



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

Napier Civic Building
231 Hastings Street
t +64 6 835 7579
e info@napier.govt.nz
www.napier.govt.nz

EXTRAORDINARY MEETING OF COUNCIL

Open Attachments Under Separate Cover

Meeting Date: Thursday 21 May 2020

Time: 10.00am

Venue: Zoom livestreamed via Facebook

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TARADALE BRIDGE CLUB

BUSINESS CASE

To

NAPIER CITY COUNCIL

FOR RESERVE LAND FOR NEW CLUB ROOMS





Taradale Bridge Club

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Taradale Bridge Club

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INTRODUCTION

The purpose of this Business Case is to request the Napier City Council to provide reserve land in the Taradale area for the construction of a new club rooms for the Taradale Bridge Club. We are **NOT** requesting any money from the Napier City Council.

The Taradale Bridge Club has been in existence for forty-four years: firstly, at the Oamaru Bowling Club, then in its own building in Devonshire Place and latterly in a leased space at the Taradale Club. The Taradale Club has not renewed the lease. In the meantime, the Bridge Club has moved to the Napier Bridge Club in Marewa.

The membership of the Club is 224. Most of our members live in the Taradale area and most are in the 60+ age group. This gives us a strong synergy with the aspirations of the City Council's proposed Positive Aging Strategy.

The move to Napier is not seen as a permanent solution and the Club is looking for new premises in the Taradale area.

A comprehensive search has not produced a suitable existing building, so the Club's intention now is to build new premises.

We require: a room with space for 24 card tables which we can leave permanently set up as we have five sessions of Bridge a week; toilet facilities including one with wheelchair access; kitchen facilities, as we have a number of tournaments each year at which we provide lunch and adjacent parking for up to 40 cars.

The Club is financially sound but cannot afford the cost of both land and buildings.

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.



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BACKGROUND

Bridge in Hawke's Bay

Bridge was formally established in Hawke's Bay in 1955 with the formation of the Hawke's Bay Bridge Club. Thirty persons met in Hastings on Wednesday 5 October and agreed to form the Club. The Club had no premises of its own and played in various locations in Hastings and Napier

In 1964, members decided that there should be a Hastings Bridge Club and a Napier Bridge Club. At an extraordinary general meeting in September 1964 the decision to split was passed by 63 – 16. Since then both Clubs have developed successfully. Napier currently has 91 home club members and Hastings 151 home club members.

Other Clubs in the Hawke's Bay are Dannevirke, 45 home club members, Waipukurau, 89 home club members, Havelock North 187 home club members and Wairoa 14 home club members. Taradale Bridge Club has 176 home club members and 48 associate members (further history of Taradale Bridge Club is in the next section).

The four bridge clubs across Napier and Hastings function as separate entities but work together in planning events and regional activities. These four Clubs do not compete against each other for members but rather use the individual profile of their area to attract membership. Some players belong to more than one Club which provides them with the opportunity to select playing sessions that best suits the time they have available and their own skill level.

Members of the four clubs meet at competitive tournaments held regularly through the year. NZ Bridge allocates each club the right to run one tournament at each playing level i.e. junior, intermediate and open, throughout the year. The region runs an annual three day "Regional Congress" for players at all levels. The annual Hawke's Bay Bridge Congress held at Queen's Birthday Weekend each year is highly regarded and attracts players from all around New Zealand. All four clubs have a charity tournament each year and friendly tournaments are organised on a semi-formal basis

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 Omaranui 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



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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 Wharerangi 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.

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 224 members with 176 being Full members and 48 Associate members. The majority of associate member are from Napier (29). Others are from Hastings (13), Havelock North (5), and Waipukurau (1). Ages range from people in their mid-20s 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'; 50 Novice, 60 Junior, 67 Intermediate and 47 Open.

Over the last two years we have had 47 new members joining – some of these are players relocating to the Taradale area from other clubs throughout NZ, others are local players who want to play at Taradale as well as their own home club, but the majority are local brand new learners who have attended introductory Bridge lessons held at the club each year. These are facilitated by Club members and have had an excellent response from the community.



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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. See Appendix 2

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.

Membership Booklet

Each year members are provided with a Membership Booklet. The Booklet contains information such as Committee responsibilities, session times and dates, a membership list, tournament dates By-laws and Policies, and acknowledgment of our sponsors and especially a diary for each session so members can record who they are playing with for each upcoming session. Our sponsors are also recognised on a Sponsorship board in the clubrooms, in results reported in Hawke's Bay Today and in the Club's Annual Report.

Web Site

We currently support our own web site (<https://taradalebridgeclub.org.nz>) which has information about the club, but is also updated daily for our members with the posting of session results. We currently have fifteen pages on the site. The average number of hits per day is 118, the average number of hits per month is 3304 and the average number of hits per year is 39648. The members also receive regular email communications including a monthly newsletter (see Appendix 8 for an example - October 2019).

Subscription

Our members pay an annual subscription as follows:

- Full members - \$65
- Associate members - \$40

The club pays the New Zealand Bridge levy of \$23 per Full member. The annual subscription rates are in keeping with the membership charges of other Hawke's Bay clubs.



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STRATEGIC DIRECTION

Bridge in New Zealand is played at 110 Clubs that are affiliated to a governing body, New Zealand Bridge. In addition, there are around twenty clubs that are registered organisations but do not have affiliation and there are a multitude of informal “social clubs” where bridge is played at peoples’ homes.

In the twenty years to 2015, registered player numbers at New Zealand Clubs gradually fell from around 18,000 to 13,300. This decline halted through 2016 and 2017 and has been reversed over the last two years and now stands at around 14,300. The recent increase in numbers can be put down to a refocus by New Zealand Bridge around “Growing the Game”. More resource has been put into assisting clubs through providing an improved lesson format and “bridgemates” have been hired to assist clubs in retaining members and in making the playing experience more friendly. More initiatives are planned around marketing, taking Bridge to schools and further assistance to clubs. Also central to the recent growth has been the number of recent retirees coming along to the regular lesson programmes run by the Clubs. In addition to membership growth over the last two years, player participation rates have also risen. Club players are playing more sessions and the numbers playing at all tournament grades has increased.



A recent club afternoon in the Bridge Room



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Each Bridge Club sets its own playing conditions. Some clubs provide graded sessions e.g. some of their sessions might be for higher ranked players only. However, in general clubs recognise that the game must offer all players an environment in which they feel comfortable. A feature in recent years has been the general increase in social activity within Bridge Clubs.

Bridge in Hawke's Bay is seeing the same pattern of growth mentioned above. Clubs at Napier, Taradale, Havelock North and Hastings have seen recent growth in members with membership across these four clubs up around 4% over the last two years. Clubs at Wairoa and Dannevirke that had uncertain futures two or three years ago are now considerably more active. Central to this has been the recognition by Clubs that a higher level of engagement with members and their community provides positive outcomes.

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.



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THE PROPOSAL

It is proposed that the Napier City Council provide reserve land in the Taradale area for the Taradale Bridge Club to build new clubrooms.

The justifications for this are as follows:

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 224 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 7) from local organisations clearly requires a high degree of community engagement.

Groups such as Mah-jong (two groups although one has recently also left the Taradale Club) and Poker used our club room at the Taradale Club. These and other such groups will be welcome to use our future facilities.

2. There are strong community benefits of having a Bridge Club in Taradale.

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.¹

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. (see Appendix 7 and 8):

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

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



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Enhancing opportunities for social connection and participation

Bridge is an intellectually stimulating, competitive and social game able to be played long after people are forced to relinquish other more vigorous activities. It operates in a diverse social environment with members drawn from all walks of life and age. It is a pastime that can contribute to the welfare of this age group through the mitigation of factors such as memory loss, loneliness and reduced physical capacity²

Belonging to a Bridge Club enables people to make new friends, who become involved in each other's lives. Players form social groups which meet outside the club for various purposes. They also provide support to one another during unforeseen circumstances such as illness, or other social need. Social groups play in private homes and Bridge is also popular amongst people living in aged care support facilities.

Providing accessible built environments so people can participate in their community

This key area focuses on the importance of older people being able to connect and participate in their communities. As already stated the great majority of the Taradale Bridge Club members live in the Taradale area. This is where our clubrooms need to be. Our elderly members require clubrooms close to their homes. The three previous clubrooms at the Oamaru Bowling Club, Devonshire Place and the Taradale Club met this requirement.

The Club has a letter of support from the Hawke's Bay District Health Board supporting the need for activities such as Bridge for the mental health and well-being of the aging population.

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.

While at the Taradale Club, as stated above, the Bridge Club's room were used regularly by mah-jong groups and the local poker club.

U3A³ has written to the Club expressing interest in using the proposed new Bridge Clubrooms see Appendix 4. 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.

² <http://www.superseniors.msd.govt.nz/about-superseniors/ageing-population/better-later-life-report/index.html>

³ <https://www.u3a.nz/home.htm>



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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. See Appendix 1 for the list of premises investigated.

5. There is precedence for the allocation of council land to community groups to build on.

There is precedence both in Napier and the rest of New Zealand for Councils to allocate reserve land to community groups to build on. Several councils have written policies for community leases and at least two, Horowhenua and Hamilton have templates for applications.⁴

Here in Napier many sports clubs and community groups have clubrooms on council land. The Napier Bridge Club is built on council land at Whitmore Park. Around New Zealand several bridge club buildings are on Council land, these include Orewa, Rangiora, Upper Hutt, East Coast Bays and North Shore.

⁴ <https://www.horowhenua.govt.nz/Council/Local-Bylaws-Policies/Community-Leases-Policy>
<https://www.hamilton.govt.nz/our-council/policies-bylaws>



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WHAT ARE THE OPTIONS?

Other alternatives considered

Taradale Bridge Club has searched extensively for a suitable venue. The club investigated over 37 different venues, all of which have proved to be unavailable or unsuitable (See Appendix 1). The Club has made enquiries to two organisations to ask if it was possible to build on to their existing rooms and this was not possible. The Club has met with two other sports clubs, Hawke's Bay Indoor Bowls and Pirates Sports Club, to discuss a joint venture build with separate club rooms but shared toilet and kitchen facilities. There is still a possibility of joining with Pirates but their plans are not definite at this stage. The Taradale Bridge Club has also had two newspaper articles published (see Appendix 13), looking for venues but has had no responses.

When the Taradale Club advised the lease would not be renewed, the Club offered the Bridge Club three alternatives none of which were suitable:

- To use the function room which would have required the Bridge Club to purchase a container to use as an office and for storage and to put the tables up and down for each session. Given the average age of our players this was not feasible.
- To convert a storeroom and workshop area into a Bridge room at our expense. This would have been conservatively well in excess of \$120,000. We would also have to pay rent for the space that we had financed. The Bridge Club would not have had ownership or exclusive use of the room. Its use of the room could have been terminated by the Taradale Club in the future.
- To build a Bridge Room onto a facility that may be built for the Hawke's Bay Indoor Bowls Association if they sell their current premises and invest with the Taradale Club. There is no certainty in this proposal and the Bridge Club money would be invested in a club that has had a chequered financial past.

While sharing the Napier Bridge Club premises is a temporary solution to the Club's accommodation problem the greater majority of the Taradale Bridge Club's membership live in the Taradale area and this is where the clubrooms need to be. Our elderly members require clubrooms close to their homes. Also, Napier Bridge Club is at Whitmore Park and has ongoing problems with graffiti, vandalism and cars being damaged and broken into. A security person has to be employed to watch over the cars during night sessions. The Taradale Bridge Club does not regard this as a suitable permanent situation.

Why new build on council reserve land is the best option?

As the evidence in this application demonstrates the Taradale Bridge Club has searched extensively and consulted widely in their quest for suitable permanent premises, all to no avail. The club is financially sound, having sufficient funds to build their own clubrooms, maintain and run these but not to purchase the land as well. The clubrooms would be used a minimum of five times a week by the Bridge Club and in addition would be available for use



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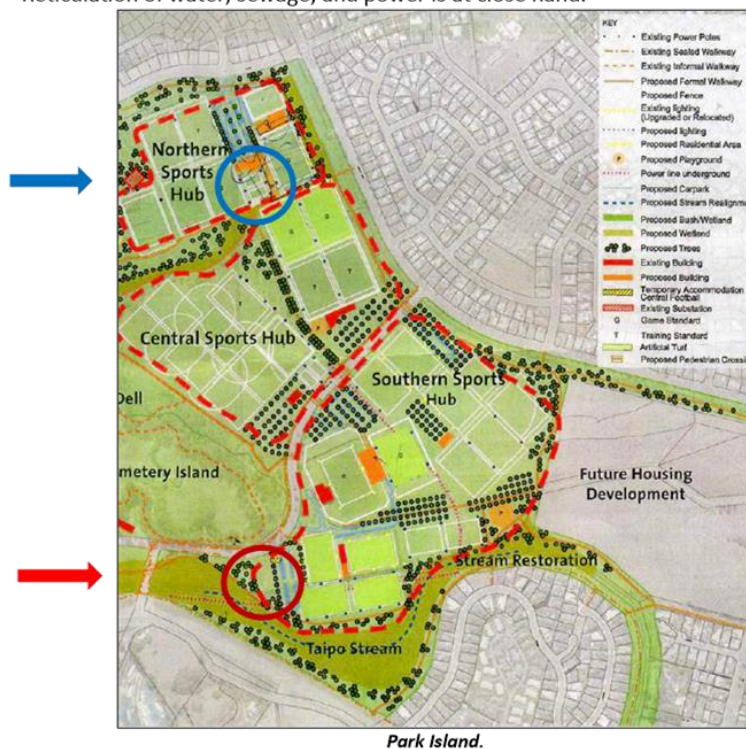
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by other organisations. The Napier City Council has generously provided land for clubrooms for a wide range of other community organisations and the Taradale Bridge Club requests the opportunity to benefit from such generosity also. While the Club has temporary premises the members want to return to the Taradale/Greenmeadows area as soon as possible.

Preferred Options for Council Reserve Land

Following discussions with council representatives, we can suggest a number of suitable sites for our building that are compatible with the council future planning. In order of priority these are:

1. Park Island - Northern Sports Club Area - adjacent to the Hawke's Bay Rugby Union building (see blue arrow pointing to blue circle). It is understood that the Pirates Rugby Club have indicated a desire to build adjacent to this building as well. In our discussions with the Pirates Rugby club they will not be quite ready for their build however, so any building by the Taradale Bridge Club could be done allowing for their construction to follow. Parking in this area would be good with room for additional parks if required. Reticulation of water, sewage, and power is at close hand.



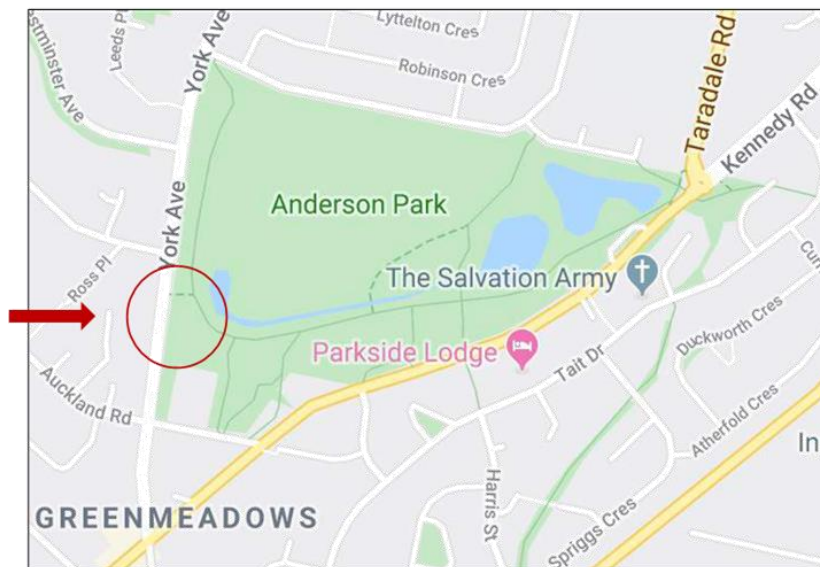
Park Island.



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2. Park Island - Southern Sports Club Area - adjacent to the hockey grounds (see red arrow pointing to red circle). In discussions with council representatives there are future plans to expand the hockey grounds. Our build would be adjacent to this proposed build/grounds and clear of any construction related to this expansion. This site has advantages of sharing parking although additional parking could be added if required. Reticulation of water, sewage, and power is close at hand.
3. Anderson Park - Auckland Road end adjacent to the Scout Hall - this area is close to the parking offered off Auckland Road (see arrow pointing to circle) to Anderson Park and has access to water, sewage, and power utilities. Consideration however is needed of potentially disturbing neighbours with car noise from departing bridge members after evening bridge sessions.



Anderson Park - the potential location for building the Bridge Club building is indicated.



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4. Bledisloe Park - adjacent to Bowls Omarunui - this area whilst ideally located in Taradale, would have ongoing parking issues. The existing parking is utilised by employees of the Taradale shops and any additional parking created would have to be restricted from such usage. Policing this restriction would be a problem for the bridge club. Parents also use this park to drop off and collect their children on school days.



The Bledisloe Park option is indicated by the green bordered area.



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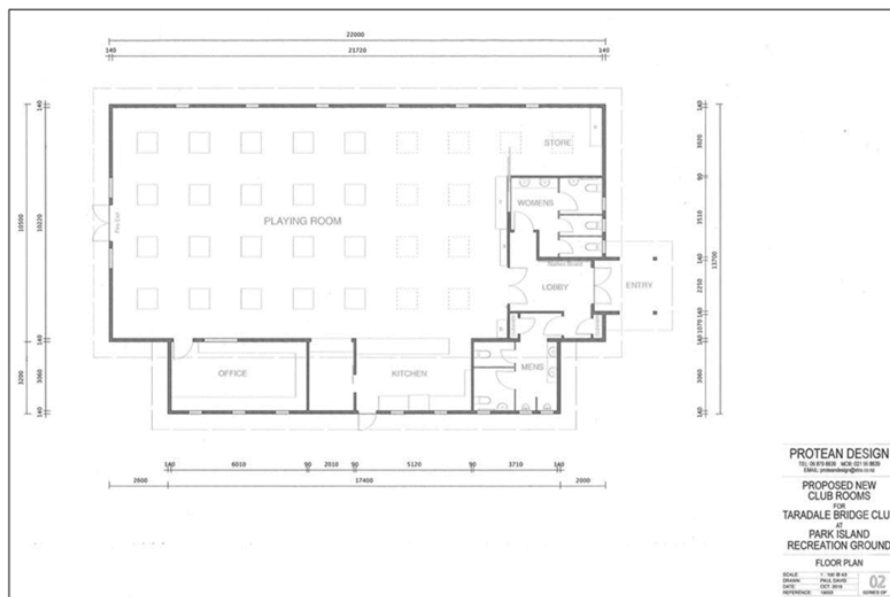
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PROPOSED NEW CLUBROOMS

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 260 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 above. The storage area would allow for the playing tables to be stacked away should the room be used for non-card playing activities.



Plans for possible Bridge Club Rooms.



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The above pictures are of the Rangiora Bridge Club Rooms that were built in 2011 on Council Reserve. Our proposed building would be similar to their rooms.



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RISKS AND ISSUES

The proposed building would comply with all health and safety requirements, with special note for the needs of our ageing club members.

If the building can be co-located to existing parking that would be an advantage. Our bridge sessions currently are Monday morning; Monday evening; Tuesday afternoon; Wednesday evening; and Thursday mornings. Over the year we run approximately six Saturday and two Sunday afternoon tournaments so sharing parking with other sporting codes should not be too much of an issue.

The building will require water and sewage reticulation.



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FINANCES

The Taradale Bridge Club has operated well within its means over the recent years as shown by a summary of the Annual Accounts (see Appendix 3 for the most recent Annual Accounts).

Taradale Bridge Club Annual Accounts Summary				
	2016	2017	2018	2019
Revenue	\$75,880	\$72,600	\$70,331	\$81,584
Expenses	\$56,313	\$59,520	\$59,511	\$53,012
Surplus/(Deficit) for the Year	\$19,567	\$13,080	\$10,820	\$28,571
Accumulated Funds	\$445,901	\$519,966	\$530,731	\$527,054*

* As the club exited the Taradale Club, the fixtures left behind that were of residual value at \$32,248 has been written off creating a one off deficit of \$3,678. **The trading balance without this one-off would show \$28,571 surplus.**

The Taradale Bridge Club has sufficient funds to build and outfit new rooms although not to purchase the land. It is currently estimated that the cost of a 260 sqm building would be in the region of \$520,000. Any shortfall of the cost of new rooms would be sought through grants and debentures to club members.

We have had early discussions with the Eastern and Central Community Trust about their funding arrangements. We may be eligible for a grant from their Community Assets and Facilities Fund. Deadlines for applications are 15 November 2019 for March 2020 Board Meeting, 15 May 2020 for September 2020 Board Meeting, 13 November 2020 for March 2021 Board Meeting. E&CCT will grant between \$30,000 and \$250,000 "to help communities create and maintain the community assets and facilities needed to meaningfully participate in community life."⁵

An application to the Lotteries Commission Community Organisation Grants Scheme (COGS) is another option. Applications close 20 May 2020 and the funding round will be decided by 29 July 2020.⁶ Both Havelock North and Hastings Bridge Clubs raised funds for their clubrooms with the help of debentures.

The club has also looked at possible ongoing costs over the next ten years once we occupy our own club rooms. The ongoing costs have been indexed for inflation - generally at 4% - which is higher than what we have been experiencing over recent years. The costs also do not allow for revenue paid by other groups anticipated to use the facility once it has been fully established. The Taradale Bridge Club has been conservative in the estimates and do not foresee any impediments to our future financial stability.

⁵ <https://www.ecct.org.nz>

⁶ <https://www.communitymatters.govt.nz/community-organisations-grants-scheme>



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Ongoing Costs of Bridge Room											
Year	1	2	3	4	5	6	7	8	9	10	Totals
Insurance - building	\$3,000.00	\$3,090.00	\$3,182.70	\$3,278.18	\$3,376.53	\$3,477.82	\$3,582.16	\$3,689.62	\$3,800.31	\$3,914.32	\$34,391.64
Lease	\$1,500.00	\$1,560.00	\$1,622.40	\$1,687.30	\$1,754.79	\$1,824.98	\$1,897.98	\$1,973.90	\$2,052.85	\$2,134.97	\$18,009.16
Power - @ \$130/month	\$1,560.00	\$1,606.80	\$1,655.00	\$1,704.65	\$1,755.79	\$1,808.47	\$1,862.72	\$1,918.60	\$1,976.16	\$2,035.45	\$17,883.65
Maintenance - building	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$2,000.00	\$200.00	\$200.00	\$200.00	\$2,500.00	\$6,100.00
Operating Costs	\$63,860.00	\$66,414.40	\$69,070.98	\$71,833.82	\$74,707.17	\$77,695.45	\$80,803.27	\$84,035.40	\$87,396.82	\$90,892.69	\$766,710.00
Total Ongoing Costs											\$843,094.45
	1	2	3	4	5	6	7	8	9	10	
Revenue	\$70,928.00	\$73,765.12	\$76,715.72	\$79,784.35	\$82,975.73	\$86,294.76	\$89,746.55	\$93,336.41	\$97,069.87	\$100,952.66	\$851,569.17



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Appendix 1 - Venue Investigations

ALTERNATIVES INVESTIGATED

NO SPACE FOR US	USE WOULD CONFLICT WITH OTHER USERS
Taradale RSA	Omaranui Bowling
Taradale Rugby & Sports Club	Marist/OB Rugby Club
Model Engineering Clubrooms	Taradale Senior Citizens
Old Church	Girl Guide Mahoe Hall
Church Rd Winery	Greenmeadows Community Centre
Brethren Church	Scout Hall
All Saints Church and hall	Silky Oak Conference Room
St Columba's Church and Hall	Masonic Rooms, Elbourne St
Tamatea tavern	Greendale tennis & Taradale Cricket Club
Meeanee Hotel Conference Room	
St Joseph's Maori Girls' College	
Taradale Club	
OTHER OPTIONS CONSIDERED	OUTCOME
NCC asked about unused/empty buildings	Nothing suitable
Buy Dr Hendy's surgery	Too small
Ask David Mackersey re empty space	Ahuriri venue considered. Parking a problem and outside Taradale area
Buy Munro Dance Studio	Not for sale
Request to 2 Commercial Agents	Nothing suitable available to lease
Articles in HB Today and Napier Courier about loss of premises and seeking alternative accommodation or partners in new development	No response
Building on to an existing clubrooms	Have not found a club wanting this
HB Indoor Bowls Assn joint venture build	IB have very limited working capital
Pirates Rugby Club joint venture build	Open to this idea. No definite plans. To be followed up
HB Rugby Union	No room in Phase 1. We may be able to be included in Phase 2. Contact again 7 Nov.



Taradale Bridge Club

Business Case To Napier City Council

NO SUITABLE PARKING	NOT IN TARADALE/GREENMEADOWS
Taradale Town Hall	St Thomas More Church Hall
St Johns 366 Gloucester St	Napier Bowling Club
Ex Royal Navalmen's Club	ALREADY LEASED
	Former Palmers Garden Centre premises
	Former Hirepool premises



Taradale Bridge Club

Business Case To Napier City Council

Appendix 2 - Membership and by Postcode

Taradale Bridge Club Members by Postcode

Postcode	Location	Number	Total
3330	Taupo	1	1
4102	Clive	2	3
4108	Wairoa	2	5
4110	Napier	64	69
4112	Napier (Taradale)	117	186
4120	Hastings	5	191
4122	Hastings	1	192
4130	Havelock North	8	200
4153	Stortford Lodge	1	201
4156	Hastings	3	204
4171	Maraekakaho	1	205
4172	Haumoana	1	206
4180	Waipatu (Hastings)	1	207
4182	Poraiti (Taradale)	7	214
4183	Taradale	8	222
4186	Puketapu	1	223
4281	Waipukurau	1	224



Taradale Bridge Club

Business Case To Napier City Council

Appendix 3 - Annual Accounts

Statement of Financial Performance

Taradale Bridge Club Inc
For the year ended 30 September 2019

Account	Notes	2019	2018
Revenue			
Donations, fundraising and other similar revenue	1	4,050	6,650
Fees, subscriptions and other revenue from members	1	11,845	12,060
Revenue from providing goods or services	1	46,299	43,285
Interest, dividends and other investment revenue	1	17,964	7,506
Other revenue	1	1,426	830
Total Revenue		81,584	70,331
Expenses			
Costs related to providing goods or service	2	49,267	51,853
Grants and donations made	2	1,000	1,000
Other expenses	2	2,746	6,658
Total Expenses		53,012	59,511
Surplus/(Deficit) for the Year		28,571	10,820
Loss on write off of Taradale Club fixtures and premises	2	32,249	0
Surplus/(Deficit) after write off of assets		(3,678)	10,820

*As the club exited the Taradale Club, the fixtures left behind that were of residual value at \$32,248 has been written off creating a one off deficit of \$3,678. **The trading balance without this one-off would show \$28,571 surplus.***



Taradale Bridge Club

Business Case To Napier City Council

Statement of Financial Position

Taradale Bridge Club Inc

As at 30 September 2019

Account	Notes	30 Sep 2019	30 Sep 2018
Assets			
Current Assets			
Bank accounts and cash	3	30,944	26,074
Debtors and prepayments	3	614	0
Inventory	3	0	550
Total Current Assets		31,558	26,624
Non-Current Assets			
Property, Plant and Equipment	5	21,637	56,632
Investments	3	475,104	448,943
Total Non-Current Assets		496,741	505,575
Total Assets		528,299	532,199
Liabilities			
Current Liabilities			
Creditors and accrued expenses	4	1,245	1,467
Total Current Liabilities		1,245	1,467
Total Liabilities		1,245	1,467
Total Assets less Total Liabilities (Net Assets)			
		527,054	530,731
Accumulated Funds			
Accumulated surpluses or (deficits)	6	254,065	271,925
Reserves	6	272,989	258,806
Total Accumulated Funds		527,054	530,731




Taradale Bridge Club

Business Case To Napier City Council

Appendix 4 - Letters of Support

Health Services



HAWKE'S BAY
District Health Board
Whakawāteatia


I've been working in the field of dementia for a number of years now and whilst it's a very rewarding area to work in the projected growth in dementia diagnosis in Hawkes Bay is frightening.

Currently Between 3-11% of people aged over 65 years of age and around 33% of people aged over 85 years have dementia. The Economic Impact of Dementia report, carried out by Deloitte and commissioned by Alzheimer's New Zealand predict that the number of New Zealanders living with dementia will increase by close to 300 per cent to 170,000 by 2050. Hawke's Bay District Health Board serves a population of 165,610 people (2018/19 projection). Hawke's Bay's population tends to be older than the national average.

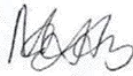
Preventative steps are necessary and whilst there is no stopping the disease itself there are steps that can be taking to protect brain function. We like to promote activities than are known to stimulate cognitive processes and preserve cognitive function. We know that engaging in mentally stimulating activities, even in late life, may be a protective factor against new-onset cognitive impairment. We also know that a rich social network may decrease the risk of developing dementia.

So, when addressing any "Positive Aging Strategies it is vital that the council planners and funders take into account the projected growth of the older adult in Hawkes Bay and take into consideration the need for provision of premises that enable people to gather and partake in cognitively stimulating activities whilst also engaging in meaningful social encounters.

Bridge provides both cognitive stimulation and meaningful social encounters so should be supported and promoted as a positive approach to aging.



Dr Ian Hosford
Consultant Psychogeriatrician
Older Person's Mental Health Service



Megan Eddy
Associate Clinical Nurse Manager
Older Person's Mental Health Service



Taradale Bridge Club

Business Case To Napier City Council



TARADALE U3A INCORPORATED
C/- 19A HARPHAM STREET
TARADALE, NAPIER 4112

18 October 2019

Napier City Council
Private Bag 6010
NAPIER 4142

SUPPORT TO TARADALE BRIDGE CLUB FOR NEW PREMISES IN TARADALE

Taradale U3A Incorporated is an organisation with in excess of 375 members who are retired based in the Taradale area. The organisation currently has 28 groups offering various courses which meet in various venues. As courses become more popular, many seek to move from homes into community-based locations and frequently require premises offering wheelchair access, car parking and toilet and tea making facilities. Over the past 24 months at least 5 of our groups have needed to move premises and finding alternatives has sometimes been difficult.

While our members are active in mind, many have reduced physical capacity and number of groups require premises which have tables and chairs permanently laid out.

Taradale U3A understands that the Taradale Bridge Club is seeking to build premises on Council owned land. We wish to endorse their proposal for additional community based facilities available to other social groups in the Taradale environs.

Yours sincerely

Peter Green
President

Secretary contact details –
Phone: 845 1585
Cellphone: 021 795 568



Taradale Bridge Club

Business Case To Napier City Council

TARADALE RESIDENTS' ASSOCIATION.

4th November 2019.

TARADALE BRIDGE CLUB
% Ash Fitchett
P.O. Box 7051
Taradale.

LETTER OF SUPPORT.

Re: New Bridge Club Facility.

Dear Ash,

At the recent monthly meeting of the Taradale Residents' Association, I had included on the meeting agenda, a time to discuss the matter raised with me by one of your club members, Jan Davies, who was seeking a '*letter of support*' from our Association, for the Bridge Club's request to the Napier City Council for support in seeking a new club facility.

The result of our discussion was that the committee members of the Taradale Resident' Association would like to offer their full support in your upcoming request to the council, re a new club facility.

With the Bridge Clubs current club membership in excess of 200, and with 70% of these members living in the Taradale - Greenmeadows area, the committee members of the Taradale Resident's Association had no hesitation in offering its support as confirmed in this letter.

Best of luck with your request to the Napier City Council.

Regards.


Allen McMillan
President
Taradale Residents' Association
0212014336
mackyclan@me.com

Letter of Support Taradale Bridge Club 191104 Mac



Taradale Bridge Club

Business Case To Napier City Council



Dementia
Hawkes Bay

Napier Branch
Phone: 06 834 0417
Email: admin@dementiahb.org.nz
1 Wilding Ave, Marewa
P O Box 4084
www.dementiahb.org.nz

21/11/2019

To whom it may concern


Dementia Hawkes Bay would like to wish the Taradale Bridge Club success in their endeavour to obtain a suitable site for their community group.

The provision for a site to be in Taradale would be an asset for those in the community. As most of the club members are over sixty, it provides a necessary relationship between Bridge and Positive Aging, including mitigation of factors such as dementia, loneliness and loss of physical capacity. With 42% of Napier over 65's living in Taradale and Greenmeadows it makes sense for there to be a club that is accessible for the members.

There is a sea of research, documentation and references that support the link between mentally challenging games and positive aging and that is what our cognitive brain stimulation programmes are based on and we believe are key to a healthy aged population.

Again, we wish the Taradale Bridge Club all the best in building the premise they need and if we can be of any more assistance, I hope they do not hesitate to call.

Melanie West
EA to Operations Manager
DDI: 651 8804



Dementia
Hawkes Bay



Taradale Bridge Club

Business Case To Napier City Council

NZBridge

25th November 2019

To the Mayor and Councillors
Napier City Council
Napier

Re: Taradale Bridge Club

It is with much pleasure that I pen this letter of support for one of our member Clubs, Taradale Bridge Club.

Taradale is a flourishing longstanding Club and one in which we hold in high regard. Due to circumstances beyond their control the Club has found itself looking for new premises. We understand that the Club is seeking the councils support to secure a suitable spot on which new premises could be built.

New Zealand Bridge is delighted to support the club and its members as they work to secure a new home from which to operate.

We are more than happy to assist with any additional information in support of the club's application to yourselves.

Yours sincerely

Alister Stuck
National Secretary

P O Box 5242 Terrace End Palmerston North 4441 – Telephone 06 358 3449
Email secretary@nzbridge.co.nz Web www.nzbridge.co.nz



Taradale Bridge Club

Business Case To Napier City Council

18th November 2019

Dear Sirs

We have been approached by the Taradale Bridge Club for support of their submission to the NCC regarding their building of a new facility.

We acknowledge the role that the Taradale Bridge Club have in supporting the health and wellbeing of the Taradale / Greenmeadows / Meeanee community through sport, largely the elderly whom make up a significant proportion of the Taradale Ward demographic.

It will also be beneficial to other groups in that this proposed facility will also be available to other clubs and groups to use when not used by their activities.

Many of our member businesses already support the Taradale Bridge club, donating to tournaments and advertising in their handbook.

The Taradale Business Association is therefore pleased to offer our support to the Taradale Bridge Club for their proposed new facility.

If you have any queries regarding this letter please don't hesitate to contact us.

Regards


Kim Shannon
Chairman – Taradale Business Association

P: 022 482 7232 | PO Box 7147, Taradale 4141 | info@taradale.co.nz
www.taradale.co.nz





Taradale Bridge Club

Business Case To Napier City Council

Appendix 5 - President's Annual Report

Taradale Bridge Club Presidents' Report 2019

It is our pleasure to present the Presidents' Report for 2019.

2019 has turned out to be a challenging year for our club, beginning in early June when the Taradale Club management informed us that they would not be signing the Occupancy Agreement that we thought we had successfully renegotiated and that the room we have used for the past ten years would no longer be available. They offered us three alternative locations within the Taradale Club. The committee immediately began a search for other premises which proved fruitless. At a Special General Meeting on 30 June our members decided that the alternatives offered by the Taradale Club either did not meet our needs or required a financial investment our club was not prepared to make. The Napier Bridge Club had generously extended an offer to use their premises as an interim measure. The other possible temporary venue was the Taradale Town Hall. A majority of members voted to gratefully accept the Napier Bridge Club offer while continuing to seek permanent premises. The committee decided to approach the Napier City Council in an endeavour to obtain reserve land on which to build our own clubrooms. To this end a Business Case is being prepared to present to the Council at their February meeting.

Our club moved to the Napier Bridge Club at the end of September. The bulk of our assets are in storage until we obtain new premises. The move to Napier has been very well supported by our members, with no drop off in session numbers.

Membership

Our current membership is 224, made up of 168 full members, 5 life members and 51 associate members.

Obituaries

Sadly we have lost two life members this year, Sue Tarrant and Maureen Underhill, both stalwarts of the club and sadly missed. Both were long serving committee members and contributed much to our club, a lot of it behind the scenes. Ruth Duckworth, a member of our nineties plus group, was farewelled early in the year. Ruth loved Bridge and played right up to the end of her long life.

Tournaments

Sue Lambourn has continued to do a wonderful job coordinating the tournaments this year. Our sincere thanks go to her. She has worked very hard to ensure our tournaments were successful and that entry numbers were maintained. Thank you also to all of the members



Taradale Bridge Club

Business Case To Napier City Council

who have volunteered to help at these tournaments, supporting Sue in making everything run smoothly. Thank you also to Margaret Pattullo for keeping up the extremely high standard of attractive and innovative flower arrangements. These have been much admired by members and visitors.

Congratulations to all of our club members who have been amongst the prize winners at tournaments at our club and other tournaments in our area. Another very enjoyable social Bridge day was held with Havelock North Club with Taradale retaining the Arthur Willoughby Trophy. Taradale also enjoyed success in the H.B Shield Teams, hosted by Napier, and competed for by all the HB clubs. We won the HB Shield (open) and the Erica Hill Tray (junior). Thank you to Carolyn Yeomans for selecting our winning teams and all the participants for rewarding her confidence in your abilities.

Thanks

We knew that we had wonderful members and that we are a special club. This has been proven by the outstanding help and support your committee has received this year, especially over the last few months. Thank you to you all.

The club only continues to function due to the work of many of our members and, on your behalf, we would like to offer special thanks to:

- Our directors and those who have assisted with scoring
- Our session convenors and their helpers who all do a great job every week
- The dealing team, led by Sheryn Thomson, who ensure the boards are ready for our weekly sessions and tournaments
- Neil McDonald and his team who organise our sponsorship. Neil is always on the lookout for new sponsors and has secured replacements for those not continuing next year.
- Our sponsors. Please make yourself aware of who these are and support their businesses whenever you can. Please tell them you are from Taradale Bridge Club so that they know their support is resulting in business.
- Ash Fitchett for keeping everyone informed through his very readable, interesting newsletters each month and for maintaining our website.
- John Sowerby, our repairs and maintenance man. John has been a tower of strength during the last few months and enabled us to make a smooth exit from the Taradale Club.
- The members who have agreed to join our planning subcommittee to work towards our new premises: Neil McDonald, Greg Whitten, John Sowerby and Kevin Holmes.
- Our hardworking and enthusiastic committee who have all stepped up to the additional challenges of the last few months and have agreed to stay on for the next year: Trish Patterson, our tireless secretary, Chris Hagen, membership, Ruth Spittle, treasurer and lessons, Ash Fitchett, publicity, Carolyn Yeomans, director liaison, selector, Sue Lambourn, tournament secretary, Margaret Hall and Margaret O'Leary, junior player liaison. All of these have their own special strengths and have been a huge help to us this year. Ruth is stepping down as treasurer and we thank her for her competent fulfilment of this role over the past two years.



Taradale Bridge Club

Business Case To Napier City Council

Congratulations to all the winners of our series during the year and to the winners of the cumulative points cups, improvers cups and prizes during 2019. Also congratulations to Helen Grant, winner of the Ngaire Bright Memorial Cup for 2018, presented annually for service to the club. Helen is a very deserving winner for all she has done over the years.

We look forward to another successful and enjoyable year of Bridge in 2020. We know the year will bring challenges but we have the wonderful end goal of our own premises, hopefully in 2021. The whole hearted support given by our members this year makes us confident of achieving this.

Jan Davis Jo Hayes
Co-Presidents
November 2019



Taradale Bridge Club

Business Case To Napier City Council

Appendix 6 - Value of Bridge

A search of the internet comes up with an interesting commentary on the value of playing Bridge for the individual.

While computers can now routinely beat all but a handful of chess grandmasters, they can't come close to outplaying the world's finest bridge players. Why is this? Because computers can understand maths, but they can't understand people - at least not yet. As long as your mind is keen, you can continue to play bridge, at any level, regardless of your age. The same can't be said for sports like golf, in which you're dependent on weather and the longevity of your joints.

A 2014 study by the University of Wisconsin-Madison found that playing card and board games can help older people retain their mental sharpness. Researchers discovered that the frequency of playing games is associated with greater brain volume in several regions that are affected by Alzheimer's disease. Those who played more frequently also scored higher on cognitive tests.

It is possible to play bridge despite severe physical handicaps. Deaf people can play, as can blind people. There have been blind competitors in the world championships. It is relatively inexpensive to play. You can play socially or competitively. Either way the game offers a significant challenge.

Bridge is social. *As a social game, bridge is unparalleled and a great way to meet new people. It can be played at many different levels, ranging from a social foursome, right up to local, national and international competitions. At whatever level you play, you are guaranteed to make a new network of friends!*

Bridge is a game for all ages. *Bridge is probably the only competitive activity that all generations can do together and all have an equal chance of winning. It is a myth that bridge is an old person's game. It is a game best learnt when you are young and enjoyed for the rest of your life. It is a game that you can spend your whole life studying, learning and playing yet never fully master!*

Bridge is good for the mind. *It is a mental workout unlike any other and is one of the few activities to stimulate both halves of the brain in equal measure. Playing bridge uses and develops logical thinking, inferential analysis, problem solving skills, sequencing, visualization, lateral thinking, long and short-term memory, observation and psychology (or cunning).*

Bridge brings health benefits. *It is believed that bridge can boost the immune system through its stimulation of the dorsolateral cortex, which is involved in the higher order brain functions needed to play the game. Playing bridge regularly will keep your brain young and your mind alert and recent research has suggested that it may even stave off degenerative diseases such as Alzheimer's.*

Bridge is great fun & Bridge is exciting! *If you can play bridge you will never be bored. It combines the best qualities of all games – the cerebral challenges of chess, the suspense and psychology of poker and the excitement of a competitive football match. Bridge truly offers a unique combination of challenges and with every deal different, success depends on a combination of technique, teamwork and tactics.*

Bridge is good value for money. *It requires very little in the way of equipment and is thus a relatively inexpensive pastime. Unlike poker, it is not usually played for money.*

Bridge is a great leveller. *Bridge is played by people of all ages, from all walks of life and from all social and ethnic backgrounds. When four people sit down at a table to play bridge together, none of the usual prejudices apply, all that matters is the game and the challenge it presents.*



Taradale Bridge Club

Business Case To Napier City Council

Bridge is probably the only game in the world where ordinary players can rub shoulders with champions. If you play tennis it is unlikely that you will ever end up playing against Roger Federer, or indeed enjoy the experience if you do. However, you might well find yourself at the same table as his bridge counterpart and even win the odd deal!

A study by Berkeley University showed that there are significant health benefits from learning to play bridge. Back in 2000, Professor Marian Diamond showed that playing bridge boosts the immune system. Bridge requires concentration and while you are playing your brain is kept active and stimulated. It seems that this boosts your immune system. Professor Diamond wanted to find out if it was possible to use the dorsolateral cortex to boost your immune system. He enlisted the help of twelve ladies in their 70s and 80s. He took blood samples and then asked them to play bridge for an hour and a half. After that, their blood was tested again. A staggering two thirds of these ladies had increased levels of T cells in their bodies – the cells used to fight infection. Many people find that as they get older their brain seems to slow down. Like muscles, your brain needs to be used to keep it functioning well. People are living longer and many people are concerned about helping their brains to stay active and alert so they can enjoy this longer life to the full.

A 2006 study performed by Dr. Christopher Shaw, a researcher from Carlinville, ILL, found that children who play bridge perform significantly better on standardized tests than their non-bridge playing counterparts — increasing scores across all five core subjects areas with an astounding 39.11% increase in science.



Taradale Bridge Club

Business Case To Napier City Council

Appendix 7 - Bridge The International Game

The strategic direction of both the international game and the Taradale Bridge Club are best viewed from a top-down prospective.

The game of bridge is controlled internationally by the World Bridge Federation. This organisation has the responsibility of reviewing and updating the rules of the game, organising major international tournaments, and structuring the way the game is played to provide an enjoyable environment for all participants.



The Bridge Blacks at the World Championships in Wuhan, China in September 2019.

Bridge is played by millions of players. The settings range from social gatherings at peoples' homes, through to club sessions and tournament play. More recently the internet has provided opportunity for players to get together and test their playing skills against other players who maybe sitting at a computer anywhere across the globe. High profile players include businessmen Bill Gates and Warren Buffett who are both regular tournament players and often play together, and former international tennis great Martina Navratilova. Former All Black captain Sean Fitzpatrick regularly played bridge at the Richmond Bridge Club in London. Playing bridge is recognised to have scientifically proven health benefits for the individual - see Appendix 6.

Bridge is recognised by the International Olympic Committee as a sport, and the World Bridge Federation is an active member of the Association of Recognised International Sports



Taradale Bridge Club

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Federations. Countries from around the world send teams to compete at major international events. The international profile of New Zealand Bridge has recently been enhanced by the strong showing of the New Zealand men's team (The Bridge Blacks) who have finished as high as fourth in major international competition.

Bridge tournaments are run by all bridge clubs across the country with each club being allocated the opportunity to run one tournament at each playing level i.e. junior, intermediate and open. Each region runs a three day "Regional Congress" for players at all levels. The annual Hawkes Bay Bridge Congress run each year at Queen's Birthday Weekend is highly regarded by players and attracts players from all around New Zealand.

Each Bridge Club sets its own playing conditions. Some clubs provide graded sessions e.g. some of their sessions might be for higher ranked players only. However, in general clubs recognise that the game must offer all players an environment in which they feel comfortable. A feature in recent years has been the general increase in social activity within Bridge Clubs.

Bridge in Hawke's Bay is seeing the same pattern of growth mentioned above. Clubs at Napier, Taradale, Havelock North and Hastings have seen recent growth in members with membership across these four clubs up around 4% over the last two years. Clubs at Wairoa and Dannevirke that had uncertain futures two or three years ago are now considerably more active. Central to this has been the recognition by Clubs that a higher level of engagement with members and their community provides positive outcomes.

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 making sure players have transport when required and that the structure of sessions run by the Club makes all players feel welcome. The Club does not run graded sessions, i.e. any member can play at any of the Club's five sessions. However, it is generally suggested that new players play at sessions that are run in a less competitive way. Monthly sessions are held where experienced players are matched with novice and junior players.

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 from local organisations clearly requires a high degree of community engagement.



Taradale Bridge Club

Business Case To Napier City Council

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
Sommerset 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

The four bridge clubs across Napier and Hastings function as separate entities but work together in planning events and regional activities. These four Clubs do not compete against each other for members but rather use the individual profile of their area to attract membership. Some players belong to more than one Club which provides them with the opportunity to select playing sessions that best suits the time they have available and their own skill level.

The Taradale Bridge Club is currently of a size that enables it to offer five playing sessions each week with the organisational backup required for this. The plan moving forward is to have Club facilities that provide for a continuation of this. A modest level of growth will be catered for but is not essential.



Taradale Bridge Club

Business Case To Napier City Council

Appendix 8 - A Newsletter Example



Also can be seen at:

https://taradalebridgeclub.org.nz/UFresource/Taradale_Bridge_Newsletter_October_19-compressed.pdf



Taradale Bridge Club

Business Case To Napier City Council

Appendix 9 - New Zealand Bridge Affiliation





Taradale Bridge Club

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Appendix 10 - Taradale Bridge Club Constitution

THE TARADALE BRIDGE CLUB INCORPORATED RULES

NAME

The name of the Club shall be "The Taradale Bridge Club Incorporated"

OBJECTS

The objects of the Club are:

- (a) To establish and carry on a Contract Bridge Club and to provide encouragement and facilities for the playing of contract bridge: and to promote tournaments and matches.
- (b) To affiliate with the Central Districts Bridge Centre Incorporated and to abide by the rules of that body
- (c) To use the funds of the Club as may be considered necessary or proper in payment of the costs and expenses or further in advancing or carrying out the objects of the Club including the employment of such agents and servants as shall appear expedient.

MEMBERSHIP

Membership of the Club shall consist of the following several classes:

1. Ordinary Members: These shall consist of such members, as the committee for the time being shall decide.
2. Absentee Member: The committee shall have the power at its discretion to place on, and remove from, the absentee list the names of ordinary members who may be absent from Taradale for a period of not less than twelve months.
3. Honorary Member: Any member ceasing to play regularly after long membership may apply for Honorary Membership. This class of membership does not allow for registration with the New Zealand Contracts Bridge Association Incorporated (No "C" points shall accrue).
4. Life Member: Shall comprise those persons the Club desires to honour and shall be elected



Taradale Bridge Club

Business Case To Napier City Council

in accordance with "Rule 9". *The committee shall have the power at any time to revoke the membership of any honorary member.*

5. Associate Member: Associate Membership may be extended to members of other bridge clubs within the 30 km. limit on a reciprocal arrangement.
6. Foundation Member: Members of The Taradale Bridge Club Incorporated who became members of The Taradale Bridge Club Incorporated at its Inaugural Meeting together with such persons attending or tendering apologies to the Inaugural Meeting shall be considered Foundation Members.

Each new member shall be entitled to receive a copy of the rules.

Only classes (1) and (4) are eligible to vote at any meeting of the Club.

ELECTION OF ORDINARY MEMBERS:

The election of ordinary members shall be governed by the following regulations:

- Every candidate shall be proposed by one member and seconded on a form approved by the committee.
- The nomination form shall if the nomination is approved by the committee, be posted in the Club for a period of not less than 14 days, or the candidate's name communicated orally to members at two consecutive club nights.
- The committee shall consider all applications for membership and may accept, defer, or reject any application without having to give reasons for its decision. The decision of the committee shall be final for that year, but any candidate who is rejected may make application again in the next club year. The committee may at any time in its uncontrolled discretion close the membership list for such period as it thinks fit.
- Every new member shall immediately after election be notified thereof by the Secretary, and shall on election be bound by the Rules and by-laws of the Club.

RESIGNATION OF MEMBERS

A member may resign by giving notice to that effect to the Secretary, but such a member so resigning shall be liable for all subscription and levies due by him/her for the financial year in which such resignation takes effect.

EXPULSION OF MEMBERS

The committee shall have power upon receipt of any complaint and after hearing the explanation of any member concerning the matter of the complaint, to reprimand, suspend or expel any member.



Taradale Bridge Club

Business Case To Napier City Council

Any member suspended or expelled in accordance with this rule may appeal to a General Meeting or Special Meeting of the club whose decision shall be final, and pending the holding of such General Meeting such member shall abide by the decision of the committee.

ENTRANCE FEE

All persons becoming members of the Taradale Bridge Club Incorporated and not belonging to any other bridge club affiliated to the New Zealand Bridge Association, shall pay an entrance fee of such sums as the Club shall decide or alter at any General Meeting.

ANNUAL SUBSCRIPTIONS

- Annual subscriptions shall be decided at the Annual General Meeting and shall apply to the playing year January 1st to December 31st.
- The committee may on such grounds as it thinks fit, remit wholly or in any part any fee, subscription, levies or penalties due or grant time for payment or part payment thereof.
- **Subscriptions shall be due on 31st January and shall be subject to a penalty if not paid by this date**
- Any member whose subscription is outstanding at the commencement of any prize series forfeits the right to winning.
- Subscriptions and entrance fees shall be payable within one month of election to the Club. An ordinary member elected after the first month of the playing year shall pay a first subscription calculated on a pro-rata monthly basis for each month or part of month remaining of the Club's playing year.
- Subject to any remission allowed under sub-paragraph 8a of this rule, any member (other than an absentee member) whose subscription remains unpaid by January 31st each year automatically be suspended from membership and from privileges of the Club until such subscription has been paid.
- Financial year: the financial year of the Club shall end on the 30th day of September.

LIFE MEMBERS

- The committee may recommend for election as a Life Member of the Club at a General Meeting any member who in the opinion of the committee has rendered signed service to the Club.
- (b) A resolution for the election of a Life Member must be carried by a majority of two thirds of the members present and who are entitled to vote.
- A Life Member shall be exempt from the payment of annual subscriptions.

OFFICERS AND COMMITTEE

- (a) The Officers of the Club shall be:
- A President
 - A Vice-President or two Vice-Presidents
 - An Honorary Secretary



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- An Honorary Treasurer
- Or Honorary Secretary/Treasurer

These shall form the Executive of the Club

- (b) The committee shall comprise the officers referred to in 10a the Immediate Past President and five or more other members, the number to be decided at any Annual meeting.
- (c) The officers and other members of the committee must be ordinary, financial or life members and be elected at the Annual General Meeting from nominations (proposed and seconded) which have been entered on a nomination sheet displayed on the Club notice board for at least 14
- (d) days before the Annual General Meeting. Unsuccessful candidates for position of Officers are automatically candidates for the General Committee. If they so wish.
- (e) The affairs of the Club shall be managed by the committee, notwithstanding any vacancy in its body. The committee shall have the power to co-opt members for a specific purpose and to appoint subcommittees including persons not members of the committee and to delegate thereto such powers as the committee sees fit. None of the officers of the Club shall hold the same position for more than two consecutive years except the Honorary Secretary and Honorary Treasurer, whose terms may be extended for up to five years.
- (f) The committee is empowered to vote honorarium to the Hon. Secretary and Hon. Treasurer, but acceptance of the honorarium does not debar such officers from voting at committee or General Meetings. The committee may at any time engage the services of a paid Secretary and or Treasurer, but such employees shall not have voting powers. The committee may appoint delegates by proxy to the Annual General Meeting of the Central Districts Bridge Centre who shall not necessarily be members of the Club.

N.B. Refer to rule 14 (e) and 14 (f)

ANNUAL GENERAL MEETING

- The Annual General Meeting of the Club shall be held in the month of November in each year, at a time and place to be notified in a daily paper circulating in Hawke's Bay: or by notice in writing, such advertisement or notice to be given not less than seven days prior to the date when such a meeting shall be held.
- Notices of motion duly proposed and seconded shall be in the hands of the Hon Secretary twenty-eight days before any Annual General Meeting or Special General Meeting.
- When an election is needed for the committee members are not obliged to vote for the full number of vacancies.
- At the Annual General Meeting the President shall call for the nomination of three scrutineers, who shall not hold office or be candidates for office. On the completion of elections the President shall put to the meeting a motion calling for the destruction of ballot papers.

SPECIAL GENERAL MEETING

The committee may at any time, and shall on a requisition of six financial members, or on the requisition of a person expelled or suspended from the Club under Rule 6 hereof, call a Special General Meeting and such Special General meeting shall be called in the same manner as an Annual General Meeting and the



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notice convening the meeting shall specify the particulars of the business to be transacted there at and no business other than that of which particulars have been so specified shall be transacted at such meeting.

QUORUM

The quorum for the Annual General Meeting or a Special Meeting shall be 25 ordinary members of the Club but if at the time and place called for the holding of such meeting a quorum is not present the meeting shall be adjourned to the same place and time if possible in the following week and members present at such adjourned meeting shall be deemed to be a quorum.

The committee shall be empowered to make its own rules relating to a quorum at a meeting of committee.

VISITING PLAYERS

Subject to such rules and restrictions as the committee may from time to time impose:

- Members of other affiliated clubs shall be entitled to play at the Club, and after one visit in any one year shall be required to pay current table money in accordance with the by-laws.
- Any member may invite a non-member or non-members to play at the Club on payment of appropriate table money, but no member shall exercise such right on more than two occasions in one year.

USE OF CLUB PREMISES AND ASSETS

Non-Club use of any of the club's premises may be permitted by the committee when not harmful to the interests of the club and its members and upon such terms as the committee shall decide.

ALTERATIONS OF RULES

- Subject always to the provisions of the Incorporated Societies Act 1908, or any act in substitution thereof any of these rules may be altered added to or rescinded by resolution of a General Meeting or Special Meeting of the Club convened in accordance with these rules provided that the notice convening such meeting sets out clearly the nature of the alterations proposed and provided that such alterations are approved by a majority of three-fourths of the members present at that meeting and voting thereon.
- No addition to or **alteration of the non-profit aims, personal benefit clause** or the winding up clause shall be approved without the approval of **Inland Revenue**.
- The provisions and effect of this clause shall not be **removed from** this document and shall be included and implied into **any document replacing this document**.

INTERPRETATION OF THE RULES



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The decision of the committee on the interpretation of any of these rules shall be binding on all members until revoked at a General Meeting of the Club. The notice calling such a General Meeting shall clearly set out the subject matters the interpretation of which is to be challenged.

BY-LAWS

The committee shall have the power to make by-laws (provided that they be not inconsistent with these rules and to settle any question which may arise and which is not specifically provided for in these rules.

NOTICES

Any notice required to be sent to any member shall be deemed to have been delivered in due course if sent by post in a prepaid envelope addressed to such a member at the address appearing in the Club's list of members or if delivered personally. Notice to committee members of an impending committee meeting may be given orally or otherwise.

FUNDS

The assets of the Club shall be under the control and management of the committee.

The committee at its first meeting after each Annual Meeting shall appoint or re-appoint three of its members, including either the Secretary or Treasurer (or if the same person – that person) as a sub-committee to manage the Club's banking and bank accounts. Any two of those three shall sign cheques.

The committee shall provide from time to time the Club's bank with a certified copy of each such resolution and shall execute such bank authorities as are usual and from time to time required.

Any document approved by the whole committee as binding on the Club shall be attested by two officers of the Club (refer clause on common seal)

WINDING UP

The club may be wound up or dissolved by a resolution passed by a majority of the members present at a General Meeting called in accordance with the rules to consider such winding up or dissolution.

Such resolution shall also provide as follows:

The net assets of the Club other than trophies and Honours Boards shall be converted into cash and transferred to the New Zealand Contract Bridge Association Incorporated to be in trust and to be made available to any newly formed Contract Bridge Club providing it is recognised by the Association and within 3 kilometres of the Taradale Memorial Clock Tower.

In the event of no such club being formed and recognised within five calendar years of the winding up resolution the trust monies shall be paid to such charitable trust named in the winding



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up resolution and the Club Trophies and Honours Boards shall be handed over to the members last winning them.

PROCEDURES AND VOTING AT MEETINGS

Meetings shall be conducted in accordance with the recognised rules of debate and canons of conduct. The voting on any resolution or matter shall in the first place be by a show of hands but if six members support a demand for a poll, a poll shall be taken in a manner decided by the meeting.

NO PROXIES SHALL BE ALLOWED

- The President or Vice-President of the Club shall act as Chairman of all meetings and the Chairman of the meeting shall have a casting, as well as a deliberative vote.
- In the absence of the President or Vice-President a meeting may elect its own Chairman.
- The committee between General Meetings of the Club shall have power to carry out all the powers of the club contained in these rules or authorised by any Annual or Special General Meeting or the Club.
- The Secretary shall keep the minutes of all meetings, which shall be confirmed or otherwise at the next meeting: and shall keep all necessary records of the Club's activities, including a Register of Members and he/she shall act under the directions of the committee.
- The Treasurer shall keep true records of all monies received and expended and shall at the Annual General Meeting and whenever called upon to do so by the committee produce and audited statement of accounts. The Treasurer shall pay all monies received by him/her on behalf of the club to the credit of the Club's account at a bank to be selected from time to time by the committee and shall not disburse any money exceeding the amount laid down by the current By-Laws without the authority of the committee. The Club's money in such bank account may be drawn upon by a cheque signed by the Treasurer and one of the other members of the committee authorised by the committee for the purpose
- No member of the Club or any person associated with a member shall participate in or materially influence any decision made by the Club in respect of the payment to or on behalf of that member or associated person of any income, benefit, or advantage whatsoever.

Any such Income paid shall be reasonable and relative to that which would be paid in an arm's length transaction (being the open market value). The provisions and effect of this clause shall not be removed from this document, and shall be included and implied into any document replacing this document.

COMMON SEAL

The Club shall have a Common Seal: which shall be controlled by the committee and shall be affixed to such documents, as the committee shall direct in the presence of two members of the committee.



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POWERS OF THE CLUB

The Club shall have the express power to acquire land and chattels by purchase, lease or otherwise and to borrow money upon the security of any of its property or without security and to execute any mortgage, debenture charge, chattel security or promissory note, bill of exchange or other negotiable instrument.

The funds of the Club shall be controlled and may be invested, as the committee shall decide.

RULES AND MANNER OF PLAY

Play will be conducted under the bridge laws as laid down by New Zealand Contract Bridge Association.


The play activities and operations of the Club shall be organised, managed and directed by the committee which shall make and enforce all such rules therefore as it shall deem most advantageous to the interests of the Club and its members.



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Appendix 11 - Certificate of Incorporation




**NEW ZEALAND
COMPANIES OFFICE**


CERTIFICATE OF INCORPORATION

TARADALE BRIDGE CLUB (INCORPORATED)


227640

This is to certify that TARADALE BRIDGE CLUB (INCORPORATED) was incorporated under the Incorporated Societies Act 1908 on the 5th day of June 1975.





Registrar of Incorporated Societies
29th day of June 2017



For further details visit www.societies.govt.nz Certificate printed 29 Jun 2017 14:40:08 NZT

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Appendix 12 - Income Tax Exemption

 Inland Revenue <i>Te Tari Taake</i>	Palmerston North Office Cnr Ashley & Ferguson Streets Private Bag Palmerston North New Zealand Facsimile 06-351 2040 06-351 2001
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18 November 2004

Attention Patricia McCallig
 Secretary
 Taradale Bridge Club Incorporated
 P O Box 7051
 Taradale
 Napier 4015

Dear Ms McCallig

Income Tax Exemption
IRD Number 33-970-821
Our Reference PM/SERV/NG/SC

I note that the required amendments to the Constitution have been registered with the Economic and Development Companies Office and am pleased to advise that the Taradale Bridge Club Inc has been granted tax-exempt status as an amateur sports body under section CB 4(1)(h) of the Income Tax Act 1994; therefore there is no requirement to file Income Tax returns in the future. Please note the exemption only exempts the organisation from Income Tax and does not extend to:

- Goods and Services Tax
- PAYE and ACC on employees' earnings
- Fringe Benefit Tax relating to benefits provided to employees.

If you have any further queries about the details as set out in this letter or any other tax matter please do not hesitate to contact the Department.

Please keep this letter in a safe place with your organisation's other official records.
 You may need to provide a copy when applying for future funding.

Yours faithfully


 Mrs Norma Galley
 Officer
 Services

200883171500S2		
PERSONAL CUSTOMERS Overdue tax & returns 0800 327 771 Family Assistance 0800 327 773 Income Tax & general enquiries 0800 327 774	BUSINESS CUSTOMERS Overdue tax & returns 0800 327 771 Employees 0800 327 772 Income tax & general enquiries 0800 327 774 GST 0800 327 776	STUDENT LOAN CUSTOMERS Student Loans 0800 377 778



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Appendix 13

HAWKE'S BAY TODAY

The Taradale Bridge Club is on the move

25 Aug, 2019 8:37am

2 minutes to read



The 225 members of the Taradale Bridge Club are looking for a new home. Photo / Supplied Hawkes Bay Today

The 225 members of the Taradale Bridge Club are looking for a new home. Photo / Supplied Hawkes Bay Today

Taradale Bridge Club is having to move out and is looking for a new home.

For the last 10 years the Club has used a room at the Taradale Club, however the Taradale Club has decided that the room is needed to cater for the growth they are experiencing in function and event bookings and will not be renewing the Bridge Club's lease.

Alternative arrangements offered by the Taradale Club do not meet the needs of the Bridge Club, so the 225 members of the Bridge Club are looking for a new home.

The Napier Bridge Club at Marewa has offered the sharing of their premises as a temporary solution that will enable a continuation of the Taradale Bridge Club's five sessions of play per week.



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But a permanent home is being sought with the goal being to own its own premises. An exhaustive search over the past two months has not produced ready made facilities the Club could lease or purchase with the club requiring a minimum playing area of 200 square metres with additional kitchen and toilet facilities.

"Our members are keen to turn this setback into a positive outcome for the Club. We are keen to hear from any other sports or community-based groups that might be able to accommodate us.

"Additionally we would like to hear from any such group that might like to consider joining with us to develop a facility that could accommodate a range of similar organisations," said the club's co-president Jo Hayes.

Currently the club's room at the Taradale Club is used by Mahjong groups and the Taradale Club's Cards Adjunct.

The Bridge Club is an integral part of the community and appreciates the support it receives from the Taradale Community, in particular local businesses that generously sponsor the Club.

"We will be working hard to remain in the Taradale community," Hayes said.