



THE ORIGINS OF THE
KESWICK ROAD COVENANT
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PREFACE

The ministry of the Keswick Road precinct is one of utmost importance. Many have contributed time, finances and manual effort, along with substantial prayer to provide a place of refreshment and encouragement for both body and spirit. God's word has been faithfully preached and many lives have been impacted for God's kingdom.

'Remember the foundations'

As we reflect on the rich history that has been the foundation for such a ministry we give thanks to God for His provision. It is a history forged by godly men and women with the intentions and agreements toward a precinct of unity.

'Cultivate the fruit'

The focus of the ministry of this place has seen commitments for Christ made, missionaries sent, and many churches and individuals grow in their understanding of Scripture and their knowledge of our great God.

'Focus on the future'

As we reflect on the past and the vision for the future held by those who began the ministry of the precinct, there is much to be excited about. We look at the past and the commitments made and are encouraged to look to a future of unity built on these covenants.

This book outlines the history of the original covenants, their intentions and outworking over the years.

INTRODUCTION

Dear Reader

The site is a very special part of God's creation. As the author, I can bear personal witness to only a small fraction of the innumerable blessings that have been realised through involvement with MTC events and other camps across the site over the years.

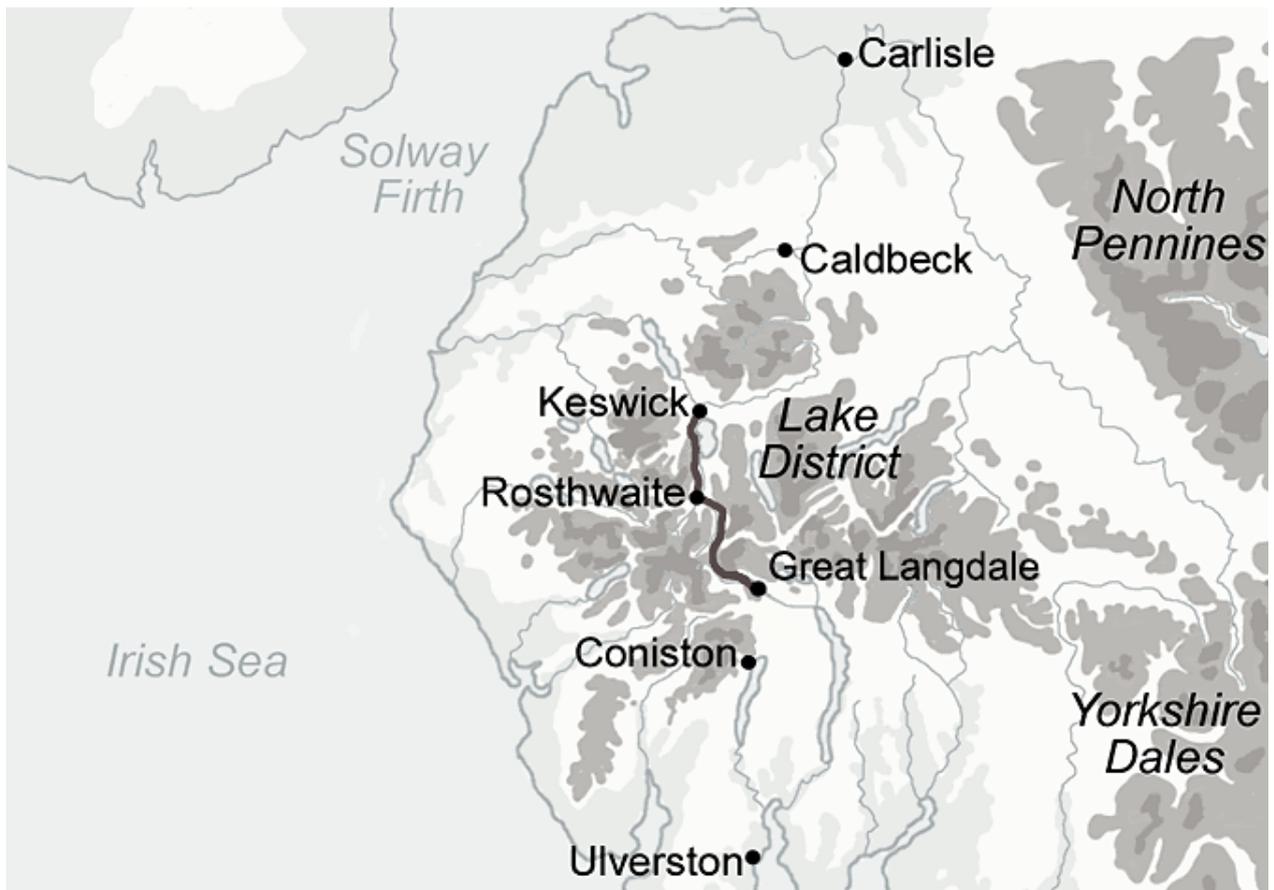
The relationship of the properties in Keswick Rd, North Tamborine is unique, complex and best viewed through the eyes of Christian trust and grace. This document is intended to bring clarity, understanding and unity regarding the precinct's history.

While care has been taken to assemble relevant facts, it is acknowledged that there is much that I don't know about what has transpired on the mountain over very many years and there is still much for me to learn.

New information is welcomed via written submissions to enable any future versions of this document to represent history more accurately.

Bill Vine

AUTHOR - B VINE
RESEARCH - D DREW & J SHEEN
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EDITOR - B ALLBUTT

a place to go deeper

EARLY AUSTRALIAN KESWICK

The Convention which eventually found its way to Mt Tamborine was a local expression of a world-wide movement. The Keswick Movement established conventions with the expressed purpose of encouraging a deepening of the spiritual lives of Christians around the world.

The first and possibly best known of these events was held at Keswick, England in 1875 and that tradition continues. Due to this heritage, these great gatherings are often referred to as Keswick Conventions

The Keswick movement influenced the formation of similar convention and camping organisations - Belgrave Heights Convention in Victoria and Katoomba Christian Convention, in NSW.

ALL ONE IN CHRIST JESUS

Katoomba Christian Convention (KCC) began under this banner in 1903, founded in the tradition of the Keswick Convention in the north of England. Growing from a small gathering of Christians in a children's playroom in Katoomba, KCC has continued for over 110 years to bring Christians together and see transformation in their lives as they sit under God's Word. (kcc.org.au/about)

Belgrave Heights Convention was born out of the annual Upwey Conventions which began in 1918. The first Belgrave Heights Convention was held in 1950/51 on the 22 acres purchased the year before. (100 Years The Story of the Belgrave Heights Convention. Sally Minett.2017)



Eagle Heights Convention

LOCATION FOUND

With the examples already established by Belgrave Heights Convention and Katoomba Christian Convention, the South Queensland Christian Convention committee sought to find a quiet, rural and cooler location for locals from south east Queensland to come for times of refreshment and enrichment.

*quiet,
rugged
and beautiful*

Open Air Campaigners at the Margate Convention





Having relocated the Christmas/New Year Convention from Margate and joining in with the pre-existing Mt Tamborine Convention, the event was regularly held at Eagle Heights on hired premises utilising tents and local guest-houses as well as a marquee for the main meetings. The Mt Tamborine Convention had been operating under the leadership of returned China Inland Mission (CIM) missionary, Jack Mathewson from the early 1930s. The Convention Committee discovered that a 50-acre dairy farm at the end of Beacon Rd was for sale and the committee became convinced that this would be an excellent location for the growing ministry. The property was purchased, a water bore was sunk and the old farmhouse and associated buildings were utilised as the caretaker's residence, basic kitchen and lodgings.

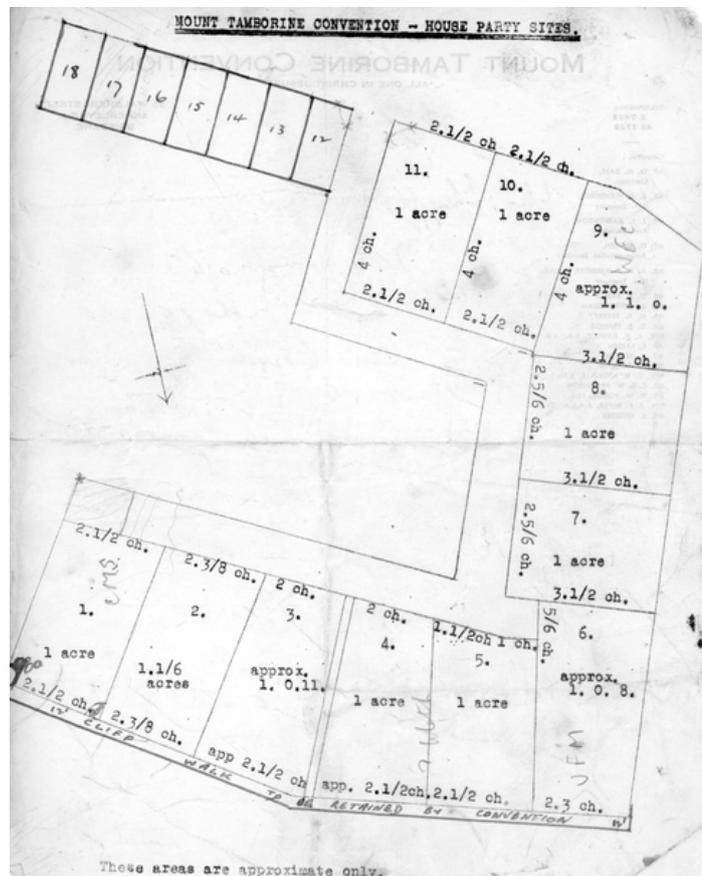


the 'House party' subdivision concept

By April 1959, MTC had invited other Christian organisations to purchase newly subdivided properties around the newly built Keswick Road. The road had been gazetted to comply with local council legislation regarding subdivisions.

The covenantal agreement required the purchasing Christian organisations to construct accommodation houses known as 'House Parties' which would be utilised to host their own events as well as providing accommodation and ministry support for MTC events.

The initial information letter dated April 1959 was sent out to numerous Christian organisations and included the following paragraph. "A covenant will be asked from each purchaser which will be designed to keep the land as far as possible in the hands of persons and groups having the same aims as the Convention." (1959.4.22 Offering sale of HP blocks p.2).



continued

The proposal letter sent to purchasing applicants outlined the following three conditions of the proposed form of resolution supplied by MTC to purchasing organisations. The purpose of the resolution was for purchasing organisations to have clearly articulated expectations for respective boards to commit to, thus protecting the long-term security of the precinct. In summary the proposal required that:

1. All properties would be utilised to support MTC events
2. If a property owner chose to sell or lease their property at any time, first right of refusal would be given to MTC
3. That the previous two conditions would not be repealed or altered without the approval of MTC.

(See Appendix 1 -Draft Form of Resolution)

This was a commonsense condition of sale and it seemed natural because most of the purchasing organisations had individuals serving on or closely connected with the MTC Council at that time. It is unclear if contracts were signed, but clearly, binding commitments were commonly made among Christian organisations which were and continue to be considered trustworthy.

Writing decades later, Joan Maxwell describes part of the agreement, "Each missionary group had a 'gentleman's agreement' that their land could not be sold outside the Keswick Movement nor would it be used at convention times except for parties attending the Convention", Christian Camping p.74 (Baptist Union of Qld. Archives).

With this agreement understood, the sites were prayerfully negotiated and sold as follows...

1959 - 1966

MTC 1960 - The MTC Auditorium was purchased for 360 pounds. A water pump was installed at the north east end of the property for 100 pounds. MTC paid 262 pounds for the subdivision survey. 220 pounds paid for the auditorium's floor.

LOT 1 & 2 1959 - Rev. Jeff Roper sent deposit cheque to secure the purchase of a one-acre block for the Church Missionary Society (CMS).
1962 - CMS made enquiries to purchase an adjoining one-acre block at the asking price of 375 pounds.

LOT 3 1959 - Negotiations begin for sale of a one-acre block to Campaigners
LOT 4 for Christ.
1959 - Negotiations begin for sale of a one-acre block to TLF.
1963 - Triumphant Life Fellowship (TLF) enquired about purchasing a one-acre block for a House-Party property. MTC received payment for the site from the Triumphant Life Fellowship group, but the MTC title was never transferred.

LOT 5

LOT 6 1959 - Negotiations begin for sale of a one-acre block to UFM.
1960 - Unevangelised Fields Mission (UFM) purchased Lot 6, a one-acre block on the north-west corner of the MTC property, with money loaned by Mr. H.E. Crow.

LOT 7

LOT 8 1963 - Sudan Interior Mission (SIM) enquired about purchasing a one-acre block for a House-Party property. Canungra School House was transported to the property and utilised as the SIM House-Party.

LOT 9 & 10 1960 - In January, World Evangelisation Crusade (WEC) applied to purchase their initial one-acre block. A deposit was received by May and WEC erected their initial 'House-Party' building just in time to be used for the MTC 1960 Christmas Convention.
1962 - WEC made enquiries to purchase an adjoining one-acre block at the asking price of 375 pounds each.
1963 - WEC purchased Lot 10 for 350 pounds.

LOT 11

1967 - 2000

MTC 1996 - Precinct Agreement Letter - The MTC Council was aware that considerable time had passed since the original covenants were agreed. Letters of Intent were drafted to reaffirm earlier commitments - Appendix 2a and b. These were sent to all houseparty owners. Signed letters of agreement were returned as per Appendix 3.

**LOT 1
& 2** CMS

LOT 3 1967 - Title transfer of the block purchased by CFC to Sudan United Mission (later Action Partners and now Pioneers. 1986 - MTC was still the registered owner. Communications between MTC and SUM/Action Partners indicate transfer of ownership to Action Partners had occurred by 1996. Pioneers acquired this site via the transfer of assets between Action Partners and Pioneers of Australia.

LOT 4 TLF

LOT 5 OMF

LOT 6 UFM

LOT 7 1987 - Westminster Fellowship/Presbyterian Church of Queensland (PCQ) campsite opened.

LOT 8 SIM

**LOT 9
& 10** WEC

LOT 11 1972 - The site was purchased by the Majestic Park Baptist Youth Group. 1973 - Ownership was transferred to the BU of Q.

2001 - 2013

MTC

LOT 1 & 2 2002 - CMS leased their properties on a long-term basis to the Baptist Union of Queensland (BU of Q) from May.

LOT 3 2011 - Via the transfer of assets between Action Partners and Pioneers of Australia, Pioneers acquired this site. The site has been leased by Pioneers to the BU of Q from 2011 and the accommodation was soon decommissioned.

LOT 4 TLF

LOT 5 2004 - OMF sold the property to Pioneers.

LOT 6 Although a building was erected on site probably in the 1960s, it was condemned and demolished sometime after 2002. This site was included in assets sourced from APCM which contributed to the formation of Pioneers of Australia. It has been leased to the BUofQ since 2011.

LOT 7 Presbyterian Church of Queensland (PCQ) Camp Tamborine..

LOT 8 2003 - It is understood that renovation plans were considered but through lack of support the plans did not proceed. SIM rejected property proposals from the BU of Q.

LOT 9 & 10 2003 - After having run hundreds of camps both independently and in support of MTC, the WEC facilities were run-down and in desperate need of refurbishment. WEC leased their properties on a long-term basis to the BU of Q from April 2003.

LOT 11 BU of Q

2014 - 2021

MTC 2016 - Precinct gathering. Heads of Agreement begins. The precinct is rezoned as "Community Facilities".
2017 - MTC gains CMA accreditation.

LOT 1 & 2 The 2 sites have been continually utilised and accommodate about 80 guests. CMS has consistently utilised the MTC auditorium and other precinct accommodation as well as their own facilities to conduct their annual CMS Summer School event. No change in ownership.

LOT 3 The accommodation on this site has been decommissioned. The facility is now used for a Baptist Church which meets there each Sunday.

LOT 4 2016 - TLF changed its name and incorporated as Tamborine Life Centre (TLC).
2017 - TLC then gifted the building and chattels to MTC in order to avoid any future ambiguity.
The TLF/TLC site has been utilised consistently to support all MTC events.

LOT 5 Currently the site has 48 beds and operates as part of BUofQ's suite of accommodation.

LOT 6 This site has no buildings and is currently utilised for outdoor education purposes by the BU of Q.

LOT 7 Known as Camp Tamborine, this is a House-Party which can accommodate up to 88 guests. PCQ has consistently prioritised their site for MTC Convention use. 2020 - Camp Tamborine purchased by MTC.

LOT 8 The SIM site is currently being used as a private residence and ministry base for Christian Ministry Advancement (CMA). No change in ownership.

LOT 9 & 10 With the refurbishment which was undertaken by the BU of Q the site now contains highly desirable ensuited rooms. The two sites have enjoyed long-term usage accommodating approximately 94 guests. WEC retains ownership.

LOT 11 Is owned and operated by the BU of Q. It currently contains their site office as well as accommodation for up to 67 guests in 'semi-ensuited' rooms.

When the BU of Q was describing their project “Building Project Tamborine ’91” for their site, they described the individual Keswick Road sites as follows:

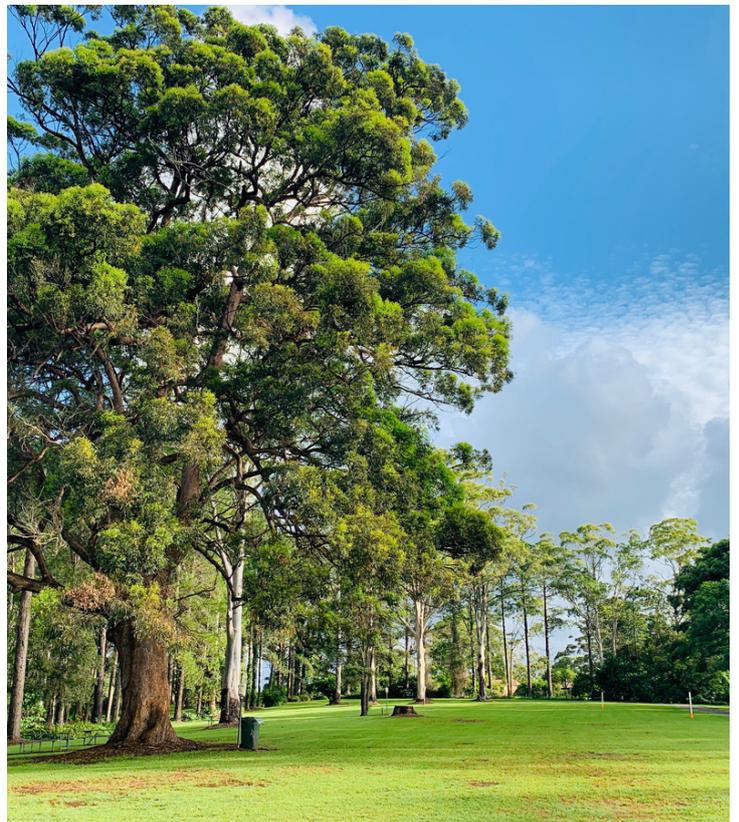
“.....At Tamborine, the Convention decided to sell one-acre lots to various Christian groups on the understanding that they would support the activities of the Convention Centre itself.....It is these sites that work together under the direction of the Tamborine Convention for the five conventions mentioned previously.” p.1

In her book entitled Christian Camping, Maxwell described the historic situation of precinct members in the following way:

“The Baptist Convention Centre at Tamborine was different from all other Baptist campsites in that it became part of an already established work - The Keswick Convention Centre.”

The many organisations working together on the Mt Tamborine precinct form a unique and amazing testimony to God’s glory in the ministry of Christian camping and conventions.

*“unique and
amazing testimony”*



water, zoning and suggested uses

The Shire Council had become concerned about the following issues:

1. Sale, quality and distribution of water within the precinct as well as piping of water under Keswick Rd as it was and is council owned.
2. The mixing of rain and bore water.
3. Communication landlines crossing Keswick Rd
4. Concerns about numerous septic systems.
5. The need for emergency dedicated firefighting water supply
6. Zoning consistency which was 'Special Purpose - Church Use'.

On top of the Shire Council's concerns was one of security based on a desire to protect attendees from unwanted interruption in a place where the public would otherwise have no reason to be.

This was a result of the establishment of Keswick Road, itself being gazetted as a public road. At the same time a gazetted 'Pathway' was marked between lots 3 and 4 and along the escarpment on the northern side of lots 1 through 6. This allows for possible lawful access by the general public to 3 sides of lots 3 and 4 via Keswick Road and the pathway.

A solution recommended by the Beaudesert Shire Council in 1966 was the creation of 'group title' or 'body corporate' to ensure zone harmony and enhanced security.

MTC legal advice at the time suggested the best solution, "Would have been best if MTC had leased long-term to the MHPs (Mission House Parties). Then all infrastructure could have been provided by the registered owner (MTC) in consultation with the MHPs... Best long-term option - is to get back to this situation. This will entail negotiations with MHPs who will have to see the benefits they would obtain for themselves." (MTC Council v. Beaudesert Council 1996 p3)

It was at this time that the MTC Council officers realised that the foundations for closer cooperation needed to be reaffirmed to provide assurance and clarity of the unified nature of the Keswick Road sites.

developing a business model

The late 1990s and early 2000s represented a time of greatly increased government regulations and compliance requirements partly due to the Childers Palace Backpackers Hostel fire.

At that time, MTC was struggling to develop a sustainable plan that would support the significant costs of holding and upgrading facilities that are used for Bible teaching ministry. Without any knowledge of the original precinct commitments, under the leadership of Phil Fox and Lloyd Woodrow, another possible way forward was being developed by the BU of Q.

Their proposal to MTC and others included the establishment of a 'working party of say four people' to develop a concept which would allow the creation of a 'single management arrangement'.

While the concept of central management was undoubtedly visionary, there was significant concern from other Keswick Road organisations and MTC.

Because of BU of Q's strong financial and denominational backing and a change of focus towards facilitating general school camps, it was feared the 'All One In Christ Jesus' heritage would be weakened. Recognising they didn't have the resources or organisational ability to 'stay in the driver's seat' of the place they had established primarily for Bible teaching conventions, it was still deeply worrying to the MTC Council that it would lose significant influence in the precinct,

It was also noted that these negotiations seemed to move ahead without reference to the original agreements made decades ago and reaffirmed only months earlier. Relationships broke down and suspicion towards the BUofQ negotiators was evident amongst some precinct owners who feared any Baptist Union expansion would represent a 'take over' and they could lose something of the value of being known as interdenominational. It seems these concerns were not clearly discussed with the BU of Q at the appropriate level. On this basis the 'rumor mill' began and fear and suspicion grew.

Offers were made by BU of Q to purchase or lease other Keswick Road properties without any documented consultation with MTC. The result was leases being signed with CMS (2002), WEC (2003) and then the 3 Pioneers properties (2011).

continued

In addition to the angst around a perceived loss of precinct influence came the realisation that MTC was unable to afford the non-refundable booking deposits required to book the BU of Q owned or leased house-parties for MTC conventions such as Easter.

This more robust business model of the BU of Q eventually resulted in taking a number of sites 'off-line' for MTC's only event, the Easter Convention, and the disappointment and evident lack of unity was felt deeply by MTC constituents - many of whom were inextricably connected with the organisations which owned the sites leased to the BU of Q as well as with the Union itself. Disappointment was directed not only towards the Baptist Union but also towards the site owners who had likely not consulted with MTC as part of the leasing process.

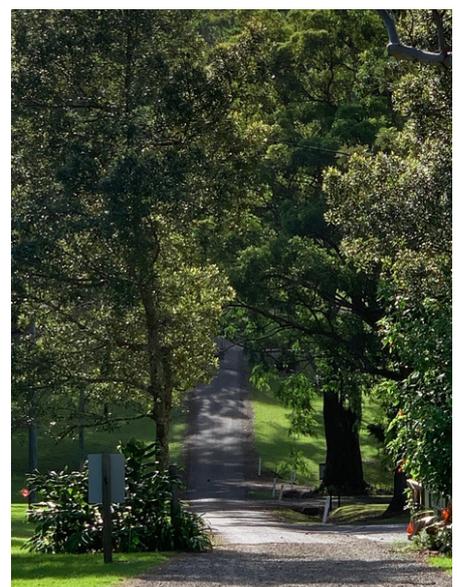
Without affordable accommodation readily available and a lack of partnerships between MTC and other site owners, the way forward was uncertain. It seemed that the convention ministry at Mt Tamborine was coming to a close.

The MTC Council was floundering and the stress resulting from organisational governance struggles was disconcerting.

In hindsight, it seems likely that the leases and the following significant cash injection on the part of the BU of Q has helped hold the Keswick Road properties together for a compatible and mutual use. By rebuilding WEC and upgrading CMS the future use for group camping was secured.

Without the Union's significant leasing and upgrading investment, the possibility existed that House-Parties could have been leased or sold for other purposes and MTC would likely have been powerless to stop it.

'All one in Christ Jesus'



support for conventions and strengthening a business model

By about 2010, MTC-run conventions had dwindled down to one per year, that being the Easter Convention. Pleas for money had become regular at convention meetings and the outlook seemed bleak.

In August 2012, while approaching people to become a part of the newly formed MTC Membership, Bill Vine also approached Andrew Grant, the BU of Q's camping director (operating as Queensland Conference and Camping Centres), who took up the invitation and dialogue was begun.

In one of many emails, Andrew wrote, "...under my leadership we would like to enjoy a relationship of cooperation and dialogue, and hopefully together we can do great things for the Kingdom on Tamborine Mountain and beyond..." Aug 2012.

Some of the hurts that had been felt for years between the BU of Q and MTC were brought into the open and a process was begun of addressing misunderstandings and ongoing concerns.

Andrew's strong desire for a positive relationship is evident in the following email - as well as the seeds of what would lead to the current 'Heads of Agreement' between the two organisations.

"First I'd like to reiterate what you and I have discussed:

1. *To acknowledge there has been tension between QCCC /MTC in the past and that QCCC has been a contributor to these tensions in various ways. As the incumbent Director of QCCC my hope is we can clean the slate on past tensions.*
2. *To emphatically state that QCCC is not pursuing a strategy to "take over the property" and where we have taken over sites like the Pioneers properties it has been primarily about ensuring they don't fall into disrepair, or to operators whose intentions are not complementary to the broader purpose of the property.*
3. *My hope is that QCCC/MTC can work together in partnership, recognising we're both parts of the body of Christ with differing strengths to contribute, and in our weaknesses, we can still be made strong if we work together with good relationships.*

Essentially I'm saying that we hope we can partner effectively with MTC to realise and unleash the profound potential of the entire property and that the best way to make this happen is with dialogue and relationship." Sep 2012



David Allan (MTC) with Andrew Grant (QCCC)

Heads of Agreement

The MTC Board was facing numerous, seemingly insurmountable challenges during this time, not the least of which was financial. The fresh dialogue with Andrew Grant was perfectly timed as MTC had now reached a critical financial crisis. Its underlying business model was too weak and the auditor had made it clear that something significant needed to change in order for us to be able to consider continuing our operation.

In late 2013, newly appointed MTC CEO, David Allan joined the negotiating team and many ideas and possible agreement details were discussed, refined and built upon. From 2013 through 2015 the MTC Board sought to bring the fledgling MTC Membership to a point of trusting the BU of Q sufficiently to enter into a 5-year Heads of Agreement (HoA). We all agreed that five years would be long enough to justify some limited investment on QCCC's part but short enough to enable a way out if either party felt it needed to do so in the future.

The official HoA document was signed to begin on January 1st, 2016, but because of the trust already established, much of the agreement was already being experienced at the time of implementation.

The HoA has been a significant and positive step for MTC as it assured us of the use of all of QCCC's accommodation for Easter Convention with no booking requirements, as well as providing the green space and facilities required for QCCC to expand its school camping activities. The initial HoA expired on Dec 31st, 2020, There is currently a desire on MTC's part to continue this agreement in some form.

Prior to the establishment of the HoA with the BU of Q, with the backdrop of financial crisis, decisions were made by the MTC Council regarding its property usage, that lacked due diligence. This culminated in a significant legal argument arising between MTC and the Scenic Rim Regional Council (SRRC).

In about 2011, a section of the MTC constituency instigated a strong push towards growing MTC's income by increasing the use of our council approved Caravan Park. A seemingly reasonable assumption was made that because MTC had a Caravan Park License, it could operate a commercial caravan park open to the public.

Without Regional Council approval, MTC set about opening the site for individual campers wishing to stay for both short-term and long-term visits. The convention adopted an 'honour system' for campers so that staff time was kept to a minimum – a similar system to those used in State Parks etc.

The result was many undocumented campers in proximity to the school camps already running within the precinct. MTC was unable to ensure children's safety or to control the site.

This was particularly upsetting for both the Beacon Road neighbours and for the BU of Q who were now operating a well-managed school camping operation within the precinct.

Together with the BU of Q, MTC funded a debate with the SRRC which had seemingly seized upon MTC's floundering state and attempted to remove significant usage rights which were fundamental to the ongoing operation of all sites within the Keswick Rd precinct. David Allan and Andrew Grant worked tirelessly to establish a reasonable outcome where both organisations can thrive.

This came at significant financial cost which was borne by the BUofQ and MTC. The effort has benefited all of the Keswick Road, House-Party owners.

establishing previous usage rights

CHRISTIAN MINISTRY ADVANCEMENT'S ASSISTANCE

While attending a Christian Venues Association Conference in about 2011, MTC Council Chairman, Brian Allbutt came across a book entitled 'Community Governance' by David Bartlett and Paul Campey. After presenting this to the MTC Council, its principles were quickly embraced, and a new governance framework was formally adopted in September 2012. The MTC Council was renamed the MTC Board as part of that process.

One of the first tasks was a constitutional rewrite with the new version being adopted in September 2013, followed by an intense journey of the board undergoing much professional development.

Since MTC formally became a member of Christian Ministry Advancement (CMA), Gary Williams (CMA CEO) has been most generous towards MTC, offering board development sessions, numerous telephone consultations as well as providing pertinent resources whenever required.

As a result of attending the 2016 CMA Conference on the Gold Coast and then the 2017 Conference in Melbourne, MTC representatives became convinced that significant steps needed to be taken towards building trust in the MTC brand. Gary and his team have encouraged hundreds of Australian Christian Not-For-Profit organisations to improve their administration and governance to a God-honouring state - his work is exceedingly valuable.

The desire to seek standard improvements that would inspire confidence encouraged us to apply for inclusion in the CMA Standards Council Pilot Program. Research was done, lawyers consulted, correspondence was intensified, policy was developed and archives were established until eventually MTC was officially given CMASC Accreditation in November 2017. The accreditation process has been both enlightening and enriching but this was just the beginning as it requires that we maintain the standards that have now been achieved.

Bill Vine - MTCC Chairman and
Stephen Kerr - Executive Director,
CMA Standards Council



a journey toward better governance

the need for openness and understanding

As a result of new relationships being formed with Belgrave Heights Convention and the various precinct landowners, a Precinct Gathering was held in October 2016 on site at Camp Panorama. Warm fellowship and enthusiastic attitudes were enjoyed throughout the weekend with plenty of encouragement for the MTC Board. Special guest was retired Christian Youth Camps Victoria CEO Glyn Mahon who has had vast experience in the Christian Camping industry as well as long-term involvement with the Christian Venues Association. (Appendix 4 - Attendees at 2016 Precinct Gathering)

In the lead-up to the gathering, a draft program had been sent out and the sessions began well. It soon became obvious that there were problems relating to original covenants between MTC and other precinct owners. These covenants had been confirmed when land was purchased from MTC and were designed to provide longevity of ministry, to give the precinct security in regard to rezoning and to guide potential precinct agreements. Agreements between the BU of Q and EC/CMS/Pioneers had not honoured the original commitments that were made.

This came as a surprise but identified a vital issue that would need to be resolved to move ahead as a unified precinct.

Despite an uncomfortable start to discussions, what emerged as a foundational issue was that the Keswick Rd Regional Council zoning was likely to change in the near future as the Regional Council seeks to minimise its number of different zoning categories. It was suggested that if the zoning is changed to residential (which seemed likely at the time), the desire to maintain a unified precinct would be tested more aggressively as land values increase. The temptation to cash-in could increase.

It was recognised that this is the reason that the original purchasing organisations were agreed that they would not sell their properties to the detriment of the convention and mission agencies ministries.

On November 17th, it was noted that the Scenic Rim Regional Council had released their draft Town Plan and that the Keswick Rd precinct had been changed from 'Special Development' to 'Community Facilities Zone'. This was alarming because much of what currently occurs on the precinct was not protected under the draft zone.

This sparked the engagement of our very supportive Town Planner, Noel Grummitt, who assisted in formulating an appropriate response during the vital consultation stage which closed on December 14th.

Thankfully all seven landowners were willing to sign the submission thus displaying a level of co-operation and unity not shown to council for many decades. (Appendix 5 - Expression of Unity to Council)



TOWARDS A NEW PRECINCT COVENANT

a new beginning

The Keswick Road precinct is a place where God's word is sovereign and guides all we do. MTC seeks to honour the commitments made over 60 years ago.

We aim to support each property as they engage in the ministry of seeing God's word lived out through Bible Teaching, Christian Camping and Retreats. This remains at the heart of all we do and is our priority.

We are committed to remembering the foundations upon which this precinct was created, and upholding the principle that if a landowner wishes to sell their Lot, they will first initiate discussions with MTC.

MTC encourages all current landowners to work together to both recommit to and affirm the original intent for the precinct.

We remain committed to supporting cross-cultural missions and this commitment is upheld in most of our events.

Many of the individuals that helped purchase the sites from MTC and provided buildings or maintained them are part of the MTC Membership today and all of the present organisations can be assured that there is a desire for all of the precinct owners to be working in partnership and harmony with MTC.

It is hoped that as a result of understanding the history and opportunities that the Keswick Rd precinct represents, all owners will show a willingness to cement the future by affirming afresh the promises made within a new precinct covenant. This would ensure that the properties remain in agreeable hands so that this unity can continue into the future.



*'God's word
lived out'*

CAMP TAMBORINE AQUISITION

an extraordinary year

MTC has always been committed to seeing Christian Conventions and Camping viable across the Keswick Road precinct. We believe it is vital that the Evangelical Christian integrity of the precinct is maintained and that a coherent group of organisations retain ownership of the precinct. With the news of the imminent sale of Camp Tamborine at 28 Keswick Road this commitment was put to the test.

To deprive Christian groups of using Camp Tamborine in its present capacity would have not only been short-sighted but another blow to those who cannot afford the few commercial (and often unsuitable) retreats that exist purely for the purposes of making high gain profits.

2020 was an extraordinary year of disruption and financial loss due to Covid-19 and its ongoing repercussions . A major property acquisition was not on MTC's radar.

What we have learnt throughout this process is that God has changed our plans, not His. We are indeed thankful and humbled at the response to the Camp Tamborine acquisition, to date (June 2021) raising \$618,000, and continuing to devote ourselves to prayer for the remaining \$132,000. Over 500 gifts and offers of support have been received, coming from many places, including South Australia, Victoria, New South Wales and of course Queensland. We don't have a 'marketing or fundraising' department. Not many of us have any formal fundraising training or experience. We sent out some email and videos and God did the rest.



MTC first became aware the property would be sold mid-June 2020. Through contacts at the Presbyterian Church of Queensland (PCQ), a good working relationship was established and it was agreed that MTC would have the first right of refusal on the property.

CAMP TAMBORINE ACQUISITION

an extraordinary year

At the July MTC Board Meeting, the MTC Board authorised the Ministry Resource Development Committee to take whatever actions necessary to enter into a due diligence process for Camp Tamborine and report the findings back to the Board. The Board acknowledged that costs would be incurred with this due diligence process and expected those costs to be contained within the current approved budget. A building inspection and independent valuation was conducted on 28 Keswick Road on Monday 17th August 2020.

The independent valuation valued the property as follows:

Capital - \$430,000 (discounted from \$550,000 due to condition) Land - \$350,000

Total - \$780,000 Insurance (replacement) value is \$1,780,000



A purchase contract was prepared but not signed until after Membership consultation. The contract allowed for 60 days to satisfy finance and then a further 21 days for the property to settle, being Monday 30th November 2020.

Purchase - \$750,000 (being \$780,000 less \$30,000 sales commission had the property been sold on the open market) GST- \$75,000 Total - \$825,000

Ministry Value

- Expansion of the teaching of God's word through MTCC (ore facilities equals more opportunities for more people to hear God's word).
- Expansion of the worth of investment of MTC membership (they are not just paying a membership but investing in the future of MTCC).
- An 88-bed facility should be protected for the integrity of the precinct and not fall into the hands of those who may oppose the teaching of God's word.
- Conferences can expand their elective teaching through the use of the extra meeting room.

CAMP TAMBORINE AQUISITION

an extraordinary year

MTC Membership consultation

The MTC Membership consultation process occurred 22nd August with overwhelming support to purchase the site without finance or debt from a lending institution. If God is in this, then the support will come. This was then put to a Special Members Meeting on the 10th September where members formally voted to proceed on the basis of 'no debt' to the association.

Fundraising

Fundraising commenced directly after the Special Members Meeting and the first gifts were received on the 11th September. Gifts ranged in size from \$7.40 through to \$100,000 with over 500 people (40% MTC Membership and 60% friends of MTC) contributing from Queensland, New South Wales, Victoria, South Australia. For many this represented a significant sacrificial step and from the stories shared with us it was obvious that the Lord was stirring the hearts of His people.

The generous and prayer-answering offer of an interest free loan from a good friend of the Convention for \$200,000 to be paid back over 5 years or earlier, allowed the purchase to proceed. It was voted on by MTC Membership on the 4th November and gratefully accepted.

As at settlement (30/11/20) a total of \$584,869 had been received in 81 days, leaving a shortfall of \$165,131 to repay the short-term interest free loan and an additional loan offer of \$75,000 to cover GST on purchase which was later repaid.

Fundraising continues in order to reduce the loan and repay as soon as practicable.



*'God' is in
this place'*



Bill Vine - MTC Chairman &
Rev Peter Barson - PCQ
unveiling the
recommissioning plaque.

an extraordinary year

Recommissioning Process

In order to recommission Camp Tamborine, urgent work was needed to allow the kitchen to be licensed and we anticipated a cost of approximately \$50,000. This included removal of non-functioning equipment (oven), kitchen benches, painting, replacement of kitchen floor, purchase of new equipment and commercial flooring throughout the lower levels of both buildings.

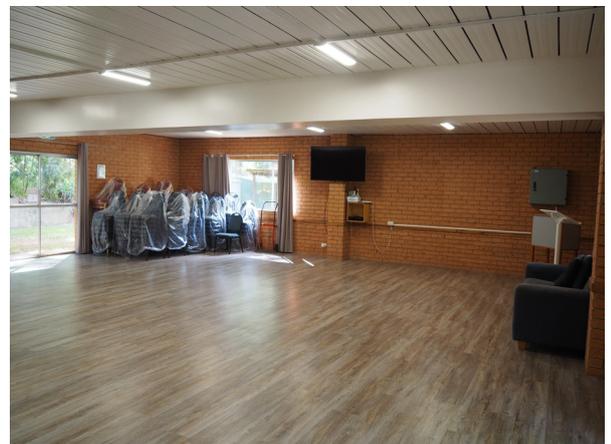
Quotes were obtained and a working bee organised to bring the building up to standard during December. Gifts of \$50,000 were received to undertake this work.

Stories of hope shared during the appeal

Throughout the fundraising appeal some wonderful stories emerged when we asked people 'What does the Mountain mean to you?'

"I have been going to the Easter convention every year of my life. The mountain and the atmosphere of the friendly community of God-fearing people is such a blessing to experience. Every year I look forward to going back to the mountain on Easter as a way to grow closer to God and to be with like-minded people. I truly feel that the convention with its church services and gathering with other believers is the closest experience to heaven we have on this Earth." L - NSW

"We came to MTC as a couple in 1973 to work in a team running the teenage program for the Easter Convention. The uniqueness of the place, the teaching and the ethos of All one in Christ Jesus drew us back over and over for conventions, SU camps, Church camps as a couple then as a family for 47 years. It is a very special and sacred place that must be preserved for future generations to do business with God." M&K - Brisbane



"It is very special to come to the top of the mountain and know that it is a special place, set apart for people to meet God. We have had many special refreshing times with God and fellow Christians in the precinct and it is literally a mountain top experience where the entire site has been soaked in prayer over many years.

To have such a large area to be just able to connect with God is unique." J&G - SEQ

TOWARDS A NEW PRECINCT COVENANT

ministry and ownership

Christian ministries such as MTC that focus on Bible teaching and cross-cultural missions are not money generators in and of themselves. Given this background, it is remarkable that the Keswick Rd Precinct has remained intact as long as it has.

In the words of David McKenna, "Profit organisations are designed with a view to cost-benefit margins with the expectation for financial gain. Nonprofit (Not-for-Profit) organisations are motivated by social-benefit margins and the expectation for serving human need. Christ-centred ministries are founded for spiritual-benefit margins with the outcome of redemptive change." Call Of The Chair p.13 ECFA Press 2017.

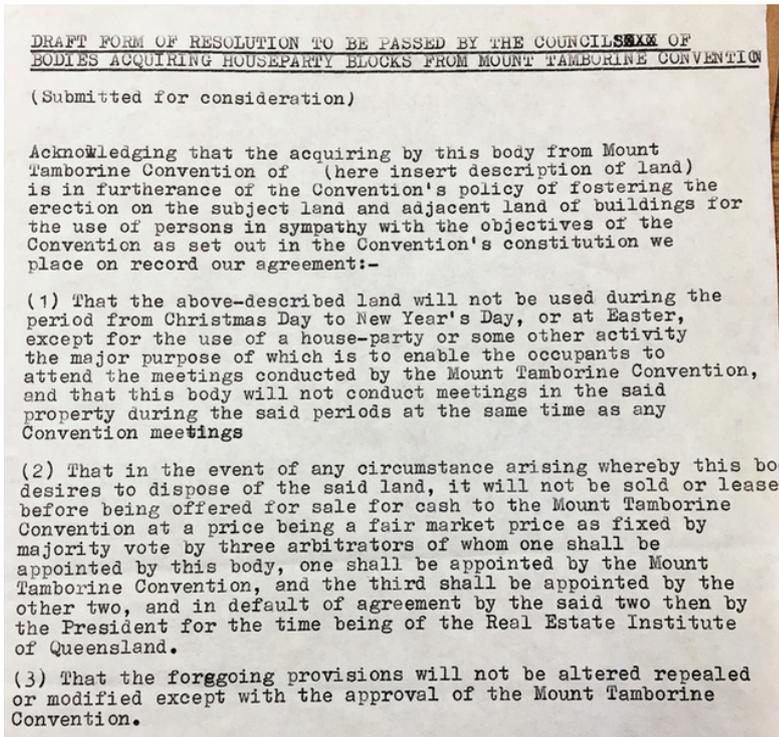
Therefore, while recognising that MTC's primary call is to Christ-centred ministry there is a clear need to move forward with a more robust financial model that underpins our core business thus ensuring its longevity. The time is here for us to become more strategic, sustainable, unified and determined to utilise the Keswick Rd precinct as it becomes a significant asset for the Kingdom of God in SE Queensland.

It seems that God has provided, sustained and protected the Keswick Rd precinct for His purposes against many challenges that have risen over the years. It is the view of the MTC Board that by building trust and increasing respect between the site owners that the precinct can go on being a place of interdenominational fellowship where the Bible is clearly taught in ways that encourage His people to lead lives dominated by ministry and mission.

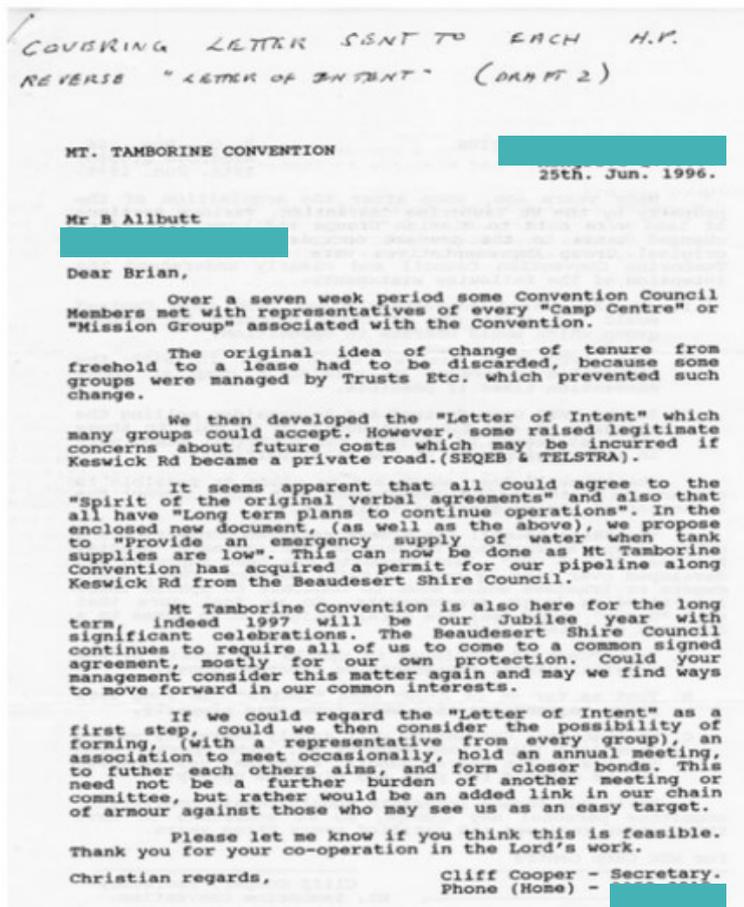


APPENDICES

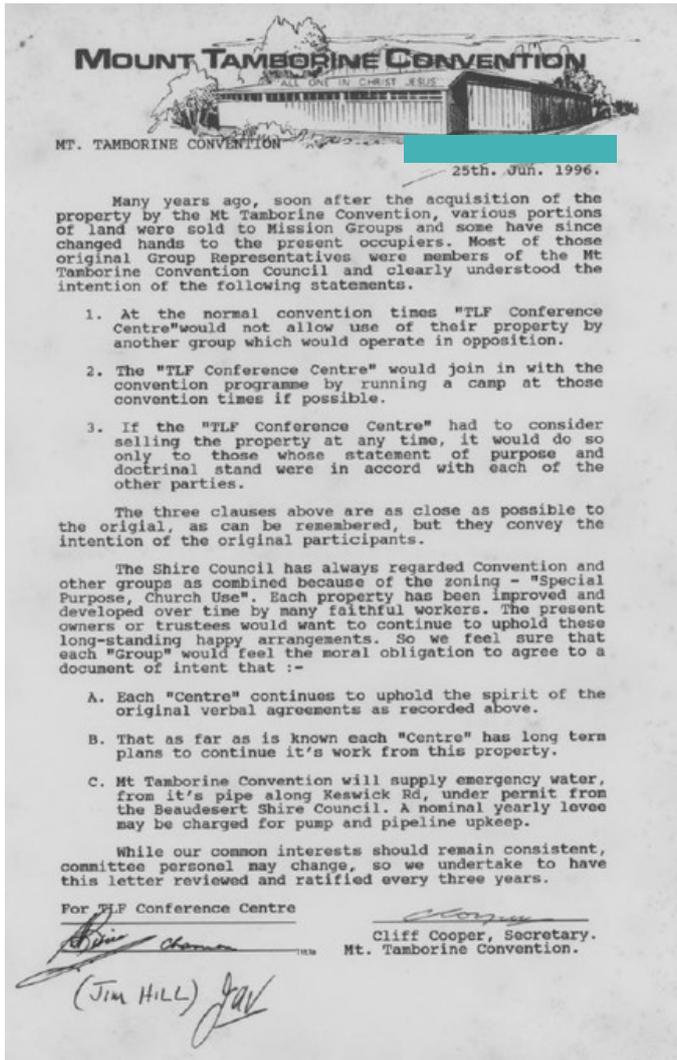
APPENDIX 1 Draft of the Resolution P6



APPENDIX 2a Covering Letter for Letter of Intent (sent to each House Party) P8



APPENDIX 2b 1996 Letter of Intent - P8



APPENDIX 3 1996 Agreement Signatories - P8

Property	Owner	Signatory, Position
Lot 1 & 2	CMS	(signed but unreadable), General Secretary
Lot 3	AP	Roy Conwell, Chairman Qld Committee
Lot 4	TLF	Jim Hill, Chairman
Lot 5	OMF	Peter Farrington, State Director
Lot 6	APCM	TGC Smith, Chairman Qld APCM Council
Lot 7	PCQ	Ron Clark, Director Christian Education
Lot 8	SIM	Don Walker, (unsigned) National Ministries Coordinator
Lot 9 & 10	WEC	Brian Allbutt, Qld Director
Lot 11	BUofQ	(documentation not yet located)

APPENDIX 4 Attendees at 2016 Precinct Gathering - P18

MTC Attendees

Bill Vine - Board Chair

David Allan - CEO

John Sheen - Board

Ian Partridge - Site Manager

Peter Moody - Board

Graham Stenton - Board/Stenton Law

Ken Grice - Member

Noel Grummitt - Principal, Grummitt Planning

Gary Williams - CEO, CMA

Geoff Gawler - CEO, Belgrave Heights Convention

Bert Van Leishout - Builder, A&I van Lieshout

Josh Peacock - Development Manager, Cornerstone Building Developments

Glyn Mahon - Retired CEO, CYC Victoria

Precinct Organisation Representative Attendees

Lot 1 & 2 - Jeremy Gerhman, General Secretary Q&NSW **CMS** - unable to attend

Lot 3 - No representative present **Pioneers** (MTC met with Simon Longden, National Director & Rod White in October)

Lot 4 - Linda Kleinschmidt, **TLF/TLC** Board Chair

Lot 5 & 6 - see Lot 3

Lot 7 - Rob Nantes, **PCQ** Camp Tamborine Site Manager

Lot 8 - **SIM**

Lot 9 & 10 - Jim Lambie, David Kuhl, **WEC** Representatives

Lot 11 - **BCofQ** Andrew Grant, Director QCCC, Bernie Tane, Manager QCCC Tamborine

APPENDIX 5 Expression of unity to Council regarding the usage of the precinct - P18



Ref: 14024

14 December 2018.

Chief Executive Officer
Scenic Rim Regional Council
PO Box 25
Beaudesert Qld 4285

Attn: Land Use Planning

Dear Sirs,

Re: Submission regarding the draft Scenic Rim Council Planning Scheme in regard to the precinct of like-minded properties on the northern end of Beacon Road/Keswick Road, North Tamborine

We are writing to clarify the proposed zoning for the collection of properties at the northern end of Beacon Road and/or clustered around Keswick Road, known as the Mount Tamborine Conference Centre (MTCC), which has operated from the site since 1958.

We note in the draft Town Plan that the land has been placed within the Community Facilities Zone. We do not believe that the current provisions within this Zoning adequately represent the existing use rights the Scenic Rim Council has acknowledged for the precinct area nor will permit the site to be upgraded and modified in keeping with community expectations and changing regulatory environments and would seek amendments made to the zone code, particularly in relation to the consistent uses for the Community Facilities Zone to not only protect these uses, which obviously enjoy existing lawful use rights, but enable reasonable modifications to the activities onsite within its broad current approvals. In the alternative, Council may feel it more appropriate to have the properties included in either the Special Purposes Zone or Major Tourism Zone whose intent may better suit the existing approvals for the site and thus protect their future opportunities better. That said some of the consistent uses nominated in those zones would also need to be amended to more closely align with existing use rights on the properties.

In the Beaudesert Shire Town Plan these properties are listed within the "Special Development" are of Mount Tamborine which provided for "development characterised by a limited range of uses with a particular focus on short-term accommodation associated with conference/workshop type activities." This description is consistent with established existing use rights (reference the correspondence between Scenic Rim Council and Connor O'Meara of Corrs Chambers Westgarth Lawyers in 2015/16 (Your reference ML/CT/SCEN 14,207-9322649) and several of the Development Applications for precinct properties for Short Term Accommodation by Beaudesert Shire Council.

The chief concern in relation to the Community Facilities Zone in the draft Scenic Rim Town Plan is that it does not list short-term accommodation as a consistent use. The only provision for accommodation in this zoning is for "educational establishments" which allows "student accommodation" where it is ancillary to the use of the premises for "training and instruction to impart knowledge and develop skills". Examples listed are "college, outdoor education centre, primary school, secondary school, special education facility, technical institute, university".



ABN 36 459 541 472
237 Beacon Road
North Tamborine, QLD 4272



Whilst it is true some of the property-owners and/or lease holders in the precinct are established as operators of Outdoor Education Centres, it is not universal, and a focus on educational facility does not acknowledge the plurality of uses, over many decades, for the regular provision of short-term accommodation and the conference/meeting facilities on the property.

In February 2016 Scenic Rim Council acknowledged the lawful uses permitted on the site comprised the elements set out below:

- (a) The primary use of accommodation and catering facilities for persons who attend the Land for:
 - a. Religious instruction; or
 - b. Other uses by religious groups (eg parish retreat); and
- (b) The ancillary use of accommodation and catering facilities for persons who attend the Land for:
 - a. Youth instruction (ie educational purposes); or
 - b. Other charitable or not-for-profit community purposes.

The proposed use of the Community Facilities zoning to describe these properties enshrines the ancillary use of accommodation but not the primary one in relation to accommodation. To address this matter, we have suggested some approaches, in order of priority and with discussion points, for consideration in the Town Plan.

1. Utilisation of the Community Facilities Zone:

We understand the following may have broader unintended ramifications for the entirety of land zoned for this purpose in the Scenic Rim area. Such ramifications may be addressed by making specific reference to the properties involved where such a use was a consistent use, as utilised elsewhere in the draft scheme. (Alternatively, if this is not possible we would request the considerations of other zoning options for the precinct.

In retaining the land within the Community Facilities Zone, we would request that the following amendments be made to the consistent uses of:

- 'Place of Worship' to be augmented to read (where carried out within an existing building or involving an extension to an existing Place of Worship);
 - 'Function facility' be included as a consistent use, to reflect current existing use rights;
 - 'Short-term accommodation' be included as a consistent use, to reflect current existing use rights.
2. Place the Beacon/Keswick Road Precinct within the proposed Special Purposes Zone: This zoning acknowledges "short term accommodation", as a consistent use, which would acknowledge the existing use and Development Application approvals the precinct has. It also contains provision for community use, major entertainment (conference) facility and outdoor sport and recreation, all significant activities undertaken on these properties which have been established under existing-use provisions, or subsequent Development Application approval. This would also be consistent with the historical approach taken by Beaudesert Shire Council's Town Plan to acknowledge this precinct as a "Special Development". In including the land within the Special Purposes Zone, we would request that the following amendments be made to the consistent uses of:
- 'Place of Worship' to be augmented to read (where carried out within an existing building or involving an extension to an existing Place of Worship);
 - 'Function facility' be included as a consistent use, to reflect current existing use rights;
 - 'Educational establishment' be included as a consistent use, to reflect current existing use rights.

PH: (07) 5545 1419
www.mtcc.org.au

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bookings@mtcc.org.au

SITE MANAGER
sitemanager@mtcc.org.au



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3. Place the Beacon/Keswick Road Precinct within the proposed Major Tourism Zone:

This zone includes much of the existing use rights enjoyed by the precinct as consistent use. If this zone is to be utilised, a separate precinct would have to be created as all existing provisions are applicable to Kooralbyn only. Were it to be utilised, we would request that "Place of Worship (where carried out within an existing building or involving extensions to an existing Place of Worship) be added as a consistent use.

Given the significance and long history of the activities on the MTCC site, we would be very appreciative of an opportunity to meet with Council officers to workshop an optimal outcome for the property that would enable the continuation and enhancement of the unique vision of its founders, more than 60 years ago, to contribute to the Christian and broader community values of our nation. The regular conventions held on the property over this period have held a prominent place at a national level in Australia and the continuing operation and enhancement of the property is of vital commercial value to the Tamborine Mountain and Scenic Rim community. The treatment of the property in the new planning scheme is therefore of great significance and importance to not only the existing property owners but to the broader Tamborine Mountain community.

Yours sincerely,

Mount Tamborine Convention T/A MTCC
Owner: Lot 20 RP 206015
& Lot 4 RP 100548

Baptist Union of QLD
Owner: Lot 11 RP 97304
(Leaseholder Lots 3, 3.5, 5 & 9 Keswick Road)

Pioneers Australia
Owner: Lot 5 RP 100548
& Lot 6 RP 100548
& Lot 3 RP 100548

Presbyterian Church of Queensland
Owner: Lot 7 RP 100548

CMS Australia
Owner: Lot 1 RP 193882

WEC International
Owner: Lot 9 SP 125122

SIM Australia
Owner: Lot 8 RP 100548

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NP

441

NPW909

OP Remvd 59°53', 0-16 Remvd
Peg Pld
Vold SFP 13-9°, 0-08
OP



Scale 1:2500 - Lengths are in Metres.



Notification issued to the owners
of Lot 20 on RP206025,
Lot 1 on RP132073,
Lots 4 & 5 on RP100548,
Lot 1 on RP193882,
Lot 441 on NPW909,
SLAM 5
Scenic Rim Regional Council on 23/6/2016.