



20 October 2016

The Chair Person
Hibiscus and Bays Local Board

Attention: Julia Parfitt

Dear Julia

Torbay Sailing Club Building Redevelopment

Further to our previously approved application for funding to support the Torbay Sailing Club redevelopment we wish to submit the following further information in relation to this current consideration of a \$50,000 grant from the Hibiscus and Bays Local Board.

By way of an overview, Torbay Sailing Club is a multi-user community facility for junior, youth and family sailing on the North Shore of Auckland. The new Torbay Sailing Club is set to be an international sailing venue to showcase New Zealand to the world with the hosting of the 2016 Youth World Championships (14-20 Dec) and the World Masters Games 2017 (21-30 April).

The new building work commenced on 1 May 2016 with the target being to be fully complete ready for hosting of the World Masters Games 2017 Sailing in April. In late May, however, World Sailing confirmed that Yachting New Zealand would host the 2016 Youth World Sailing Championships in Auckland 14-21 Dec replacing Oman as venue, due to political difficulties, and Torbay Sailing Club agreed at very short notice to be the host venue for this hugely prestigious event. The unexpected hosting of the world's elite youth sailors has put pressure on the club to secure the remaining funding more quickly to complete the building in time to host 450 international youth sailors from 75 countries and all their supporters in December.

The Youth Worlds has the support of the Minister of Sport, New Zealand Major Events, Auckland Tourism, Events and Economic Development (ATEED), Council and the Hibiscus and Bays Local Board. It is a hugely prestigious event for Torbay, Auckland and New Zealand particularly given the circumstances in which New Zealand has extended a welcome to all international competitors this event in particular will have the eyes of the sailing world on it.

With so many international sailors descending on our club, we now need to complete the project by November 2016 ahead of the 2016 Youth World Championships so we are asking for further assistance with the completion of this amazing community facility as we have exhausted all other sources.

With the blessing of the Sir Peter Blake Trust the club has been hosting the annual world class Sir Peter Blake Regatta for over 14 years in the first weekend in December and it is now the largest two day centreboard regatta in the southern hemisphere and most anticipated sailing event on the NZ sailing calendar. Last year the Blake Regatta was a Finalist in the 2015 Massey University Harbour Sport Excellence Awards in the Sports Event of the Year and has been named a finalist again this year highlighting the professional organisation both on and off the water.



Torbay Sailing Club was Yachting New Zealand's first choice partner to host the World Masters Games 2017 Sailing in April next year. With more athletes than the Olympics, the World Master Games is the largest multi-sport event on earth. In April 2017, 25,000 athletes will converge on Auckland to compete in 27 sports in the World Master Games 2017. In the interests of supporting the national and international sailing community, Torbay Sailing Club accepted the opportunity to host the World Masters Games 2017 in partnership with Yachting New Zealand.

The club is very excited about the new club house which can be shared by the community, the international sailors and provide a fantastic venue for national and international competitors and visitors attending the Youth World Championships 2016 in December and the World Master Games 2017 and possible future international sailing events.

A further contribution will help us achieve the goal of completing this amazing facility ready for the world stage in December.



Purpose of Funding

Torbay Sailing Club are seeking \$50,000 to enable the building construction works on the new club house (above) to be completed in time for the 2016 World Sailing Youth Championships (14-20 Dec) and the Sir Peter Blake Regatta (3-4 Dec).

Building Redevelopment Background

The Torbay Sailing Club building redevelopment will benefit the sailing community, local community and with the hosting the Youth Worlds and the World Masters Games 2017 (21-30 April) together with Yachting New Zealand, the new club house will showcase New Zealand as a world class sailing venue and provide opportunities for future events in addition to being a fantastic community facility.

The club is very grateful for the prior funding from Council and of the recent support to secure other funding. Since then a total of \$1.61mil has been raised for what is now a \$1.71mil (excl. GST) project (consent and construction phases). Since pre-tender Quantity Surveyor costings the development costs have increased by \$300k being combination of higher tender price in the current climate and unexpected costs relating to the sprinkler system and passive fire rating requirements. The club has done everything possible to raise the balance of the money and while coming very close we have exhausted all avenues to complete for the Youth Worlds by Dec with the event in less than 8 weeks. We are therefore asking for further assistance for the last \$50,000 alongside the \$50,000 from NZCT to deliver the building are required for this hugely prestigious International event (1st floor complete including toilets, hall, kitchen, office, storage room, lift and downstairs; coaching room and boat storage to certificate of public use). A further \$50,000 is required to fully complete for World Masters Games in April.

Construction is going well and is on programme (per the photos below). The utility/ services first fix is complete and gib installation in progress. To stay on programme for the Youth Worlds a further \$50k is required by end of November.



June 2016



19 July 2016



22 July 2016



6 September 2016

22 July 2016



6 September 2016



1 October 2016



1 October 2016

Building Project Grant vs Cost Summary As at 20 October 2016 (excluding GST) – Updated Spreadsheet

Funding Organisation	Amount Approved (\$)	Date of Application	Date of Decision	Decision
Consent Phase Funding				
Infinity Foundation	20,000	5/2/13	3/4/13	Approved
Auckland City Council	90,000	23/8/13	2/10/13	Approved
Torbay Sailing Club	10,000			Approved
Consent Phase Funding Total	120,000			
Funding to Date for Building Phase				
Lion Foundation	30,000	2013	2013	Approved
Foundation North	300,000	24/2/14	30/11/14	Approved
Auckland City Council	200,000	15/8/14	8/11/14	Approved
Torbay Sailing Club	90,000			Approved
NZ Lotteries	380,000	1/09/15	Dec 2015	Approved
NZCT	300,000		26/02/16	Approved



Blue Sky Community Trust		10,000		1/7/16	1/8/16	Approved
Blue Waters Community Trust		15,000		1/7/16	1/8/16	Approved
Constellation Community Trust		15,000		1/7/16	26/8/16	Approved
Southern Trust		30,000		26/8/16	23/9/16	Approved
David Levene Foundation		10,000			29/9/16	Approved
Torbay Sailing Club \$30k - 2016 Youth Worlds Venue Fee, \$30k - World Masters Games 2017 Venue /Management fees)		\$60,000			Payments due Oct/ Nov	Approved
NZCT		50,000			Late Nov	High Confidence
Construction Phase Funding		1,490,000				

Total Cost to Complete Stages 1B and 2 (incl. contingency & other fees)		Consultant and other costs	
		S&T Stage 6	2,600
		QS Tender	2,500
AMSTAR Price Stage 1B for Youth Worlds	1,539,954	S&T Stage 7a	13,000
		S&T Stage 7b	16,200
AMSTAR Price to Complete for World Masters Games	1,590,041	QS - Claims	15,500
		Insurance	5,000
		Engineers	2,700
		Council (balance fees)	5,000
		Appliances	7,500
Funding to date (construction phase)	1,490,000	Total	70,000
Shortfall to Complete Phase 1B – Current Requirement for Youth World Championships starting 14 Dec 2016.	49,954		
Shortfall to Complete Phase 2 – Pre World Masters Games	50,087		
Total Shortfall to Complete	100,041		
Current Funding Requests			
New Zealand Gaming Trust	\$50,000	<i>New application</i>	
DECLINED			
Pub Charity	\$100,000	<i>Declined</i>	
North and South	\$25,000	<i>Declined</i>	
Four Winds	\$25,000	<i>Declined</i>	
Infinity Foundation	\$50,000	<i>Declined</i>	
Pelorus Trust	\$30,000	<i>Declined</i>	
Lion Foundation	\$30,000	<i>Declined</i>	

The AMSTAR contract is being extended with funding as secured, to enable the works to continue providing the best opportunity to meet the December deadline for the Youth Worlds. We have been given confidence that NZCT will grant \$50,000 and the Torbay Sailing Club additional contribution from hosting the 2016 Youth World Sailing Championships and the World Masters Games 2017.



With a further \$50,000 grant from Hibiscus and Bays Local Board we can complete to Certificate of Public Use (CPU) for the Youth Worlds.

We believe are hopeful we will secure the balance \$50,000 prior to World Masters Games as originally planned. An application is currently in with the New Zealand Gaming Trust and we will reapply to Pub Charity, North & South and Four Winds. Right now however we are in a position where we must secure \$50,000 to complete for the Youth Worlds by early Dec otherwise the new facility will not be available for the Youth Worlds.

We would greatly appreciate the Hibiscus and Bays Local Board further assistance with this final funding in time for these prestigious world championship events to be hosted from the new building as we have exhausted all other sources and time has run out. Unfortunately we are in a position whereby we are must have funding approved b early November so that we can instruct the contractors to complete the works as necessary for the Youth Worlds.

Please let me know if you require any further information.

Yours sincerely

Michelle Bain
Torbay Sailing Club
Chair – Building Redevelopment Committee
Mobile: 0274591800



Site Sign with HBLB acknowledgement erected in May



APPENDIX - Torbay Sailing Club Details

Torbay Sailing Club is an Incorporated Society. The land the club house and boat storage compound sit on is leased from Auckland Council. The club has Council approval for the redevelopment works and the Council is fully supportive with the Council/ Hibiscus and Bays Local Board/ North Shore Legacy Fund having contributed \$290,000 of funding.

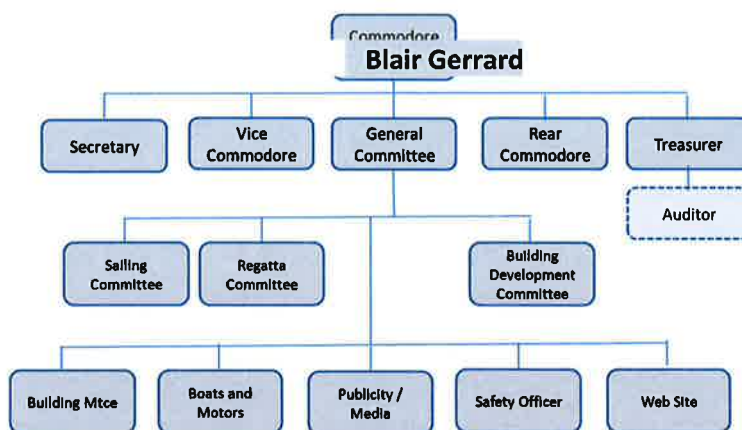
Physical Address: Aicken Reserve, Beach Road, Torbay
Postal Address: PO BOX 35 170, Browns Bay 0753, Auckland
Key Contact: Blair Gerrard
Key Contact Title: Commodore
Mobile: 027 5515061
Websites: www.torbaysailingclub.club www.blakeregatta.co.nz
Email: commodore@torbaysailingclub.org.nz

Governance

The club has a strong governance and management structure which ensures the club, its executive, committees and membership have clear strategic goals. The Club is very fortunate to have Peter J. Montgomery as its Patron and Mark Orams as its Vice Patron.

Management Structure

Day to day management of the club is achieved through subcommittees and portfolios which have been set up to manage the ongoing business of the club and special projects such as the Sir Peter Blake Regatta Committee, the Building Redevelopment Committee and World Masters Games 2017 – Sailing Committee.



Torbay Sailing Club has been running highly successful Sir Peter Blake Regatta annually since 2003 and the 2015 regatta was a finalist in the Sport North Harbour: Sports Event of the Year category. While competitor and supporter experience is second to none, the on-shore and race management demonstrates the highest level of professionalism and execution. The event, race, and shore management that delivers the Sir Peter Blake Regatta so successfully is the reason that Torbay



Sailing Club has been selected to host the sailing component of the World Master Games 2017 and is Yachting New Zealand's venue of choice for the 2016 Youth World Sailing Championships.

The Blake Regatta has a dedicated web site www.blakeregatta.co.nz and Facebook page. The event receives widespread support from the local community, yachting community, the Auckland Council East Coast Bay Local Board and sponsors. These video gives taste of the regatta:

<https://youtu.be/FxVBFm7nHe8> <https://youtu.be/RPF8UsHEdvo>

Flag Officers and General Committee

The club's Flag Officers and General Committee have an extensive breadth of business management and professional expertise that ensures strong governance day to day and for special projects such as the building redevelopment, the annual Sir Peter Blake Regatta and the pending Youth Worlds and World Masters Games. Together they share a passion for sailing and the Torbay Sailing Club. They are either sailors themselves or have children involved in the club.

Flag Officers:

Commodore – Blair Gerrard

Blair is Kiwi Yachting Ltd Service Department Manager and Customs Sales Manager and has been with the company for 18yrs. Blair has Boat Building and Design qualifications and brings to the Commodore role management and technical experience from 15yrs of running the service department. The Customs Sales Manager is in the super yacht market requiring excellent communication and project management skills.

Vice Commodore – Geoff Harden

Geoff is an owner of a plastic moulding company, Absolute Plastics Ltd. Geoff is a toolmaker by trade and is responsible for both business and technical aspects of the business. Geoff oversees all aspects of production management, quality assurance and technical management. Geoff's governance experience included the role of Deputy Chair of the Board of Trustees of the local Primary school for 5 years.

Rear Commodore – Tony Loughran

Tony is a real estate auctioneer with Auckland's largest real estate firm. His background in sales and marketing assist the club in working with sponsors and supporters. His two children both sail at the club, and his wife Louisa is also active in a support role within the club.

Treasurer – Steve Darnley

Steve is a Chartered Tax Adviser (UK) and is the tax partner at DFK Oswin Griffiths Carlton. He has an accounting background combined with considerable local and international tax knowledge. He has a wealth of experience providing corporate tax and GST advice to businesses across numerous industries and business models for both New Zealand head quartered and overseas global clients. Originally from the UK, Steve has worked for both Big 4 and mid-tier chartered accountancy firms.

Secretary – Kim Reeves



Kim is a Chartered Accountant qualifying with KPMG and running her own consultancy business for a number of years. Kim currently runs an online marketing and web business with her husband.

Committee Members:

Michael Kelly (Immediate Past Commodore)

Michael has been involved with Torbay Sailing Club since 2009 and has had an active involvement in the governance of the club though as Rear Commodore, Vice Commodore and Commodore. Michael has 30 years of experience in the motor vehicle industry. He manages Carson Wholesales Ltd, a motor vehicle dealership importing cars from Japan, Singapore and Australia. The dealership is a founding member of the IMVIA (Imported Motor Vehicle Industry Association) and we abide by its rules and principles of fair trading.

Michelle Bain

Michelle has been director and business manager of Cato Bolam Consultants a planning, surveying, engineering and environmental consultancy for 20 +years. She is a Registered Professional Surveyor, as Licenced Cadastral Surveyor and holds a Bachelor of Surveying Degree (Hon). Michelle has extensive business and project management skills in addition to considerable experience driving large land development projects from conception, through consent, detailed design and construction phases to completion and managing the associated budgets.

Michelle represented NZ competitively in sailing from 1985-1995 achieving successive 3rd place in the Women's World Sailing Championships, 5th in the Barcelona Pre-Olympics and 4th in the Women's Keelboat World Championships. Michelle was the director of the 1995 World Europe Dinghy Championships, Auckland and continues to sail competitively and contribute to the sport at an administrative level.

Michelle is Chair of the Building Redevelopment Committee, Chair of the World Master Games 2017 Sailing and on the Governance Committee of the 2016 Youth World Sailing Championships. Both of these latter events are the drivers to have the club redevelopment completed by early December 2016.

Nicole Harden

Nicole is a Chartered Accountant who has worked extensively in the UK, specialising in Project Management. Nicole spent 8 years in London working for Lloyds TSB and Prudential, with projects centred on integrations of Back Office Operations from acquisition companies. Nicole is used to leading a large team over different geographical locations and reporting into the Board on project progress. Nicole is now the Head of Finance for a boutique cloud computing company in Auckland.

Tony Patterson

Tony brings excellent business skills to the committee with a background as Commercial Manager of Clean Planet from 2013 – Present, previously National Sales Manager of Chemical Solutions Ltd (July 2012 – October 2013) and National Business Development Manager of ChemWaste (June 2009 – July 2012).



Jeff Aris

Jeff has an MBA & a number of industry related qualifications. He has held a number of senior executive positions within the media and advertising industry both in the UK & NZ and has experience within management consultancy and project management for large corporates and SME.

The Building Redevelopment Committee

The building has been designed and construction works are being supervised by Tymen Tolsma a club member and Principle of Stephenson & Turner Architects. The resource consents and project management has been facilitated by Michelle Bain, General Committee member, Chair of the Building Redevelopment Committee and Director of Cato Bolam Consultants Ltd: Planning, Surveying, Engineering and Environmental specialising in land development. Emmit Consultants are engaged to manage the Quantity Surveying and contract claim management aspects of the project.

The Building Committee has an extensive array of architectural, land development, project management and business experience. Combining this depth of knowledge, skill and capability with a strong focus and drive the project is certain to be a huge success for Torbay and the wider community. Each of the Building Committee members also sits on the TSC General Committee.

Tymen Tolsma – Club Member / Architect

Tymen holds a Bachelor of Architecture Degree and NZCA. His experience spans 20+ years in the building industry focusing on architectural projects (design and management).

As Architectural Principal at Stephenson & Turner, Tymen manages complex building projects from concept design to delivery, within brief and budget. His experience spans a wide range of projects including large scale residential, commercial and industrial developments.

Torbay Sailing Club Building Redevelopment Summary (as at 17 October 2016)

<u>Funding to Date for Construction Phase</u>	<u>Funding</u>			
Lion Foundation	30,000	Received		
Foundation North (ASB)	300,000	Approved		
Auckland City Council	200,000	Received		
Torbay Sailing Club	90,000	Approved		
NZ Lotteries	380,000	Received		
NZCT	300,000	Received		
Blue Water Community Trust	15,000	Received		
Blue Sky Trust	10,000	Received		
Constellation Trust	15,000	Approved		
Southern Trust	30,000	Approved		
David Levene Foundation	10,000	Approved		
Torbay Sailing Club - \$30k - 2016 Youth World Venue Fee	30,000	High Confidence		
Torbay Sailing Club - \$30k World Masters Games Venue/ Mangement fee	30,000	High Confidence		
Hibiscus and Bay Local Board	50,000	High Confidence		
Approved Funding (17 October 2016)	1,490,000			

<u>Total Cost to Complete Stages 1A, 1B and 2</u> (incl. 5% contingency & consultancy fees) - per original prices.	AMSTAR UPDATED COSTS now Stage 1A complete and costs of Stage 1B and 2 more accurately defined Excl. Contingency & Consultancy Fee	Contingency 5%	Security Down Stairs brought into Stage 1B	Plus Consultant, Council and other Fees	Updated Amstar Cost Including Congtingency & Consultancy/ Other Costs
		<i>5% contingency used by variations to date including \$33k passive fire rating costs and are included in Amstar Updated cost to the left. Current variations as per the Oct claim an additional</i>			
AMSTAR Price Stage 1A <i>Excludes – Internal lining, doors, painting and floor</i>	1,251,000	1,226,217	\$ -	56,350	\$ 1,282,567
AMSTAR Price Stage 1B <i>Excludes – Downstairs toilet fittings, paint and floor</i>	1,453,000	1,405,954	20000	\$ 44,000	\$ 1,539,954
AMSTAR Price to Complete	1,551,000	1,536,041	28000	-\$ 44,000	\$ 1,590,041

Stage 1b/2 Consultant and other fees	
S&T Stage 6	2,600
QS Tender	2,500
S&T Stage 7a	13,000
S&T Stage 7b	16,200
QS - Claims	15,500
Insurance	5,000
Engineers	2,700
Council (balance fees)	5,000
Kitchen Appliances	7,500
Total	70,000

Stage 1B Summary		
Costs	less Available Funding	Shortfall
1,539,954	1,490,000	49,954

Stage 2 Summary			
Costs	less Available Funding	Total Shortfall	1B to 2 Difference
1,590,041	1,490,000	100,041	50,087