CAMBRIDGE RACQUETS CLUB
YOUR LOCAL SQUASH AND TENNIS CLUB

Facilities report

2026 AGM · 16 November 2026

The year in brief

Since the 20 October 2025 AGM, the facilities committee has made the following progress.

- Built a sponsorship programme with Platinum, Gold, and Silver supporters. Sponsorship, products, and indicated professional services together represent over $300,000 in support.
- Gathered support letters from Council, the Community Board, a school, disability sport, and both codes.
- Proposed improvements to club entrances and exits, parking, hedging, and drainage for Council's planned resealing work.
- Received Council's support in principle for the renovation and ongoing tenure, and progressed lease talks.
- Appointed a project manager and prepared a feasibility study, budget, execution plan, and programme.
- Applied for $700,000 from Lottery.
- Accepted an interest-free underwriting facility from an anonymous member.

The renovation still needs funding. The club has yet to start detailed design or sign a building contract. The club will review its funding position in early 2027.

What the renovation would deliver

The PAUA concept plans include a lift and accessible bathrooms so the upstairs is open to everyone, a renewed roof and building fabric, and a clearer, more visible entrance. They also include flexible rooms that work while the courts are busy, better viewing decks, storage, and a renewed kitchen and bar. Plans are on the club website.

Around the club

Job	Status
Gate between public court 8 and club court 7	Installed.
Windbreak on the tennis courts	Sponsor-branded October 2026.
New water-supply line to the building	Trenched and connected by Jayden after the June leak.
Car park drainage, reseal, and line marking	Raised safety and parking with Council. Drainage comes before resealing.
Club Road hedge and gum trees behind the club	Discussed with Council in July 2026. Pending.
Oven and stovetop replacement	Completed.
Mower shed	Completed.
LED tennis lighting	Pending funding.

Renovation progress

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Planning and advice

- December 2025: advice from Graeme Rowe/RDT Pacific on project control, feasibility, the functional brief and an execution plan.
- September 2026: Jacob Bray of TBIG joined as project manager and supplied a project execution plan, a master programme, and maintenance and insurance memos.
- September 2026: Livingstone Building updated its estimate to $1,899,169 excluding GST, within a recommended $2 million construction allowance. Design fees, consents, and contingency are extra.

Sponsors and business support

- December 2025 to February 2026: Carli developed the sponsorship tiers, terms and conditions, agreements and the management committee's sponsor-approval guideline.
- February and March 2026: meeting with APL, followed by its written offer of glazing and joinery products up to $100,000 retail value, subject to the final design.
- March to September 2026: discussions with Livingstone Building about Platinum sponsorship and construction. Its signed support letter confirms $75,000 over five years. The proposed agreement is open for member feedback from 16 to 30 November. Suzie's notice sets out the terms.
- September 2026: WebAddress agreed to $15,000 in Silver sponsorship over ten years.
- July to October 2026: Cogswell Surveyors confirmed its $10,000 commitment in writing in October.
- September 2026: Van Dyks offered support for floor coverings. Discussions continue.
- Wackrows has discussed support for joinery. Scope is still to be agreed.
- Professional time has been given or offered by Gareth Halliburton (quantity surveying), Jacob Bray and TBIG (project management), Chris Pevreal of MaCC (geotechnical engineering), and Martin Mao of M&Z Group (structural engineering).

Community and Council

- March 2026: Peter and Dave Kilbride presented to the Cambridge Community Board. The Board's letter of support followed on 20 March.
- July 2026: meeting with Council about the hedge, the gum trees, parking and drainage.
- August to September 2026: lease discussions with Council and the club's lawyer. The current lease runs to 2031. A new long-term lease is expected to take six to nine months.
- September 2026: Waipā District Council gave written support in principle for the renovation and ongoing tenure to support funding applications.
- September 2026: Council's preliminary advice is that a building above 8 m is likely to need resource consent. The planner expects a relatively straightforward application with an assessment of effects. Club signage may also require consent.
- Letters of support also received from Cambridge East School, Parafed Waikato, Waikato Bay of Plenty Magic, Squash Waikato, Squash New Zealand and Tennis New Zealand.

Funding applications

- August 2026: meeting with Trust Waikato. Its Significant Capital Projects Fund is the right route; the next round is expected around June 2027.
- September 2026: lodged the Lottery Community Facilities Fund application. In October we supplied further funding evidence and a revised delivery budget. A decision is expected in mid to late December.
- November 2026: had a positive meeting with Grassroots Trust about funding the renovation.

Funding and next steps

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Where the money stands

Figures are from the club's October Lottery response. The funding puzzle shows the budget shares, and the waterfall shows what is on hand, what is expected, and what remains to raise.

- **Working budget:** $2,374,169 in the October delivery budget, including detailed design, consents, project management, and contingency.
- **In the bank:** $220,000 in the renovation term deposit shown in the October response. That includes banked member donations, sponsorship, and fundraising proceeds.
- **Members:** $44,720 received from 114 members, with a further $43,540 in written donation and matching commitments from two members.
- **Business support:** about $209,000 in cash received, written sponsorship commitments, and conditional product support.
- **Professional services:** about $110,000 indicated in donated or discounted project management, quantity surveying, and engineering. The October budget includes these services as costs and as provisional in-kind support.
- **Grants:** the club has applied to Lottery and is exploring applications to Grassroots Trust and Trust Waikato. No grant has been awarded.
- **Underwriting:** the club accepted an interest-free facility of up to $800,000 from an anonymous member in October 2026. The budget assumes about $420,000 in borrowing. Each draw requires its own club approval.

What happens next

The club expects Lottery's decision in December. Following the Grassroots Trust meeting, the club is exploring a small application for early project work and a larger application in February 2027.

In early 2027, the club will review what it can afford and decide whether it can pursue the full project, stage the work, or focus on targeted improvements. If the project proceeds, detailed design, consents, and tender will follow. The draft programme shows construction starting in late 2027 and reopening around mid-2028, subject to funding and approvals.

Acknowledgements

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Thank you

- **Carli van Zyl** for the sponsorship framework, agreements, and negotiations, and for checking the Lottery application in detail.
- **Suzie Halliday** for coordinating the committees, project jobs, and meetings with suppliers, Council, sponsors, and funders.
- **The facilities committee and helpers**, including Carli, Britta Jensen, Daniel Smith, and David Milson.
- **Dave Kilbride and the management committee** for their support.
- **Members** who paid pledges, made donations, gave feedback, and made introductions.
- **Sponsors and donors**, including Livingstone Building, APL, Cogswell Surveyors, WebAddress, PacSteel, and the many other local businesses that support the club.
- **Wackrows and Van Dyks** for offering materials or labour.
- **Professional time** from Jacob Bray and TBIG, Gareth Halliburton and Livingstone Building, Chris Pevreal and MaCC, Martin Mao and M&Z Group, PAUA Architects, Graeme Rowe of RDT Pacific, and Dale Houghton of Vosper Law.
- **Waipā District Council staff and the Cambridge Community Board** for their support.
- **Letters of support** from Cambridge East School, Parafed Waikato, Waikato Bay of Plenty Magic, Squash Waikato, Squash New Zealand, and Tennis New Zealand.

How members can help

- Introduce a business that could sponsor the project or help with materials or services.
- Consider whether your own business or one you work with could become a sponsor.
- Pay an outstanding pledge, or make one.
- Join the facilities committee or tell us a job you can do.

Peter Bryant · Chair, on behalf of the Facilities Committee

AGM handouts

- The funding puzzle
- Funding waterfall
- The renovation timeline
- Member response form

The funding puzzle

The October 2026 plan for a renovation of about $2.4 million

Where the money would go



- **Construction** — Building works
- **Design, fees, and other works** — Design, consents, engineering, and project management
- **Contingency** — $100,000 allowance for changes

Where the money could come from



- **Lottery grant** — Applied for. Decision expected in December.
- **Other grants** — Applications planned.
- **Business and in-kind** — Includes sponsorship, products, and services.
- **Club and members** — Savings, donations, and fundraising, including amounts still to raise.
- **Interest-free loan** — Budgeted draw. Separate approval required.

Rounded amounts from the October budget. The funding plan includes money still to raise and borrowing we may use.

$220,000

Cash on deposit in October

Includes savings, member donations, paid sponsorship, and event proceeds.

About $45,000

Received from 114 members

Included in the deposit. A further $44,000 was committed in writing.

About $209,000

Business support recorded

Paid and future sponsorship, plus products subject to the final design.

About $110,000

Professional services offered

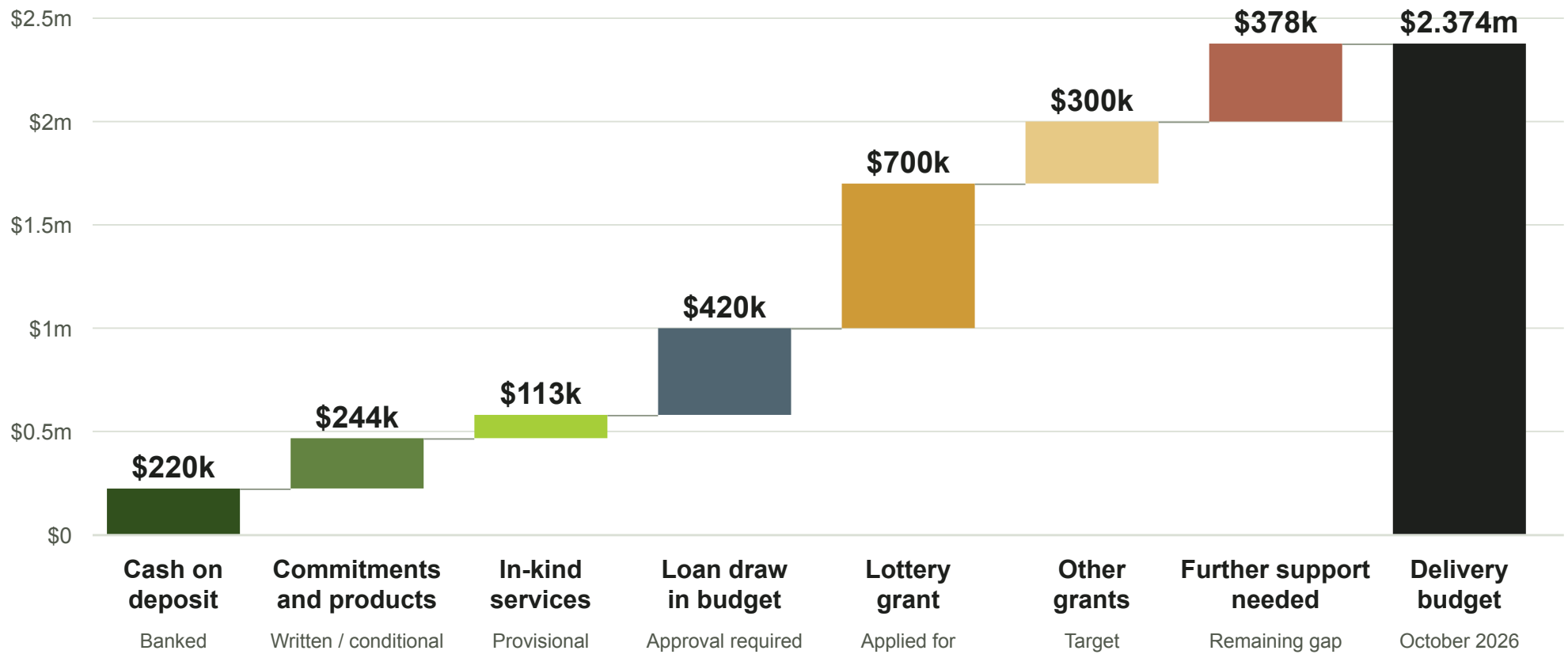
Donated or discounted project management, quantity surveying, and engineering.

Every new donation, grant, or sponsor can reduce what the club needs to borrow.

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Renovation funding waterfall

October 2026 delivery budget · $2,374,169



In-kind includes about $110k in professional services and $3k in other discounted services.

The remaining $380k of the $800k facility is available as backup, subject to approval and facility terms.

Source · 20 October 2026 Lottery response and revised budget. Labels rounded. Future sponsorship arrives over time.

The renovation timeline

How the club got here and what has to happen before the build

Meeting or consultation · Letter or agreement · Milestone

How it started

2022 to 2025

Nov 2022
Facilities committee formed to look at the clubhouse.

2023
Members surveyed and workshops held. Dame Susan Devoy shared renovation advice.

Oct 2024
Architects presented the concept plans.

2025
Members made pledges. The club began talks with businesses and funders.

What moved this year

November 2025 to October 2026

Feb to Mar
Talks with a glazing supplier and a construction firm.

Jul to Sep
Council discussions on the grounds, drainage, and a longer lease.

Sep
Council support in principle and written sponsorship backing.

29 Sep
Updated costs and delivery plans. Lottery application lodged.

20 Oct
Further funding evidence sent. Club signed acceptance of the loan facility.

What comes next

Indicative programme

Dec to Feb
Lottery decision expected in December. Grassroots Trust application options under review.

Early 2027
Decide on the full renovation, staged work, or targeted improvements.

2027
If proceeding, complete detailed design, seek consents, and go to tender.

Late 2027
Possible construction start.

Mid 2028
Indicative reopening.

The programme depends on funding, club decisions, and approvals. Later dates may move.

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2026 AGM member response form

Fill in any sections you like. Fold the form and drop it in the collection box before you leave.
Use the back if you need more space.

☐ I support the proposed clubhouse renovation.

Name _____

Email or phone _____

Please include your name and a way to reach you if you'd like us to follow up. You can leave them blank if you're just sharing a suggestion.

Make or update a pledge

☐ New pledge ☐ Update my pledge ☐ Send me payment details for my existing pledge

New pledge or revised total (NZ$) _____ **When you might pay (optional)** _____

☐ Please leave my name out of public acknowledgements.

The club will follow up with payment details after the AGM.

Suggest a business that could help

Business name _____

Public contact or website (if known) _____

☐ I can make an introduction ☐ I'm passing on a suggestion

What might they help with? Sponsorship, materials, trades, or other services.

_____

_____

Offer time, skills, or ideas

☐ Help with fundraising or events ☐ Offer skills, time, or equipment ☐ Email me project updates

What could you help with? Any ideas or questions for the club?

_____

_____

_____