



**Taradale**

**Bridge**

**Club**

**Building Fundraising Project**



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## **Executive Summary**

The Taradale Bridge Club has been operating since 1975 and has due to circumstances, beyond their control, become homeless. The Club has an active committee and good strong membership and needs to build new club rooms. The Napier City Council have granted permission for the Bridge Club to build on Parks and Reserve land. The club is currently getting final architectural plans drawn up and is actively looking to raise money to fund the shortfall in the money required for this build. The Club has \$530k of the estimated \$770k required. The Club is a registered Charity and is looking for local funding contributions. Contributions to the building fund will attract a 33% or 28% tax deduction for individuals or corporate organisations respectively. The Club would greatly appreciate your serious consideration to contribute towards the building a new home for our club, and for the variety of other community not-for-profit organisations, some of whom have already indicated their interest, as well as others in the future.

## The Building of New Taradale Bridge Club Rooms at Park Island (South)

The Taradale Bridge Club (see Appendix 3 for general information about the Club) approached the Napier City Council for reserve land to build new club rooms on. This was agreed unanimously by Council. Initially we looked to a joint venture arrangement with Pirates Rugby and Sports Association and Hawke's Bay Indoor Bowls on the Northern Park Island site. After many meetings, this proved to not be possible. Our club went back to Council and the alternative Southern Park Island site was fully supported by Council.

The justifications for the proposal to Council included:

1. There is proven demand for Bridge in the Taradale area.

The Club has existed successfully in Taradale since 1975. It has grown over the years and now caters for 200 members, the majority of whom live in Taradale.

We are generously supported by Taradale businesses that donate to our sessions and tournaments and advertise in our members' handbook. In turn we give back to the community through our annual charity tournament for example.

Importantly, the Taradale Bridge Club understands that it is a provider of a community service, and that ultimately its success will be judged by the community it functions in rather than the success of individual players. The Club's ability to attract sponsorship (see Appendix 4) from local organisations clearly requires a high degree of community engagement.

2. The Napier City Council 'Draft Positive Aging Strategy' identifies that one in five Napierites are aged 65+ i.e. more than 10,000 citizens, – half of these people live in the Taradale Ward and 42% live in the Taradale & Greenmeadows areas.<sup>1</sup>

The government's 'Better Later Life – He Oranga Kaumātua 2019 to 2034' draft strategy focuses on persons aged 65+. However, the strategy also considers the next generation of older people currently aged 50 to 64. This recognises that those in their 50's will be 65+ within the timeframe of the strategy. The majority of members of the Taradale Bridge Club fall within the age groups being addressed by these two strategies (see also Appendix 4).

'The Better Later Life Strategy' has two key areas for action that a Bridge Club sited in Taradale will contribute to i.e.:

- Enhancing opportunities for social connection and participation
- Providing accessible built environments so people can participate in their community.

3. There are multi use benefits from building a club rooms in the Taradale area.

The Bridge Club is happy to share its facilities with other local groups. Bridge is played five times a week so there will be time for others to use the room. **The club rooms are designed so that the building can be simultaneously utilised by two groups, each with independent access to the kitchen and toilet facilities without disturbing the other group.**

The Napier City Country Music Club have a strong interest in using the new club rooms for their twice monthly Sunday sessions. A member from their club has joined our Building Committee to assist with the planning of a good multifunctional facility.

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<sup>1</sup> (<https://www.sayitnapier.nz/assets/SavitNapier/PositiveAgeingStrategy/Draft-Positive-Ageing-Strategy.pdf>)

Groups such as Mah-jong and Poker used our club room at the Taradale Club. These and other such groups will be welcome to use our future facilities. We have approached clubs and organisations within Napier to gauge the interest in utilising our new bridge facility and have received letters of support from ten clubs (see Appendix 3).

U3A<sup>2</sup> has written to the Club expressing interest in using the proposed new Bridge Clubrooms. Small U3A groups such as mah-jong, rummikub and scrabble would consider using the facility. The photography, geography and French groups are currently “housed” but without long term security. Te Reo has just moved into the library. New groups are being formed all the time and venues for between 10-40 people are often being sought within the Taradale area. These groups often require premises that offer wheelchair access, car parking and toilets and tea making facilities. Given the age group U3A is catering for, 55+ and the age group of the Bridge Club there is a strong synergy between the two groups.

4. There are no alternative facilities available in the Taradale area

The Taradale Bridge Club has made extensive enquiries to find an alternative venue, in the wider Taradale area but to no avail. Whilst we have had positive support, nothing suitable has eventuated.

### Proposed New Clubrooms Requirements and Site

The Bridge Club members have been in contact with a number of other Bridge Clubs (including Rangiora Bridge Club <https://www.rangiorabridgeclub.co.nz/>) and obtained ideas of what is required for our Bridge Club Rooms. The requirements include:

- Space for approximately 24 playing tables with the ability to divide the room into two for concurrent sessions to be run.
- Good storage.
- A good sized office.
- Kitchen and ancillary areas
- Toilets, including easy access for wheelchairs.
- Good lighting including natural lighting through windows.
- Good and close access to parking.

This would mean a building of approximately 302 sqm. A building of this size would provide for space to run regional tournaments or two sessions with lessons/bridge playing concurrently. We have assimilated these thoughts into a draft plan which is copied below. The storage area would allow for the playing tables to be stacked away should the room be used for non-card playing activities.

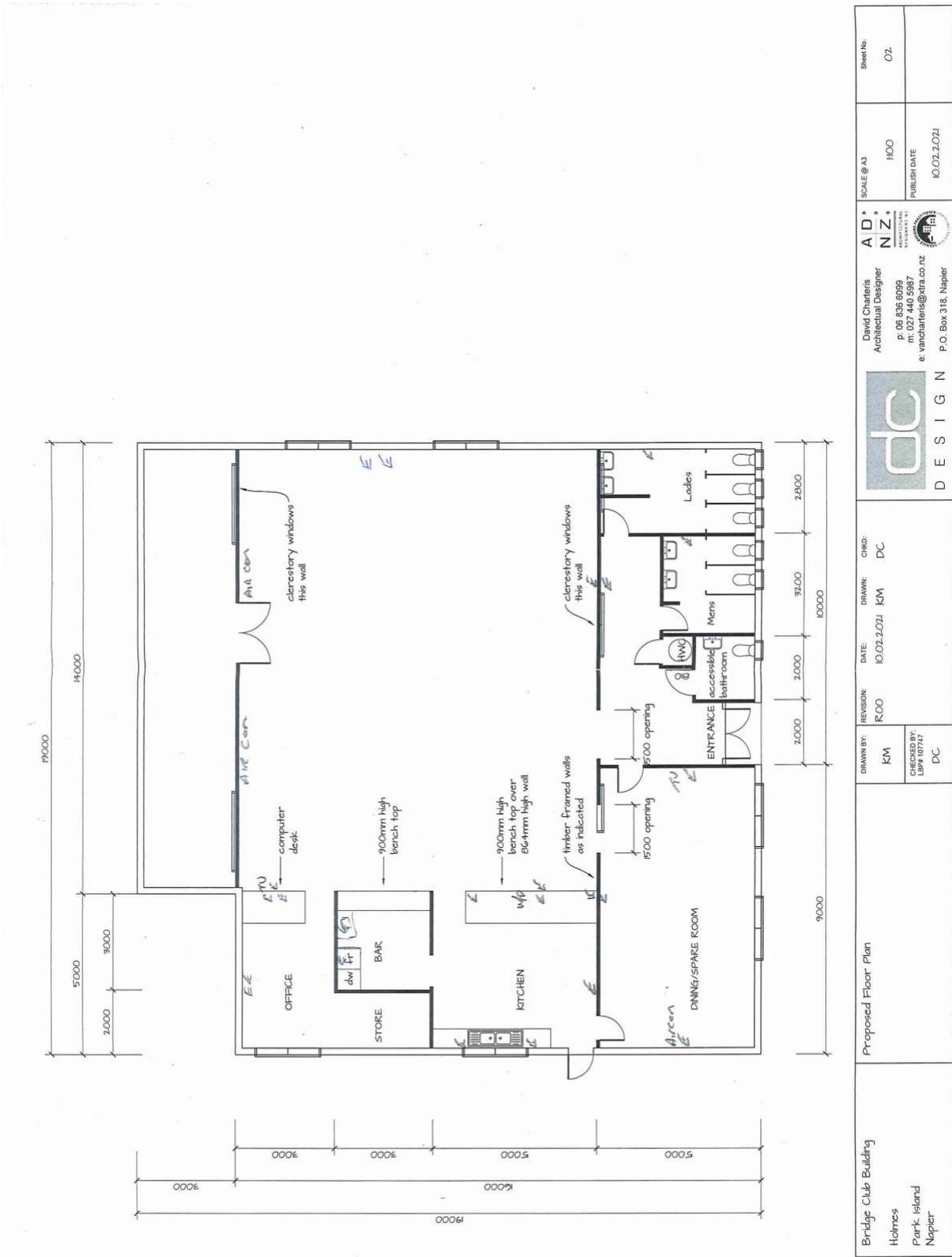
**Location of proposed building at Southern Park Island**



<sup>2</sup> <https://www.u3a.nz/home.htm>

## The Proposed Floor Plan

The Club has obtained costings from two companies in Hawke's Bay for the build and have engaged Coresteel to draw up detailed plans. The Floor Plan is shown below.



CAD Ref:

## Major Timelines for the Building Project

Dates	Actions
August 2019	Taradale bridge Club exited from the Bridge Room at the Taradale Club
November 2019	An extensive 51 page Business Case for the lease of Park Reserve land from the Napier City Council was presented to the Council Officers.
January 2020	The Taradale Bridge Club gave a presentation to the Napier City Council in their Public Forum section of their monthly council meeting.
February - March	Covid-19 = no Council meetings!!
April 2020	Napier City Council meeting approved the application to build on lease land at Northern Park Island.
May - October 2020	Taradale Bridge Club had 15 separate meetings with various organisations regarding building on the Northern Park Island site.
October 2020	It was decided to formally ask the Napier City Council to allow the Bridge Club to build at the Southern Park Island site. This request unfortunately missed the November Napier City Council Sustainable Napier Subcommittee agenda
17 December 2020	Following the full support of the Sustainable Napier Subcommittee approval, the Napier City Council approved the application for the Bridge Club rooms to be built at the Southern Park Island site.
January 2021	Bridge Club members agreed to the floor plan for the new building.
February 2021	Geotech studies were performed on the building site.
March - April 2021	Builder costings were obtained. Draft Resource Consent documentation completed and reviewed by Council officials - now awaiting the drawings completion for formal submission.
May 2021	Coresteel contracted to do architectural design and building consent drawings, structural design, and fire report and verification for fire alarm system.
Tentative Future Timelines	
July 2021	Resource Consent Application submitted
July 2021	Funding Application to Eastern & Central submitted
August 2021	Architectural Plans completed
August 2021	Funding Application to NZ Lotteries submitted
January 2022	Building commenced
June 2022	Grand Opening of the New Bridge Building

### Funding the New Club Rooms

The Club has essentially about \$530K in the bank (see Appendix 2 for the latest Annual Accounts). The projected cost of the building at present is estimated as \$770K (see Appendix 1) leaving a gap in the region of \$240K. The Taradale Bridge Club is looking for funding from the New Zealand Lotteries Commission and Eastern and Central Trust, although the response times from those organisations are expected towards the end of 2021. The costs of building are forever rising in the current economic environment and the earlier we can start the build, the lower such cost increases will be. We are mindful that there may be local organisations and individuals that are willing to assist with the funding gap. The building is designed and will operate as a local community asset and utilising local funding where ever possible is consistent with that philosophy. The Taradale Bridge Club is registered with the Charities Commission (Registration Number CC59058). We would like your careful consideration of donating towards our building fund.

## Appendix 1 Provisional Budget for the Building Project

### Base Building cost

Structural Design and Detailing	\$11,100.00
Construction Cost	\$193,700.00
Architectural fees <i>est</i>	<b>\$6,600.00</b>
Surveying	<b>\$3,000.00</b>
Fire report & Design system	\$3,900.00
Topographical Survey <i>est</i>	<b>\$2,400.00</b>
Building base with overhang <i>est</i>	<b>\$24,200.00</b>
3.0m wide x 14m long overhang	\$22,200.00
Internal fitout <i>est</i>	<b>\$173,000.00</b>
Plumbing & Drainage <i>prov sum</i>	<b>\$54,000.00</b>
Electrical & data <i>prov sum</i>	<b>\$72,000.00</b>
Ramp & handrail	\$1,600.00
<b>Core Steel Total with overhang</b>	<b>\$567,700.00</b>
Including Contingency - <i>est @ 10%</i>	<b>\$624,470.00</b>

### Other Costs

GeoTech actual quote	\$3,768.00
Builders Permit & Resource consent	\$7,000.00
Legal costs re Lease NCC	\$2,000.00
Water/Sewage/storm water/power to boundary <i>est</i>	<b>\$40,000.00</b>
Air Conditioning	\$20,000.00
Curtains and blinds <i>est</i>	<b>\$10,000.00</b>
Oven & Cooktop	\$1,400.00
B Fridge	\$1,000.00
Dishwasher	\$1,100.00
Cupboards <i>est</i>	<b>\$3,000.00</b>
Sundry Kitchen to be ID	\$8,500.00
CCTV security & Fire Alarm	\$7,500
Parking	\$40,000.00
<b>Sub total</b>	<b>\$145,268.00</b>
Contingencies - <i>est @5%</i>	<b>\$152,531.40</b>
<b>Final Cost with overhang</b>	<b>\$777,001.40</b>

## Appendix 2

### Annual Financial Accounts for the Taradale Bridge Club

#### Profit and Loss

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#### Taradale Bridge Club Inc For the 12 months ended 30 September 2020

	Sep-20	Sep-19
<b>Income</b>		
Charity Tournament	-	241
Christmas dinner receipts	-	1,185
Fund Raising	1,260	-
Grants	3,300	-
Interest current/savings	11	31
Interest Term Deposit	12,387	3,750
<b>Total Income</b>	<b>16,958</b>	<b>5,207</b>
<b>Gross Profit</b>	<b>16,958</b>	<b>5,207</b>
<b>Plus Other Income</b>		
Donations	3,291	750
Members Subscriptions	9,744	11,845
Profit on disposal of assets	121	-
Profit on disposal of plant previously written off	1,610	-
Raffle Sales	596	1,392
Refreshment	579	-
Sponsorship	2,426	3,300
Sundry Income	20	90
Table Money	25,305	37,995
Tournaments	4,750	6,822
<b>Total Other Income</b>	<b>48,442</b>	<b>62,194</b>
<b>Less Operating Expenses</b>		
Advertising	104	140
Bank Fees	-	2
Bridge requisites	264	196
Capitation Fees	3,115	4,892
Christmas dinner cost	-	1,389
Cleaning	-	380
Computer expenses	1,993	1,099
Consulting & Accounting	2,495	695
Depreciation	2,164	2,746
Directors' Expenses	8,520	12,405
Donations made	1,000	1,000
Engraving/Honours Board	313	800
General Expenses	594	926
Gifts	595	733
Insurance	909	308
Kitchen	343	4,865
Lessons	832	750
Loss on disposal of assets	4,961	32,249
Masterpoint Charges	1,967	3,079
Printing, Stationery, Postage	1,703	943

# Profit and Loss

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	Sep-20	Sep-19
Raffle expenses	149	772
Refreshments	561	-
Rent - Napier Bridge Club	9,950	-
Repairs and Maintenance	172	1,563
Security Fees	4,950	-
Storage Costs	2,429	-
Subscription Taradale Club	-	4,000
Sundry Expenses	490	-
Telephone & Internet/Box rental	274	1,214
Tournament expenses	4,230	7,482
Website	468	636
<b>Total Operating Expenses</b>	<b>55,545</b>	<b>85,261</b>
<b>Net Profit</b>	<b>9,855</b>	<b>(17,860)</b>

## Appendix 3

### Taradale Bridge Club

In January 1975, a group of enthusiastic Bridge players decided that there was enough interest to form a Bridge Club in Taradale. A meeting was called, and the Taradale Bridge Club was founded as an incorporated society.

Initially, bridge was played at the Oamaru Bowling Club, but this venue was not entirely satisfactory, particularly as access was up a flight of rickety old stairs. When a building at 5 Devonshire Place became available for sale it was purchased with the financial assistance of many of the founding members. They also assisted with the furnishings.

As the club grew, there was awareness that more suitable rooms would be needed to accommodate the increasing number of players. Over a period of years various committees explored several different options. These were all unsuccessful, until 2009 when an opportunity arose to use a very suitable space at the Taradale Club in Wharangi Road.

After negotiations between the Taradale Club Board of Management and the Committee an agreement was reached that the Taradale Bridge Club have exclusive use of the space for a period of not less than ten years. Conditions of the lease were drawn up in a legal document.

A fine Bridge facility was created with a playing room holding up to thirty tables, an office, a suitable kitchen area and a pleasant outside view with a garden area which members built.

In June 2017 the old rooms in Devonshire Place were sold and the money ring-fenced as a future building fund should the need arise to move from the Taradale Club. In 2019, despite concluding negotiations for an extension of the lease for a further ten years, the Taradale Club reneged on the arrangement at the "11<sup>th</sup> hour", forcing the Taradale Bridge Club to temporarily relocate to the Napier Bridge Club rooms. This had disadvantages in that the members didn't like the additional travel, there were repeated issues with vandalism of cars in the parking area, and the costs of the rooms plus car security was eroding our funds. In 2020, the Club moved to the current location at Lodge Oamaru.

#### What is Bridge?

Bridge is a card game for four players, two against two with the partners sitting at opposite ends of the table (designated East/West or North South). They use a standard pack of 52 cards with each player dealt 13 cards. It is a trick taking game similar to *500* and the aim is to successfully take the number of tricks (or more) estimated during the bidding sequence that started the game. A Bridge Session includes a partnership playing at least 24 games and their results are compared to the other East/West (or North/South) pairs who played the same dealt cards.

#### Aims and Objectives

The **Aim** of the Taradale Bridge Club is to provide friendship, stimulation and support to its members through their involvement in the playing of Bridge, a challenging card game which requires concentration and memory.

The **Objectives** of the Club are:

1. To maintain financial security for the Taradale Bridge Club through accepted sound management practice.
2. To increase membership by providing Bridge lessons and support for new players.
3. To provide opportunities for ongoing development of all players.

4. To endeavour to reach a varied age range of people who may be interested in learning Bridge.
5. To provide facilities to enable the enjoyment of Bridge by all players including those with disabilities.
6. To contribute and participate in activities within the Bridge community of Hawke's Bay.

### **Membership**

The present membership stands at 200 members with 162 being Full members and 38 Associate members. Ages range from people in their mid-teens right up to players in their 90's. While a majority of members are over 60 years there is a commitment within the Club to encourage younger players. Our members range from absolute beginners, "Novice" players, to Grand Masters with decades of experience. The club has a good range of players across the 'grades'; 31 Novice, 62 Junior, 72 Intermediate, and 35 Open.

For those who have no knowledge of Bridge, the typical stereotype of a Bridge player may be a little old lady wearing twinset and pearls! In reality, at Taradale Bridge Club our players range from physically disabled where Bridge is one of their main interests, to the extremely fit and agile who also play bowls or tennis, and tramp or cycle. Some of our members play up to four sessions (that's about 14 hours) per week. Members come from all sorts of backgrounds e.g. current and retired trades people, school principals and teachers, medical staff, professionals, business owners and support staff, retailers and service industry workers.

The majority of members live in Taradale associated postcode areas.

### **Playing Arrangements**

Five sessions of Bridge are offered to members over four days of the week. Up to 60 members play in a session - although for tournaments up to 96 people can play. The club is classified as 'ungraded' meaning that members across the four grades (Open, Intermediate, Junior, Novice) can play at all or any session. The advantage of this is that there is a mingling of players from across the grades and higher graded players tend more often to play in partnerships with lower graded players to give them encouragement.

The Taradale Bridge Club is now one of the largest of the clubs in the region. The Club has been able to attract new members, many of whom are recent retirees, by offering a series of lessons and a friendly playing environment. New players are gradually brought through the Club programme and are assisted by experienced players to enable a settling in at Club sessions. Retirees feature highly in Taradale's demographic. The Taradale Bridge Club recognises this by encouraging car-pooling, making sure that players have transport when required, and that the structure of sessions run by the Club makes all players feel welcome.

## Appendix 4

### Community Groups interested in Utilising the Bridge Club Rooms

Napier City Country Music Club

Taradale U3A - multiple groups come with this organisation

Central Football Association

Hawke's Bay Geeks Guild

New Zealand China Friendship Society (Hawke's Bay Branch)

Hawke's Bay Embroidery Guild

Japan Society of Hawke's Bay

New Zealand Chinese Association (Hawke's Bay Branch)

Wine Country Generals Wargames Group

Hawke's Bay Miniatures Club

### Current Sponsors of the Taradale Bridge Club

Beth Shan Funeral Services

New World Greenmeadows Supermarket

Craig Smith @ Harcourts

Unichem Taradale Pharmacy

Pak'nSav Tamatea

Falcon Safety & Fire

Dent magician

Princess Alexandra Retirement Village

Michaela Vodanovich – GAMECHANGE

Hayter & Fleming

Eastern and Central Community Trust

Visique Taradale Optometrists

Summerset in the Bay

Classic Kitchens

Suzelle Taradale

Jackson's Flooring Design

Taradale Upholstery, Kelly Brown

Huxtable Motors

Orbit Neighbourhood Café Greenmeadows

Taradale Roast

Boots & Awl Repair Centre

MèCHE Hair

Lion Foundation

Beth Shan