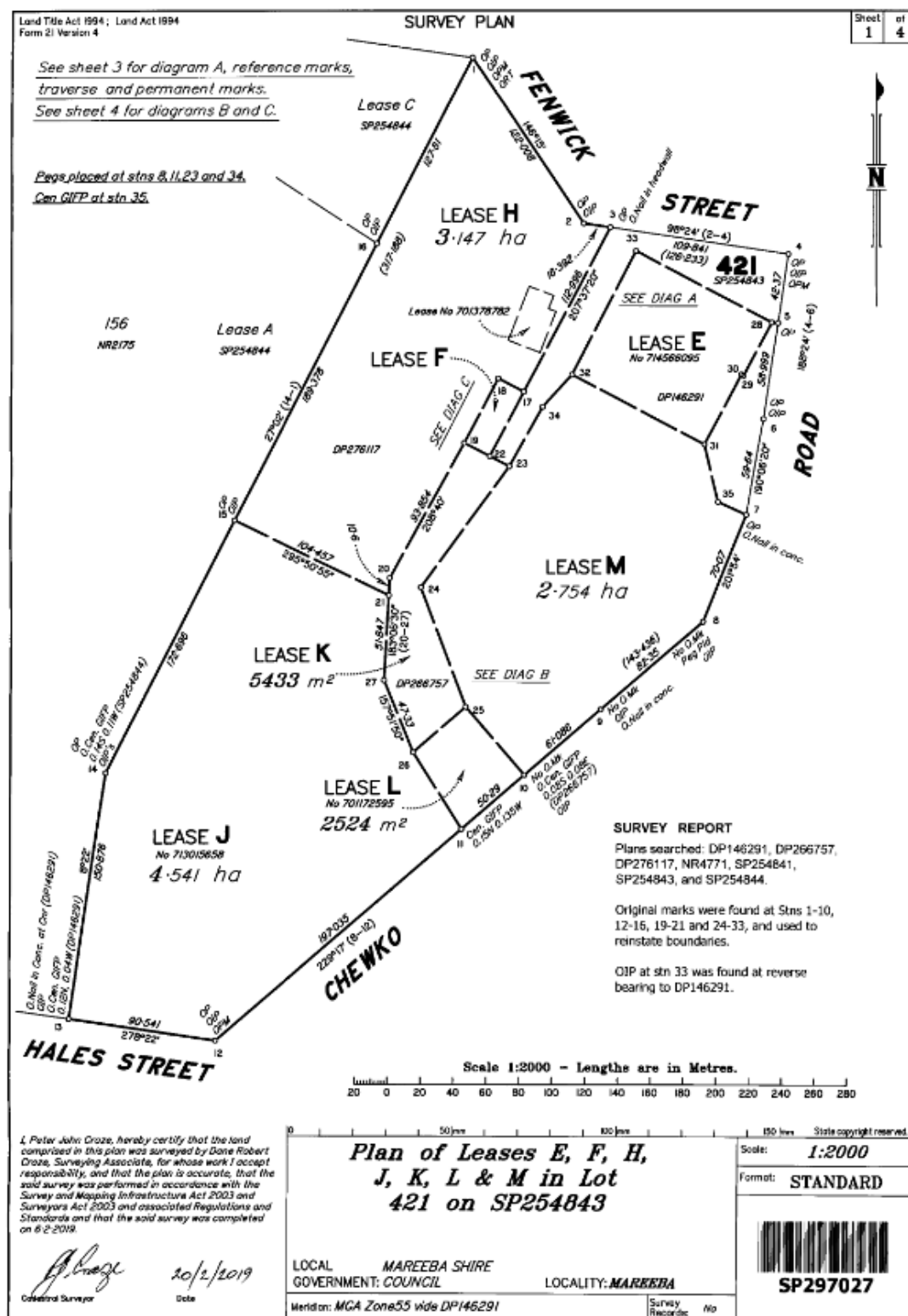
10. Appendices

10.1 Survey Plan of SP297027 showing the relevant lease areas

10.2 Title Search – Lot 421 SP254843

10.3 Vegetation Management Map

10.1 Survey Plan of Lease areas



Lease E	Mareeba Tennis Club Inc
Lease F	User agreements: Mareeba & District Cricket Club Inc Mareeba United Soccer Club Incorporated
Lease H	Mareeba United Football Club Incorporated

Lease J	Mareeba & District Pony Club Inc
Lease K	Mareeba & District Cricket Club Inc
Lease L	Hispanic Club of F.N.Q. Inc
Lease M	Mareeba & District Cricket Club Inc

Consultation Copy

10.2 Title Search – Lot 421 SP254843

INTERNAL CURRENT RESERVE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 02/12/2024 15:48

Title Reference: 49023015
Date GAZETTED: 08/04/1967
PAGE: 1211

Opening Ref: SG 67-13875
Purpose: CULTURAL PURPOSES, RECREATION AND SPORT
Sub-Purpose:
Local Name:
Address: FENWICK ST, MAREEBA
County (R) No: R1267
File Ref: RES 12743

TRUSTEES

MAREEBA SHIRE COUNCIL AMENDED on 01/01/2014

LAND DESCRIPTION

LOT 421 SURVEY PLAN 254843 AMENDED on 08/01/2014
Local Government: TABLELANDS

Area: 12.890000 Ha. (SURVEYED)

EASEMENTS AND ENCUMBRANCES

1. TRUSTEE LEASE No 713015658 25/01/2010 at 11:56
MAREEBA & DISTRICT PONY CLUB INC
OF PART OF THE LAND
TERM: 01/09/2009 TO 31/08/2029 OPTION AS THEREIN STATED
Lodged at 11:56 on 25/01/2010 Recorded at 11:59 on 08/03/2010
2. TRUSTEE LEASE No 714566095 12/07/2012 at 13:59
MAREEBA TENNIS CLUB INC
OF PART OF THE LAND
TERM: 01/04/2012 TO 31/03/2041 OPTION NIL
Lodged at 13:59 on 12/07/2012 Recorded at 11:33 on 21/08/2012
3. TRUSTEE LEASE No 719324023 22/03/2019 at 15:48
MAREEBA AND DISTRICT CRICKET CLUB INC
OF LEASES K AND M ON SP297027
TERM: 01/04/2019 TO 31/03/2029 OPTION NIL
Lodged at 15:48 on 22/03/2019 Recorded at 08:07 on 03/07/2019
4. TRUSTEE LEASE No 719413967 20/05/2019 at 09:42
MAREEBA UNITED FOOTBALL CLUB INCORPORATED
OF LEASE H ON SP297027
TERM: 01/01/2017 TO 31/12/2027 OPTION NIL
Lodged at 09:42 on 20/05/2019 Recorded at 08:25 on 05/08/2019
5. TRUSTEE LEASE No 720247796 03/09/2020 at 15:58
HISPANIC CLUB OF F.N.Q. INC.
OF LEASE L ON SP297027
TERM: 01/07/2020 TO 30/06/2030 OPTION NIL
Lodged at 15:58 on 03/09/2020 Recorded at 10:21 on 10/09/2020

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INTERNAL CURRENT RESERVE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 02/12/2024 15:48

Title Reference: 49023015

Date GAZETTED: 08/04/1967

PAGE: 1211

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
715262933	LAND NOTICE	19/08/2013 10:58	CUR	CS-GEN -00
SEC 48 (2) LAND ACT 1994				
UNREGISTERED DEALINGS - NIL				

Caution - Charges do not necessarily appear in order of priority

** End of Current Reserve Search **

10.3 Vegetation Management Map

4.1 Regulated vegetation management map

