



Mackenzie

DISTRICT COUNCIL

Date: Tuesday, 20 September 2022

Time: 9.30am

Location: Council Chambers

Fairlie

AGENDA

Late Items

Ordinary Council Meeting

20 September 2022

Note: This meeting will be digitally recorded by the minute-taker .

Order Of Business

1 Reports 3

 1.1 Lake Tekapo Community Sports & Recreation Trust 3

1 REPORTS

1.1 LAKE TEKAPO COMMUNITY SPORTS & RECREATION TRUST

Author: Chris Clarke, General Manager, Information, Engagement and Community Development

Authoriser: Angela Oosthuizen, Chief Executive

Attachments:

1. MOU - MDC & Lake Tekapo Squash & Rackets Club December 2019 [↓](#) 
2. Draft MOU - Lake Tekapo Community Sports & Recreation Trust [↓](#) 
3. Lake Tekapo Community Sports & Recreation Trust Strategy Document 2022 [↓](#) 

PURPOSE OF REPORT

Identify an appropriate approach to support the Lake Tekapo Community Sports & Recreation Trust achieve their objectives.

STAFF RECOMMENDATIONS

1. That the report be received.
2. That Council re-iterates support for the initial objectives outlined in the 2019 Memorandum of Understanding and additionally supports the suggestion to increase the scope of the project to develop a 'Community Hub'.
3. That Council obtains formal confirmation from the Lake Tekapo Squash & Rackets Club that they are in agreement with Council working with the Lake Tekapo Community Sports & Recreation Trust to progress the matters agreed in the Memorandum of Understanding.
4. That, subject to recommendation 3, Council requests that staff engage with the Lake Tekapo Community Sports & Recreation Trust (the Trust) to develop a new MOU superseding the previous agreement, which reflects the Trust's broader aspirations and the work they have undertaken to date, and which is aligned with Council's project and financial planning requirements.
5. That, subject to recommendation 3, Council work actively with the Trust undertake a feasibility study to include location, planning and consent requirements, site suitability & preparation, costs for construction and ongoing operation, and appropriate consultation with the community.
6. That, subject to recommendation 3, Council authorises use of the \$10,000 provided in the current Long-Term Plan to contribute towards the feasibility study outlined in recommendation 5 above.

BACKGROUND

In December 2019 Council signed a Memorandum of Understanding with the Lake Tekapo Squash & Rackets Club (attached). This reflected Council's desire to move to a position where the land around Simpson Lane is unencumbered to enable future development of that prime area for the benefit of the District and ratepayers.

The MOU describes 'Aorangi Crescent, adjacent to the Community Hall & tennis courts', as the optimal location for a new club. Both parties also agreed that 'a new community sport facility should be multifunctional in nature in order to cater for other sports pursuits, yet have the ability to revert to a squash court space'. Council and the Club agreed to work together with the community on functionality, design and location, and that Council would 'provide seed funding to underpin the project and as a precursor in applying for a raft of other funding from various government agencies.

Subsequent conversations in the Tekapo Community have recognised the need for a broader 'Community Hub' approach to ensure any future facility is fit for purpose, reflects both current and longer term needs of the community.

Several interested parties have formed the 'Lake Tekapo Community Sports & Recreation Trust' to help deliver on this vision. They have shared a 'Strategy Document' and proposed a revised draft 'Memorandum of Understanding to Council' (attached). Council staff are reviewing the documents and will provide feedback to the Trust at their next meeting in early October.

Representatives of the Trust have verbally indicated that the Lake Tekapo Squash & Rackets Club have representation on the newly formed Lake Tekapo Community Sports & Recreation Trust and are happy for that entity to work with Council to deliver the objectives outlined in the December 2019 MOU. It is recommended that Council should obtain written confirmation that this is the case before proceeding further.

In the original MOU (point 4) the view was that any new facility should be multifunctional in nature to cater for other sports pursuits. However current proposals from the new Trust have identified the need for a 'Community Hub' catering to more than sporting activities, and reflecting the wider needs of the community with regard to health & wellbeing.

It is recommended that Council work closely with the newly formed Trust, the Community Board and any other relevant stakeholders to agree a new Memorandum of Understanding reflecting those new relationships and the evolved project outcomes.

Council has allocated a sum of \$10,000 in its Long-Term Plan in support of this initiative, and the Lake Tekapo Community Sports & Recreation Trust have recently received a grant of \$7,500. Combined, these funds are sufficient to undertake a more in-depth feasibility study to consider location, site suitability, planning and consenting requirements, and develop more detailed designs. Consideration also needs to be given to future ownership, ongoing management, and funding and revenue implications both for construction and for the ongoing operation and maintenance of the facility. Once these matters are understood, consultation with the wider community is essential to ensure there is the required support.

Once this initial work has been completed, Council would be in a position to make an informed decision about progressing this project further.

SIGNIFICANCE OF DECISION

The proposed course of action is consistent with Council's stated intentions in the original MOU from December 2019. Recommendation 5 provides for further consultation with the community

which ensures, at this stage, progress is in alignment with Council's Significance & Engagement Policy.

CONSIDERATIONS

Financial

\$10,000 was provided for in the LTP to support development of a proposal to relocate the existing squash building.

CONCLUSION

The report recommends that:

- Council seeks confirmation from the Lake Tekapo Squash & Rackets Club that they are agreeable to the creation of a new Memorandum of Understanding with the Lake Tekapo Community Sports & Recreation Trust, and
- approval is given to undertake a feasibility study in relation to the proposed 'Community Hub' facility on Aorangi Crescent.




MEMORANDUM OF UNDERSTANDING

To: Craig Willis – Lake Tekapo Squash Rackets Club
From: Mark Samways - MacKenzie District Council
Date: 5th December 2019
Subject: Relocation of club operations – Prior to 2024

Following a meeting on the 4th December 2019 between the Club and Council representatives, the following mutual understanding has been reached:

1. The Squash Club building will be at the end of life before lease expiry September 2024.
2. The current location of the club premise off Simpson Lane does not reflect the 'highest and best use' parameters of land use and development.
3. Relocation to Aorangi Crescent beside the Community Hall & tennis courts – first mooted in 2002 – is still the optimal new location for the club agreed by both parties.
4. Both parties also agree that a new community sport facility should be multifunctional in nature in order to cater for other sports pursuits, yet have the ability to revert to a squash court space. Toilet, shower and changing facility would be shared.
5. Council and community ward representatives agreed to undertake work to establish the participants, the configuration and optimum design of a future community sports facility.
6. There is a desire by both parties to engage and secure community support for the design, location and functionality, most likely in the form of community workshops.
7. Thereafter Council would provide seed funding to underpin the project but also as a precursor in applying for a raft of other funding from various government agencies.
8. As a foundation member of the community sports facility, the Lake Tekapo Squash Rackets Club, would surrender their lease effective as at the current date of renewal 30th September 2024, or prior, on the proviso that a new facility is completed and operational.
9. Upon execution and as at the effective date of the Deed of Surrender, the building fixtures that remain upon the land would revert to Council ownership, for temporary use, prior to demolition and removal from site.


Authorised Signatory:
Mackenzie District Council


Authorised Signatory:
Lake Tekapo Squash Club Inc
Club President
Hayden McDermott



PROPOSED MEMORANDUM OF UNDERSTANDING

BACKGROUND

The Lake Tekapo Community Sports & Recreation Trust ("the Trust") was established on the 10th August 2021 to further recreation and sporting activities within Tekapo for the community and to provide for a dedicated sports facility.

On 5th December 2019 a Memorandum of Understanding was signed between the Lake Tekapo Squash Rackets Club and the Mackenzie District Council, to relocate the club's operation from the Simpson Lane site to the Community Hall site in Aorangi Crescent, effectively before the club's lease was due for renewal in September 2024. A copy of this MOU is attached.

The Lake Tekapo Squash Rackets Club has agreed that the Lake Tekapo Community Sports and Recreation Trust now progress the relocation of the Squash Club into a new facility to be built at the Aorangi site, which will encompass a range of sporting and recreational facilities as well as two squash courts.

NEW MEMORANDUM

The Lake Tekapo Community Sports and Recreation Trust wish to formalise a new Memorandum of Understanding between the Trust and Mackenzie District Council (MDC) which:

1. Acknowledges the existing MOU with the Lake Tekapo Squash Rackets Club and agrees the MOU will be transferred to the Trust
2. MDC acknowledges the Trust's Deed and agrees in principle to the Trust's Strategy Document attached
3. MDC acknowledge that in agreeing to the Squash Club to relocate to the Aorangi site, it agrees to the Trust building a suitable building which not only accommodates the club but provides for a multi purpose sports facility
4. The Trust is responsible for the design and facilities to be incorporated into the building, the Trust acknowledging it has a requirement to meet planning and design rules
5. The Trust is responsible for the any community consultation to ensure that there is community support for the proposed design concept
6. MDC to sign off on the final design concept
7. MDC agree to cover all costs involved in the removal of the existing squash court building on Simpson Lane

8. MDC agrees to pay for all engineering and consenting (planning and building) fees in association with this project
9. MDC agrees to negotiate with the Trust over a suitable contribution/seed funding for the building, recognising that the Trust needs to approach other funders who will require council backing and that the council had agreed with the Lake Tekapo Squash Rackets Club to provide funding and underpin the project
10. We have an agreement that MDC will provide space for relocation of the squash courts and that the land will be given to the Trust in perpetuity for the specific function of developing a sports and recreation hub in Aorangi Crescent.
11. MDC agrees that the Trust is the sole organisation it will work with to provide sports facilities on the Aorangi site and will consult with the Trust should there be any additions or alterations to existing buildings

We look forward to continued discussions with MDC to progress this project to the next stage.



Strategy Document 2022



Purpose & Objectives

Slide Two:



Purpose:

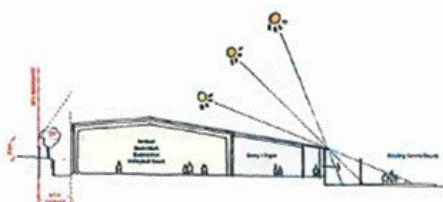
The purpose of the Lake Tekapo Community Sports and Recreation Trust is to guide the future development of sports and active recreation facilities for the region. This will be achieved by establishing and providing a framework that explores the establishment of and provision for a new purpose-built Sport and Recreation facility. The Trust aims to work collaboratively with our District Council, Health Agencies and Sporting and Recreational groups within Lake Tekapo and across the Mackenzie / South Canterbury Districts.

The Aims and Objectives of the Lake Tekapo Sports and Recreation Trust:

The Strategy is designed to provide:

- Build a multi purpose recreational facility to benefit the entire Tekapo community.
- To provide a community 'hub' for both locals and visitors to utilise.
- To develop an administration cluster to provide facilities and professional administration services to Tekapo sporting and community groups.
- To provide a governance body that can foster the growth of sporting and community groups in Tekapo and across the Mackenzie District.
- To advocate for funding to improve sport and recreation in Tekapo and the Mackenzie District.
- To provide facilities and activities that foster health and wellbeing for local, rural and visitors in Tekapo

With the opportunity of relocating the Lake Tekapo Squash Courts from Simpson Lane, the Lake Tekapo Sports and Recreation Trust are focused on ensuring that with this opportunity there is sufficient rigour for considering the need for a fit-for-purpose facility for the town's future. The coordination and consultation of the potential users of the facility or space are at the centre of our decision making, so that the best possible outcome can be achieved for our Mackenzie District in its quest to promote Sport, Health and Wellbeing.





Phasing and Planning

Slide Four



Sports Facility Planning Principles

Key principles have been developed for the Lake Tekapo Community Sports and Recreation Trust. These principles can be drawn on when sporting needs are being assessed and prioritised to allow recommendations to be made regarding the future network of facilities.



Accessibility:

Most people would agree that society is more inclusive than it once was. Experience shows, however, that we still tend to associate 'accessibility' with building facilities that cater for people with disabilities. An accessible facility or space also needs to meet the needs of the young, the old, people from different cultures, genders, and many other groups such as Tourist and Shift workers. Facilities, spaces and places are available and can be accessed by all of those who need to access them to participate in sport.

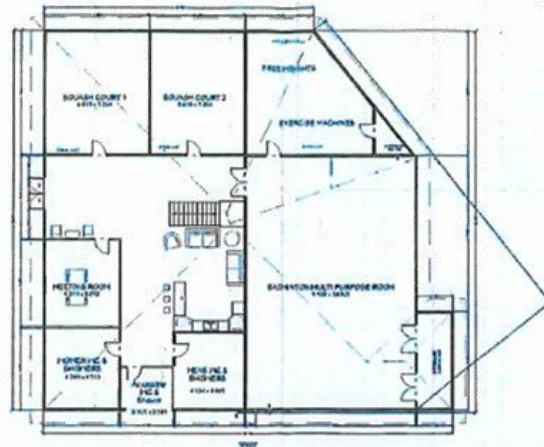
Sustainability

Sustainability means that facilities can be maintained at a certain rate or level. Experience shows that often there is insufficient consideration of the ongoing costs of a facility or space; what the operating and maintenance costs will be and how they will be funded over time. The best outcomes are achieved when the 'whole of life' costs of a facility or space are considered at the outset and a clear plan established around how the costs will be met. Often, investment up-front, in for example, shared reception or greater energy efficiency, can deliver huge dividends over the life of a facility. Facilities are sustainable, from both environmental and financial standpoints.



Community Facility Features

Slide Five



Fit for Purpose

There has been significant investment into the development of the Lake Tekapo Precinct over the last 8 years. With the Restoration of the Community Hall and surrounds, the development and completion of the Lake Tekapo Kindergarten and School. These have associated sporting facilities, such as the community courts, community pool, the levelling of the School grounds and development of the Maukatua Reserve. This area is beginning to take shape as a Sporting and Recreational "Hub" for both the town and rohe. With the exciting prospect of the Lake Tekapo Squash Courts being relocated to this area, the need to outline and create a strategy that coordinates the number of different sporting codes and health and Wellbeing opportunities, provides us a platform to engage in a robust and planned way. Looking to the future, this is an opportunity to plan wisely in line with the expected relocation of the Squash Courts, allowing us to fully realise the potential of this site.

Community Sports Facility					Sport Advocacy			
Squash	Badminton	Yoga/Pilates	Gym	Aerobics	Frisbee Golf	Futsal	Athletics	Kayaking
Climbing	Volleyball	Table Tennis	Snooker	Physio	Ice Hockey	Tennis	Mountain Bike	Skiing



