

Turner, John (1988)

One million dollars, one thousand people - the  
Mossburn Community Centre

# 1 MILLION DOLLARS 1 THOUSAND PEOPLE



**MOSSBURN COMMUNITY CENTRE**

**JOHN TURNER**

## PREFACE

*It is ten years since fundraising and planning began for the Mossburn Community Centre.*

*What has been my intention is to try and summarise the events during the past years, so that members of our community may be able to look back and recall the fellowship that took place and the success of their labour.*

*I hope that this may also give other communities the inspiration to do something for themselves, rather than wait in hope that things may happen.*

*A publisher once told me, that in preparing a record such as this, in relation to individuals, groups, or business firms, who helped with or contributed towards a project such as the Mossburn Community Centre "there are two choices". Either mention no names at all or mention every name. Woe betide you if you miss out any, if you make the second choice."*

*I have tried to take the first option but some names have crept in.*

*John Turner*

1 MILLION DOLLARS.

1 THOUSAND PEOPLE.

This is an account of how a rural community of some 237 households, or approximately 1000 persons of all ages, of which in excess of 50% were employees, over a ten year period, built a new complex, that at today's value has a replacement cost of in excess of one million dollars.

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LOCATION;-

Mossburn is a small rural town in the Centre of Northern Southland with a population of approximately 400. It is a Service Centre for the adjacent rural population of approximately 500 - 600 giving a total of 237 households.

Mossburn is 96 km. from Invercargill with the largest urban centre in Southland and 126kms from Bluff, the home of the oyster and the local port. Tourism is important to Mossburn being the focal point, of the roading network to Fiordland, the largest National park in New Zealand recently accorded the status of a World Heritage Park. It is 61kms. to Te Anau, 61kms. to Manapouri, 180 kms. to Milford Sound, and 112kms to Queenstown.

The centre of interest in Mossburn is around agriculture, which in this part of the world is still very much of the pioneering and entrepreneurial type, coupled with the large land development schemes taken on by the Lands & Survey during the 1960s and 70s.

This brought to the township a stable population during this period, but as agriculture declines so do the servicing industries with it. During the 1960s and 70s. Mossburn was alive with all types of contractors who serviced both the Lands & Survey and private development within the area.

It was a town that once boasted of having the only serpentine works in the South Island.

The rural aviation industry in the south was to begin in Mossburn.

Chewing Fescue, a New Zealand Lawn seed, was grown and harvested over large acreages making the district famous throughout the world. The export of this golden seed brought to the district a distinct wealth.

New Zealand's first Deer Killing facility was started in Mossburn in 1960.

Today, Mossburn is still an important servicing centre for the adjacent farmland.

Due to its unique locality within the network of roads it has become the centre of the transport industry in this part of Northern Southland. Hence the firm Northern Southland Transport Holdings which has its largest depot in the township and is the largest employer.

Situated in the Township are,

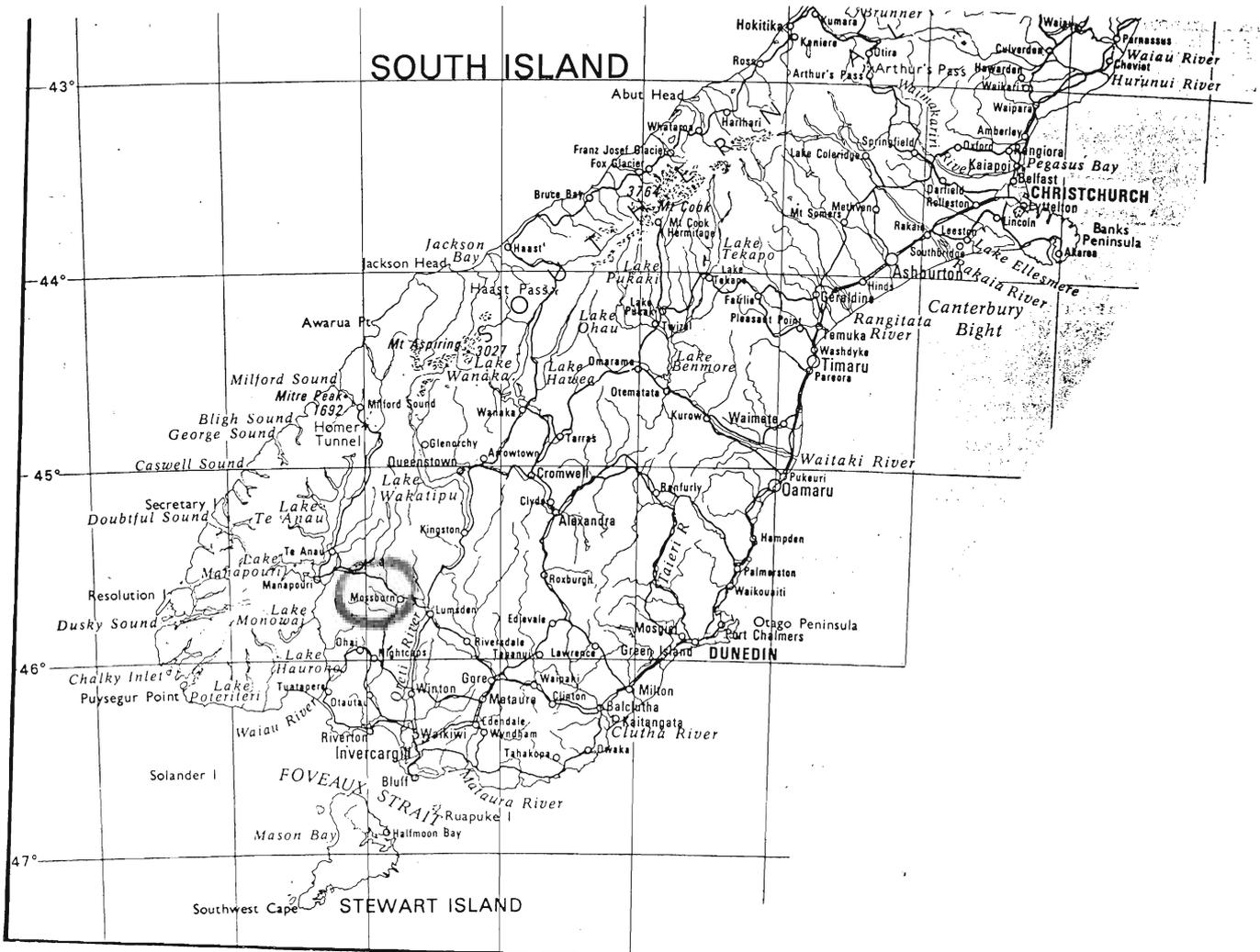
- Two Service Garages for all types of vehicles.
- Highway 94 Diner for tourists and locals.
- Suede shop.
- Handicraft shop and Museum.
- Farm merchandise store.
- General Engineering Business.
- General Store and grocery complex.
- Pet food factory.
- Veterinary Services and Supplies.
- Aerial Topdressing and Spraying Depot.

It is also a base for :

- Shearing contractors.
- Fencing contractors.
- Bulldozing contractors.
- Stock and Station agents.

It also supports a 4 teacher school with a roll of 75 from primer 1 to standard 4.  
Three churches - Roman Catholic, Presbyterian, Anglican.  
Volunteer Fire Brigade.

Attractions include an 18 hole Golf course, trout fishing, mountaineering, a very large and exclusive rural camping ground, a "Watering Hole" for the locals. friendly people and the largest known rural Community Centre in New Zealand.



BACKGROUND;-

Southlands rural communities are administered by two rural local authorities, the Southland County Council and the Wallace County Council.

Mossburn township is in the Wallace County, but part of the district it serves is in the Southland County, as the Oreti river, 2kms east of Mossburn is the boundary between the two rural authorities.



It has been the practice of local authorities for many years to allow the administration of halls and domains to be in the hands of the local people. The Mossburn Hall, a timber building constructed over eighty years ago, and added to in later years, was administered by the Community Centre Committee, on behalf of the Wallace County Council. This is a statutory body of seven plus the local Councillor, publicly elected each seven years. This body also administers the Sports Domain and is more often referred to locally as "The Domain Board".

The building was the usual country hall of that era. It consisted of a hall sufficient in size for one badminton court (a popular sport here, but the ceiling was far too low), with a pot bellied stove in one corner, a rudimentary stage, a kitchen served by an open fire and a copper (supplemented in later years by a succession of second - hand electric ranges) and a supper room with cupboards along one wall for the library.

The Ladies' toilet requirements were served by one bowl, while the Gents had a !privy! out the back. Water supply to these and the kitchen was extremely frost prone and scarcely a winter passed without weatherboards being removed to effect repairs. Although facilities seemed primitive by today's standards, Mossburn Hall was the best such facility in Northern Southland. In the late fifties the district was canvassed with the proposal to build a new Centre and pledges were given. In the event, the Domain Board decided to renovate instead of re-building. A district canvass was organized, the general reaction being, "I was prepared to give 300 (pounds) to a new building but I will now give only 100 (pounds)". Those are actual cases with other less substantial pledges being similarly reduced. Young, single people cut their promises from 20 (pounds) to 5 (pounds). A total of about 3000 (pounds) was raised and used to extend and re-floor the main hall, extend the stage, provide indoor gent's toilet, install cupboards, drawers, sink bench and zips in the kitchen, install infra-red heating and paint the exterior.

About the mid sixties, legislation was passed allowing Local Authorities to levy an equal amount per household - to a maximum of \$6 - over a prescribed area, for the purpose of administering the Community Centre in that area. The maximum has been raised over the intervening years until it has currently reached \$22. Prior to this legislation, the Domain Board conducted an annual bazaar to supplement the income of the old hall.

With a guaranteed income from the 200 odd households, the Domain Board took a passive rather than a promotional role and this was reflected by the rest of the Community. The annual meetings were open to the public but hardly anyone attended - the seven yearly elections were treated similarly. The hall was regarded as something that was there when you needed it but not to be much concerned about otherwise. The advent of 10 o'clock closing, as well as television, altered the pattern of social behavior. People were now more mobile than in the past, as there were better roads and nearly every household owned a car. The Wallace County Council was quite happy with the status quo, and in fact, the Mossburn Hall was said to be the most used country hall within the County. It was used once a week during the winter for badminton and also for rifle shooting. The Library was open once a week throughout the year and there were the usual meetings and always a few cabarets during the year. However, many meetings were also being held in the more comfortable surroundings available at the Fire Brigade social room, the School, Hotel and the R.S.A.

A recently built, well appointed Golf Clubhouse was being used for weddings and other social functions. The Golf Club tried to discourage this by charging \$60 per hire compared to \$15 at the hall but this only served to prove that people were prepared to pay for a better facility.

IDENTIFYING THE NEED;-

In 1975 the Mossburn Lions Club inquired from two Domain Board members in the club if there was any intention of building a new Community Centre. They reported that if there was any demand from the Community for a new building the Domain Board would have an obligation to comply. The Lions Club adopted a policy to promote such a project. The Lions Club was also advised of a forthcoming Domain Board by - election and was successful in having a club member elected. Shortly after that, the statutory seven yearly election was held and because of the promotional work carried out by the Mossburn Lions Club, this meeting was well attended. The possibility of building a new Centre was well discussed and there was considerable support for such a project.

However it became apparent at the meeting that the majority of Domain Board members were opposed to such a move and seemed to be concerned that the bulk of support was coming from young people, many of whom weren't rate payers. The Mossburn Lions Club engaged the services of an architect to produce a feasibility study which was presented to the Domain Board for discussion. The architect introduced the concept of building a complex on the sports domain, thus providing club facilities for outdoor sports, something that was sadly lacking. The feasibility study was debated for a full year with those opposed arguing that there wasn't sufficient support while some argued that the Board should at least test that theory by taking it to the public. The Board maintained that a publicly elected authority had the right to make a decision but it was argued that it would be an uninformed decision if it was arrived at without proper public debate. The motion to build a new Community Centre was finally put and the motion lost. The Mossburn Lions Club, not wanting to take on the role of a pressure group, felt they had done all they could and there the matter lay.

In 1978 the Mossburn Rugby Club requested permission to build new club rooms on the Domain. They had already started fundraising. They had purchased cattle which were being grazed around the district and were going out in the evenings crutching sheep and lambs. Their request was given tacit approval and they were asked to keep the Domain Board informed. They came back next month to say they would call a meeting of all sports clubs and that they envisaged building a social facility to a high standard. Those members of the Domain Board who had retained an interest in building a new complex saw an opportunity and moved that the Rugby Club be granted permission to proceed so long as they designed a facility that was capable of extension into a larger complex at some future time. This was carried.

The Domain Board was, of course, to have final approval of the plan. From the following meeting of sports clubs, "The Mossburn Sports Amenities Building Committee" was formed.

Fundraising was stepped up and the architect that had produced the feasibility study was hired to design the whole complex with provision for staged development - the social area as proposed by the Rugby Club was to be completed first. A Squash Club was formed and Playcentre, who were looking for premises, joined in. The district was circularized with the proposal. It was suggested that the greater the support, the greater the proportion of the complex under consideration could be attempted, and therefore, the larger the number of clubs and other interest groups that would benefit. It was an appeal aimed at the members of the various organizations rather than a public appeal as such. Being something of a splinter group it was felt, people couldn't be asked to subscribe, to say a new hall if in the event the committee were unable to achieve this. No pledges were asked for but it was suggested that by helping a club you didn't belong to, you would eventually find those club members helping your own club to achieve its aim - and that was the way it worked. The message was passed down through the clubs and farmers involved started consigning stock for processing in the committee's name. A catering group was formed by the Rugby women's supporters club which eventually involved most women in the district and was known as "Mossburn Community Ladies". The rifle club, indoor bowling club and library committee remained uninvolved. It was by now apparent that the committee was setting out to build a new Community Centre, in a district divided into factions. Some, who had supported the Rugby Club's original proposal turned against them now. Others supported them whole heartedly while being of the firm opinion that nothing more than the original proposal would be achieved, and still others were dead against, saying they would support a new hall but that they were just building a "Booze Barn" for the footballers.

A few months after the Building Committee was formed, the Domain Board gave notice of a meeting inviting the public to discuss the raising of \$7000 to roughcast the old hall. The Chairman moved a motion to that effect but before it was seconded, a questioner from the floor asked to be advised how the other committee was getting on. The Building Committee reported on fundraising and stated that their aim was to be building within two years. The motion then carried was "that no money be spent on the old hall for two years or until the success of the project could be assessed." The outcome of that meeting gave the Building Committee renewed hope and shortly after they called a public meeting.

At this stage an annual fundraising income of - cattle profit \$10,000 - crutching \$8,000 - catering \$6,000 - lamb donations \$8,000, appeared to be easily attainable. With other one - off projects income was going to be in excess of \$30,000 per year.

The architect had nothing on paper at this stage but in assessing the district needs, had quoted \$265,000 for the completed complex. He conceded after, that if he had told us what it would cost in two year's time we would have given up there and then. In other words he had quoted a price that would have pertained had the committee been ready to sign a contract there and then. Of course there were plenty at that meeting that warned that the price would be double that quoted. As it turned out the committee had designed a far more elaborate complex than anyone originally envisaged, and added to that, escalation of building costs was in the order of 30% per year from then till the end of 1981 when construction was completed. That meeting carried a motion to the effect that a new Community Centre be built and that the appropriate authorities be asked to facilitate this.

When this was conveyed to the Domain Board, being one of the authorities referred to, they responded by proposing that Council be asked to conduct a postal survey of all ratepayers in the Community Centre rating area. The committee won a concession here in having that altered to a survey of all Householders in the rating area. Council duly carried this out, the result being about 2 - 1 in favor of the new complex. The Domain Board then formally withdrew their objection and resigned. At the resulting election the Building Committee refrained from nominating Building Committee members for the new Board but three Domain Board members who favoured the new project offered themselves for re-election and were elected.

Throughout the project Kevin Conaghan, a local farmer, was the only one serving on both committees. At that election it was decided that instead of seven years between elections, half the Board would retire each three years. There has been one such election since the building opened and one other Building Committee member now serves on the Board. The new Board's first task was to adopt a policy of building a new Community Centre and they nominated the Mossburn Sports Amenity Building Committee to execute this. As this necessitated the power to sign contracts and enter into loan agreements the Building Committee formed an Incorporated Society and adopted the name "Mossburn Community Facilities Incorporated".

PLANNING;-

The Architect who prepared the feasibility study was asked to produce plans and costs. The Building Committee worked with all sporting and other interested groups to discuss their needs. Individual groups toured much of the South Island looking at Squash Courts, Social Rooms, Kitchen layouts and the general design of a complex. The Building Committee met with individual groups, collated their ideas, and then passed them on to the Architect, who in conjunction with the committee, was to produce plans and costs by mid 1980.

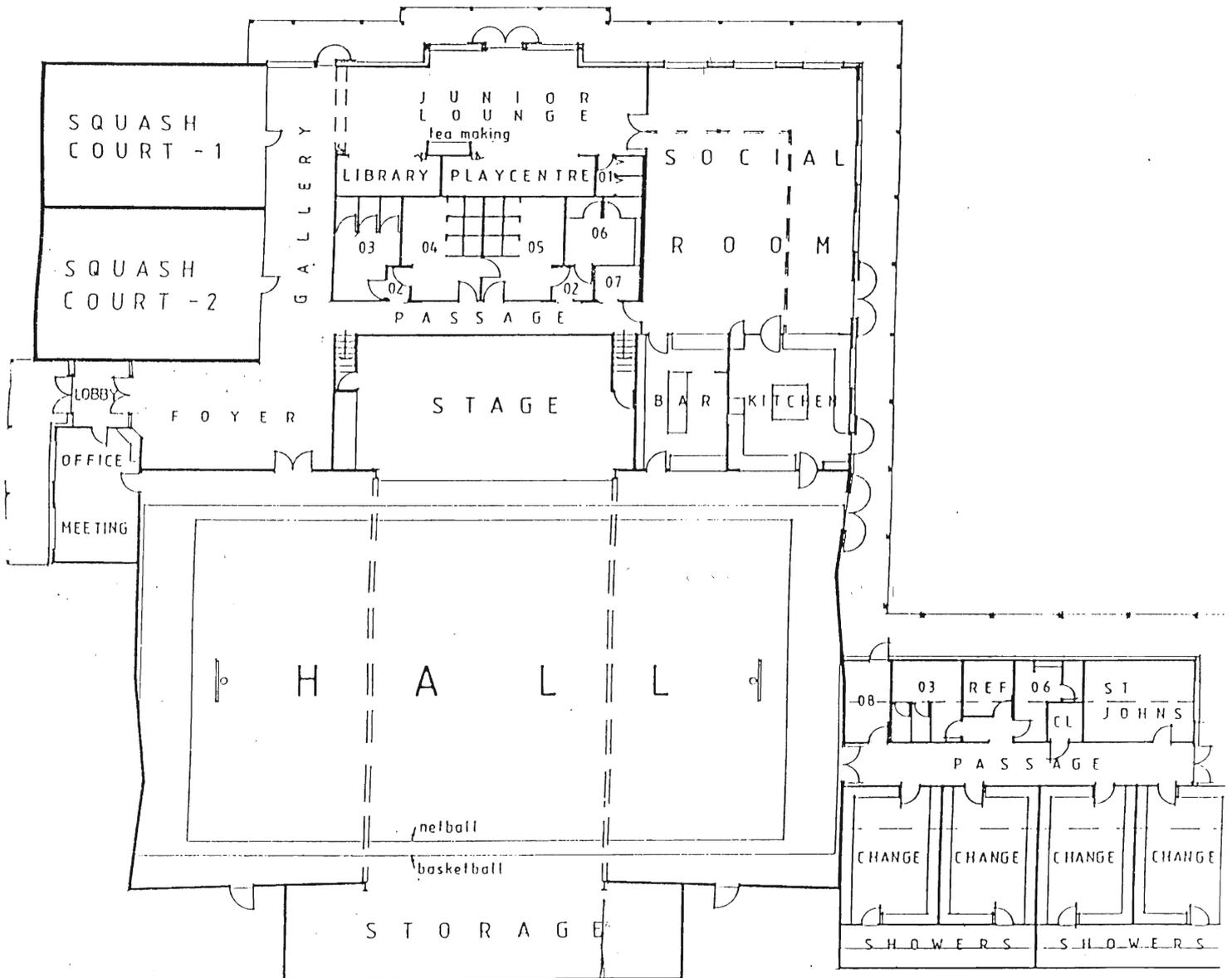
By mid 1980 plans were finalized and the architect was to proceed with documentation. The Quantity Surveyor had produced an estimated cost of \$320,000 plus an analysis of how progress payments would fall due over a twelve month building period. It must be remembered that additional to this estimated contract price, locals were supplying all the timber (\$27,000) plus the cost of milling and treating (about \$20,000). Other expenses to be kept in mind were Consultant's fee (\$42,000) purchases of kitchen appliances and decorating materials. Decorating was to be done voluntarily and didn't form part of the contract. At this stage the consultants advice was that a staged construction process as originally envisaged would have the effect of adding about \$16,000 in cost through the construction and later demolition of temporary external walls. The alternative was to construct the external shell of the entire complex and then if necessary, stage the completion of internal work as it could be afforded. Support was coming from a wide representation of interested groups who were concerned that fundraising activity might falter if the expectations of some sectors were placed at risk. Funds were approaching \$150,000 and with income forecasts seeming to keep pace with the analysis of progress payments, the committee felt confident in letting a contract for about \$200,000. It was put to the public meeting that the whole complex be built to a certain stage which hopefully would include all external work ( cladding, windows, doors, etc,) plus all internal framing.

The planning of the complex was done so that construction could be carried out in stages, and in 1988 the final stage of the complex was completed, when the long awaited Rugby Club's changing rooms were added.

It has been generally agreed that this completes the building programme at the Community Centre, but it has been suggest from some sources a BILLIARD ROOM needs to be added. However time, and no doubt the economic climate, together with a depletion in rural population could make this a challenge, small as it may be, for the next generation. ROME was not built in one day. Why should the present generation do everything, and not leave some challenges for the next ?.

KEY

- 01 CHILDRENS' W.C.
- 02 VENTILATION LOBBY
- 03 WOMENS' W.C
- \*04 WOMENS' SHOWERS
- \*05 MENS' SHOWERS (ALSO WOMENS' HOCKEY)
- 06 MENS' W.C.
- 07 PARAPLEGIC W.C.
- 08 STORE
- \* SHOWERS USED AS DRESSING ROOMS DURING STAGE SHOWS



MOSSBURN COMMUNITY  
CENTRE - 1:200

CONSTRUCTION;-

Construction began in October 1981 with a contract of \$230,000. awarded to Fletcher Construction. This was to build the complete exterior of the whole complex plus all internal framing. Any staged development was going to suffer the disadvantage of paying to get a contractor back on site at some later date. If there was to be no halts in construction the contractor already on site was going to have a competitive edge in tendering for subsequent stages and presumably this would reflect in a more favourable price. In any case the Building Committee had the contractor's priced schedule for the whole job and it would only remain for the Committee to negotiate further contracts.

All indications were that there should be no halt in construction if at all possible. The contractor had tendered a very competitive price and they were proving to be very satisfactory to work in with. This was an important element as decoration of the high auditorium ceiling was carried out by voluntary workers in conjunction with construction so that the contractor's scaffolding could be utilized. Tremendous co-operation was generated between the contractors and the Community voluntary labourer's, during pouring of the concrete floors. This was a saving on the contracted price. Also the third pot-line at the Bluff Aluminum Smelter was about to go to tender. A quickening of building cost escalation was anticipated in the region. The South Island manager of Fletcher Construction explained that the construction climate had changed, and that they were tendering for the aluminum smelter extension. Fletchers expressed a wish to re-tender for the completion of the building. It was pointed out by the Committee if they were to re-tender Fletchers may not be successful. No argument developed and as it turned out they did not secure the smelter tender.

Construction was completed in October 1981 a year almost to the day from commencement. The total contract to Fletcher was \$372,298 and contained an escalation clause, and this accounted for a further \$53,649. over the construction period, bringing the total to \$425,947. A number of contract deletions resulted in an adjusted final total of \$406,099.

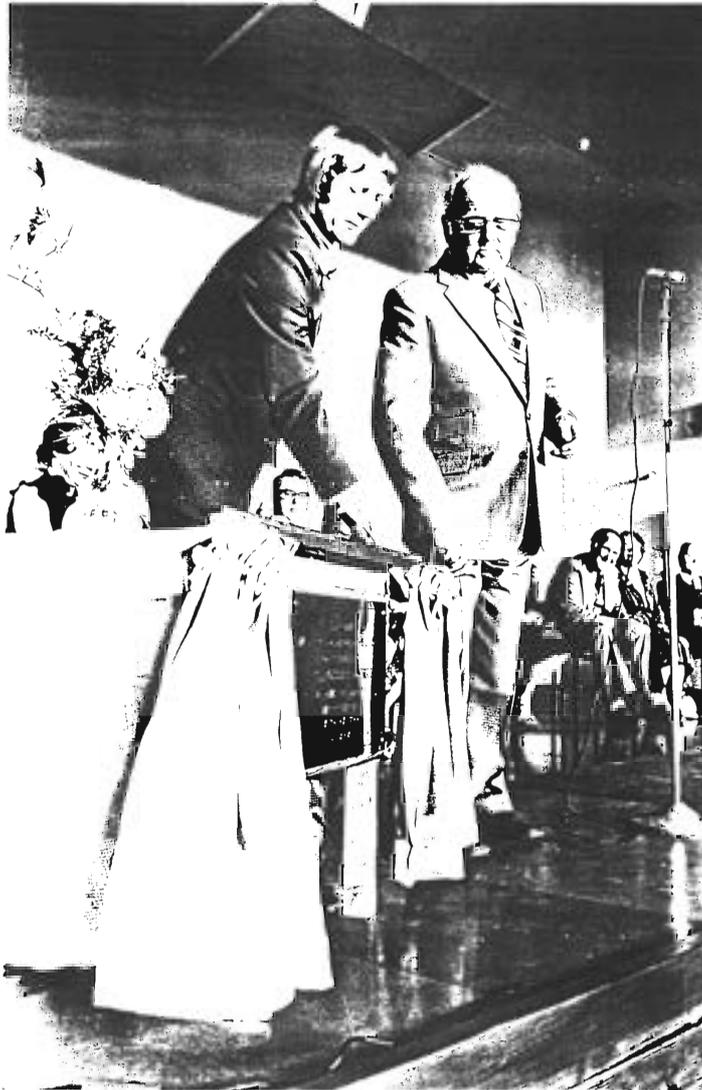
With the construction completed the Building Committee set about the mammoth task of decorating to be completed for the official opening that was planned for the 16th January 1982.

This was a district effort and all those with experience in wallpapering, painting, and interior decorating were called upon. People who had special skills such as sewing, were making drapes, those that had no particular skills became the sanders and scrubbers.

There was absolute dedication from the Building Committee members and in particular the chairman and secretary, who due to their personal involvement and experience led the operation and were involved almost continuously.

Members of the community benefited from the success and personal achievement that was brought about from the operation and many learned to take orders and then diligently follow.

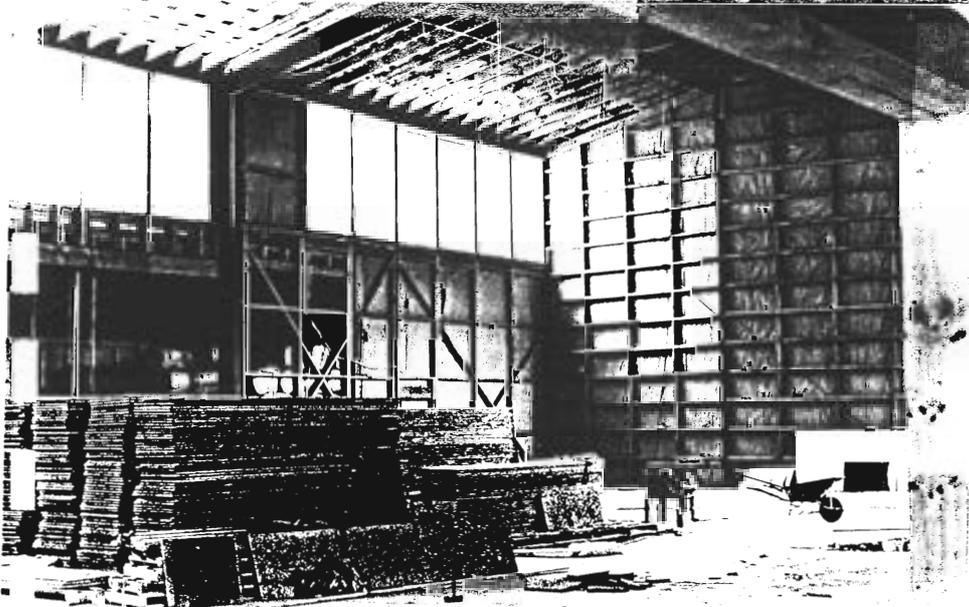
The final stage of construction was the long awaited Rugby Changing Rooms complete with a first aid and referee's room. This began in late 1986 and was completed in April 1988. A local builder was hired on an hourly basis which included the time he spent seeking quotes from sub contractors and suppliers. The quantity surveyors estimated a completed contract of \$160,000. When all accounts were paid which included payment of all materials, sub -contractors, architect's and quantity surveyor's fees and the builders hourly rate, the total came to \$159,865-77. Voluntary helpers being used as much as possible, right through to the finishing stages.



Unveiling the plaque officially opening the Mossturn Community Centre.

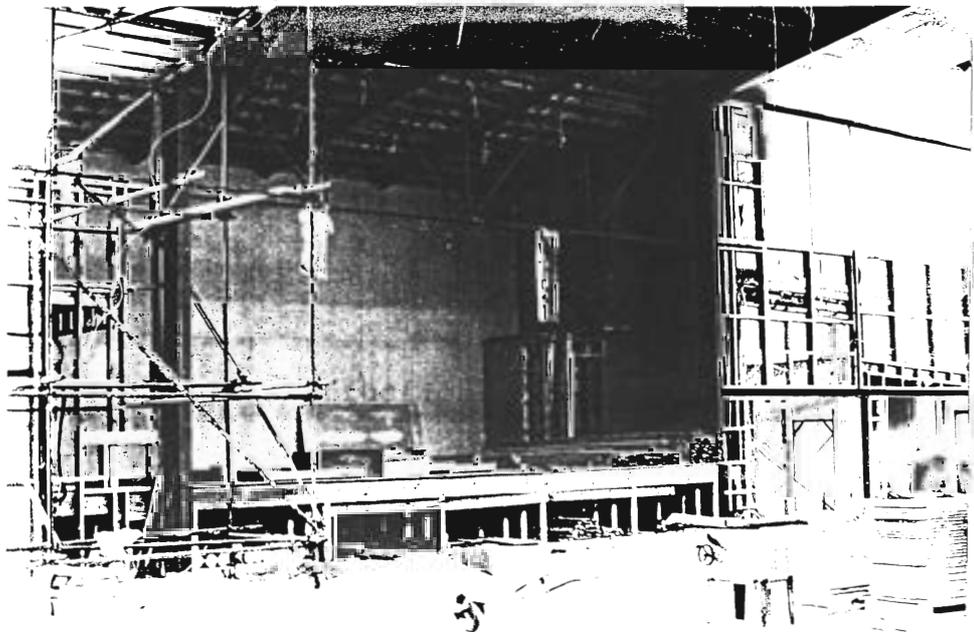
STAGES OF CONSTRUCTION

Pouring the complete  
concrete floor.



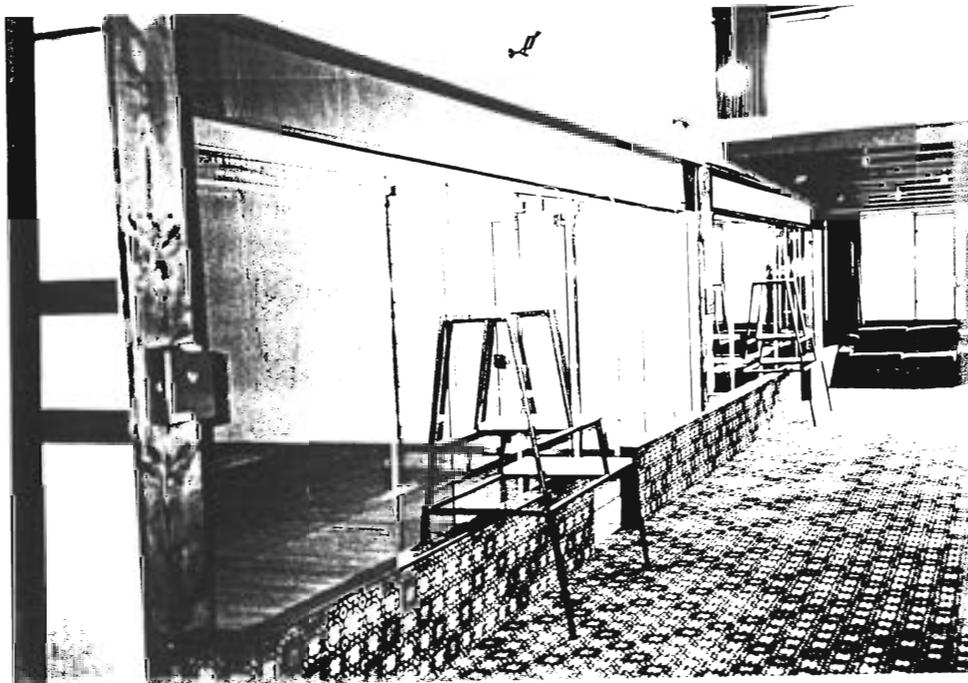
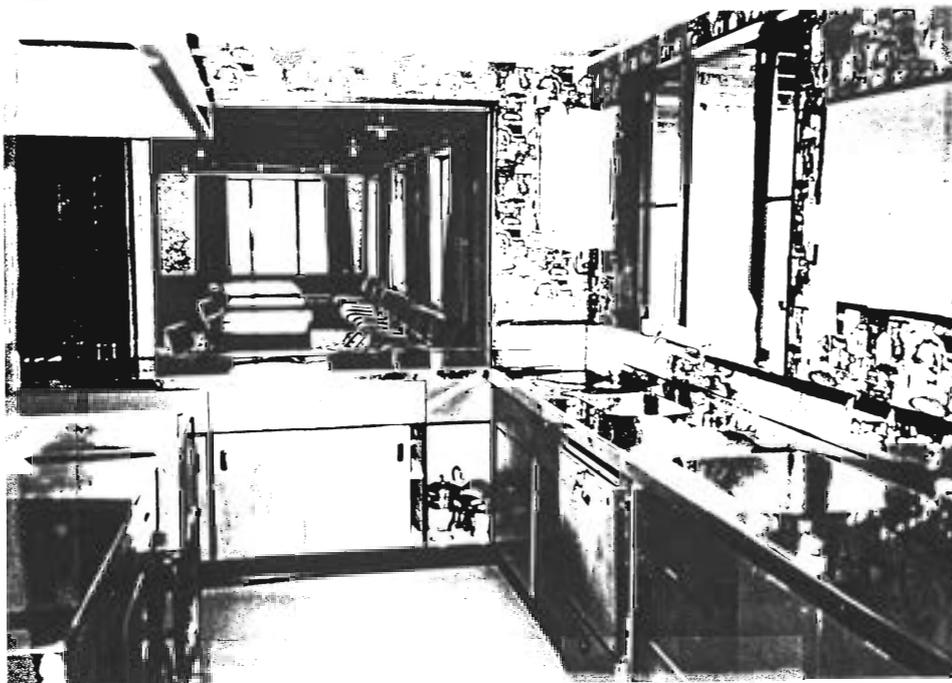
Lining inside Main Hall.

Stage Construction.



PHOTOS OF INSIDE THE BUILDING

Kitchen Facilities



Squash Courts and Foyer

Main Hall showing Stage, Bar and Kitchen Slide.



WHAT IS PROVIDED ; -

The Mossburn Community Centre is a multi-purpose building providing excellent facilities.

The main feature is the auditorium or more commonly known as the main hall. This is 30 metre by 18 metre area giving a capacity for 550 - 600 people when seated. Special care and consideration were taken regarding the acoustics. Both end walls are folded and there is a baffle on the stage to improve acoustic properties. During a cabaret, with in excess of 400 people in attendance, the music is at the same volume at any point on the floor enabling you to converse comfortably with your partner or friend. Lighting is provided by 102 fluorescent lights and three large flood lights.

With such a large capacity combined with the excellent acoustics, this area is a special attraction to many guest artists such as Susan Raye, Val Doonagan, Susan Prentice.

The auditorium is used for concerts, larger meetings or gatherings and weddings. A special function now held annually is the Southland Business Person of the Year Charity Dinner where over 400 people wine and dine in style.

The Mossburn Shears is also another annual attraction that is catered for in this building. Shearers and wool handlers from all over New Zealand travel to Mossburn in Mid January, to participate in the first of many competitions, that lead onto the New Zealand Shearing and wool handing finals in Masterton. Organized by a special committee in conjunction with the Rugby Club they turn the hall into a six stand shearing shed complete with a raised board, wool press and tables. There is a holding capacity for some 200 sheep including catching pens, and count-out pens all to the required regulations set down by the Wool Board, including on line computer timing and calculations of point scoring. Northern Southland Transport hold the additional sheep in covered sheep trucks adjacent to the hall where the shorn sheep return to the trucks, which in turn return them to the station owner some 10 kms away. During the day, from 8 am in the morning when the heats begin until 10 pm at night when the finals are completed, some 1800 sheep are shorn, with all the wool being skirted and classed to the highest possible standard. There is ample storage area for the 40 odd bales of wool plus seating for some 300 spectators who attend to watch the finals. On the completion of the Mossburn Shears the large collapsible gratings, sheep pens, shearing board, and the many covers that keep the dung and urine of the floor are removed. A good scrub and clean up returns the hall to its original state.

Particular attention has been paid to the surfacing of the 12mm particle board floor. A fibre glass surface, the latest of its type, provides a tough surface and resists the hardest wear and tear met in the many sporting activities. Four Badminton Courts with a roof height of 9.5 metres (31 ft. 2in.) give full international rating. Badminton, Basketball and Bowls are the other prominent use.

The Mossburn Rifle Club also use this area. The shooters fire across the width of the hall to a target area that juts out from the western wall backed by steel, and carpeted for protection. This alcove doubles as a spectator area, and storage area. So too, does the large stage which is built against the opposite wall. With the stage located in this position the seating arrangements can be fan shaped which enables spectators to obtain a much better view of a staged performance. The interior is finished in Woodtex with locally grown Larch used as the lower lining. It is fully insulated and is heated by a portable hi-powered diesel burner with an electric fan.

The social room, complete with a small dance floor and stereo system, is lavishly furnished with a carpeted floor, comfortable chairs, heating and ventilation. Adjacent to the Kitchen and Bar, this room has many uses. Rugby, Tennis, Netball and Hockey Clubs use the Social Room during their season, as the sporting grounds are adjacent to the Community Centre complex. With seating capacity for about 100 for a meeting and 80 for a meal this room is the most used part of the building. It is used by the Bridge Club for their weekly local competition and also for their annual tournament. The local Lions and Lioness Clubs hold their monthly tea meetings in this area. It is ideal for all types of private functions, 21sts, Weddings etc. Many larger type meetings are held in this area particularly by the agriculture sector, as Mossburn is a focal point in this part of Northern Southland. It has been used numerous times by the New Zealand Meat and Wool Board, New Zealand Deer Farmers Association and many public and private companies as a means of promotion of their particular products.

When the Social Room becomes overcrowded it is a simple matter to open the doors into the pre-school and Library area, which increases the capacity of the Social Room by approximately 30%. Like all other areas of the building the Social Room has its own outside entrance with an adjacent car park. This area is now proving to be too small, and becomes congested as it is also the car parking area for servicing the Kitchen.

The Pre-school area and library area is fully carpeted and heated by electric heaters. All furniture in the Pre-school and Play Centre area is child size.

An ingenious solution to the storage problem in the library has been devised. Fixed shelves from the floor up to two metres, house most of the books, and are set in alcoves.

Into these alcoves fit mobile free standing shelf units, the whole being secured behind panel folding doors. When Library is in session these mobile units are drawn out into the Junior Lounge area.

Two full sized glass backed squash courts occupy most of the northern part of the complex. Seating is provided for spectators at both courts and when it becomes overcrowded the folding doors are opened and the pre-school area enlarges the spectator accommodation. Changing rooms, showers and toilets including a special facility for paraplegic and those confined to wheelchairs are built in the central core of the building. This area is accessible from all sections of the complex.

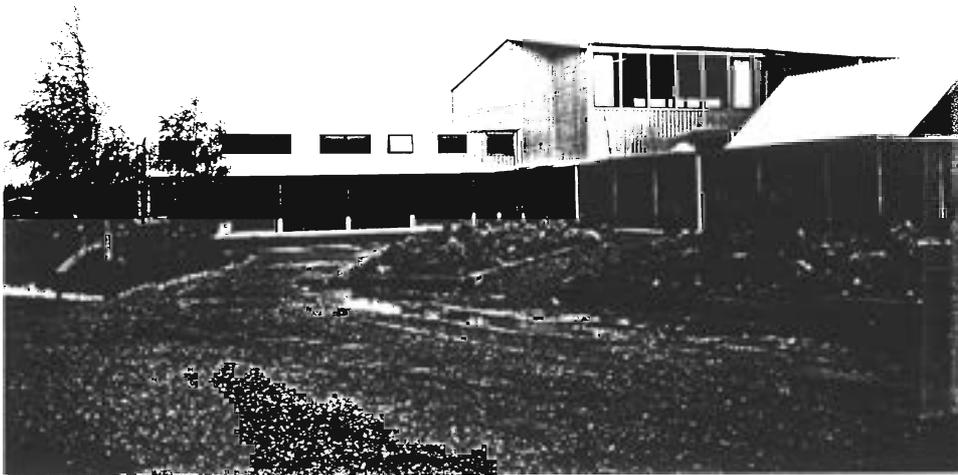
A small office is used for small meetings of up to about 20 persons, and is commonly used by such groups as the local Lions and Lionesses to conduct Board Business. Pest Board, Federated Farmers, (due to the lack of interest) and many other local administration authorities find this area most suitable. It is also used during the Mossburn Shears and Sports tournaments as an administration area.

The Bar and Kitchen area is the hub of activity during the preparation of " Food and Booze." Eye level ovens, a Bain Marie and Micro-wave oven are the essential cooking and heating equipment. A large sink, dishwasher and many hands supply the washing up equipment. Storage area for all crockery, cutlery, pots and pans is designed for simplicity and ease of operation. Serveries which open out into the Social Room and Main Hall make the last minute preparation much easier. A slide (better known as a hole in the wall) allows the hardworking kitchen staff access to some refreshments from a well equipped Bar which is complete with chillers, draught and bottle beer, a complete range of spirits, an assortment of wines, both cask and bottled, and all types of fruit juice. it is very easy for guests to overindulge in the lavish range of liquor if the hip pocket will allow, or as it so happens to be at someone else's expense. This area is accessible from both the Social Room and the Main Hall, and has all the necessary equipment set out on both service areas. A glass master takes care of all the washing.

Storage is adequate but is supplemented by a large storage area adjacent in the alcove of the Main Hall. This area is accessible from the outside through a roller door for such as a van or a large truck.

April 16th 1988 saw the opening of the long awaited 230 square metre extension which caters for all outside sporting groups, particularly Rugby, using the adjoining playing fields. Four dressing rooms, two large showering rooms, an Ambulance First Aid Room, Referee's Room, storage and toilet facilities are included in what is known as the Rugby extension. The showers are very well appointed and with easy clean surfaces, on both the floor and walls. A total of 16 showers in two banks of eight, each individually controlled makes cleaning up one's body after a rugged game much more pleasant than standing around in the cold for some 15 - 30 minutes, to find out that the waiting is for a cold shower due to the lack of hot water. This has not happened in this new extension and is not likely to, as the showers are served by a continuous heating unit, powered by electricity.

Telephones are strategically placed throughout the whole complex, with phones being in each of the Office, Bar, Kitchen and the First Aid Room. All phones have a toll bar on them.



View of the Rugby extensions and Landscaped surrounds. Completed in 1988.

FINANCE AND FUND RAISING.

To raise the necessary finance to build a complex of this magnitude, needs a commitment from the community. This was forth coming, physically in voluntary labour, financially in pledges, and a dedication from the committee which led from the front.

There was a determination to succeed. This was fueled at times by those that said, "It couldn't be done", and the drive to attain the targets, set by the committee.

In the first year an expected income of \$30,000 turned out to be \$70,000.

The rising cattle market in the first year gave people an enthusiast approach to this project, but it needed more than just rising cattle schedules, to raise from a small community of just over 200 homes, some \$500,000 which was anticipated at this time, to be the cost of completion.

CATTLE RAISING. : -

This was initially instigated by the Rugby Club, who had been operating a CALF GRAZING project to assist their club's finances. This was extended to include all those in the district that were prepared to graze cattle. Generally calves were bought at the local sale yards, and farmers throughout the district carried these cattle for a period of 1 - 2 years until they were grown out to their full potential, and then they would be slaughtered at the local freezing works.

Financing the calf buying was done through the local stock firms. This fund raising venture has been an on going project, and it is intended to keep it so, as in the future it will supply funds to subsidize rents and supply funds for replacements of furniture and floor coverings.

CRUTCHING. : -

This was a fund raising project that drew a lot of support not only from the local farmers, within the community but also from the local working people. If you weren't capable of pushing the handpiece, you had the opportunity of being a rousie, presser, "pen-er-upper, or puller outer".

It was amazing to see so many young men and women, go into a shearing shed, (in most instances after they had done a day's work), pull together, work their hearts out, for two or three hours, and finish up replacing the sweat, with the well-earned, liquid refreshments.

The majority of the crutching was done in the late afternoon or early evenings so it did not interfere with the normal day's work. However, in some instances, the following day's performance suffered, due to the extension of the social hour.

Crutching of lambs is still an on going fundraising project, limited to a small number of fit and able young men, as many of the past professionals, have retired. It is not, or never has been the intention to compete with the local shearing contractors within the district.

CRUTCH-A-THON : -

Held at the end of December.

This was a well organized fund raising venture that received much publicity through the radio and local press.

It was a 24 hour non-stop crutching of lambs for 4 crutchers, numerous helpers, pulling out and rousing not to mention the shepherds and cooks. The Gangs moved from shed to shed with all the meals supplied by the community ladies. A total of 9744 sheep and lambs were crutched.

STOCK DRIVE : -

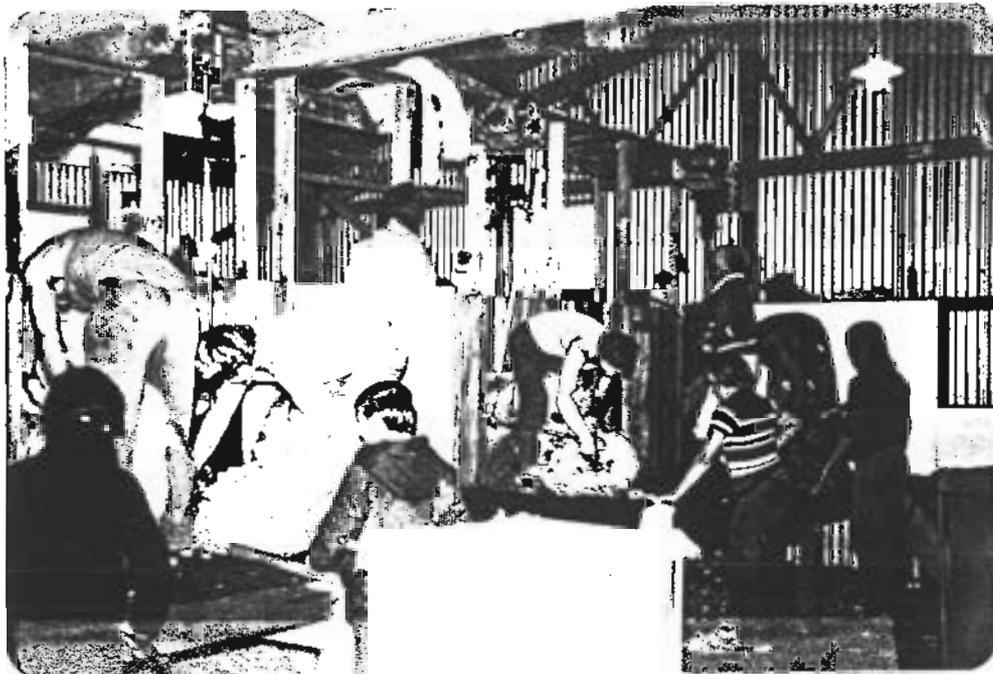
This was to become an annual commitment from the farming community, where by individual farmers, including Land Corp, pledged, or promised, to supply a number of ewes or lambs to the Community Centre project.

BARLEY PROJECT : -

The committee had arranged with a local stock firm a contract for 200 acres of export barley. Farmers worked and sowed the ground, with the seed being supplied by the local stock firm and debited to the Community Centre's account. Farmers with suitable land sowed from 6 - 25 acres. Harvesting was done by those farmers who had combines, and as usual, the local transport did the cartage gratis.

FLEECE COMPETITION : -

This was organized by members of the Squash Club and proved to be most successful. Prizes were donated by the stock and station agents, local industries, and the large drug companies that manufactured drench. Most entries received a worthy mention or received a prize. All fleeces became the property of the Squash Club, and were sold through the wool auction system.



Crutch - A - two: February 1979



at the Wake Forest

CLIMBING MOUNTAINS : -

In any fund raising venture walk-a-thon, bike-a-thon etc are common ways of raising funds. Those participating have to arrange sponsors, and this in itself, creates a competition to see who can raise the most money.

Those sponsoring also take an active interest, even if it is only from the side line, as it is their pocket that will be paying if success brings the anticipated achievement.

Mossburn is geographically situated surrounded by numerous hills and mountains. The two most notable Mountains within its close proximity are the West Dome some 1271 metres, (4,170 feet.) and Mt Hamilton. 1492 metres. (4,898 feet.)

The Local Radio Station 4ZA in Invercargill and its well known announcer John O'Conner gave the West Dome walk a tremendous amount of publicity. In fact, if you lived any where in Southland, and thought you were a bit of an Alpine lover this was just the thing for you.

On a foggy Autumn morning in 1979 some 200 people were congregated at the base, waiting for four wheel drive transport to the foot of the Dome. It was then all over to them, to set their minds on climbing up through the native tussock and manuka, onto the windswept ridges and shingle slides, which led them to the summit. However the fog gave the illusion to the climbers that each ridge achieved must be the last before the summit. Vain hope, another ridge seem to loom ahead.

The planned Helicopter ride for the local Radio announcer had to be cancelled and he to like the rest had to put on his boots. I can still recall his words each time he came over a ridge and the fog would just permit visibility to the next one. His ever increasing sweat and the ever increasing pace of his heart beat was pronounced with his vocabulary " How much bloody further". He to, like all those young and old who set out for the summit, finally made it even if their was some anxious moments and serve coaxing.

Reaching the summit of the mountain after some 4 hours of hard slog was no mean feat, but the view was impeded by fog. To our dismay we could see above the fog but not below. Finally after all had quenched their thirst and discussed their achievement, the sound of a Helicopter in the distance brought a new hope to the radio announcer, and as the fog lifted, he was the only one, who had the privilege of a hurried trip back to base. Those that remained, and had to begin the descent, were also rewarded, as the fog lifted and the view was magnificent.

This successful fund raising venture was followed later in the year by a similar sponsored climb on Mt Hamilton which was done on a clear day in March 1981.

All those who started out on both the sponsored climbs reached the summit and were rewarded with a certificate.

Certificate awarded to *John Lunn*  
for reaching the summit of the ...

4170 ft

# WEST DOME

A Mossburn Sports Amenity  
Building Project ... with John O'Connor  
of Radio Southland  
Date *4/13/79* ... Signed *John Lunn*

## LAMB DOCKING : -

A lamb docking gang was set up, and those that required their services were charged the normal contract rate. This gave many townsfolk the opportunity to get some blood on their faces.

TOP TOWN : -

To mark the opening of the Community Centre, on the 16th January 1982 a Top Town competition was held.

A total of 39 teams of six, took part in what was a true Mossburn summer's day in front of a large crowd of spectators who were delighted at their attempts to negotiate a series of running obstacles.

One of those which produced most of the spills included racing under a tarpaulin, then across a greasy pole, over a swimming pool, and up an inclined surface which was liberally soaped.

Another contest also held at speed was a goal kicking competition, with those competing being blind folded. Assistants were allowed to give vocal directions but many who thought they were World Cup material, realized that the seeing was believing, and it was the spectators who were seeing.

MISS NORTHERN SOUTHLAND : -

A Miss Northern Southland contest was held, as were many fashion shows, and all of these attracted large crowds and provided additional funds. A special attraction was the hosting of the Miss Southland Contest for two years in a row.

CASINO NIGHTS : -

These were organized to not only bring people together but to help with the fund raising. Funny money was issued and it was apparent that in a very short space of time some of the districts "whiz kids" and entrepreneurs were all back at the bank asking for more funds. Guests were hostessed by "Bunny Girls", who were only too happy to extract large volumes of cash from the eager gambler. With the Chocolate Wheel Spinning, Unders and Overs, " Bae - rae ", Slippery Sam, Roulette, Horse Racing and Slater Racing. It became an evening of laughs and giggles. The voice of the commentator on the slater racing was worthy of mention, as your particular slater decided reverse was more appropriate than forward, and the cost was another lost bet. Many claimed they were experts in certain fields, only to find that they were just rank amateurs, and the exit to the bank was the only way their gambling could be maintained. - This of course, was costly as funny money costs real money.

However like all casinos some win and some lose, and the winners became short lived heroes as there was always another night to be held which would test their so called skill and talent.

**MOSSBURN HALL**

**SAT  
15th NOVEMBER  
8.30**

TICKETS AVAILABLE FROM —  
Mossburn businesses  
Lumsden:  
Fruit shop  
United trading Co.

**AUCTION** — last event of the evening with prizes to spend your earned winnings.  
**SUPER PROVIDED** — REFRESHMENTS AVAILABLE — Proceeds to COMMUNITY BUILDING FUND.

Advert kindly sponsored by —  
**FLETCHER DEVELOPMENT CONSTRUCTION LTD**




Casino Night Gamblers



Bunny Girls at the Casino Night

CONCERTS : -

Apart from the local school concert, there were many other organized concerts. It never ceased to amaze the locals how much talent could be found in one's community. Special guest artists such as Patrick O'Hagan, Susan Raye, Freddy Fender and many others, including some of New Zealand's top country and western performers, have entertained capacity crowds in the Mossburn Community Centre.

LAMB FATTENING : -

This was a speculative type venture in which 1574 store lambs were purchased by the community and the finance was provided by a local stock firm. Farmers in the area fattened the lambs and then consigned them to the stock firm, who in return paid out the surplus to the Community Centre. We were fortunate that this project was a success, as it could be said there is an element of risk with this type of venture. If it was carried out during 1988, instead of 1985 as it was, there could have been a debit instead of a credit.

SOUTH ISLAND BIKE TOUR : -

It was known as the Mossburn 1600. The idea was a sponsored bike ride which incorporated selling tickets in a monster raffle with a Car as first prize. The money raised from this was approx \$14,000. At the conclusion of the tour the bikes were auctioned off and one of the riders became so attached to his new mode of transport, that he bought the bike he had ridden around the South Island as a memento.

RAFFLES : -

Tickets were sold on a percentage basis, from Hazlett Promotions. The first raffle which the district became involved in, a car as first prize, was won by a local member of the community. This created enthusiasm which was short lived as it proved beginner's luck.

MOSSBURN LIONS CLUB : -

The local Lions Club has been a major contributor to the fund raising. Approximately \$60,000 has been donated to the Community Centre, during the last ten years. The demolition of bridges and railway lines, with the salvaged materials becoming the property of the Lions Club who auctioned them off to the public, has funded the donations. As well as funding, the Lions Club has been instrumental in organizing many working bees, to help with the Building and Landscape programme.

MOSSBURN SHEARS : -

This was the brainchild of the Rugby Club, who formed a special committee to organise and promote this shearing and wool handling competition.

A special stage was built which contains a six stand shearing board, complete with catching pens, forcing pens and return races. Held in the main hall there is ample area for tables and presses to handle a vast volume of wool from the 1,800 odd sheep that are shorn during the day. The sheep are trucked from a nearby farm, and returned after being shorn to perfection.

This has become an annual event held towards the end of January each year, in which shearers, shedhands and wool classers from all over New Zealand travel to compete in what is now part of the National Shearing Competitions.

GRANTS & DONATIONS : -

Funds from outside the district were always welcome. The Committee was not backward in applying for assistance and generally this was forthcoming. The following is a list of grants and donations that were received. The major contributor was the Local Authorities Community Facilities Grant Scheme, which is funded by the Lotteries Board, and administrated by the Sport and Recreation Committee, under the Department of Internal Affairs.

04--4--81	SPORT AND RECREATION	30,000
28--8--81	SPORT AND RECREATION	50,000
18-11--81	WALLACE COUNTY -sport & recreation	2,500
24--9--82	SPORT AND RECREATION	20,000
08-11--82	TELETHON FOR DISABLED PERSONS	4,000
01--8--83	PLAYCENTRE	5,600
02-10--87	WALLACE COUNTY -sport & recreation	1,000
09-10--87	SOUTHLAND COUNTY -sport & recreation	1,000
21-11--87	SPORT AND RECREATION	26,400
25-11--88	SOUTHLAND SAVINGS BANK	1,000

TOTAL = -----  
141,500  
-----

DONATIONS : -

During the building programme, and the present on going landscape programme a call was made on many local contractors. Those called on to help did so willingly and invariably never sent out an account, as this was one way in which they could make a contribution. It is worthy of mention that Northern Southland Transport, who have carted calves from sale yards, delivered store lambs, supplied loaders and trucks, transported the sheep for the Mossburn Shears and carried out many other transport related works, in my view have donated in excess of \$40,000 in the last ten years.

There have been many others that have helped with machinery. They have always given their time and equipment willingly.

The local Wallace County Council has also been willing to help when needed. The use of their equipment and time over the many years has been of valuable assistance in meeting the earthworks, drainage and gravel requirements.

Financial donations were received from many sources e.g. business houses, service industries, and any commercial firm that a few dollars could be "squeezed" out of, for the cause. Local collects were organized, from time to time, in particular when fund raising ventures were hard to find.

OTHER PROJECTS : -

During the past ten years there have been many working bees, to raise finance. Members of the community have participated in laying tile drains, carting hay, pruning trees, picking up sticks and stones, carting out fencing materials, and many others.

"All work and no play, makes Jack a dull boy." The people of Mossburn are no exception, and there has been many a social occasion that will remain in people's minds for more reason than one.

Barn dances, cabarets, and other social functions have contributed to the fund raising, and have brought people from all walks of life together, uniting the district. The positive attitude to succeed, has brought its rewards as it was the intention of the committee to work together to complete the project debt free. This is now close to a reality, and should be achieved in the current financial year.

THE CONTROVERSIAL LOAN : -

During the period of construction fund raising was exceeding budgeted projections but as expected a fall off was inevitable.

To prevent a halt in construction, it became necessary to borrow money, and it was the proposal of the Domain Board to request the County Council to raise a Local Authorities loan of \$100,000, with all loan charges to be met by fundraising and not to be a charge on the rates. The Domain Board agreed to call a public meeting to gauge support for the move. The County Clerk informed the meeting it would take about twelve months to arrange, and that even though the ratepayers were not to be responsible for any changes, the Council had to guard against fundraising falling off in the future, and would strike a security rate. This would be set at 50 cents per \$1,000 Capital Value over a twelve year period.

Council, was also asked to carry the Domain Board's account, until such time as the proposed loan was executed. The meeting turned out to be a very lively one, with much dissent coming from those that believed the building had got out of hand, being too large, and an extravaganza. However a motion to request the raising of the loan, with Council backing it in the interim, was carried by a 2 - 1 majority.

Those opposing the loan were not at all pleased with the decision, and believed that once the loan was in place, fund raising would fall off further, and payments would become the responsibility of ratepayers. Many claimed that they would support the Community Centre but would not allow a mandatory charge on their properties. They would give voluntarily but would not be told they had to pay. This had the effect of dividing the district into factions, but all respected each others points of view. Some claimed those with the most to say weren't even ratepayers. Others claimed that if the Domain Board was to go on spending, funds should be accumulate first. Others stated that the Board could do what it liked but they were not prepared to have a mandatory charge on their assets, and would not support the Community Centre if they had to. Those opposing the loan engaged the services of a solicitor and drew up a petition which was presented to the Council at a meeting in which their request was considered. It was claimed that there was not a majority of ratepayers in favour of raising the loan, and that when it came time to advertise for objections there would be sufficient objections to stop the loan, therefore Council would be unwise to advance any money. They were successful, and while Council agreed to set in motion the loan application, they declined to become directly involved.

To overcome the funding problem that had arisen, the bank advance of \$100,000 was forthcoming, guaranteed by members of the Community. To enter into such a contract with the bank it became apparent that it was necessary to become an Incorporated Society.

INCOME and EXPENDITURE.

Annual increment of funds, INCOME including grants.

1979	26,026.17
1980	31,667.62
1981	177,608.41
1982	158,059.51
1983	109,007.88
1984	30,564.29
1985	32,293.96
1986	33,996.67
1987	61,287.01
1988	80,062.86
	-----
	\$740,574.38
	-----

To this total can be added the amount of \$26,267.00 being the value of equipment for the kitchen, purchased by Community Ladies directly from their account.

Grand total ----- \$766,841.38 .

Additional to this cash total must be added the following estimated amounts.

Timber donated	\$13,700
Labour	\$15,000
Machinery and Transport	\$50,000
Total	= \$845,541.00.

Contributions were :-

Crutching	56,662.19
Cattle	196,854.65
Grants	141,500.00
Community Ladies	96,687.80
Lions Club (approx)	60,000.00
Other fund Raising Activities	215,136.74
	-----
Total	= \$766,841.38
	-----

EXPENDITURE.

(Net Amounts.)

<u>YEAR</u>	<u>INTEREST</u>	<u>GENERAL</u>	<u>FURNITURE</u>	<u>BUILDING</u>
1979	328	352	----	7,093
1980	----	254	-----	1,741
1981	392	1,108	-----	177,030
1982	7,628	1,101	25,233	225,075
1983	15,702	372	13,867	89,091
1984	14,979	1,718	2,402	16,000
1985	6,820	177	7,583	1,074
1986	1,792	193	1,089	928
1987	32	216	----	65,642
1988	2,547	----	----	94,224
TOTALS	----- =50,220	----- 5,491	----- 50,174	----- 677,898

TOTALS for the period 1979----1988

INTEREST and bank charges	-----	50,220
GENERAL expenses & stationary	-----	5,491
Furniture including Bar equipment	-----	50,174
BUILDING incl architect & quantity surveyor -		677,898
TOTALS-----		----- \$783,783 -----

No fund raising expenses shown.

No stock purchases, or stock related costs shown.

These figures were extracted from the Audited Balance sheets.

MOSSBURN COMMUNITY FACILITIES INCORPORATED

BACKGROUND : -

In the execution of their administrative responsibility to halls and domains, Local Authorities appointed local committees. The method of such appointments was at the discretion of the Authority. In some cases existing organizations were appointed for a period.

The Mossburn Hall was handed over to the R.S.A. and was known as the Mossburn R.S.A. Hall. These committees had a considerable degree of autonomy, handling all their own finances. Many took the prudent action of registering as a Incorporated Society.

After World War 11, Government subsidy was available to communities for the purpose of funding approved War Memorial Projects. Many communities took the opportunity to build new halls and during the fifties numbers of War Memorial Halls were built around the Country. Government subsidized funds were administered by the Local Authority and so, where a Memorial Project was undertaken, the local committee no longer had financial autonomy, until the project was complete and allocated funds spent.

Mossburn chose to build Memorial Gates entering the Domain as well as spending certain specified amounts on the Hall and some Domain facilities. During this period committee membership was boosted by inviting local organizations to each nominate a delegate.

Later, to comply with legislation enacted, it became necessary for the administrative Committee to be a publicly elected statutory body. Financial autonomy was still possible, subject to Government Audit, and the Mossburn committee could assume responsibility for its own financial affairs when all War Memorial funds were spent.

Though legislation defined the method of administration of recreational and special purposes reserves, e.g. the hall through the local Authorities, those Authorities proved unwilling and unable to advise an equitable means of allocating funds to them.

It was therefore the responsibility of the committee to promote local fundraising schemes in order to maintain a rental charge consistent with the encouragement of use.

During the late fifties and early sixties the M.P. for Clutha Peter Gordon piloted a private member's bill through Parliament which gave the Local Authority the power to rate on a per household basis over a predetermined area of West Otago for the purpose of supporting the local hall etc. Other communities followed suit, asking their M.P. to do the same.

Soon the need was recognized by Parliament and a Bill was passed allowing local Authorities to create these special rating areas with the maximum rating being adjusted by act of Parliament from time to time. Committees opting for this form of assistance again had their financial affairs taken over by the Local Authority.

With Community Centre rating areas now virtually the norm, funding day to day administration, while keeping rentals at a level that encourages use, the only funding problem that arises is the consideration of major capital works. Local Authorities may apply for grants from the Lottery Board funded Community Facilities Grant Scheme. It is the responsibility of the locally elected committee, with the support of their community, to instigate these projects, but in Mossburn's case, the committee failed to properly gauge the legitimate demands of the community, plus its capacity to generate required funds.

The Mossburn Sports Amenities Building Committee, a committee formed by a number of interested organizations had plans for a new Community Centre, and fundraising well under way, before the elected body decided to support the project. When they did so, they wisely decided to take advantage of the enthusiasm and fundraising ability of the Building Committee and nominated them to undertake the project on their behalf, while they (the Domain Board) provided the necessary official link with the Local Authority.

Confronted with undertaking the successful execution of the project, the Building Committee became a properly constituted Society and became Incorporated. The Society was registered under the name of "Mossburn Community Facilities Incorporated" and will remain a useful vehicle for the purpose of raising future funds, especially where it becomes necessary to enter into legal agreements such as leases, loans, and ownership of land etc.

SECTIONS 107, 117A SALE  
OF LIQUOR ACT 1962 AND  
REGULATION 5 SALE OF  
LIQUOR REGULATIONS  
1963

MOSSBURN COMMUNITY FACILITIES INCORPORATED a duly incorporated Society having its registered office at Mossburn has made application to the Licensing Control Commission for a Club Licence in respect of its premises situated on the Mossburn Recreational Reserve, Mossburn, and known as the Mossburn Community Centre to authorise the sale and disposal of liquor for consumption on the premises at the following times:

1. PERIOD: All year  
PURPOSE: The promotion of the game of Squash in which club members participate and the private social intercourse convenience and comfort of persons having a common interest in the game of Squash.  
HOURS: Tuesdays and Thursdays — 7.30pm—10.00pm  
Fridays — 7.30pm—midnight  
Standard conditions 1-9 and 13 to apply.

2. PERIOD: All year  
PURPOSE: The promotion of the game of Badminton in which club members participate and the private social intercourse convenience and comfort of persons having a common interest in the game of Badminton.  
HOURS: Tuesdays — 7.30pm—11.00pm  
Standard Conditions 1-9 and 13 to apply.

3. PERIOD: 1 September to 30 April.  
PURPOSE: The promotion of the game of Tennis in which club members participate and the private social intercourse convenience and comfort of persons having a common interest in the game of Tennis.  
HOURS: Saturdays — 5.00pm—11.00pm  
Standard conditions 1-9 and 13 to apply.

4. PERIOD: 1 May to 30 September.  
PURPOSE: The promotion of the game of Indoor Bowls in which club members participate and the private social intercourse convenience and comfort of persons having a common interest in the game of Indoor Bowls.  
HOURS: Mondays — 9.00pm—11.00pm  
Standard Conditions 1-10 to apply.

5. PERIOD: 15 February to 30 September  
PURPOSE: The promotion of the game of Rugby Football (including training and coaching) in which club members participate and the private social intercourse convenience and comfort of persons having a common interest in the game of Rugby Football.  
HOURS: Saturdays — 4.00pm—7.30pm  
Thursdays — 7.30pm—9.00pm

6. PERIOD: All year  
PURPOSE: The promotion of Smallbore Rifle Shooting in which club members participate and the private social intercourse convenience and comfort of persons having a common interest in Smallbore Rifle Shooting.  
HOURS: Thursdays — 9.30pm—11.30pm  
Standard conditions 1-9 and 13 to apply.

7. PERIOD: 15 February to 30 September  
PURPOSE: The promotion of the game of Hockey (including training and coaching) in which club members participate and the private social intercourse convenience and comfort of persons having a common interest in the game of Hockey.  
HOURS: Saturday — 4.00pm—7.30pm  
Standard conditions 1-9 and 11 to apply.

8. PERIOD: All year  
PURPOSE: The promotion of the game of Bridge in which club members participate and the private social intercourse convenience and comfort of persons having a common interest in the game of Bridge.  
HOURS: Tuesdays and Thursdays — 7.00pm—8.00pm  
And also 10.00pm—12.00 midnight  
Standard conditions 1-9 and 13 to apply.

PERIOD: All year  
PURPOSE: The promotion of the game of basketball in which club members participate and the private social intercourse convenience and comfort of persons having a common interest in the game of Basketball.  
HOURS: Wednesdays — 7.30pm—11.30pm  
Standard conditions 1-9 to apply.

10. PERIOD: All year.  
PURPOSE: The promotion of the games of Squash and Badminton and Table Tennis in which club members participate and the private social intercourse convenience and comfort of persons having a common interest in the game of Squash, Badminton, Table Tennis and Basketball.  
HOURS: Fridays — 8.00pm—11.30pm  
Standard Conditions 1-9 to apply.

11. PERIOD: All year  
PURPOSE: The promotion of the recreational activity of the Mossburn District Lions Club and the private social intercourse convenience and comfort of persons being members of the Mossburn District Lions Club.  
HOURS: Second Wednesday in each month — 1.30pm—10.00pm.

The purposes of the Club include the following:

- (a) To provide, encourage and cater for sport and recreational and cultural and community activities of all kinds;
- (b) To provide sporting, recreational, cultural and community facilities and amenities for members;
- (c) To provide facilities and amenities for the private social intercourse convenience and comfort of members.

Any person who is entitled to object and wishes to object to the grant of this application, may, not later than 14 days from the date of the first publication of this notice, file a notice in writing of his objection and of the grounds thereof with the Secretary of the Licensing Control Commission, Wellington.

This is the first publication of this notice. 96p11

Application for a Liquor Licence.

PRESENT POSITION : -

After the opening of the Community Centre, The Society was granted a Club Licence to operate from the Community Centre, with hours allocated to its various member - organizations. A food and Entertainment Licence is also held by the Society.

The present legislation makes it mandatory to file audited accounts with the Registrar of Incorporated Societies.

MEMBERSHIP : -

Membership of the society may be granted to any resident or non - resident whose social, cultural or sporting interests are within the Mossburn Community Centre rating area, who is in agreement with and committed to the objects of the society and who has attained the age of 18 years.



Kevin Conaghan Chairman of the Mossburn Community Facilities Incorporated with Bev Coghlan Secretary Treasurer.

COMMUNITY LADIES : -

At the inaugural meeting in August 1978 the women of the district decided to pool their resources, in support of fundraising for the proposed new Community Centre.

Their fundraising activity would be in the form of providing a catering service. From those that attended the first meeting, nobody in their wildest dreams could envisage the hours of hard work, dedication, fun, laughter, sore feet, aching muscles, near disasters, and the deep satisfaction that was to follow.

Ladies in the area were phoned and asked if they were prepared to help in some small way with the proposed catering service. The response was overwhelming and in many forms, from labour, to a loaf of sandwiches, a leg of mutton, salads etc.

Cooking was initially done on Barbecues made of 44 gal drums, cut in half with a steel top. Later these were up marketed to a modern gas barbecue, but not without some local modifications.

Meals, luncheons and afternoon teas were well received by the customers and soon the catering service supplied by the ladies was in demand from further afield. To avoid the overloading of cars filled with food, cutlery and working equipment, a special trailer was designed. The building of the trailer was some what of a hassle as those approached with the proposed design, indicated it would not work. (they had never built any thing like that before, and would not attempt to.) Finally it was built and has proved to be unique in design. Not only did they design trailers, they were also instrumental in the design and layout of the kitchen facilities within the Community Centre.

Demand for the ladies increased and to help satisfy potential customers, a menu was printed containing what was available and the cost. This increased the demand for their services. On many occasions the males were called in to help. They proved to be good dishwashers, trailer packers, cutlery and crockery lifters, chicken dissectors, wine waiters and above all supplied a moral boost to the overworked females.

Catering for the New Zealand Dog trial championship at Mararoa some 28kms. north of Mossburn in the middle of winter was to become one of the most memorable occasions. The facilities in which the ladies had to work were two small huts perched on top of a hill with no road access. One was used as a kitchen with a tiny sink, a 2 gallon zip, old black coal range, and an old electric range. The other hut was larger and was used as a preparation room for peeling and preparing vegetables, filling bread rolls and making sandwiches, lamingtons and cream cakes.

A marquee on the end of the kitchen was to be the Dining Room. Water was to come from a tanker, 500yds up the hill, fed down with alkathene pipe.

A typical day,s food requirements which indicates the menu:

10	loaves club sandwiches.	
2	batches scones	
2	batches pikelets	(MORNING TEA.)
20	bacon and egg pies or pizzas.	
40lbs.	stew - onion sauce	
4	legs stuffed mutton	
4	mutton hams	
30kgs.	potatoes.	(LUNCH.)
1 1/4	bags dried peas (5kg bags)	
30kgs.	swedes	
2	buckets coleslaw	
2	buckets rice salad	
Apple pie = 1box apple and caterers pastry sheet		
2kgs.	jellies	
2	large tins fruit salad.	
6	bottles cream	
6	caterers sponges lamingtons	
	cream cakes	
14 dozen	bread rolls.	(AFTERNOON TEA.)

A team of 12 ladies and men arrived every morning, at 8 am for the days work, bringing with them the next day's frozen meats, scones and pikelets, fresh bread, milk and cream. An exhausting but somehow satisfying week showed a nett profit of \$3,457 - 00, . never to be repeated.

During the past ten years the ladies have catered for 38 Weddings, numerous cabarets, local reunions, birthday parties and many other functions. They have supplied luncheons morning or afternoon teas at numerous clearing sales and stock sales all over Southland. Not only have they supplied catering to those who have requested their services, they have been involved in all the major fund raising ventures supplying meals when required, and in many instances at very short notice.

If a district can be brought together and united great things can be achieved. The Community ladies have played their part in doing just that. They brought men and women from all over the district together to share with them in their work and in their play. To date the ladies catering committee have contributed almost one hundred thousand dollars to the building of the Mossburn Community Centre.

One day they intend to have a reunion, but who will they get, to do their catering ?

SUGGESTED MENU

NO. 1

Ham Cocktail

Crumbed Fish Fillets  
& Tartare Sauce

Pressed Ham  
Chicken  
Colonial Goose

Roast Pork  
Chicken with Pineapple  
Sunglow Salad  
Coleslaw

Potatoes  
Corn  
Peas

Pickles

Fruit Jellies  
Sherried Trifles  
Boysenberry Nut Meringue  
Peach Melba  
Ice Cream

Apple Pie

\$20.25

NO. 2

Vegetable Soup

Silverside  
Chicken

Coleslaw  
Apple & Onion

Sweet Curried Chicken  
Beef Stroganoff

Potatoes  
Peas

Fruit Salad  
Cheese Cake  
Trifles

Apple Shortcake

\$12.55

BARBECUE

Mutton Steaks

Patties

Sausages

Bread & Butter

Salads

Potatoes

Peas

Swede

Beef Steaks

Selection  
\$4.00

\$8.00

MOSSBURN

COMMUNITY

LADIES

PRESIDENT: Margaret Fairbairn

PHONE: 6268

SECRETARY: Bronwyn Clarke

PHONE: 6368

ADDRESS: 2 R.D.

Lumsden

HORS D'OEUVRESA varied selection. 80cCOCKTAILSShrimp }  
Ham } \$2.00  
Salmon }  
Seafood }  
Fruit \$1.50FRUIT JUICEOrange  
Tomato 25cENTREECrumbed Fish Fillets - \$1.50  
with Tartare Sauce  
Any of the Hot Casseroles - \$1.00SOUPSCream of Tomato  
Chicken  
Homestead Vegetable 60c  
Seafood Chowder 80cCOLD MEATSPressed Ham }  
Chicken } \$1.25  
Colonial Goose  
Silverside  
Chicken  
Mutton  
Scotch Loaf \$1.10SALADSRice  
Potato  
Coleslaw  
Lettuce  
Apple & Onion 65cBean  
Corn  
Orange & Onion 75cMOULDSSalmon  
Chicken in Aspic  
Sunglow 90c  
Coleslaw in AspicHOT CASSEROLESSweet & Sour  
(Beef, Chicken, Pork)  
Sweet Curry  
(Beef, Chicken, Pork)  
Beef Stroganoff  
Chicken with Pineapple  
Savoury Mince  
Meat Balls in Sauce \$2.00PICKLESOnions, Chow Chow, Corn,  
Cauliflower & Cabbage.  
Cucumber Relish  
Beetroot Chutney  
Mint Mould 20cCOLD SWEETSCheese Cake  
Fruit Salad  
Boysenberry Nut Meringue  
Pavettes  
Trifles-Sherried or Plain  
Fruit Jellies  
Boysenberries & Icing Sugar  
Ice Cream  
Peach Melba 75cHOT SWEETSApple Pie Baked Alaska 85c  
Apple Shortcake Chocolate Layer Cake  
Steamed Pudding & Brandy  
Sauce. 90cAFTERSFruit Bowl - Price of Fruit + 10%  
Cheese Board  
After Dinner Mints 15c  
\*  
Tea Coffee & Cream 25cVEGETABLESPotatoes Roast or Creamed  
Carrots  
Corn  
Peas  
Beans-Green or Butter 60cSPECIALITIESVenison Hollyford - \$6.00  
Roast Pork & Apple Sauce }  
Roast Mutton } \$3.00  
Crumbed Chicken & Gravy }  
~~Sunglow Salad~~  
~~Coleslaw in Aspic~~  
~~Chocolate Layer Cake~~  
Ginger Sherry Log  
Strawberry Meringue Gateau \$1.85  
MINIMUM CHARGE \$10.00SUPPER

HOT POTATOG CASSEROLE

Sandwiches  
Savouries  
Asparagus Rolls  
Cakes  
Pavettes  
Stuffed Eggs  
Cold Meats  
Chicken Chow Mein  
Curry & Rice  
Salads  
Meat Balls in Sauce  
Garlic Bread  
Fruit Salad  
Fruit Jellies 80c\*  
Tea Coffee  
Paper PlatesMINIMUM CHARGE \$4.25  
MINIMUM CHARGE LUNCH \$6.50  
MILEAGE \_\_\_\_\_SUPPLIEDCrocery  
Cutlery  
Toothpicks  
Personalised Serviettes  
Table-cloths

LEADERSHIP : -

In any Community activity good leadership is essential. To be successful as a leader, you must lead.

The Mossburn Building and Fund Raising Committee as it was formally known and more recently the Mossburn Community Facilities Incorporated has been chaired by a local second generation farmer Kevin Conaghan. To accomplish the completion of this complex it can be said "that it was successfully led".

Kevin's first involvement with the then old hall, was on the Committee as a delegate from the Young Farmers Club. It was during that period he endeavoured, without success, to promote the idea that a new hall should be built. It was not until many years later, in his late forties, that he realized that he was perceived as being too young.

However during the succeeding years as a farmer and a member of the local Federated Farmers, in which he was secretary for over ten years, he persisted in the establishment of a new hall.

Being community spirited Kevin became involved in many local organizations, and constantly spoke out on the promotion within the district of a new building. Eventually he convinced the majority that a new complex should be built, but this was not without some dissent.

However with his courage and determination, support from his wife Marie, brother Vincent and wife Ursula, and later Community Facilities secretary Bev Coghlan, Domain Board Secretary Anthony Young and the people of the Mossburn and surrounding districts, his once childhood dream has become a reality.

At the age of 53 Kevin and his farming partner Vince, have become one of the many caught in the present rural recession and have had to leave their farm and the district, but his inspiration will remain as a monument for future generations.

FUTURE : -

The continued success of any community facility, is determined by its utilization.

This in turn is determined by, what is provided, its location, and the rental charge.

The location of the Mossburn Community Centre is unique in that it is centered at the most focal point in Northern Southland. Small as it may be Mossburn is a meeting point for tourists, commercial travellers, business people and the rural industry. Socially it is a centre point for the many surrounding districts, enhanced by the complex.

Throughout life it is necessary for people to come together for whatever reason. The facilities provided in the Mossburn Community Centre have become well known throughout Southland. With modest rentals, the present utilization should be maintained. However the present rentals do not cover all the on going costs such as insurance, lighting, heating and general maintenance.

Contributions from the Household levy at present \$22-00 per household. The ongoing cattle project, together with a limited amount of additional funding has kept the bank balance at a satisfactory level.

It is envisaged that when the present capital works, car parking and landscaping are completed, and a debt of \$10,000-00. paid, it should become self supporting.

Contribution from the sales of liquor over the Bar help to provide funding but it is not a tavern. The continued surpluses are determined by the usage of the building for functions that require this facility. However this will be determined by the future utilization.

The present economic situation in the rural community has meant that the population is declining. Mossburn is no exception.

Maintenance of a complex of this magnitude, has been very limited to date but continual usage requires continual upkeep. The replacement of furnishings, such as tables and chairs, doors and floor coverings, pose the biggest expense.

"If one generation can provide, surely the next will maintain". This philosophy has been reinforced recently when a local plantation reserve controlled by the Wallace County Council was clear felled. Because of the size of the reserve and its relative isolation, the continued utilization of the area as part of the forestry operations of the Wallace County Council, it was considered economically marginal.

The Mossburn Community Facilities Incorporated have arranged a lease of this area for a 33 year period. They have agreed to accept responsibility, for the future control and utilization of this reserve for plantation purposes, with the revenue derived from the operation being available for development of the Mossburn recreation reserve on which the Community Centre is located.

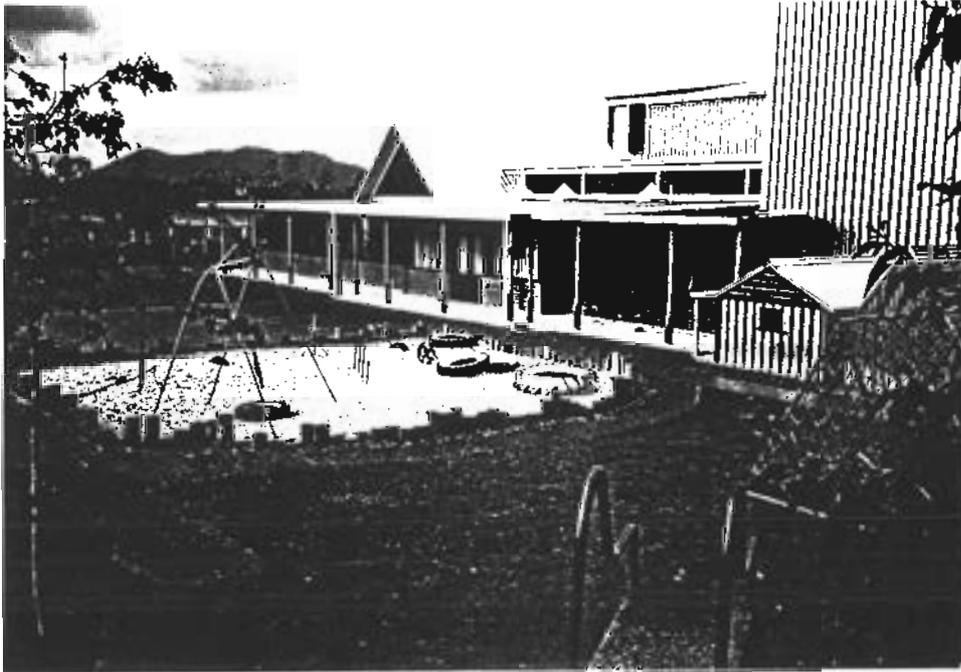
Members of the district, under the jurisdiction of the Local Lions Club, have replanted this area in Pinus Radiata, with all unsuitable areas being planted in ornamentals, to enhance the landscape.

In 1988 Dollar terms the reserve contributed over \$30,000. to the Council's "Coffers". If we look forward with a realistic view to some 30 years hence, we could assume, considering what \$30,000. buys now, the proceeds from this venture should be at the same level in the time given.

Administration of the Mossburn Community Centre is carried out by the Mossburn Domain Board which comprises eight members elected every three years, half the elected committee retiring by rotation. The local member of the Wallace County Council is an ex officio member.

Treasury functions of the Domain Board are carried out by the Wallace County Council.

The building is used by Playcentre - Library - Lion and Lioness Clubs - Brownies - Girl Guides - W.D.F.F. - Indoor Bowls - Badminton - Rifle Shooting - Basketball - Squash Club - Rugby - Hockey - Netball - Tennis Club - Federated Farmers - Bridge Club - Blood Bank. Weddings and other private social functions, cabarets, coffee mornings.



Playcentre Area

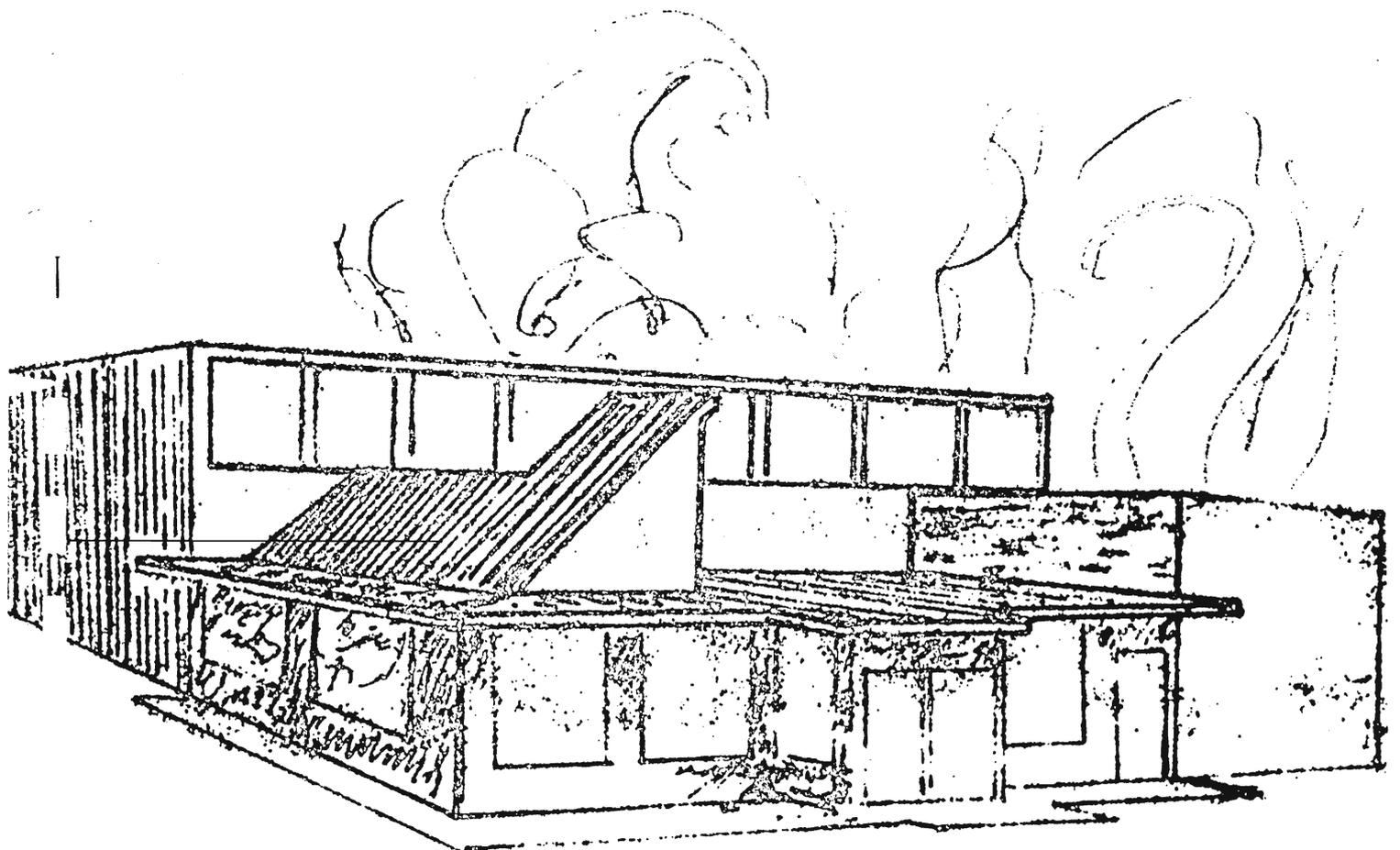


Recipients of the Business Persons Awards. Jim Ryan of Tau Tau Chicken, and Colin Smith of Craig Printing with the Leader of the Opposition Jim Bolger.

ACKNOWLEDGEMENTS

- \* Kevin Conaghan Information.
- \* Bev Coghlan "
- \* Anthony Young "
- \* Heather Taylor "
- \* Jack Richmond Proof Reading.
- \* Craig Printing Cover.
- \* Wallace County Council Coping and Binding.

# MOSSBURN COMMUNITY CENTRE



## MOSSBURN COMMUNITY CENTRE

### INTRODUCTION

On March 19th after considering the result of the household survey, your committee passed without dissent the following motion, "That the Community Centre committee approve the erection of the complex proposed by the Mossburn Sports Amenity Building Committee, and that the committee facilitate in every way possible their endeavour to open such a building free of interest bearing debt."

Since then you have elected a new committee which at its first meeting endorsed this motion, and discussed ways in which we can assist the Building Committee to raise the funds necessary to achieve this result.

The Community Centre Committee first discussed eventual replacement of the hall publicly at a meeting on 3rd May 1971. Since that time we have investigated various proposals put to us. These have included an idea put forward by the Lions Club, and later enquiries were made on the shifting of hall from Manapouri Hydro Village.

Our policy now, is to proceed with preparations to build a new Community Centre Complex. The planned complex will not only provide some new and other very much better facilities for sporting activities, but also will offer a suitable venue for almost every organisation in our district. We believe the plan is a good one, and that as well as having this multi-purpose use, the completed complex will rationalise in one area, all groups which at present use public community facilities. It is surely common sense that with present day costs, any development such as that now envisaged, is located where it will be of most use.

The proposal has received considerable public discussion and some amendment. We now have what can be regarded as a final plan, subject only to minor modification in future, and this we have as a community voted to proceed with.

We are aware of some discussion on the proposed order of construction. At this stage we see no reason to change the programme as put forward by the Building Committee. The plan provides for the necessary service areas to be included in what is referred to as Stage 1. It should be quite apparent the main hall cannot stand alone.

The concept of a new community centre has developed from the proposal to build a social room originally brought to your committee by the Rugby club. We believe compliance with the licensing laws is a matter of some priority, and while we do acknowledge some obligation to this club, we also stress that this area of the complex is a facility not only for the Rugby club, but for all organisations which may require its use from time to time.

Playcentre is also in need of new facilities and these are included in this stage. Members of the Library have indicated they do not require facilities in the new complex, but our view is that it is prudent to make provision now for a library area, as this indication may change in future.

We have also to look at the project from a revenue producing angle, and there is no doubt Stage 2 and the squash facility will provide considerable income.

The Community Centre are concerned not only with building the new complex, but also the domain area in general; where we have other work to be completed.

Provision will be included in the management plan for two hockey and rugby fields, and also for possible extension to the netball area. The Bowling Club is again active, and are working to prepare the surface of the green to a playable level. It is hoped that over the next 18 months, most of the necessary work to complete these amenities will proceed, and we will endeavour to assist with this work where possible. We have already measured the areas where hockey and rugby grounds will fit in. Provision will also be made for beautification and shelter plantings.

The "Black Ridge" picnic area is also part of community centre responsibility and requires work particularly on floodgates. We are grateful for the work put into this area by the Lions club and Mr. Finlayson, but floods have negated some of this effort.

The Community Centre Committee wishes to work in close liason with the Building committee, which has already achieved a great deal. As a first step the Building committee now becomes an official sub-committee of the Community Centre, to deal with fundraising and further planning.

#### COMMUNITY CENTRE RUNNING COSTS.

From the outset of the proposal to build this complex, its impact on the community centre running cost has been of concern to your committee. We must be able to run the building to cover these costs and at the same time keep rentals at a level which encourages its use, particularly for the everyday activities which take place.

The Counties Assn has applied to Government to raise the Household levy. This levy is set by Act of Parliament, and we understand that the application is for the new level to be \$10.00 per year. We have also been advised that the necessary legislation is to be presented this year. We wish to make it quite clear that without their prior assent, no other charge can be levied against rate-payers.

We have carefully checked insurance rates, and for comparison we quote current premiums for replacement cover of buildings and contents of two similar sized halls.

Nightcaps - Cover	\$320,850	Premium	\$1289
Te Anau - Cover	\$225,500	Premium	\$ 955

These insurances are with the Counties Co-op Insurance Assn. An outside estimate gives a premium on \$263,000 slightly less than we have allowed, in an assessment we have made.

It is difficult to assess the cost of electricity at this stage, but we would consider the figure estimated to be fairly generous. The use of coin meters for some facilities will be considered also.

We have also been advised some communities do not now employ full time caretakers, each user being responsible for leaving the building in a clean condition. Your committee rejected this idea not long ago but it could again be considered.

The squash facility can not readily be used for any other activities and the rental to the Squash club will be substantial. The Rugby club would also be paying rental again, as the present arrangement with this club would no longer apply.

The only rate payable is for water, and we have taken into account proposed development to the Mossburn supply. We would also assume major maintenance expenditure should not be necessary in the early years of operation.

The Building committee has discussed with Mr. Mollison, the types of surfaces both interior and exterior which should require the minimum maintenance expenditure in future. We believe this aspect wants careful consideration, in reasonable relation to initial construction costs.

We have prepared the following assessment as an indication of likely costs and income on the operation of the whole complex. We have used current rentals, and also the assumption that by the time the complex is opened, the household levy will be set at \$10.

<u>INCOME</u>		<u>EXPENDITURE</u>	
Household Levy	\$2080	Caretaking	750
Present Rentals	900	Electricity	1400
Squash, Rugby, Play-		Insurance	1000
centre, and some		Rates & Maintenance	500
review of present			
Ground Rentals	<u>700</u>		
	\$3680		<u>\$3650</u>

While we would expect some additional usage of the completed complex, we prefer not to assess this at this stage. Obviously, to allow for some measure of contingency, further income will be required. Some ground rentals have not been adjusted for many years, and these should be reviewed. We suggest some functions such as cabarets and weddings would be charged a higher rental, but with an income from the social facility which is explained later, any other rentals will need only minor review, if any at all. Your committee has also discussed means of providing an investment fund on completion of the complex, and consider projects such as cattle grazing could be continued for a further period. Provision of at least one pool table would also be a source of income.

#### FUND RAISING.

No one is going to build the complex for us. We may receive outside assistance, but we must first show we are ourselves working to achieve our target. The Building committee has advised us all of the grant available to such projects through the Local Authorities Community Facilities fund. We cannot stress too strongly that to be eligible for assistance from this source we must be able to show we have raised one third of the estimated funds required. Our application must be in Wellington by 25th May, and we are pleased to say we have to hand in cash, materials or stock, approximately the required amount. Your committee is now preparing the application, and have asked Wallace County Council for their endorsement to ensure the application is properly based. We will also seek a similar endorsement from the Assistant Commissioner of Crown Lands.

Based on the number of households surveyed, our immediate target of cash funds from all sources is an average of \$750 per household, over a two year period. This is less than the cost of a colour television set, and is neither unreasonable nor unrealistic. The fortuitous rise in beef prices has given us a tremendous base from which to build funds, and several imaginative projects have added to the balance. It may not be realised this now stands at an average household level of \$310 - not far short of half way. We have discussed a number of outside sources of assistance and we will shortly seek funds from some of these.

In the first direct request for donations, a fat lamb drive is currently being held, and we appeal for a generous response. While we have no wish to rely too heavily on any one section of our community, we must recognise that we are a rural community based on agriculture, and that the goodwill of farmers does offer a very great fund raising potential. It is our intention to investigate contracts available for grain for next season. A number of farmers undersowing new pasture, and after deducting costs making proceeds available to the building fund would be a way in which funds would receive a considerable boost, with little extra work involved. Some may consider a small area specifically for a crop.

A number of other projects are under way where we can contribute our time for considerable return. A Community concert is being rehearsed for presentation in June. The Lions club has projects such as chaff, carrots, Patrick O'Hagen concert, and a successful bid for the demolition of the old school block, thanks to the School committee. Most of these projects will bring in funds from outside the district.

The Ladies committee are also currently involved in a number of fund raising ventures. They have a well organised catering service available, with a variety of menus drawn up. If you have occasion to require such a service, or know someone who does, then please contact the Ladies committee and help the fund raising effort.

Your committee has also discussed the number of tourists who pass through Mossburn, and are working on some ideas to tap this potential source of outside funds.

We ask everyone to give their time as they are able, when fund raising projects arise. If you have a job, or hear of one, which could be a source of funds, please contact the Building committee.

#### OUTSIDE INFORMATION

Your committee has in the past sought advice and information from whichever source is pertinent, and this we will continue to do.

We have sought information from both Riversdale and Waikaia, and more recently have had communication with Leeston, a community of 800 people which has just completed a very similar project. Co-incidentally it also began with a request from the local rugby club for new facilities.

In preliminary discussions with the Asst. Commissioner of Crown Lands, it was asked if the proposed complex and domain area would cater for all activities which now take place, and those which may develop in future. Mr. Rowan asked specifically about cricket and indoor basketball. The Reserves Act specifies development of reserve areas makes provision for all foreseeable activities which may take place, and we believe the management plan we are asked to prepare will comply with this requirement.

The Building committee have been working in close liaison with both the Recreational Planning Advisory Officer for the Ministry of Sport and Recreation, and the Director of the N.Z. Council of Sport and Recreation. Some suggestions from them have been passed on to the architect, and some minor amendments to the plan have been undertaken as a result. Mr. Mollison is presently in Wellington, and offered on our behalf to meet these people for further discussion.

In Queenstown on 3rd April three representatives from your committees were fortunate to be able to have an informal discussion with the Licensing Control Commission. While as a judicial body they cannot be seen to advise any organisation, the meeting provided useful information on the correct method of application for an ancilliary licence. We now know that one licence will cover all organisations who may wish to use this facility.

The Commission advised us of similar buildings for which they have received applications for ancilliary licences. We suggest the licence be held by either an incorporated body formed for that purpose, or by a Community Centre Trust. In other cases where this is done, profits are shared on a percentage basis, between clubs using the facility, and the organisation running the building. We would suggest this is one way of providing further revenue, as well as being the simplest way of operating this area of the complex. One body would then hold the licence, and deal with all purchasing of stock, and account of the revenue from each organisation would be kept. At suitable times a percentage of profit would be paid to those organisations, relative to their use, and the balance paid to the community centre.

We believe the information we have received from these sources, will give us the basis from which to make proper application for the Grant money.

#### CONCLUSION.

The indication given by the household survey is clearly that the majority of families in our community are in favour of the proposed complex. It is sincerely regretted that some members of the Community Centre Committee felt it necessary to retire. We thank them publicly now for the work they have done in the past, in some cases over many years. We thank them also for their recognition of the conclusion drawn from the household survey. They have given the example to us all, in that in spite of their personal views, they gave approval to the complex as a committee.

As your committee, we see the levy paid by or on behalf of all householders, as the membership fee of the Community Centre. We appreciate the support given by families living outside our rateable area also. The committee in consultation with the people, is responsible for recommending to Wallace County Council, the long term planning for the use of the domain area. We are quite sure that the development now planned, will provide all facilities necessary for the foreseeable future.

It is inevitable that the proposal we have debated for the last nine months, both publicly and privately, has had diverse opinions. An opportunity for all families to express these opinions was given by running the household survey, which resulted in the decision to proceed.

The new building represents a considerable departure from the traditional concept of a country hall. It is not intended to be merely for pleasure, but if viewed as a whole, is a planned utility to serve well, the needs of people in our district.

The Community Centre committee now solicits the support of all residents, whatever individual views have been held in the past. The commitment has been made, and whether regularly or occasionally all will use the complex at some time.

The effects of inflation must be considered, and we suggest a special collective effort directed towards the project over the next two years can well result in its completion. How long it takes to achieve our goal, is up to each one of us as members of the community, and we would hope this effort will be sufficient for all stages to follow progressively, thus eliminating the need for temporary walls which will add further to the cost.

We have in our hands the opportunity to provide in one area, the best functional facilities possible in a rural community. Let us now take this opportunity. Your committees are ready to play their part, to make the proposal a reality, but they cannot do it alone. To raise the necessary finance, we must all support the project.

Mossburn is a young community, and the results to date, from a relatively small number of people working together, and making the most of opportunities which have arisen, show just what is attainable if we are all willing, as individual circumstances allow, to make some contribution, bearing in mind other commitments. There is still time for worthwhile suggestions to be incorporated in the complex plan, and if anyone has such suggestions please let a member of the committee have them.

This is a lengthy newsletter, but we are concerned that all the facts are known. We conclude with a quote given recently at a local meeting.

"Coming together is a beginning  
Working together is progress  
Staying together is success."

As your committee, we now call for that beginning.

WREYS BUSH - MOSSBURN

CAR  
PARKING

OFFICE  
COMPLEX

BOILER

STAIRS  
W.C.

ROOF

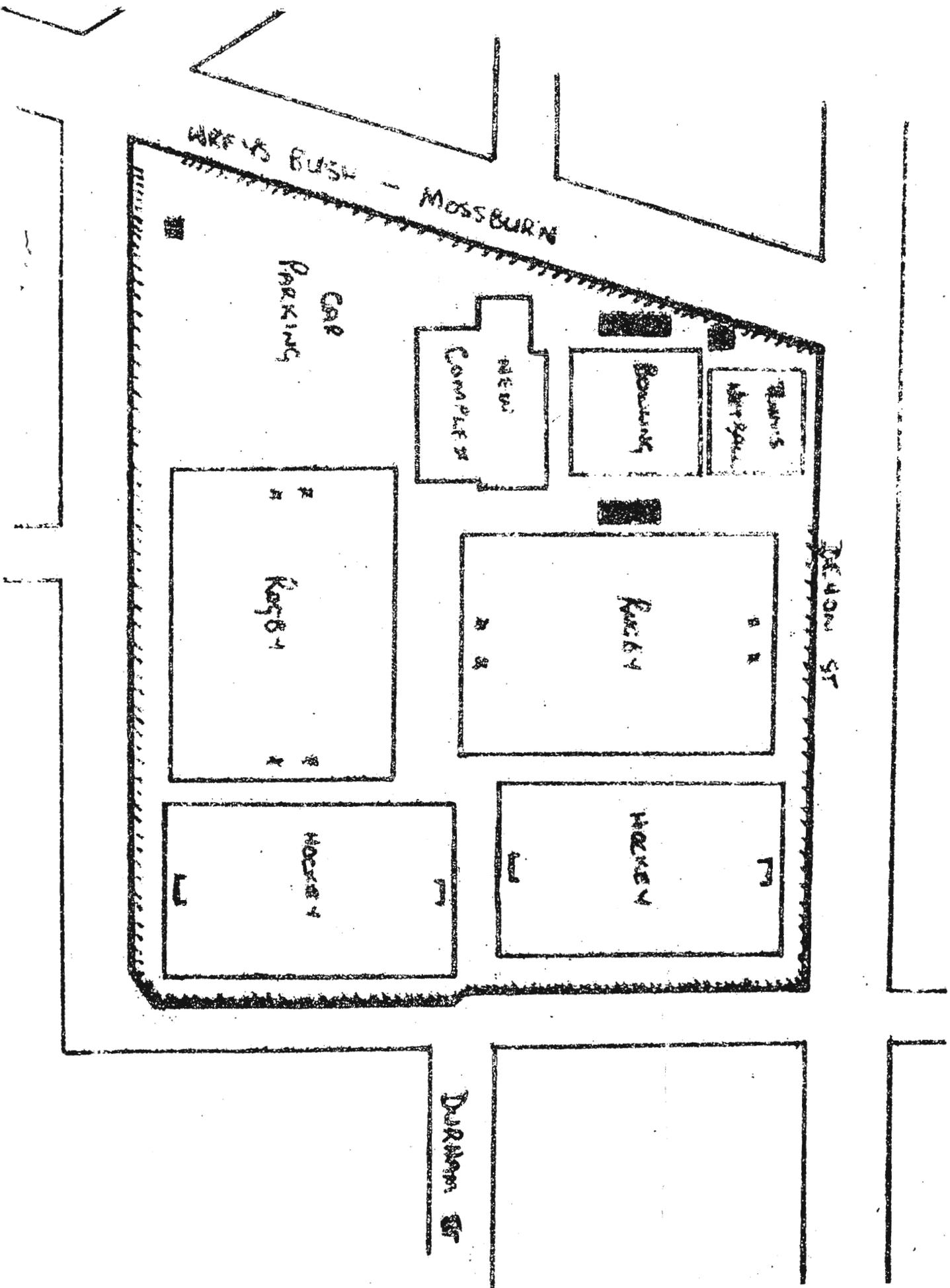
FACTORY

WORKSHOP

WORKSHOP

DEAN ST

DURHAM ST



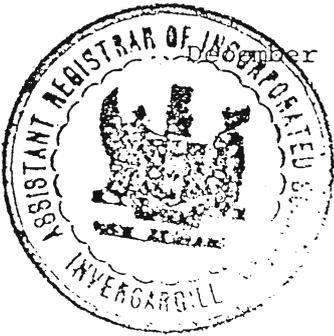
NOTICE OF ALTERATION OF RULES  
INCORPORATED SOCIETIES ACT 1908  
PURSUANT TO SECTION 21

Name of Incorporated Society: Mossburn Community Facilities Incorporated

Presented by: Messrs Hanan, Arthur & Co.,  
Solicitors,  
P.O. Box 1207,  
INVERCARGILL.

To: The Registrar of Incorporated Societies

MOSSBURN COMMUNITY FACILITIES (INCORPORATED) HEREBY GIVES YOU NOTICE  
pursuant to Section 21 of the Incorporated Societies Act 1908 that the existing rules of the Society were revoked and rules annexed hereto substituted therefore at a special general meeting of the Society held in the Mossburn Community Centre, Mossburn, on Thursday the 9th day of December 1982 at 8.00 p.m.



*B. Coplean*..... Member of the Society

*S. J. Coghlan*..... Member of the Society

*H. Conaghan*..... Member of the Society

ALTERATION OF RULES REGISTERED  
THIS 22ND DAY OF DECEMBER  
1982  
*H. King*  
ASSISTANT REGISTRAR OF INCORPORATED SOCIETIES  
SOUTH ISLAND REGISTRY

MOSSBURN COMMUNITY FACILITIES INCORPORATED

CONSTITUTION & RULES

NAME:

1. The name of the Society is MOSSBURN COMMUNITY FACILITIES INCORPORATED.

OBJECTS:

2. The objects for which the Society is formed are as follows:
  - (a) To plan, finance and build a Community Centre on the Mossburn Recreational Reserve.
  - (b) To promote, encourage and cater for sport and recreational, cultural and community activities of all kinds.
  - (c) To provide sporting, recreational, cultural, and community and social facilities and amenities for members.
  - (d) To provide facilities and amenities for the private social intercourse, convenience and comfort of members.
  - (e) To establish, support or aid any charitable, sporting, cultural, community or recreational institution or association.



(f) To encourage and co-ordinate the development of facilities of the Mossburn Recreational Reserve.

- (g) To assist the Mossburn Community Centre Committee with the upkeep and maintenance of facilities on the Mossburn Recreational Reserve.
- (h) To represent and maintain the just claims of users of facilities on the Mossburn Recreational Reserve to the Mossburn Community Centre Committee.
- (i) To promote harmony and co-operation between all affiliated clubs.
- (j) To cater for receptions, functions and other social gatherings.
- (k) To do any act, matter or thing which the Society may consider to be incidental or conducive to the carrying into effect or the attainment of the objects of the Society.

AFFILIATED CLUBS:

3. The Society may admit any sporting cultural, recreational, or community club to become an affiliated club. Such admission may be made on such terms as the Society shall think fit and each affiliated club shall thereupon be bound to faithfully observe these rules and any regulations made thereunder.

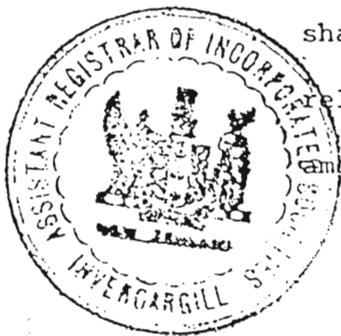


members of all affiliated clubs shall be members of the

5. For the purposes of these Rules the term "member of an affiliated club" shall mean any member, life member, active member, playing member, honorary member, junior member or office bearer of such club.
6. Any person invited and approved by a majority of the committee who is resident within the Mossburn Community Centre Rating Area or whose sporting, cultural, recreational or community interests are within the Mossburn Community Centre Rating Area may be a member.
7. On the recommendation of the Committee a member who has given outstanding service to the Society may be elected a Life Member at any General Meeting of the Society and shall thereafter be entitled to all the privileges of membership without paying any subscription. A simple majority of those present and entitled to vote shall be necessary for such election.
8. Every member shall pay such annual subscription and other amounts (if any) as shall be fixed by the Society in General Meeting. Any member belonging to more than one affiliated club shall pay only one subscription.

RESIGNATION AND EXPULSION OF MEMBERS:

9. Any member may resign from membership at any time by giving to the Secretary notice to that effect in writing and such notice shall be effective immediately but any such resignation shall not release the member from payment of any subscription or other amounts owing and provided that a member of an affiliated club



may not resign membership of the Society without also resigning membership of the affiliated club or clubs.

10.(a) The Committee shall have no power to expel any member from the Society who is a member by virtue of clause 4 hereof that being the responsibility of the affiliated club.

(b) The Committee may at any time by letter invite any member (other than a member pursuant to clause 4 hereof) within a specified time to retire from membership for breach by him of these Rules or if he should in anyway bring disfavour and disrepute upon the Society. In default of such retirement the Committee may after notice to the member deal with the question of his expulsion at a meeting of the Committee to be held within three calendar months of the date of the letter and at such meeting the member whose expulsion is under consideration shall be allowed to offer an explanation verbally or in writing and if thereupon two thirds of the Committee present shall vote for his expulsion he shall forthwith without releasing him from antecedent liability to the Society cease to be a member. Notice under this rule shall be held as being duly given if sent by prepaid post to the address of the member appearing in the Society's Books, any member so expelled who is dissatisfied with the decision of the Committee may appeal to the Society in General Meeting.

GENERAL MEETINGS:

11. Annual General Meetings shall be held once in each calendar year in the first 14 days of the month of August at a time and place fixed by the Committee for the following purposes:



- (a) To receive the Chairman's report, balance sheet and statement of accounts for the preceding year and an estimate of the receipts and expenditure of the ensuing year.
- (b) To elect officers and members to the Committee for the ensuing year.
- (c) To appoint an Auditor for the ensuing year.
- (d) To decide on any resolution which may be duly submitted to the meeting.

12. The Committee may at any time call a General Meeting and they shall do so forthwith upon a requisition in writing of any 5 members stating the purposes for which the meeting is required.

13. All General Meetings other than the Annual General Meeting shall be called Special General Meetings.

PROCEDURE AT GENERAL MEETINGS:

14. Not less than 7 clear days before any General Meeting a notice thereof specifying the matters to be raised shall be sent

- (a) To the Secretary of every affiliated club; and
- (b) To every member by prepaid letter addressed to him at his last known place of abode or alternatively notice of the time and place of the meeting shall be published twice in the Southland Times.



15. (a) At all General Meetings the Chairman and in his absence the Vice-Chairman and in his absence any other duly elected Chairman shall take the chair and every member present shall be entitled on every motion to exercise one vote in person and in the case of an equality of votes the Chairman shall have a casting as well as a deliberate vote.

(b) The mode of voting on all questions (other than elections) at all General Meetings shall be by the voices or as the Chairman shall require by a show of hands or as the Chairman or any 3 other members shall require by a poll. If a poll is demanded it shall be taken in such manner as the Chairman directs.

(c) No resolution of a General Meeting shall be effective unless subsequently ratified by the Committee.

(d) The mode of voting on all elections at the Annual General Meetings shall be by secret ballot for which purpose a returning officer and sufficient number of assistants and scrutineers shall be appointed at the meeting.

(e) No proxy votes shall be allowed.

16. (a) At all General Meetings (other than for the dissolution of the Society) ten members shall constitute a quorum.

(b) If after the lapse of half an hour a quorum shall not be present at any General Meeting such meeting shall if



convened by members be dissolved and in any other case stand adjourned until such time and place as the Chairman shall decide and so on from time to time until a quorum be present.

MINUTES:

17. Minutes of all resolutions and proceedings at General Meetings, and Committee Meetings shall be kept and recorded and shall be signed as a true and correct record by the Chairman of the next meeting.

ACCOUNTS:

18. Proper accounts shall be kept with respect to all sums of money received and expended by the Society and the matter in respect of which the receipt and expenditure takes place and a Statement of Income and Expenditure shall be drawn up to the 30th day of June each year. The accounts shall be subject to audit by an Auditor appointed by the Society and a duly audited copy of the State of Income and Expenditure shall be available to all members of the Society not less than seven days prior to the date for the Annual General Meeting at which the annual accounts are to be presented.

19. The accounts shall be kept at the office of the Society or at such other place or places as the Committee thinks fit from time to time and shall be open for inspection during normal business hours by any member of the Committee.



20. All bank accounts shall be with a Trustee Savings Bank or recognised Trading Bank but this provision shall not prevent the Society making investments on fixed deposit.

AUDIT:

21. (a) An Auditor shall be appointed by the Annual General Meeting of the Association or by the Committee, if no such appointment is made, or a casual vacancy occurs. Any Auditor so appointed shall hold office until the end of the next Annual Meeting.

(b) The Auditor shall be a Chartered Accountant or a Chartered Secretary. His remuneration, if any shall be fixed by the Association at the Annual Meeting. No officer or member of the Committee shall be eligible as Auditor during his tenure of office or within one year after the termination thereof.

(c) The Auditor shall have a right of access at all reasonable times to the books, accounts and papers of the Association and to require such information and explanations from the officers of the Association as he thinks necessary for the performance of his duties.

(d) The Auditor shall make a report to the members upon the balance sheet and statement of accounts indicating whether in his opinion they give a true and fair view of the state of affairs of the Association and of its financial transactions for the period. The report shall be read to



the Annual General Meeting and be open for inspection at the meeting.

- (e) All the provisions herein contained relative to an Auditor shall apply to all Auditors if more than one is appointed.

COMMITTEE:

22. The affairs and business of the Society shall be controlled and managed by a Committee which may do any act as it may think fit in furtherance of the objects of the Society.

23.(a) The Committee shall consist of 1 person appointed by each affiliated club and 5 other persons nominated, seconded and elected annually at the Annual General Meeting.

(b) Each affiliated club must appoint its delegate not later than 30 June in each year.

(c) All Committee Members shall take office from the date of the Annual General Meeting to which they were elected or appointed and shall hold office until the next following Annual General Meeting or until such member -

(i) resigns

(ii) dies

(iii) is declared bankrupt or insane

(iv) is imprisoned.



(d) In the event of any position falling vacant in manner prescribed in sub-paragraph (c) hereof the Secretary shall should it be a member appointed by an affiliated club advise the Secretary of the affiliated club which appointed that member and request from that affiliated club the appointment of some other person to the Committee. Should it be an elected member the next highest polling available unsuccessful candidate for election to the Committee shall become a member of the Committee. Any Committee member so appointed shall hold office until the next following Annual General Meeting.

24. Each member of the Committee shall act in the interests of the members of the Society as a whole.

25. The Committee shall elect its own Chairman, Secretary and Treasurer. The positions of Secretary and Treasurer may be held by one person.

26. All decisions at all meetings of the Committee shall be made by a majority of votes and in the case of equality of votes the Chairman shall have a casting vote.

27. At all meetings of the Committee 5 members shall constitute a quorum.

28. The Committee shall meet at all such places and times as shall from time to time be determined by the Chairman and at all such meetings the Committee shall determine its own procedure.



29. The Committee shall have power to make by-laws and to alter amend or rescind them as the occasion may require for the more effective management and control of the Society provided that no such by-law shall be inconsistent with any of the objects of the Society or these Rules.

30. The Committee may appoint and/or remove servants of the Society and determine the powers, duties and salaries of such servants.

31. The decision of the Committee on the construction or interpretation of any rule or by law shall be conclusive and binding on all members of the Society.

32. It shall be the duty of the Committee generally to conduct the affairs of the Society to collect all subscriptions and keep usual and proper books of account properly posted up and other records of the business of the Society and to prepare and submit to the Annual General Meeting a report balance sheet and statement of all accounts for the preceding year.

33. The Committee may operate such bank accounts as it deems necessary. Any cheques must be signed by the Chairman, and Treasurer.

POWERS AND DUTIES OF THE COMMITTEE:

34. Without affecting the generality of paragraph 22 hereof the Committee may:



- (a) Sell, improve, manage, develop, mortgage, enfranchise, dispose of, turn to, account or otherwise deal with any part of the property and rights of the Society.
- (b) Develop and turn to account any land and rights of the Society or in which it is interested and in particular by laying out and preparing the same for building purposes, constructing, altering, pulling down, decorating and maintaining buildings and by planting, paving, draining, farming, cultivating and letting on, building, lease or building agreement and by advancing money to and entering into contracts and arrangements of all kinds with buildings, architects and others.
- (c) Seek, accept and receive donations, subsidies, grants, endowments, gifts, legacies and bequests either in money or in kind or partly in money and partly in kind for all or any of the purposes and objects of the Society.
- (d) Invest any funds of the Society in such manner and on such security and terms as the Committee thinks fit.
- (e) To borrow or raise such sums of money as the Committee may think necessary or expedient and may secure the repayment of such sums by way of mortgages, sub-mortgages or otherwise on all or any part of the undertaking, property or assets of the Society, or by bonds debentures or other securities or by bills of exchange, promissory notes, or other negotiable instruments and such mortgages or other securities may



contain such covenants powers and obligations as the Committee think fit.

- (f) Purchase take on lease or in exchange, hire and otherwise acquire any real and personal property and any rights or privileges which the Committee may think necessary or convenient for obtaining the objects of the Society.
- (g) Enter into any arrangements with any governments or authorities, National, municipal, local or otherwise that may seem conducive to the Society's objects or any of them and to obtain from any such government, or authority any rights, privileges, licences and concessions which the Committee may think desirable to obtain and to carry out, exercise and comply with any such arrangements, rights, privileges, licences and concessions.
- (h) Establish and support or aid in the establishment and support of any association, institution, organisation, fund or trust calculated to benefit the Society in its activities and to further its objects AND to collaborate with any person, firm, association, company, society, organisation or institution in any way connected with or likely to assist in furthering the purposes and objects of the Society.
- (i) To execute and to authorise the execution of all deeds and documents which the Committee may from time to time think expedient and when deemed expedient to use or direct the use of the Common Seal of the Society.



CONTROL AND USE OF THE SEAL:

35. The Seal of the Society shall be in the custody of the Secretary and shall be affixed to such documents as the Committee may from time to time direct in the presence of the Chairman and the Secretary and one other Committee member.

CONTROL AND INVESTMENT OF FUNDS:

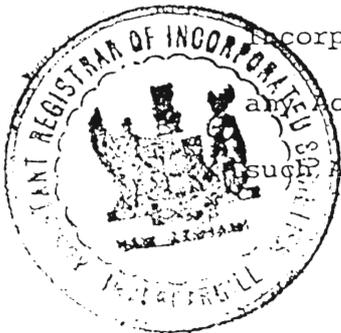
36. The income and property of the Society, whensoever derived, shall be applied solely towards the promotion of the objects of the Society as set forth in these rules and no portion thereof shall be paid or transferred directly or indirectly by way of dividend bonus or otherwise howsoever by way of profits to the members of the Society.

ALTERATION OF RULES:

37. (a) These Rules may be altered, added to, rescinded or otherwise varied or amended by a resolution passed by two-thirds majority of those present at a General Meeting of which 7 days notice has been given.

(b) Every such notice shall set forth the purport of the proposed alteration, addition, recession, variation or amendment and may be given in the manner provided in paragraph 15 hereof.

(c) Should the Society be registered under either the Incorporated Societies Act or the Charitable Trusts Act or any Act in substitution thereof then the requirements of such Act shall be complied with.



- (d) No such alteration shall be effective until ratified by the Committee.

DISSOLUTION:

38. The Society may be voluntarily wound up in accordance with the provision of any Act or Statute under which the Society may be registered and in the event of the Society not being so registered the Society may be wound up voluntarily if the Society, at a General Meeting of its members, passes a resolution produced by the Committee requiring the Society so to be wound up.

The term 'resolution' means a resolution carried by a majority of the valid votes cast by members voting at a General Meeting in person.

The voluntary winding up of the Society shall be governed by the same rules as the voluntary winding up of the Company under the Companies Act 1955.

39. If upon the winding up or dissolution of the Society there remains after the satisfaction of all its debts and liabilities, any property whatsoever the same shall not be paid or distributed among the members of the Society but shall be given or transferred to the Mossburn Community Centre Committee or to such Local Authority as shall have jurisdiction over the township of Mossburn at the time of winding up.



MOSSBURN COMMUNITY FACILITIES INCORPORATED

*Co.*

ANNUAL ACCOUNTS

30TH JUNE 1988

REID & JONES  
CHARTERED ACCOUNTS  
INVERCARGILL

MOSSBURN COMMUNITY FACILITIES INCORPORATED

STATEMENT OF INCOME & EXPENDITURE

FOR THE YEAR ENDED 30TH JUNE 1988

INCOME:

Sale of Cattle	19,151.71	
Sheep Donated	734.42	
Less Cartage	403.18	
	<hr/>	19,482.95

DONATIONS:

Bar Account	5,000.00	
Community Ladies	3,000.00	
Lions Club	20,000.00	
Rugby Club	5,000.00	
Shears Committee	1,037.79	
Send Offs etc	576.50	
Less Expenses	348.50	
	<hr/>	34,265.79

<u>G.S.T.</u> Output	6,713.92	
<u>G.S.T</u> Input	2,471.41	
	<hr/>	4,242.51

Incorporated Society Subscription 193.00

LOANS & GRANTS

Community Facilities Grant	26,400.00	
Southland County Council Grant	1,000.00	
Wallace County Council Grant	2,000.00	
Wallace County Council Loan	20,000.00	
Less Repaid	10,000.00	
	<hr/>	10,000.00
		<hr/>
		39,400.00

Deposit National Bank	500.00	
Plus Interest	58.26	
	<hr/>	558.26
Interest Current A/c		226.17
		<hr/>

98,368.68

EXPENDITURE:

Bank Fees	267.50	
Interest Current A/c	1,278.61	
Building Costs	96,656.72	
Less Credits	2,432.92	
	<hr/>	94,223.80

Postage Printing etc 139.69

Term Deposit a/c National Bank	14,000.00	
Less Repaid	7,000.00	
	<hr/>	7,000.00

Interest Wallace County Council Loan 1,000.00

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103,909.60

Excess Income over Expenditure 5,540.92-  
Plus Income carried forward 8,914.86

Balance as per Bank Statement 

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3,373.94

N.B. The Income & Expenditure Statement has been prepared inclusive of Goods and Services Tax.

MOSSBURN COMMUNITY FACILITIES INCORPORATED  
ADDITIONAL NOTES IN SUPPORT OF THE ACCOUNTS  
FOR THE YEAR ENDED 30TH JUNE 1988

BUILDINGS:

Balance carried forward 581785.65

Building Costs This Year:

Cowie G (bricks)	1034.66	
Dempster (plasterer)	3200.00	
Dunlops	5237.10	
John Edmonds	29888.92	
Less Credits	<u>506.00</u>	29382.92
Johnsons wireworks	414.42	
Guthrie Bowron	245.48	
Highstead (brickwork)	1139.34	
Latham N	20065.32	
Less Timber	<u>1157.07</u>	18908.25
Lumsden Timber Co.		3222.66
McAlister JF		7874.49
Miller Plumbing	19379.24	
Less Refund	<u>68.09</u>	19311.15
Richmond RP		1314.28
Shirley Tom		2693.84
Wrightson Dalgety		632.18
N.S. Transport		<u>314.79</u>
		94925.56
Less Batts. Sold by R Dick	<u>701.76</u>	<u>94223.80</u>
		<u>676009.45</u>

CATTLE ACCOUNTS

<u>Stock on hand 01.07.87</u>		Sales	19151.71
10 Cattle @\$550.00	5500.00	<u>Stock on hand 30.06.88</u>	
9 Cattle @\$500.00	4500.00	6 Cattle @\$350.00	2100.00
26 Cattle @\$350.00	<u>9100.00</u>	2 Cattle @\$550.00	<u>1100.00</u>
Purchases			3200.00
Gross Profit		<u>3251.71</u>	
		<u>22351.71</u>	<u>22351.71</u>

MOSSBURN COMMUNITY FACILITIES INCORPORATED

BALANCE SHEET AS AT 30TH JUNE 1988

<u>Accumulated Funds:</u>		<u>740574.38</u>
Represented By:-		
Stock on hand	3200.00	
Furniture & Fittings	50173.72	
Buildings	676009.45	
National Bank Term Deposit:	7817.27	
Current Account	<u>3373.94</u>	<u>740574.38</u>

Auditors Report.

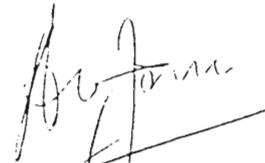
We have examined the Balance Sheet as at 30th June 1988 and the attached Statement of Income & Expenditure for the Mossburn Community Facilities Incorporated.

We have not been able to verify the Goods and Services Tax records as there was insufficient information on the 'Bar Takings Funds', which income does not form part of the Income of Mossburn Community Facilities Incorporated.

We did not carry out a physical count of the Cattle numbers as shown but relied upon the information provided by the Committee as to the numbers of Cattle on hand as at 30.06.88.

In our opinion the Balance Sheet and Statement of Income & Expenditure gives a true and fair view of the affairs of the Committee as at 30.06.88

10 JULY 1988



REID & JONES  
CHARTERED ACCOUNTANTS  
INVERCARGILL



As a participant in the Lincoln College Kellogg N.Z. Rural Leadership Programme 1988, the author has completed this project as part of the course requirement.

John Turner farms a 1093 hectare (2700 acre) development property in the Hamilton Burn District, 17 kilometres from Mossburn, farming sheep, cattle and deer. His interest in land development and improving the landscape, has been a rewarding challenge. He is 46, married with two sons and a daughter.

John has been involved in many local organisations and is presently chairman of the Taringatura Pest Destruction Board and a member of the Wallace County Council. He is also a director of the Northern Southland Selling Centre and the Alliance Freezing Co.