

Attachment One

Taihape Squash Club's
Proposed Building Plans

Taihape Squash Club's Proposed Building Extension Plans

The last time we had the opportunity to speak to you we were working on collective area rebuilding plan with tennis and netball. Tennis decided they would forge their own path ahead so we returned to focusing on our own individual club's requirements. All three groups are still very supportive of the individual plans each entity has.

Attached are the building plans that we have recently received back from our architect. Unfortunately, the lease area that we have been allocated by council (280 square metres approximately) falls short of the area required to match our building plans by an additional 69.22 square metres, which equates to a further 6.12 metres in overall length. Something we were unaware of until we began the resource consent process. This shortfall has arisen due to an early estimation driven by the lack of professionally produced plans at that time.

Additionally, we have included a deck and elevated walkway the length of the new and existing building which also has not been included in the initial lease allocation area. This will still be the required distance away from any tennis and netball surface and will enhance the functionality of both our build, while providing elevated viewing for the other sports and activities in this area. This will double as a dry area below and provide viewing both above and below for other user groups, predominantly tennis and netball, who are both very supportive of this concept and have provided supporting letters.

We held a meeting on May 4th 2022 at Rustic Restaurant and invited our local councillors, memorial park user group members, Kokako St Hall users and other relevant groups within the town to share our building plans. This was to highlight our lease land shortfall and to ensure that our plans would suitably complement the area and be fit for purpose for any future plans they may have. While there were a number of apologies, we received very positive feedback and support from the representatives in attendance as well as the noted apologies.

Our request to council is could we please be allocated the additional lease land required so we can proceed with the resource consent process. To ensure we don't experience any further minor plan deviations we would like to propose securing a lease that follows the current building plan lines, but ceases at the access road to Kokako St Hall. While this will give us some additional flexibility it will also allow us to develop the remaining green space with picnic tables and shade for the use of both the local community and travelling public.

We have been working on tight timeframes as we have a funding agency that has expressed interest in supporting us but we are required to meet funding windows to have this opportunity released. Due to these time constraints we have indicated our proposal in the recently closed annual plan as well as contacting you all directly via the May council meeting. We look forward to discussing this with you and answering any further questions you may have.

Many Thanks,

Taihape Squash Club.

Attachment Two

27 Aug 20 – Council

Resolved minute number **20/RDC/309** **File Ref**

That Council support a variation to the Taihape Squash Club Deed of Lease for an area of approximately 280m² for the purpose of additional squash courts.

Cr Dunn/Cr Duncan. Carried

Resolved minute number **20/RDC/310** **File Ref**

That a report be provided to Council at its August 2021 meeting on progress with examining options to house the Parks team's equipment and chemicals on a long-term basis.

Cr Belsham/Cr Gordon. Carried

18 Utiku & Old Boys Rugby Football Club Inc.

The letter was taken as read.

Resolved minute number **20/RDC/311** **File Ref**

That the letter from Utiku & Old Boys Rugby Football Club Inc. is received.

Cr Gordon/Cr Wilson. Carried

19 Administrative Matters – August 2020

Mr Beggs updated Elected Members on the following:

- The Memorandum of Understanding for the Three Waters Reform Programme has been signed, with acknowledgment the signed MoU has been received.
- The Covid-19 Incident Management Team has resumed.
- 53 people have been placed into employment via Mahi Tahi, 29 of those are people who were displaced by Covid-19.

Resolved minute number **20/RDC/312** **File Ref** **5-EX-4**

That the report 'Administrative Matters – August 2020' to the 27 August 2020 Council meeting be received.

Cr Belsham/Cr Panapa. Carried

The statement from the Taihape Community Board to His Worship the Mayor and Councillors, supporting the proposal from the Taihape Heritage Trust was taken as read.

Resolved minute number **20/RDC/305** **File Ref**

That the statement to the Mayor and Councillors signed by voting members of the Taihape Community Board supporting the view from the Taihape Heritage Trust on the Taihape Memorial Park grandstand be received.

Cr Dalgety/Cr Hiroa. Carried

The letter from the Taihape Community Development Trust in support of retaining the Taihape Grandstand was taken as read.

Resolved minute number **20/RDC/306** **File Ref**

That the letter from Les Clarke, the Chair of the Taihape Community Development Trust be received.

Cr Wilson/Cr Ash. Carried

The three tabled letters in support of the new Taihape Amenities Building proposed for Taihape Memorial Park were taken as read.

Resolved minute number **20/RDC/307** **File Ref**

That the tabled letters in support of the new Taihape Amenities Building proposed for Taihape Memorial Park from Alison Jones, on behalf of the Taihape Netball Centre, Louise Totman, Chairperson of the Taihape Tennis Club and Stu Munro, Chairperson of the Taihape Shearing Sports be received.

Cr Gordon/Cr Wilson. Carried

17 Taihape Squash – Deed of Lease Variation Request

The report was taken as read.

Councillor Belsham thanked staff for the comprehensive report.

Resolved minute number **20/RDC/308** **File Ref** **6-RF-1-12**

That the report 'Taihape Squash – Deed of Lease Variation Request' to the 27 August 2020 Council meeting is received.

Cr Gordon/Cr Hiroa. Carried

Report

Subject: **Taihape Squash – Deed of Lease Variation Request**

To: Council

From: Gaylene Prince, Community & Leisure Services Team Leader

Date: 20 August 2020

File: 6-RF-1-12

1 Background

- 1.1 Taihape Squash Club has a Deed of Lease for 286m² land at Memorial Park, Taihape. The expiry term of the current lease is 31/08/2027. The Club owns their building and would like to extend it to build a further two courts, noting that the proposed extension is multi-functional.
- 1.2 The Club is asking Council to approve a land extension of approximately 280m² to their lease as their current land area cannot accommodate this proposal.
- 1.3 A report was presented to Taihape Community Board at their July meeting (Appendix 1) and Mr Daryl O'Hara, President, Taihape Squash, was present to speak to the Board.

Taihape Community Board resolved:

Resolved minute number **20/TCB/018** **File Ref**

That the Taihape Community Board recommend to Council that a variation to the Taihape Squash Club Deed of Lease be granted for an area of approximately 280m² for the purpose of additional squash courts.

Mrs A Abernethy/Ms Larsen. Carried

- 1.4 At the July Council meeting, Council resolved (20/RDC/280) that the recommendation from the Board be referred to the next Assets/Infrastructure Committee meeting for approval.
- 1.5 The Committee was in support of the proposed extension to the Taihape Squash courts, however they did not feel as though enough information was provided in order to make an informed decision.

2 Staff Comment

As per the attached report to Taihape Community Board:

- 2.1 The power to lease land within a recreational reserve for the erection of facilities as proposed by Taihape Squash Club lies within s54(1)(b) Reserves Act 1977. Council controls and manages the Taihape Recreation Reserve (including Memorial Park) and the Minister's delegations authorises Council to grant leases of Taihape Recreation Reserve for the circumstances proposed by Squash.
- 2.2 The Memorial Park User Management Group were supportive and did not raise any concerns or objections.
- 2.3 The Squash Club would need to obtain and meet any necessary consent conditions for the proposal and would be responsible for the maintenance of the building as they are now.

The Squash Club believe that their building is not considered an earthquake prone building as there was discussion around this approximately three years ago when they renovated part of the building. They have not had an earthquake-prone assessment carried out.

Council's Building Control Authority also do not have this building marked as earthquake-prone.

- 2.4 The proposal does encroach onto the area containing a shed used by the Parks team. Presently the shed accommodates small equipment such as a hand mower and a small quantity of chemicals. It is anticipated that the shed will continue to be available to the Parks team for at least the next two years.

Ideally, from the Parks & Reserves Team Leader's perspective, the sheds at the Taihape Town Hall would be a better option if they were renovated or re-built when this site is developed. The team are currently considering utilising this area as this option allows for a ride-on mower (as well as a vehicle) to be kept in Taihape in a shed, in a secure site. Parks staff based in Taihape presently use the Town Hall offices for administration tasks etc and it is seen as an ideal one-stop-base for staff as is the King Street premises in Marton. This site is further from the park, and it could be difficult to develop storage which doesn't conflict with the future use of the Town Hall site.

The Squash Club have indicated they would be open to discussing with Council that their development include plans for a storage area for the Parks team. However it is unrealistic to expect the Club to provide the facility for free, and there would be uncertainty about the cost of a new development.

It may be feasible to provide the current level of storage within the Grandstand, even if it was fully renovated.

As there would be a window of at least two years, it is suggested that there will be greater clarity about the feasibility (and cost) of these options within twelve months.

- 2.3 Mr O'Hara has raised this proposal at a Memorial Park User Management Group meeting. Other Clubs were supportive and did not raise any concerns or objections.
- 2.4 The Squash Club would need to obtain and meet any necessary consent conditions for the proposal and would be responsible for the maintenance of the building as they are now.
- 2.5 The proposal does encroach onto the area containing a shed used by the Parks team. It is anticipated that the shed will continue to be available to the Parks team for at least the next two years and staff are confident of finding alternative storage in that time.
- 2.6 The proposal would also require the removal or relocation of two shelters. These are presently not associated with any particular use as they were when bowling was operational.
- 2.7 The proposal will not have an adverse effect on the users of the pavilion known as 2 Kokako Street i.e. the former bowling club rooms.
- 2.8 Council has previously resolved that if the new amenities building proposed for the area between the No. 3 field and the courts encroached onto a court and if investigation concluded that a replacement court was required, then the former bowling green would be a suitable site to install one. This proposal does not encroach on to the former bowling green itself, however if a court was required on the green the requirement for a distance of 3.5 metres between a court and a building could still be obtained.

3 Conclusion

- 3.1 There is legal authority for the proposal and Council may proceed with a variation to Taihape Squash Club's current lease.
- 3.2 The proposal has the support of the Memorial Park User Management Group.
- 3.3 The facility would provide a public benefit - being able to be used by other groups when it is not being used for Squash purposes.
- 3.4 The proposal does not prevent any identified future developments of this space, and it does not have any adverse effect on current users of this area.

4 Recommendations

- 4.1 That the report 'Taihape Squash – Deed of Lease' to the 8 July 2020 Taihape Community Board is received.
- 4.2 That the Taihape Community Board recommend to Council that a variation to the Taihape Squash Club Deed of Lease be granted for an area of approximately 280m² for the purpose of additional squash courts.

Gaylene Prince
Community & Leisure Services Team Leader

Report

Subject: **Taihape Squash – Deed of Lease**

To: Taihape Community Board

Copies: Assets/Infrastructure Committee

From: Gaylene Prince, Community & Leisure Services Team Leader

Date: 1 July 2020

File: 6-RF-1-12

1 Background

- 1.1 Taihape Squash Club has a Deed of Lease for 286m² land at Memorial Park, Taihape. The expiry term of the current lease is 31/08/2027.
- 1.2 The Club owns their building and would like to extend it to build a further two courts, noting that the proposed extension is multi-functional. That is, the extension would include a moving internal wall which would allow the space to be utilised as two courts, one full-sized double court, or one large training space or hall. It is envisaged that this area would be able to be used by other clubs when it was not being used by the club e.g. netball may wish to use it for an indoor training area.
- 1.3 The Club is asking Council to approve a land extension of approximately 280m² to their lease as their current land area cannot accommodate this proposal. (Appendix 1)
- 1.4 The time-line for this proposal is at least two years away and receiving Council approval for the land extension is seen as the first step before financial and building plans are developed.
- 1.5 Mr Daryl O'Hara, President, Taihape Squash, will be in attendance at the Board's meeting to speak to this proposal and answer any questions.

2 Staff Comment

- 2.1 The power to lease land within a recreational reserve for the erection of facilities as proposed by Taihape Squash Club lies within s54(1)(b) Reserves Act 1977. The second part of that part (b) expands the end uses of such facilities to include activities "not directly associated with outdoor recreation" e.g. Squash.
- 2.2 Council controls and manages the Taihape Recreation Reserve (including Memorial Park) under a Crown appointment. The Minister's delegations dated 12 June 2013 authorises Council to grant leases of Taihape Recreation Reserve for the circumstances proposed by Squash.

- 2.5 The proposal would also require the removal or relocation of two shelters. These are presently not associated with any particular use as they were when bowling was operational.
- 2.6 The proposal will not have an adverse effect on the users of the pavilion known as 2 Kokako Street i.e. the former bowling club rooms.
- 2.7 This proposal does not encroach on to the former bowling green itself, and if an additional court was required on the green the requirement for a distance of 3.5 metres between a court and a building could still be obtained.

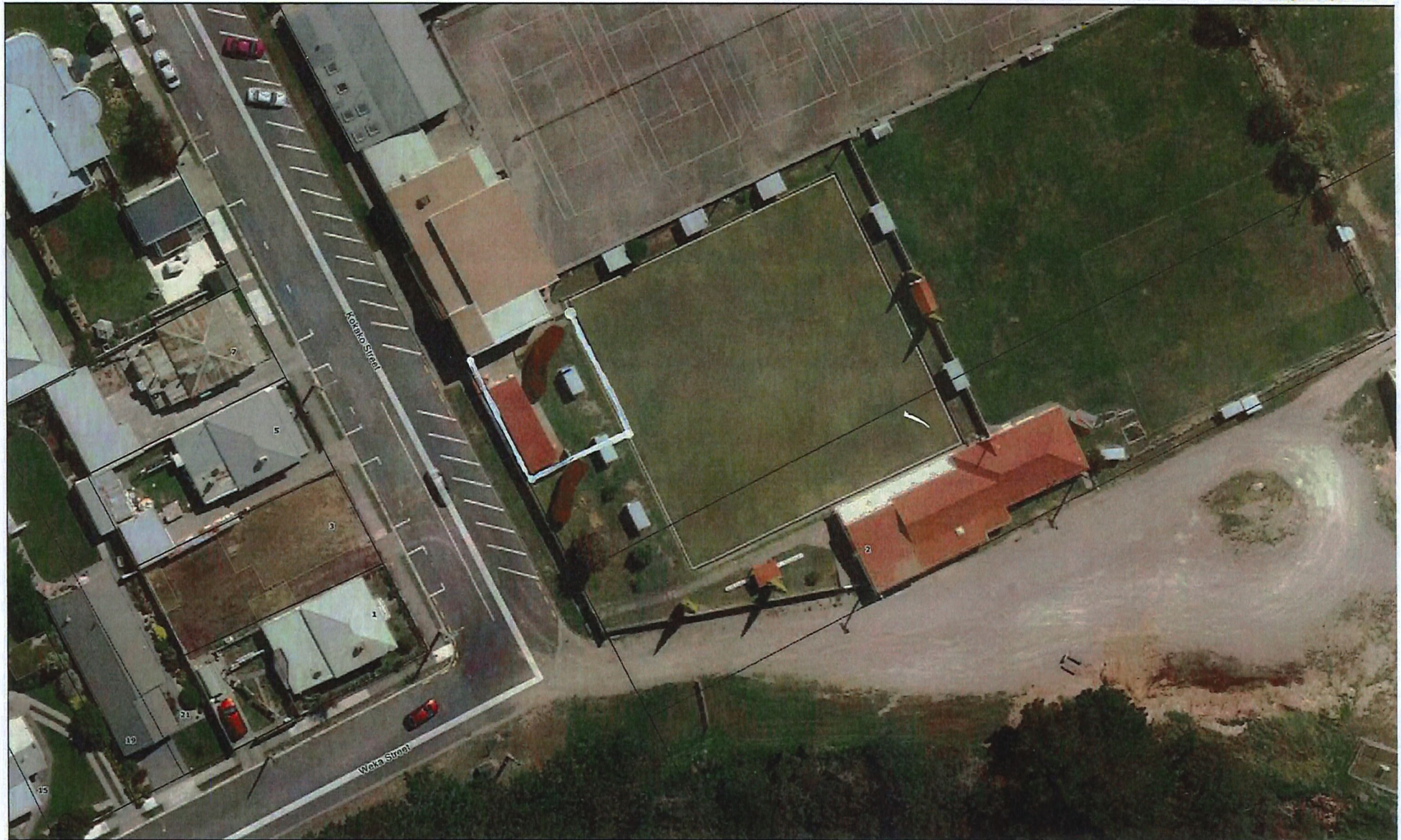
3 Conclusion

- 3.1 There is legal authority for the proposal and Council may proceed with a variation to Taihape Squash Club's current lease.
- 3.2 The proposal has the support of the Memorial Park User Management Group.
- 3.3 The facility would provide a public benefit - being able to be used by other groups when it is not being used for Squash purposes.
- 3.4 The proposal does not prevent any identified future developments of this space, and it does not have any adverse effect on current users of this area.

4 Recommendations

- 4.1 That the report 'Taihape Squash – Deed of Lease Variation Request' to the 27 August 2020 Council meeting is received.
- 4.2 That Council support a variation to the Taihape Squash Club Deed of Lease for an area of approximately 280m² for the purpose of additional squash courts.
- 4.3 That a report be provided to Council at its August 2021 meeting on progress with examining options to house the Parks team's equipment and chemicals on a long-term basis.

Gaylene Prince
Community & Leisure Services Team Leader



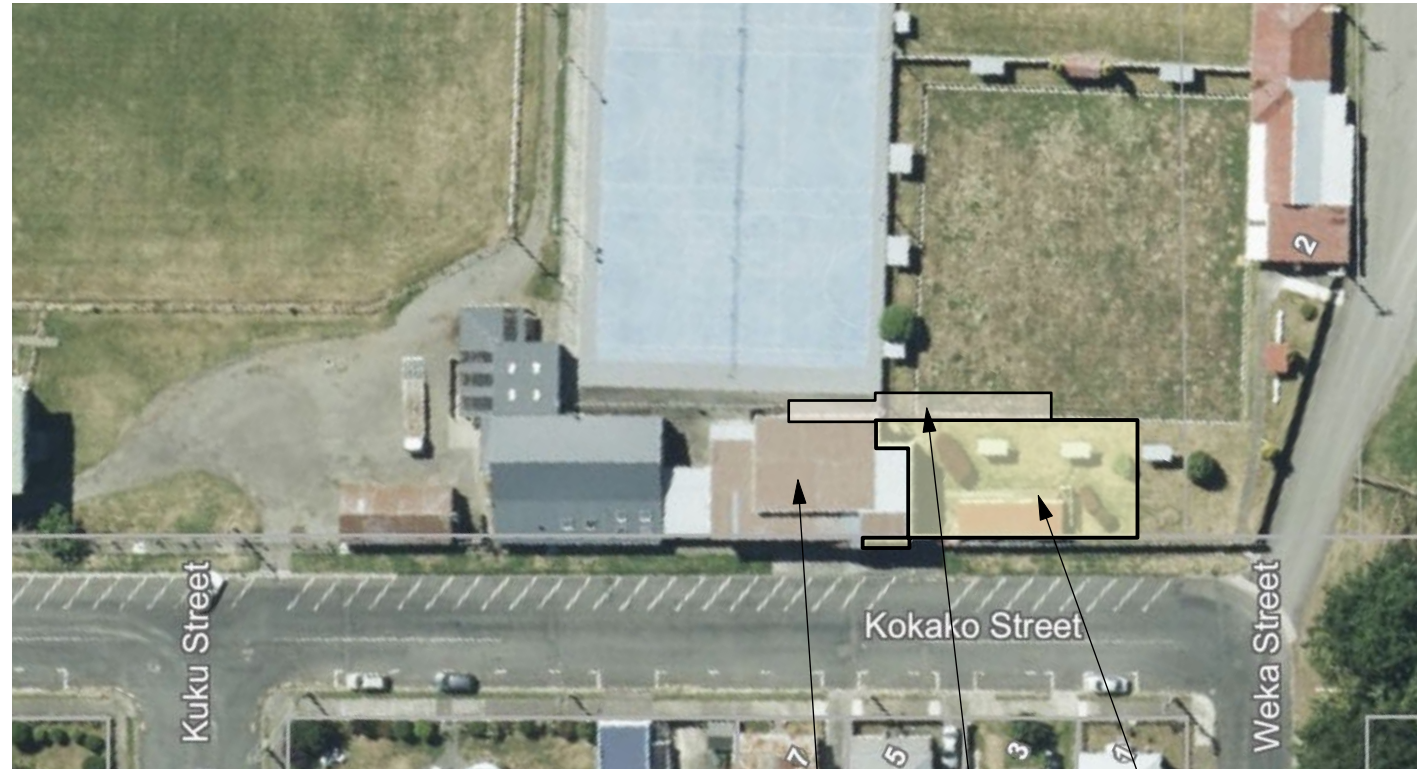
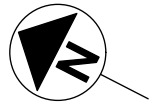
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Digital map data sourced from Land Information New Zealand. CROWN COPYRIGHT RESERVED.
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It is made available in good faith but no accuracy or completeness is not guaranteed.
All excavations must be carried out with due care. Contractors will be liable for damages.
If the information is relied on in support of financial consent it should be verified by independent survey.

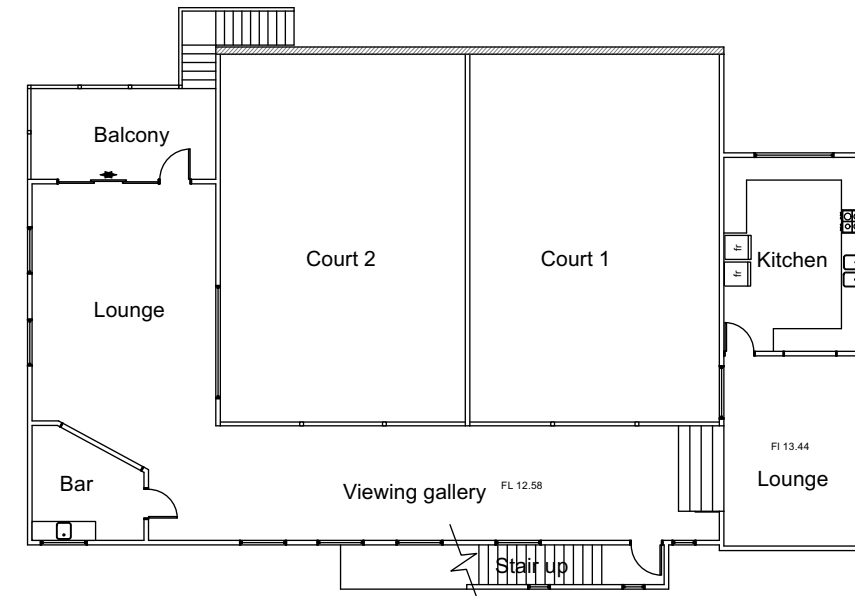
Attachment Three

Squash Club Rebuild

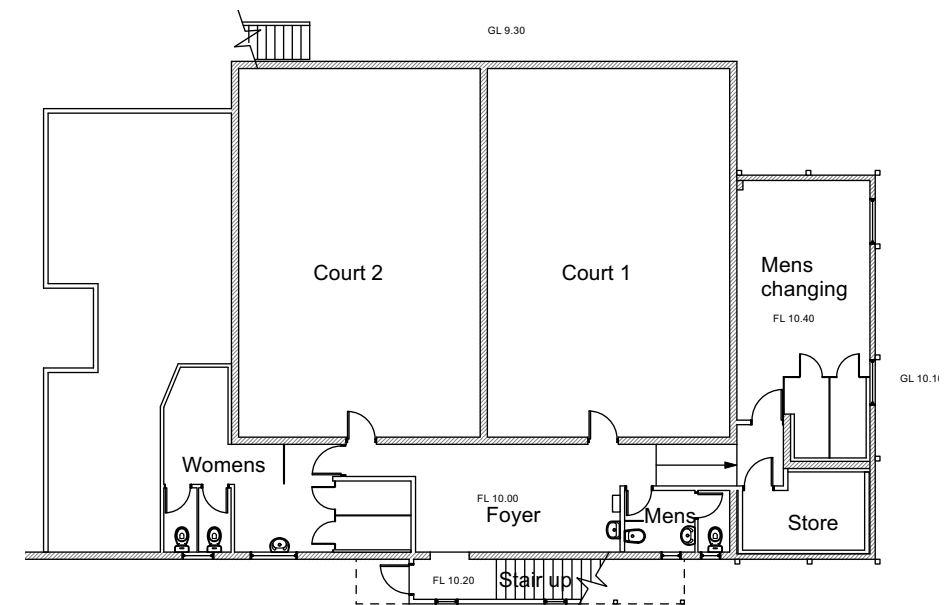


Location Plan
Not to Scale

Existing building
Proposed deck
Proposed addition

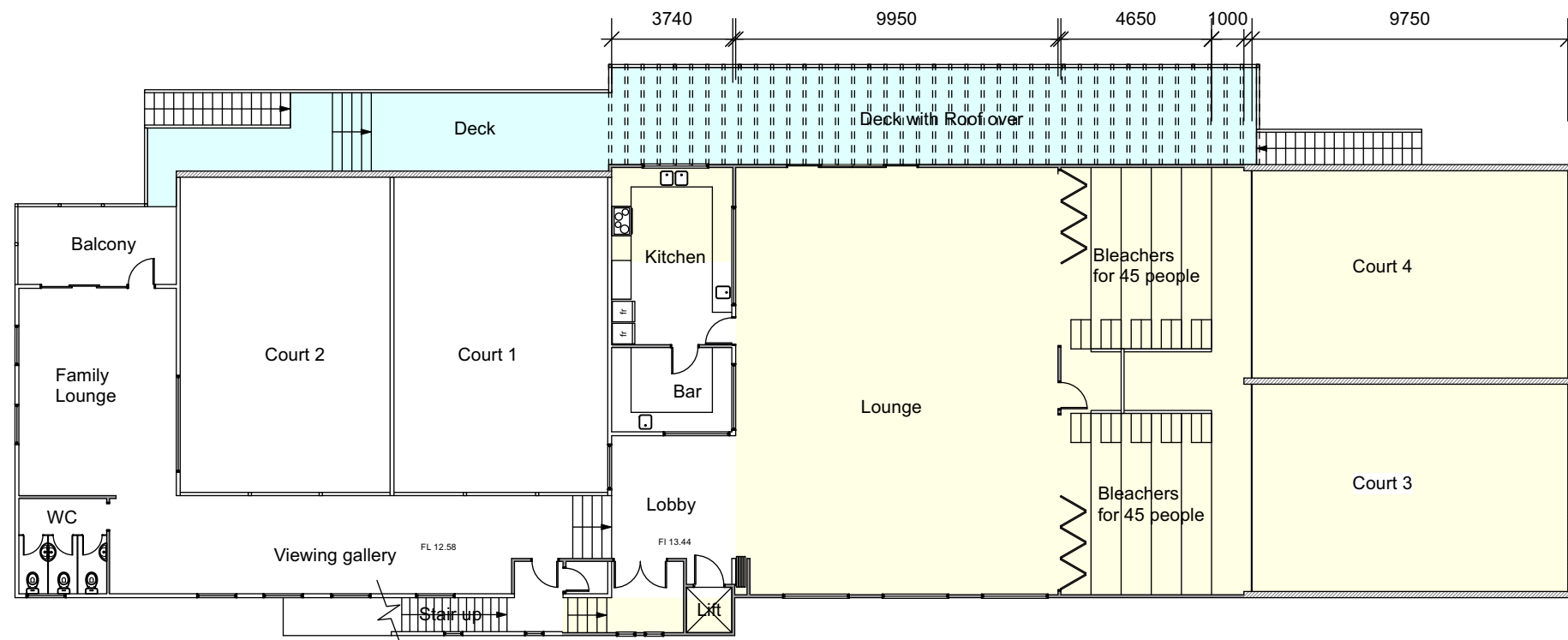


First Floor Plan
Scale: 1:200



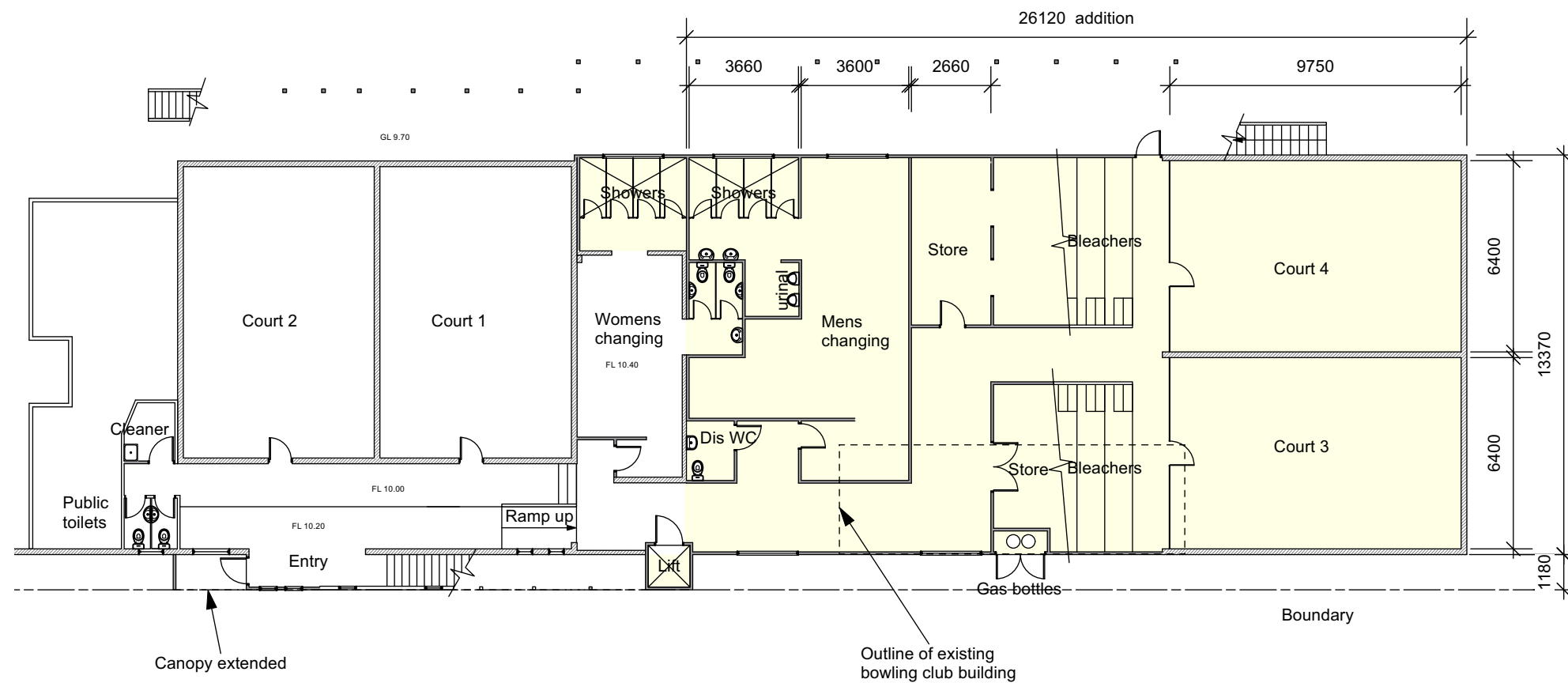
Ground Floor Plan
Scale: 1:200

OFFICE	2 Rongotai Rd Kilbirnie Wellington	(04) 920-1595 office@rimu.org.nz www.rimu.org.nz	12 Kokako Street, Taihape <i>Taihape Squash Club</i> <i>Proposed Addition</i>	DRAWING TITLE: Location and Existing Plans	DATE: 28/3/22	SCALE: 1:200	A3 original	RIMU architects	JOB	21.167
	92 Yule St Kilbirnie Wellington								DWG	R1
POSTAL				THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK				REV	A	



First Floor Plan
Scale: 1:200

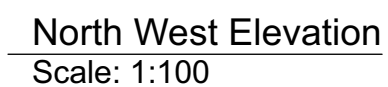
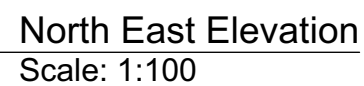
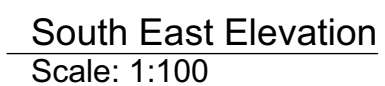
Area of addition = 364 m2
Area of deck addition = 90 m2




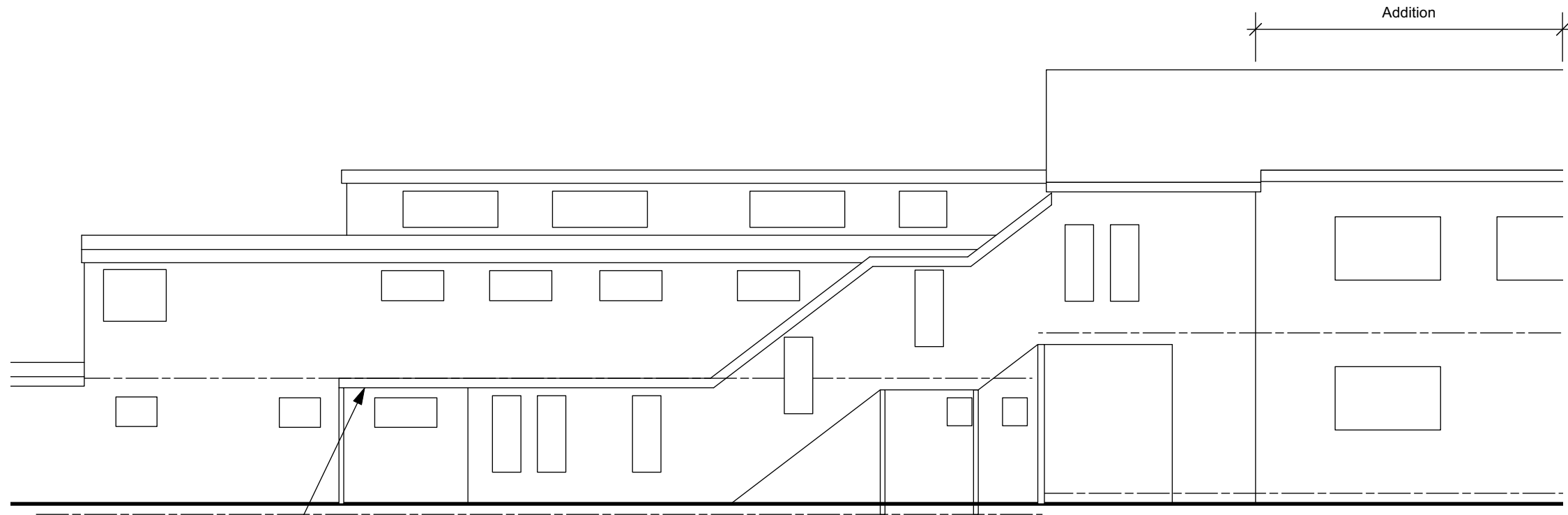
Ground Floor Plan
Scale: 1:200

Area of addition = 363 m2

OFFICE	2 Rongotai Rd Kilbirnie Wellington	(04) 920-1595 office@rimu.org.nz www.rimu.org.nz	12 Kokako Street, Taihape <i>Taihape Squash Club</i> <i>Proposed Addition</i>	DRAWING TITLE: Proposed Floor Plans	DATE: 28/3/22	RIMU	JOB 21.167
	92 Yule St Kilbirnie Wellington						
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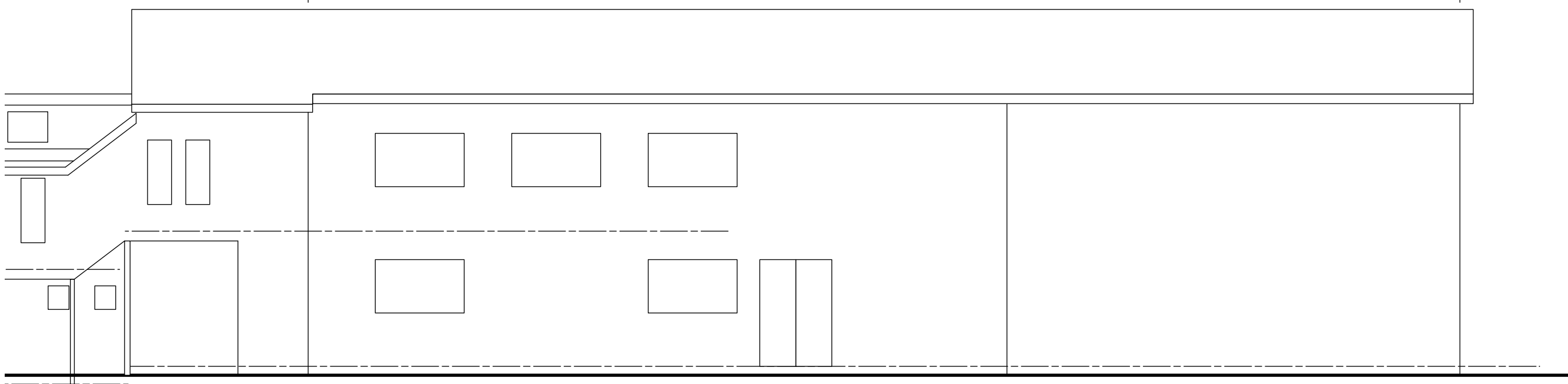
OFFICE	2 Rongotai Rd Kilbirnie Wellington	(04) 920-1595 office@rimu.org.nz www.rimu.org.nz	12 Kokako Street, Taihape <i>Taihape Squash Club</i> <i>Proposed Addition</i>	DRAWING TITLE: Existing Elevations	DATE: 28/3/22		JOB 21.167
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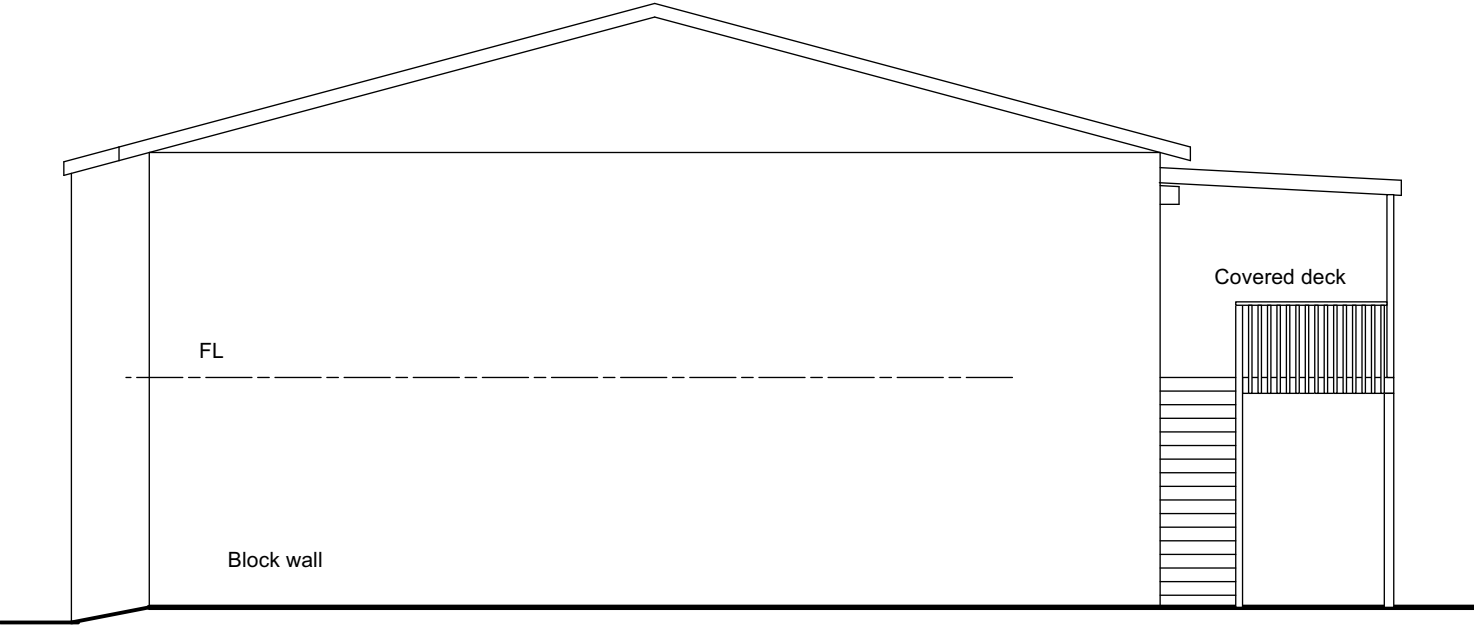
Canopy extended

North End
Scale: 1:100

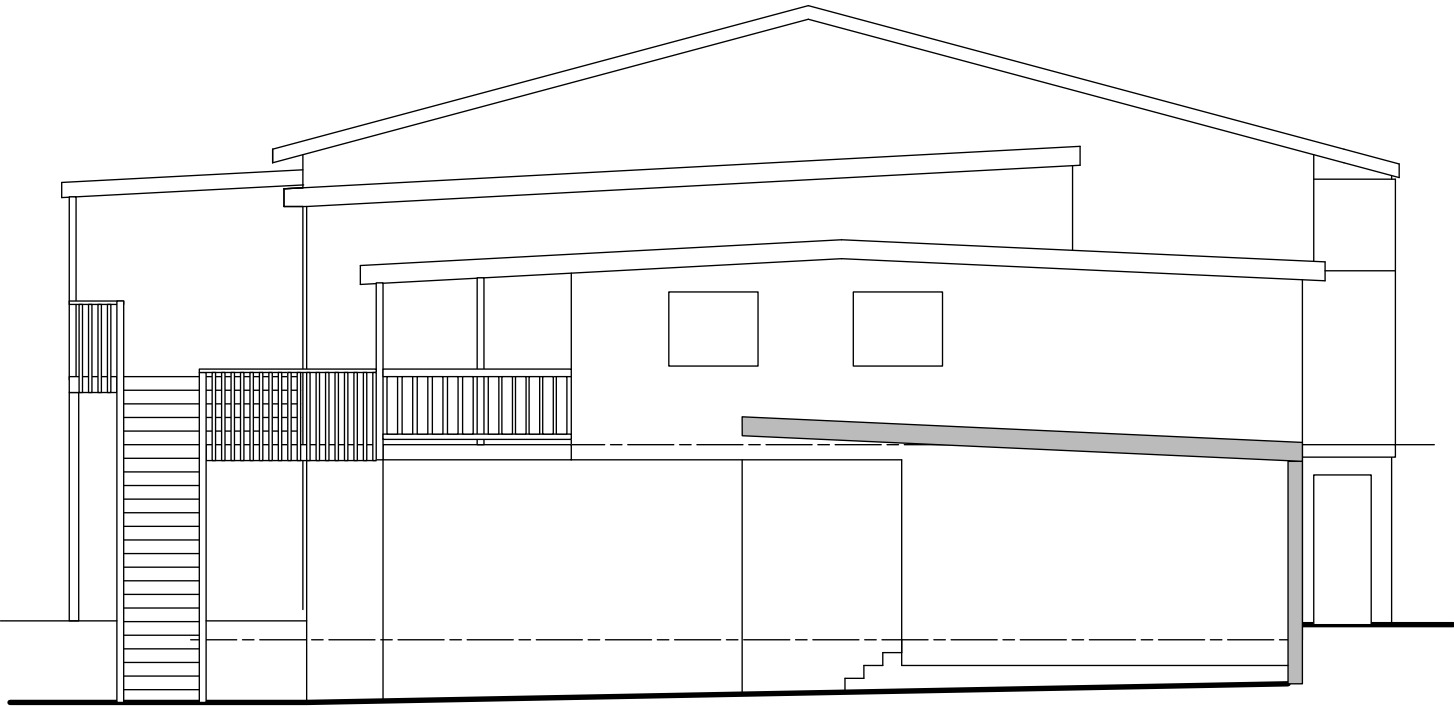
25910 addition



South End
Scale: 1:100



South East Elevation
Scale: 1:100



North West Elevation
Scale: 1:100

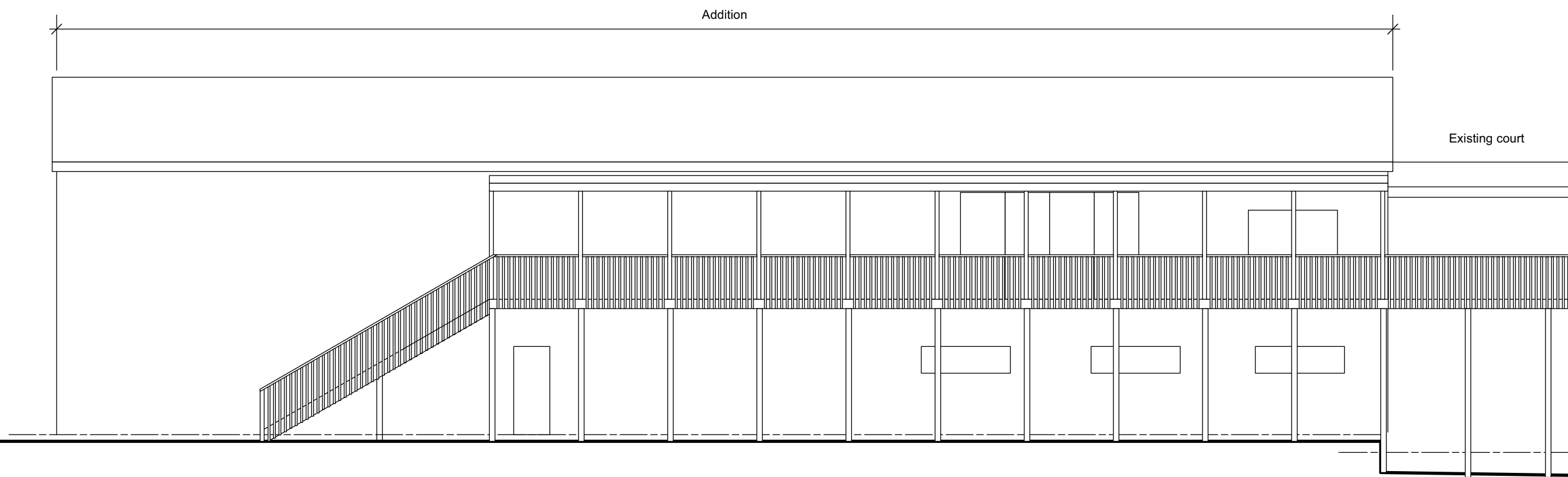
OFFICE	2 Rongotai Rd Kilbirnie Wellington	(04) 920-1595 office@rimu.org.nz www.rimu.org.nz
	92 Yule St Kilbirnie Wellington	

12 Kokako Street, Taihape
Taihape Squash Club *Proposed Addition*

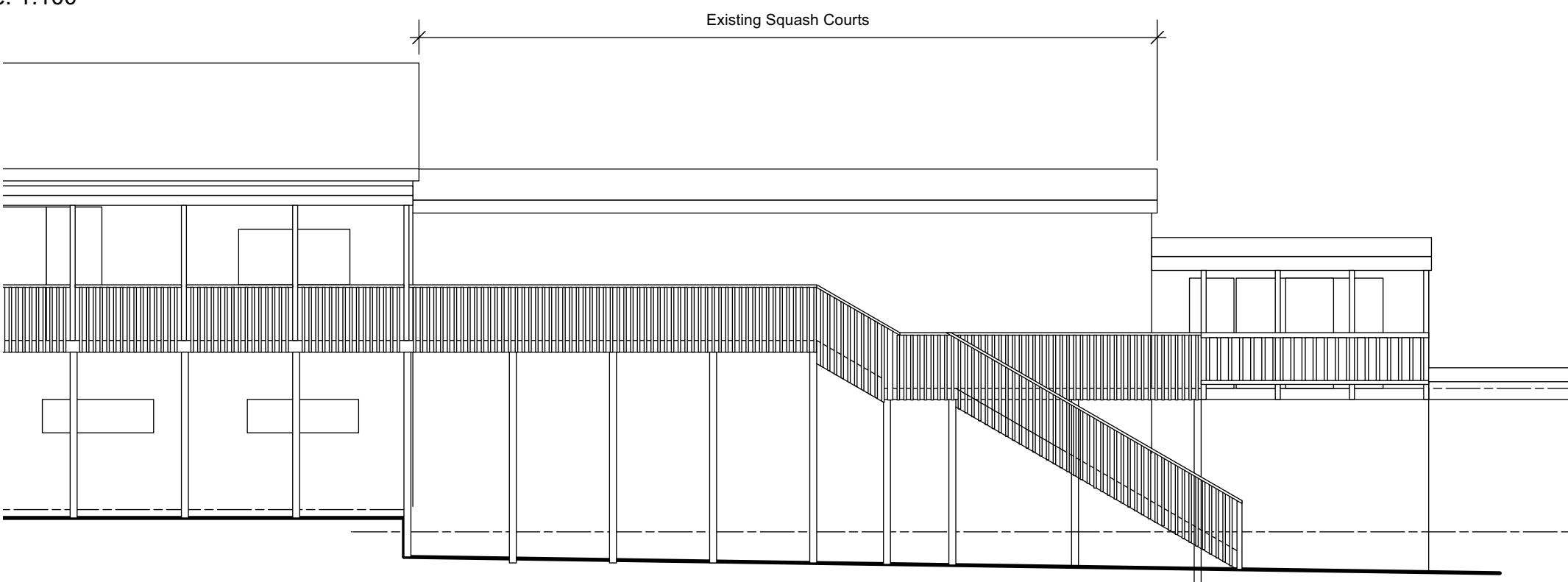
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SCALE:	A3 original
DRAWN:	Bruce

RIMU architects	JOB	21.167
	DWG	R5
	REV	A



South End
Scale: 1:100



North End
Scale: 1:100

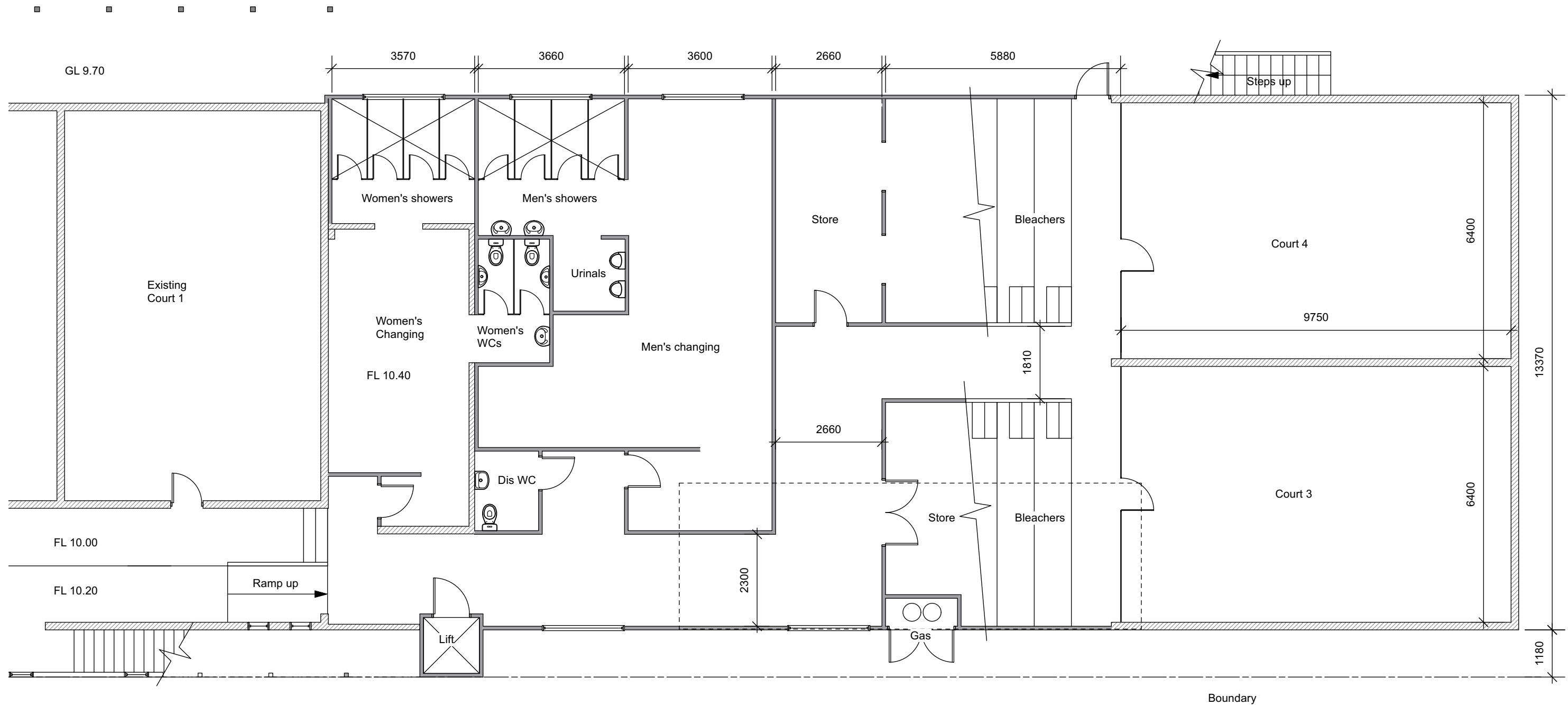
OFFICE	2 Rongotai Rd Kilbirnie Wellington	(04) 920-1595 office@rimu.org.nz www.rimu.org.nz
	92 Yule St Kilbirnie Wellington	

12 Kokako Street, Taihape
Taihape Squash Club
Proposed Addition

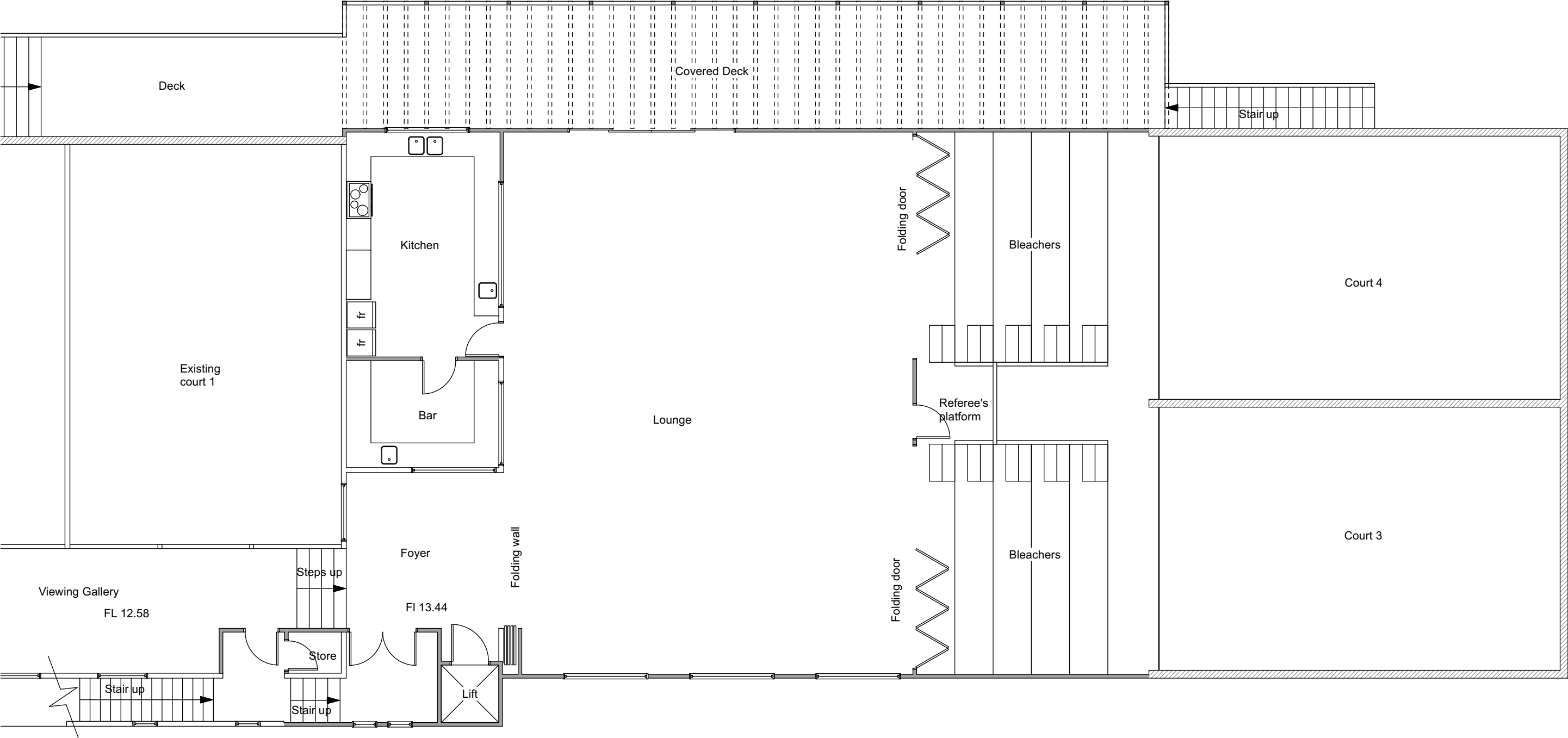
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DRAWN:	Bruce

RIMU architects	JOB	21.167
	DWG	R6
	REV	A



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	POSTAL								92 Yule St Kilbirnie Wellington	DWG
										THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK



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	92 Yule St Kilbirnie Wellington	
POSTAL		

12 Kokako Street, Taihape

Taihape Squash Club

Proposed Addition

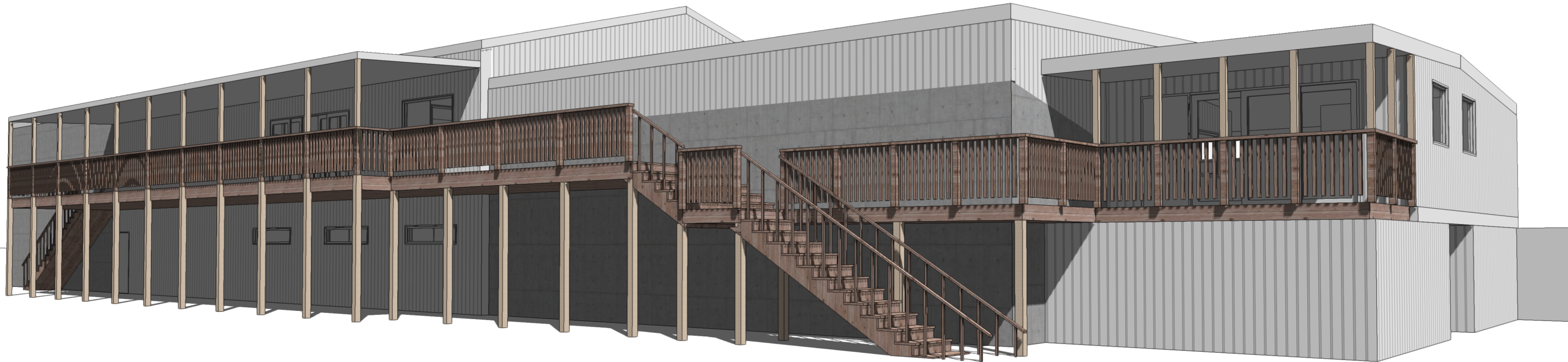
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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK	

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DRAWN:	Bruce

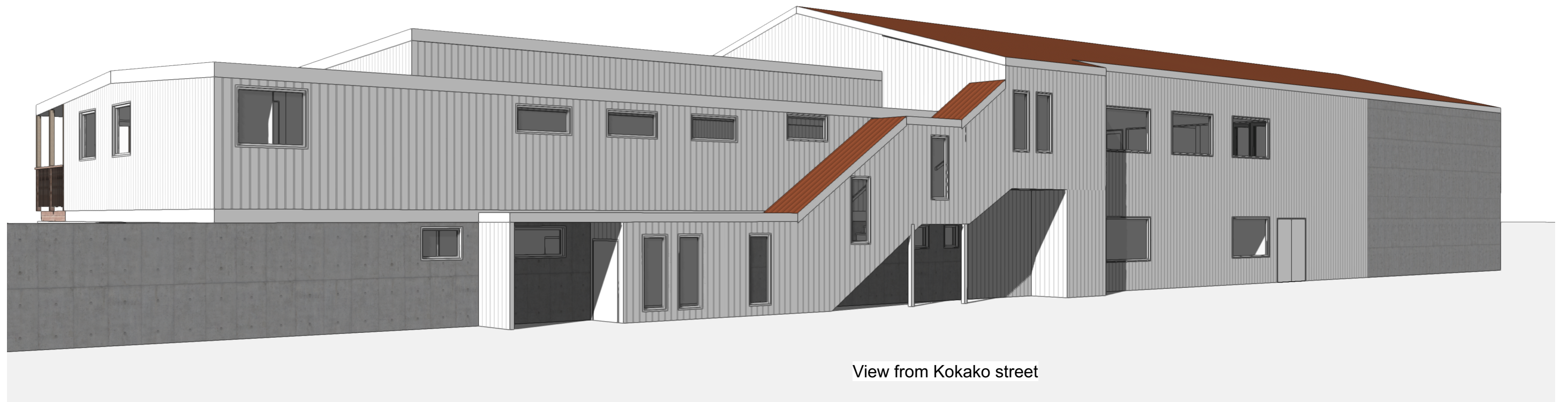
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Attachment Four

12 Kokako St – 3D views

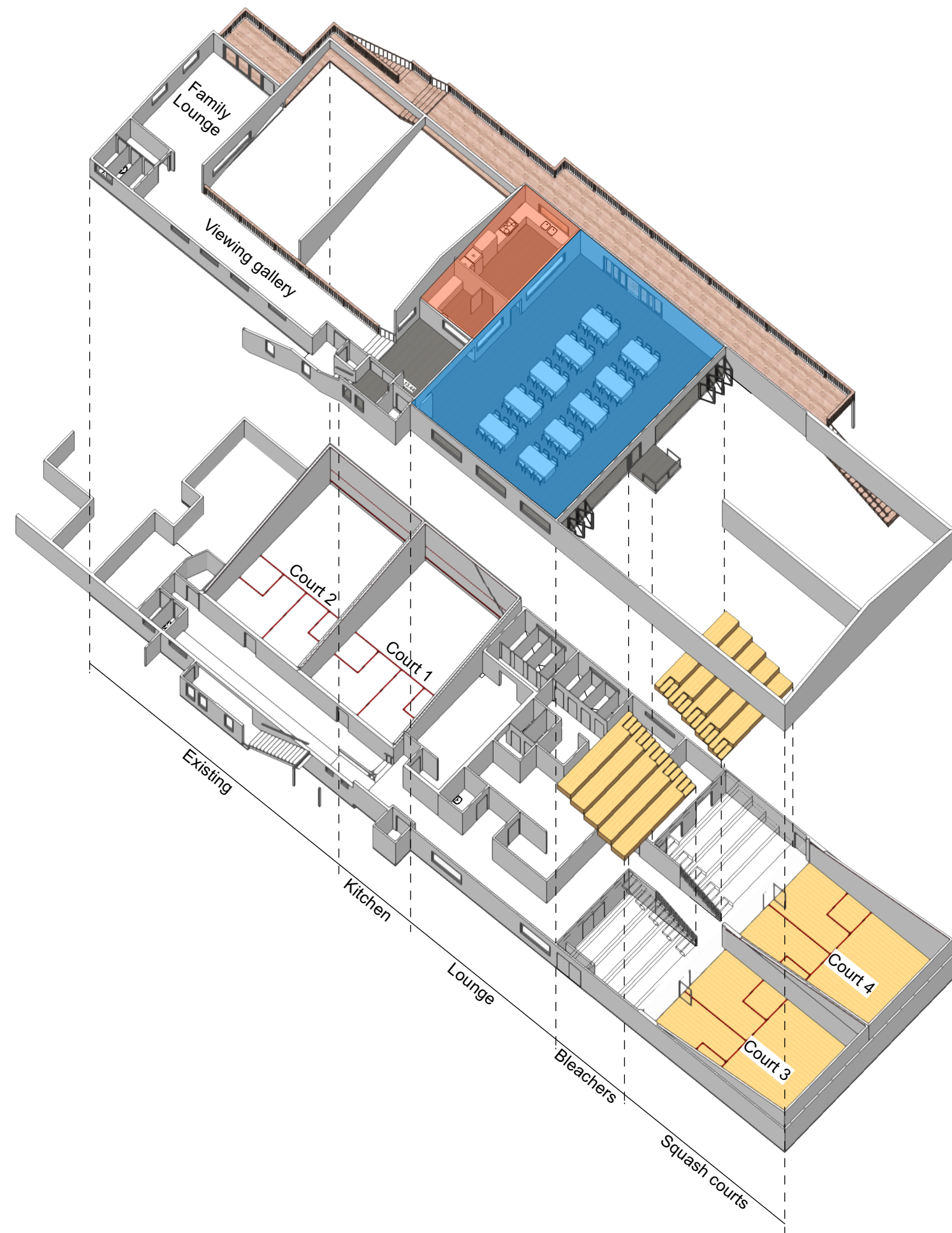


View from tennis courts



View from Kokako street

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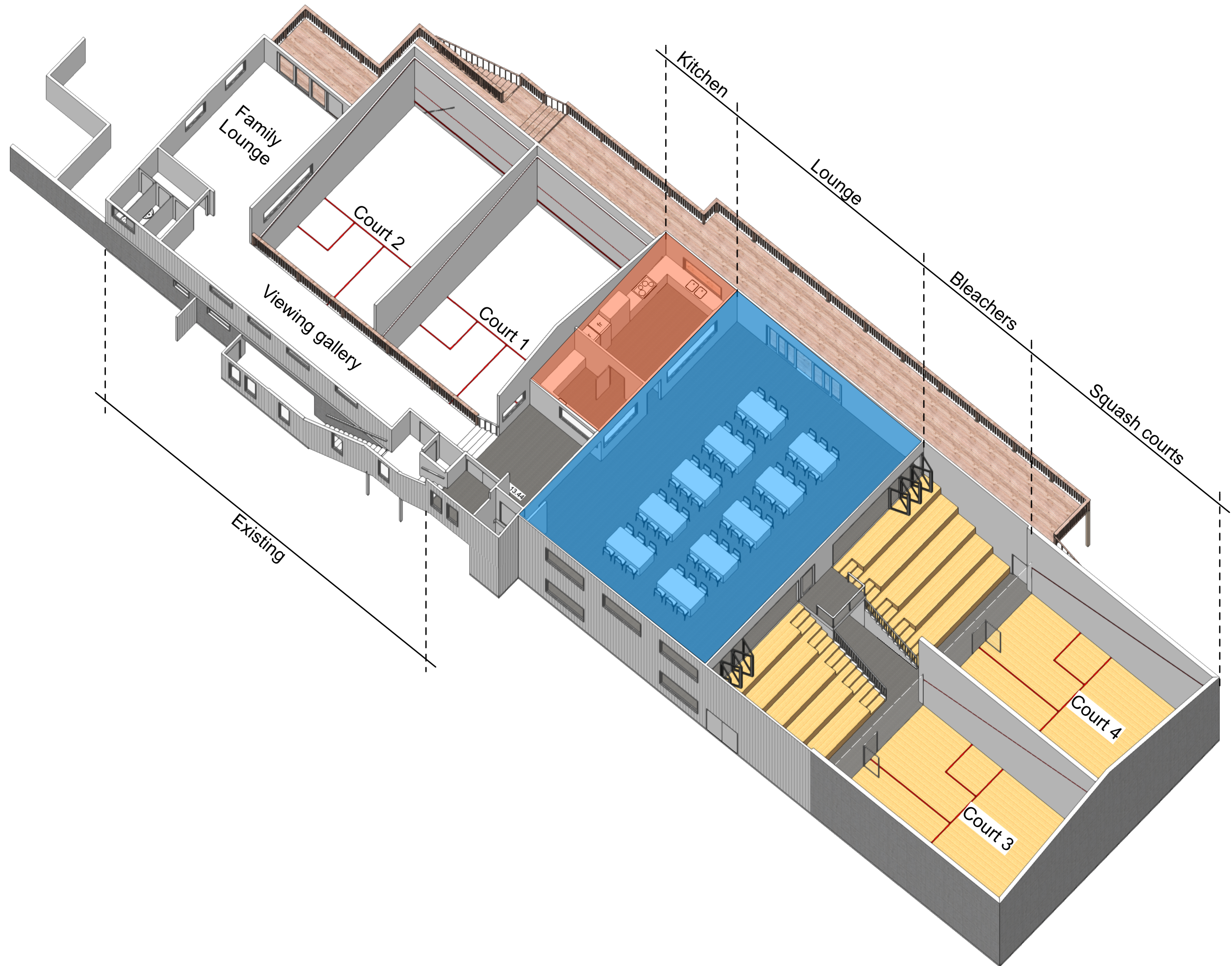
OFFICE	2 Rongotai Rd Kilbirnie Wellington	(04) 920-1595 office@rimu.org.nz www.rimu.org.nz
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POSTAL		

12 Kokako Street, Taihape

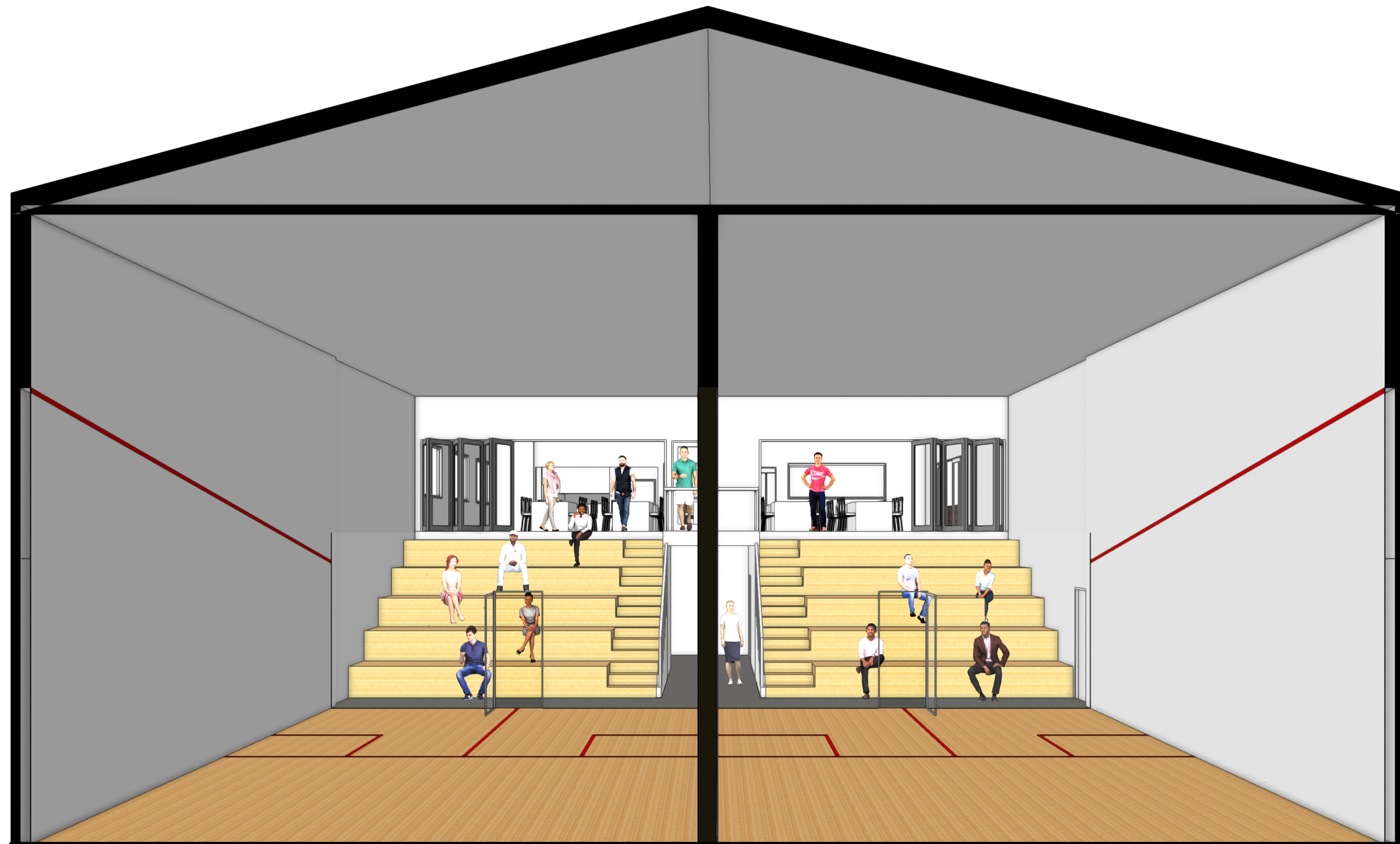
Taihape Squash Club *Proposed Addition*

DRAWING TITLE: Proposed Plan (3D view)	
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK	

DATE: 19/4/22	RIMU architects	JOB 21.167
SCALE: NTS		DWG 02a
DRAWN: Rui		REV A



<div>OFFICE</div> <div>2 Rongotai Rd Kilbirnie Wellington</div> <div>POSTAL</div> <div>92 Yule St Kilbirnie Wellington</div>	<div>(04) 920-1595 office@rimu.org.nz www.rimu.org.nz</div>	<div>12 Kokako Street, Taihape</div> <div>Taihape Squash Club</div> <div>Proposed Addition</div>	<div>DRAWING TITLE:</div> <div>Proposed First Floor Plan (3D view)</div> <div>THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK</div>	<div>DATE:</div> <div>19/4/22</div> <div>SCALE:</div> <div>NTS</div> <div>DRAWN:</div> <div>Rui</div> <div>A3 original</div>	<div>RIMU architects</div> <div>JOB 21.167</div> <div>DWG 02</div> <div>REV A</div>
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Court 3

Court 4

OFFICE	2 Rongotai Rd Kilbirnie Wellington	(04) 920-1595 office@rimu.org.nz www.rimu.org.nz	12 Kokako Street, Taihape <i>Taihape Squash Club</i> <i>Proposed Addition</i>	DRAWING TITLE: Section (3D view)	DATE: 19/4/22	SCALE: NTS	A3 original	RIMU architects	JOB	21.167
	92 Yule St Kilbirnie Wellington								DWG	03
POSTAL				THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK					REV	A