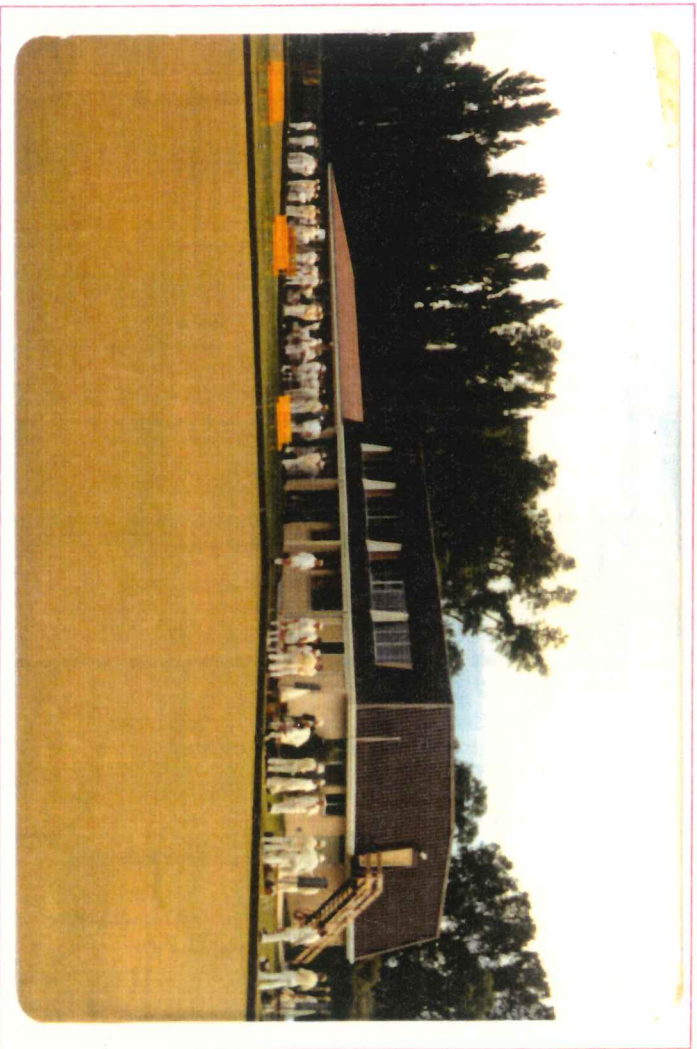




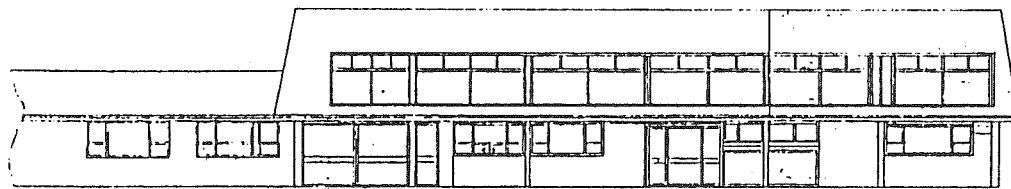
Burnside Bowling Club

Project '91'

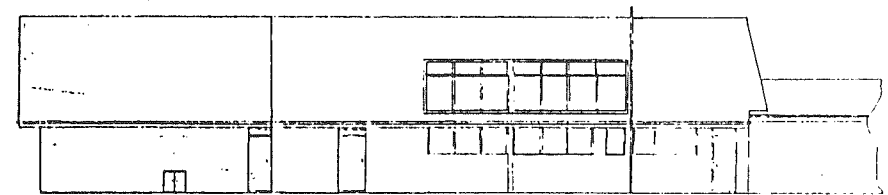


Clubhouse Extensions

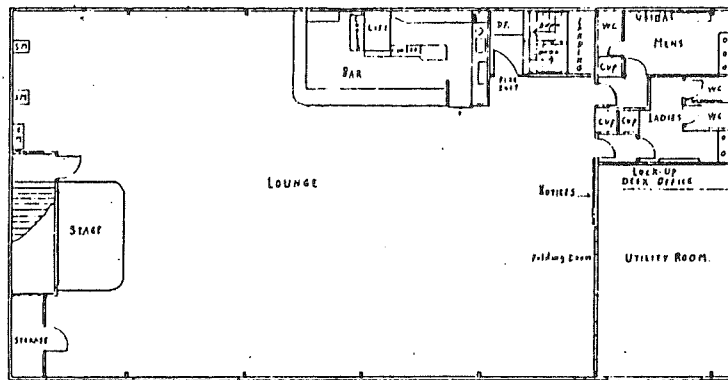
BURNSIDE BOWLING CLUB INC.
 PROPOSED ADDITIONS AND ALTERATIONS TO CLUB ROOMS



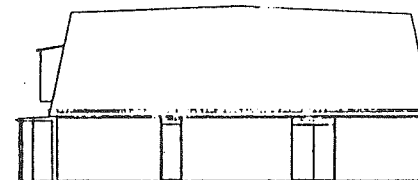
West Elevation



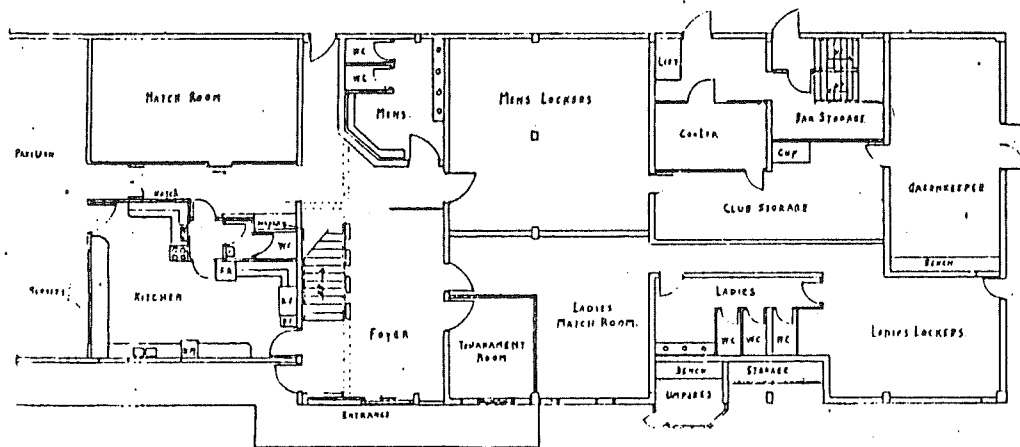
East Elevation



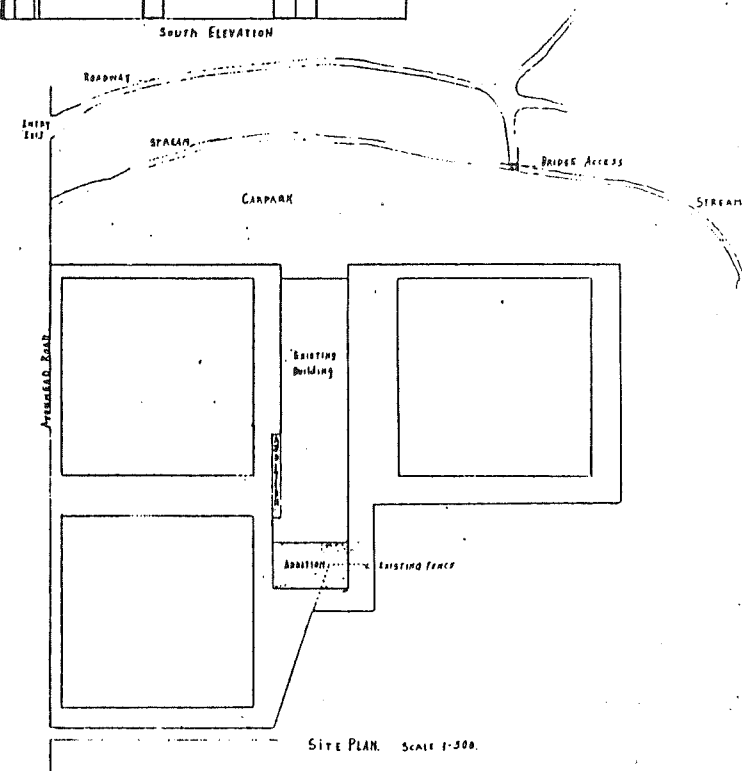
FIRST FLOOR PLAN



South Elevation



GROUND FLOOR PLAN SCALE 1:100



SITE PLAN SCALE 1:500

SITE PLAN



Burnside Bowling Club (Inc.)

PRESIDENTS LETTER

The Burnside Bowling Club is a progressive and particularly active Club. It is led by a strong Executive and has a membership of 320 men and 128 women. This makes the Club the largest in the South Island and second only to Remuera, Auckland in New Zealand.

Established 28 years ago to provide lawn bowling facilities in the fast growing Avonhead/Burnside suburbs, the Club now has a three green complex, and modern Clubhouse facilities. The Clubhouse provides indoor bowling, using lawn bowls, during the winter seasons. Situated at the south end of Burnside Park, the club forms part of an excellent sporting complex serving the Western areas of the City.

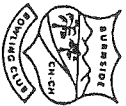
Members take a pride in their Club. The greens are among the best in the city, buildings are well maintained and the gardens and lawn surrounds are tended with great care. The high standards achieved have been rewarded in the last two years with the top award in the City's annual garden Competition. All this is achieved by voluntary labour of members. The Greenkeeper is the only paid servant of the Club.

The Club's catchment area continues to expand at a steady pace and we face a continuing demand for membership. The three green complex allows membership to increase further - our neighbouring Papanui Club has a closed membership - but essential Clubhouse facilities are under pressure. This includes toilets, kitchen, storage and administration facilities. Plans have been drawn to provide a two storey extension to our Clubhouse for which overall cost is assessed at \$250,000.

Burnside Bowling Club is meeting the demand for lawn bowling facilities from a large catchment. It caters for members in a wide age group. Our youngest member is aged 19 years and our oldest is aged 86 years. The greens are used fully, seven days a week, from 9 a.m. until dark. The Club provides an ideal sporting and social environment for the large retirement sector all year round and in so doing performs a valuable community service.

I take pride in what our Club has achieved to date and seek your support in making the planned extension to our Clubhouse a reality.

Elwyn Hay
PRESIDENT



Burnside Bowling Club (Inc.)

LADY PRESIDENT'S LETTER

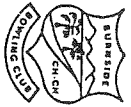
The BURNSTIDE WOMEN'S BOWLING CLUB is one of the largest in Christchurch with over 120 members. During recent years the playing strength of the club has improved tremendously and many of our players did well during the 1991 national tournament.

The greens, surrounds, and general facilities are all very well maintained and are a credit to those who willingly give so much of their time to the club of which we are all so proud.

We now find that with our large membership our facilities are under pressure and additional room is required. The proposed alterations will more than double the area we have at present with the locker room being separate from the match room. In addition the kitchen will be extended and much more essential club storage provided.

The planned alterations will benefit all club members and I therefore fully support the proposal which has been submitted.

Daphne Jenkins
PRESIDENT



Burnside Bowling Club (Inc.)

CONSTITUTION

At a Special General Meeting of the Burnside Bowling Club (Inc) held in September 1990 an amendment was made to the Constitution and Rules of the Club to permit a Women's Section into the Club Membership.

This now gives the women, under the Limited Membership clause, access to all parts of the Club as of right, although it does not allow them onto the Men's Executive or give them voting rights. The Women's Section is confined to the Burnside Women's Bowling Club who are still bound by the Laws of the game and the associated Regulations as laid down by the New Zealand Women's Bowling Association.

This amendment was passed in order to remove the incongruous situation that we found ourselves in the 1990's. Up until then, the Ladies although they had playing rights, handling the majority of catering, did many of the jobs in the Club Rooms in respect to furnishing etc, they were not permitted legally to enter the Lounge without signing the Visitor's Book. This is a requirement for any non-member visiting the Club as laid down in the Sale of Liquor Act which states the "Liquor should be consumed on Club premises only by members and their invited Guests" and further states "a visitors' book shall be kept which must be signed by all guests on each occasion that the club is visited.

With the recent tightening up of these laws it became obvious to the Men's Executive that an enlightened view had to be taken in respect to the Women's Club at Burnside and the obvious answer was to give them membership rights.

Even though their membership rights are limited at present this is a big step forward in what, up until now, has been a men only environment with ladies kept on the outside.

Who knows, this could lead to a combined Club and joint Executive sometime in the future.

Ralph Simpson
CONVENOR



Burnside Bowling Club (Inc.)

PLANNING REPORT

The Planning Committee acting on Terms of Reference from the Executive have for the past fifteen months been reviewing all aspects of the Club.

The Committee to-date have extensively researched and forwarded recommendations to the Executive on the following:-

GREENS

Considerable research was undertaken on the feasibility of establishing a Synthetic Green.

The cost is substantial and the greens are not yet proven. Our suggestion was that no immediate action be taken.

The Committee recommended that a limited number of awnings be trialled on the Orchard Green.

PROGRAMME

This involved a wide range of suggestions from the questionnaires sent to Club Members. A comprehensive break-down of these answers was forwarded through the Executive to the Match and Tournament Committees for consideration when programming.

FACILITIES

The research established the following needs:

DOWNSTAIRS

1. Extend Greenkeepers storage and working area.
2. Provide Storage facilities
3. Extend Womens facilities to double present size.
4. Extend kitchen
5. New tournament room
6. New umpires room.

UPSTAIRS

1. Extend lounge
2. New Utility room for meetings, office etc.
3. Provide Mens and Ladies toilets.
4. Provide a new emergency exit
5. Extend bar by providing kitchen space.

The main concerns were storage, upstairs toilets and improved Womens facilities. By extending the premises to the South by two bays the Committee was able to recommend to the Executive the extensions outlined in the sketch plans with least disruption to club Life and at lowest possible cost.

Jack Forbes
CONVENOR



Burnside Bowling Club (Inc.)

HISTORY

- 1962
Waimairi County Council approve an area of Burnside Park being set aside for use as a Bowling Green provided a bona-fide committee was set up and submitted firm proposals to the Council.
- 1963
Public Meeting 25 September of 25 supporters. Moved that a BOWLING CLUB be formed. The election of Officers were:
Walter Laing - President, Geoff Orchard - Vice President, Lewis Davie - Secretary-Treasurer.
- 1964
Elected Works and Building Committee met for first time at Dr. Orchard's residence.
Finance Sub-Committee held its first meeting also at Dr Orchard's residence. First progress payment of £250.00 to approved contractor. Matters relating to Debenure Trust presented by Norman Kirby and Hugh Tompson dealt with. Finance Committee approved raising of £12,000.00 to cover the pavilion, fencing and equipment costs.
First A.G.M. held 3rd June 1964
Total membership 69
Ladies Club formed.
- 1967-68
Burnside's first centre success. I.J. Reid wins Colts Champion Singles.
- 1970-71
Robinson Shield winners. R.C. Marks, P.J. GIBBings, J.P. Gilmore (Skip), J.H. Forbes.
- 1976-77
A.M. Davis (Lead), E.K. Watt (Skip), win champion of champion Pairs. Trophy had been originally donated by Wally Laing and Geoff Orchard to the centre.
Runners-up Dominion Fours. Team was W.A. Morrison, T. Brady, P.H. Rose, K.G. Shivas.
- 1978-79
L.R. Hanger wins Open Singles.
W.A. Morrison, T. Brady, K.G. Shivas, A.W. Stuart win South Island Working Men's Clubs Tournament.
A.R. Grainger, E.A. Hay win Centre Open Pairs.
Centre Three Fours - Division 2
- 1979-80
Robinson Shield Winners S.P. Buttar, J.C. Lenz, R.A.C. Pigou, E.G. Hargreaves.
Orchard Green opened.



Burnside Bowling Club (Inc.)

HISTORY (CONT)

- 1980-81 Open Pairs - J.C. Lenz, P.H. Rose
- 1982-83 Champion of Champion Triples - A.W. Stuart, R. Marks, S.P. Buttar.
Australia - New Zealand Bowls Test held at Club.
- 1983-84 Centre Three Fours - Division 3
- 1984-85 Inter-club Junior Fours - A. Nimmo, L. Secar, D. Khouri, K. Prebble.
Automatic Watering System opened.
- 1985-86 Third equal Dominion Fours - W.P. Devine, T. Brady, K.G. Shivas, P.H. Rose.
Inter-club Junior Fours - B. Drury, K. Smith, L. Secar, M. Jenkins.
- 1986-87
- 1987-88
- 1988-89 Winner Best Bowling Club Gardens
Interclub Junior Fours - D.A. Youl, K.R. Wilson-Pyne, A.T. McHugh, R.A. Cockroft.
Centre Four Fours - Division 1
- 1989-90 Runners up Dominion Fours Christchurch - A.R. Grainger, K.H. Prebble, S.P. Buttar, R. Howman.
Centre Open Singles - S.P. Buttar
Centre Easter Fours - A. Nimmo, L. Cimmmins, K. Prebble, S. Buttar
Watson Shield
Manning Cup
Winner Best Bowling Club Gardens
- 1990 Davie Green planned.
- 1990-91 Canterbury Open Pairs - P.L. Remi, A.R. Grainger
Champion of Champion Singles - S.P. Buttar
Centre Four Fours - Division One, Division Two.



Burnside Bowling Club (Inc.)

FINANCE FEASIBILITY

INTRODUCTION

As Chairman of the Finance Committee I was asked by the Club President to form a sub-committee to report on the feasibility and the ability of the Club to raise the finance required to complete the additions as proposed by the Planning Committee - all up amount \$250,000.

SUB-COMMITTEE

The sub-committee was formed with the following - W. Devine, B. Hamilton, N. Howman, R. Martin, R. Maxwell, with myself as Chairman.

COMMENT

As we saw it there were four main issues:

1. Raising the finance required - the club's contribution could not exceed \$20,000.
2. Servicing the amounts borrowed. The contribution from income would be approx. \$10,000 to \$12,000 p.a. only.
3. Convincing the members that the additions were in the best interest of the Club.
4. After some preliminary discussion on all these issues it was felt that we needed more detailed information on the costing. A meeting was held with Bill Cosgriff and it became clear that we should look at the proposal in two stages.

The first stage being the work to be done under contract i.e. structural additions, partitioning, linings, plumbing, upstairs toilets, ladies locker room, internal stairway and foyer - \$150,000. The second stage to be the finishing including the kitchen, furnishings, fees, tournament office, committee room, stage/lounge, umpires room, match room at \$100,000.

Some of this could be completed by voluntary labour over a period and financed from various sources including donations, sponsors, special events, etc.

Subsequent meeting held with selected members of both Mens and Womens clubs accepted this approach.

SOURCES OF FINANCE

We have discussed the financing with various organisations but cannot lodge formal applications until we have a definite proposal to submit. i.e. plans and specifications details of costs, complete financing details and demonstrate our ability to repay.



Burnside Bowling Club (Inc.)

FINANCE FEASIBILITY (CONT)

The following were approached:

1. Christchurch City Council Loan money is available on a 5 year term at 5%. Loans depend on the demand for funds but unlikely to exceed \$50,000. Financial year ends 30/6 and funds to be spent within that period. The Council also accepts applications for grants from the Hilary Commission funds - maximum \$15,000.
2. Trustbank For many years the Club has banked entirely with Trustbank. We have borrowed money from them and always met our commitments on time. We therefore, have an excellent banking record.

Loans are available to clubs without any commitment at this stage - interest rate currently 15.3% - term up to 25 years. I did mention \$100,000 as a top amount required.
3. Lottery Funds These are administered by the Department of Internal Affairs. A grant is a possibility on the basis of \$1 for each \$2 contribution (including voluntary labour) but again application cannot be made at this stage. We have not taken this into account and if application succeeds it would reduce our interest bearing borrowing.
4. Debentures The cheapest and most satisfactory source of finance and we have used the amount of \$50,000 as the sum from debentures. This is conservative and the feeling is that it should be much higher and would therefore reduce our other borrowing.

DEBT SERVICING

From our income the maximum we could meet would be \$10,000 to \$12,000 pa. We would therefore have to increase our income to meet the commitments and a development levy of up to \$25 p.a. for every member for 5 years has been recommended. Therefore all members would be contributing towards the cost.

G. Muirhead
CHAIRMAN



Burnside Bowling Club (Inc.)

FINANCE FEASIBILITY (CONT)

STAGE 1

Total Cost of Structural Additions, Partitioning, Linings, Plumbing.
Includes Upstairs Toilets, Ladies Locker Room, Internal Stairway, Foyer.

Cost Estimate \$150,000

Ladies and Mens Debentures - \$50,000
Trustbank \$100,000 @ 15% for 15 years

Annual Servicing

	Debentures	Trustbank	Total	Development Levy	Club Funds
Year 1	\$2,500	\$17,000	\$19,500	\$10,000	\$12,000
Year 2	2,500	17,000	19,500	10,000	12,000
Year 3	2,500	17,000	19,500	10,000	12,000
Year 4	2,500	17,000	19,500	10,000	12,000
Year 5	2,500	17,000	19,500	10,000	12,000
Year 7	0	17,000	17,000	0	17,000
Year 8	0	17,000	17,000	0	17,000
Year 8	0	17,000	17,000	0	17,000
Year 10	0	17,000	17,000	0	17,000
Year 11	0	17,000	17,000	0	17,000
Year 12	0	17,000	17,000	0	17,000
Year 13	0	17,000	17,000	0	17,000
Year 14	0	17,000	17,000	0	17,000
Year 15	0	17,000	17,000	0	17,000



Burnside Bowling Club (Inc.)

FINANCE FEASIBILITY (CONT)

STAGE 2

Estimated Costs \$100,000

This Figure is based on actual costs if done by contract. A contingency figure of \$23,000 has been allowed for, also much of this work in this stage could be completed with voluntary labour.

	Cost	
Kitchen	\$15,000	
Tournament Office	2,000	
Committee Room	3,000	
Stage/Lounge	1,000	
Umpires Room	10,000	
Carpet Lounge	10,000	Already Donated
Match Room	1,000	
Bar Extensions	5,000	
Tables/Chairs	15,000	Part Donated
Professional Fees	10,000	
Windows	5,000	
Miscellaneous	<u>23,000</u>	
	<u>\$100,000</u>	



Burnside Bowling Club (Inc.)

HOW YOU CAN HELP?

DEBENTURES

The debentures will be in \$250 Units and will bear interest at 5% up to \$1,000 and 2% below Bank Rate for units above this amount.

The Debentures will be for five years with Interest payable in April of each year.

The Debenture will be repaid to the holder or his legal adviser in the following events -

- (a) Death of the holder
- (b) On the written request of the holder

DEBENTURE TABLE

				Total
50 Members	4 units	=	\$1,000	\$50,000
100 Members	2 units	=	\$500	\$50,000
200 Members	1 unit	=	\$250	<u>\$50,000</u>
			TOTAL	<u>\$150,000</u>

Full Subscription of the Debenture Table would reduce Mortgage cost of the club.