



1341 Whangarei Heads Road

Parua Bay

www.paruabaycommunitycentry.org.nz

secretary@paruabaycommunitycentre.org.nz

Parua Bay & Districts Community Centre Society Incorporated

Multiuse Sports and Community Hub - Overview

Introduction

The Parua Bay & Districts Community Centre have resolved to build a new multiuse Sports and Recreation Hub on its land at 1341 Whangarei Heads Road.

This paper provides some background on the reasons why we believe there is a need for a new Sports and Community Hub and how the new build project will be implemented.

The Community Centre is an Incorporated Society that at its heart has an obligation to make available, halls and sporting and community facilities within the Parua Bay and Whangarei Heads area to encourage and develop sporting, recreational and community activities.

Background/ timeline to current development proposal

In the last decade our community has grown considerably and the existing facilities are struggling to meet the demand of user groups and the community generally. Over the last 5 years the Community Centre's committee have investigated how to update the facilities to better suit the need of this growing community and to ensure the Society is meeting its core objectives.

In more recent times these investigations have included:

28 April 2021 – an internal Review of Operations of Parua Bay & Districts Community Centre Society Incorporated.

The internal review identified that the Community Centre was not meeting its obligations and that there were cohorts of our community that did not have access to sport and or recreation facilities within the Community Centre. The key recommendations of the review were:

1. The changing rooms and toilet beneath Community Hall be enhanced or replaced to provide better amenities and to assist in the proper utilisation of the adjacent Ross Family Trust land.
2. An additional 1 or 2 Squash courts be constructed with the show court having storage under it which can be accessed from the main hall.
3. There be a partial recladding of the Community Hall.
4. That the Bowling Club be repurposed as a combined sports club servicing the needs of Bowls, Netball, Rugby, Football etc
5. That the feasibility of creating a multi-use all weather playing service for use of bowls and other sports such as netball be explored.
6. Work in collaboration with other user groups and the WDC to advance the planned Parua Bay Recreation Reserve adjacent to the Society land and encourage the builders to pave the Society's carparks when the new area is constructed.

July 2022 Freeman Associates Ltd – Parua Bay Bay & District Needs Assessment

In July 2022 the Society commissioned an external review to determine the needs of our community and to identify shortfalls in our current arrangements. The needs assessment completed by Freeman Associates Ltd concluded that:

“Although there are existing buildings which have met many needs of the community for a long time, there is evidence that community needs have changed, future needs may be better met with a purpose-built sports hub providing spaces that provide for a broader range of sport and recreation activities and addressing these issues will enable the Society to develop funding streams that are not currently available.

Based on information gathered and factual evidence (membership statistics, facility specifications) it has been determined that the current buildings are (in some ways) not well utilised or are not fit for purpose:

At a forum held onsite 3rd July 2022 there was strong support for a multi-sport hub from all the groups represented. The specific benefits that sport and recreation groups are seeking are for a place to call home – a place where they can display their trophies, hold their prize-giving, meet other community members and socialise together.”

A resolution for change

In 2022 the Community Centre, in conjunction with user groups resolved to explore ways to enhance the performance of the Society and to create a more collaborative approach to using the Society’s land and the organisations that operated within it. Initially it was agreed that the existing hall and squash club would be expanded and as a result the Community Centre carried out a boundary adjustment to correct an irregularity in the boundary and to enable a possible extension of the existing hall and Squash Club.

In November 2022 concept plans were prepared to extend the existing building and in August 2023 this plan was presented to the AGM. Following the AGM the concept was further investigated, given the brief and existing constraints the outcome was not highly regarded in that:

- The layout was limited by existing structures and as a result it was disjointed and a rabbit warren due to differing levels and misaligned building corridors.
- The gymnasium hall area was not enhanced.
- No road appeal
- Building Code Fire safety aspects would restrict desired design outcomes
- Cost estimation high with little improvement to existing building – additional cost concerns regarding aspects of existing building that would need to be brought up to Building Code.
- Repairs to damaged cladding of existing hall revealed rot in bottom plates
- Disruption to existing users that would threaten viability – restricted access during construction would prevent use of the facilities
- The reorganisation of the existing premises provided no compelling reason for Bowls to join a combined facility
- Internal guttering issues
-

A new Sports and Recreation Hub

In February 2024 alternative concepts were considered and initial consultation with existing user groups, other aligned parties, including rate payers association, and WDC occurred. Following feedback and research the Committee unanimously approved to pursue one design option as follows:

- The establishment of a new sports and community hub located on the area currently occupied by the top carpark and bowls club (the new premises).
- The new premises to be designed to include squash courts, unified sports club rooms, a multiuse sports hall suitable for gymnastics, pickleball, badminton and other sports. A kitchen and bar facility and other general use areas for public hire and meetings.
- In time the existing hall would then be deconstructed and replaced with exterior hardcourts and a multiuse changing room and toilet facility that would service the activities on the Society land and the neighbouring fields owned by the Ross Trust.

The result of the one design option is the Mandeno Concept Plans which feature a new multiuse Sports and Recreation Hub for Parua Bay and Whangarei Heads. The benefits of creating a new standalone building include:

- The design is not constrained by the existing premises.
- A combined sports and recreation hub where all groups use similar functions and activities creating financial savings and better utilisation.
- All the user groups can continue using the current facilities until it is time to move into the new hub. The alternative would have rendered the existing facilities unusable for a period of time while construction occurred, and this would have jeopardised the viability of some user groups.
- The creation of a sports lounge for the use of all user groups and for hiring to the community creates a sense of belonging for user groups and enables a revenue stream for the society.
- A specific meeting room will also be available for other user groups.
- The design of the hall area will allow for quicker and easier set up and pack down of gym equipment.
- The new design will have enhanced road appeal.
- In time, after the removal of the current hall an outside hard court can be constructed for use by netball and other sports.

At a meeting in August 2024 prior to the Annual General Meeting the design of the new multiuse Sports and Recreation Hub was presented to Community.

Next Steps

The Committee are continuing to consult with the community about the new design and we are also gathering further information including geotechnical studies to enable accurate costings to be established.

It is envisaged that once all consents are obtained there will be a phased construction.

Phase 1: Ground works, removal of existing Bowls Club and site preparation.

Phase 2: Construction of new Multiuse Sports and Recreation Hub.

Phase 3: Removal of existing buildings.

Phase 4: Construction of new toilet block and changing rooms to service Ross Trust Fields, new carparks and hardcourts.

ACKNOWLEDGEMENTS

The existing committee would like to give thanks and acknowledge:

- Whangarei District Council for support with funding various reports, investigations and design works to date.
- Parua Bay Community and those families who were integral in the construction of the existing facilities.
- Ross Family trust for it's generous past and ongoing support.

COMMUNITY CONSULTATION & COMMUNITY FEEDBACK

Extensive consultation has already been completed through the needs assessment report, with existing users of the facilities and other interested parties eg. Parua Bay Ratepayers. The committee now invites wider community feedback.

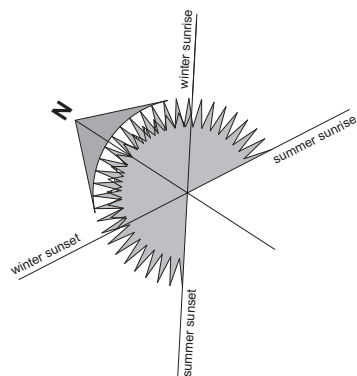
A copy of the Development Proposal plans can be accessed online via the Parua Bay & Districts Community webpage - www.paruabaycommunitycentre.org.nz

We invite formal written feedback to the proposed plans. Feedback can be submitted via the online submission form or alternatively maybe emailed to secretary@paruabaycommunity.org.nz

PROPOSED DEVELOPMENT FOR:
PARUA BAY & DISTRICTS COMMUNITY CENTRE SOCIETY INC.
Whangarei Heads Road, Parua Bay 0192

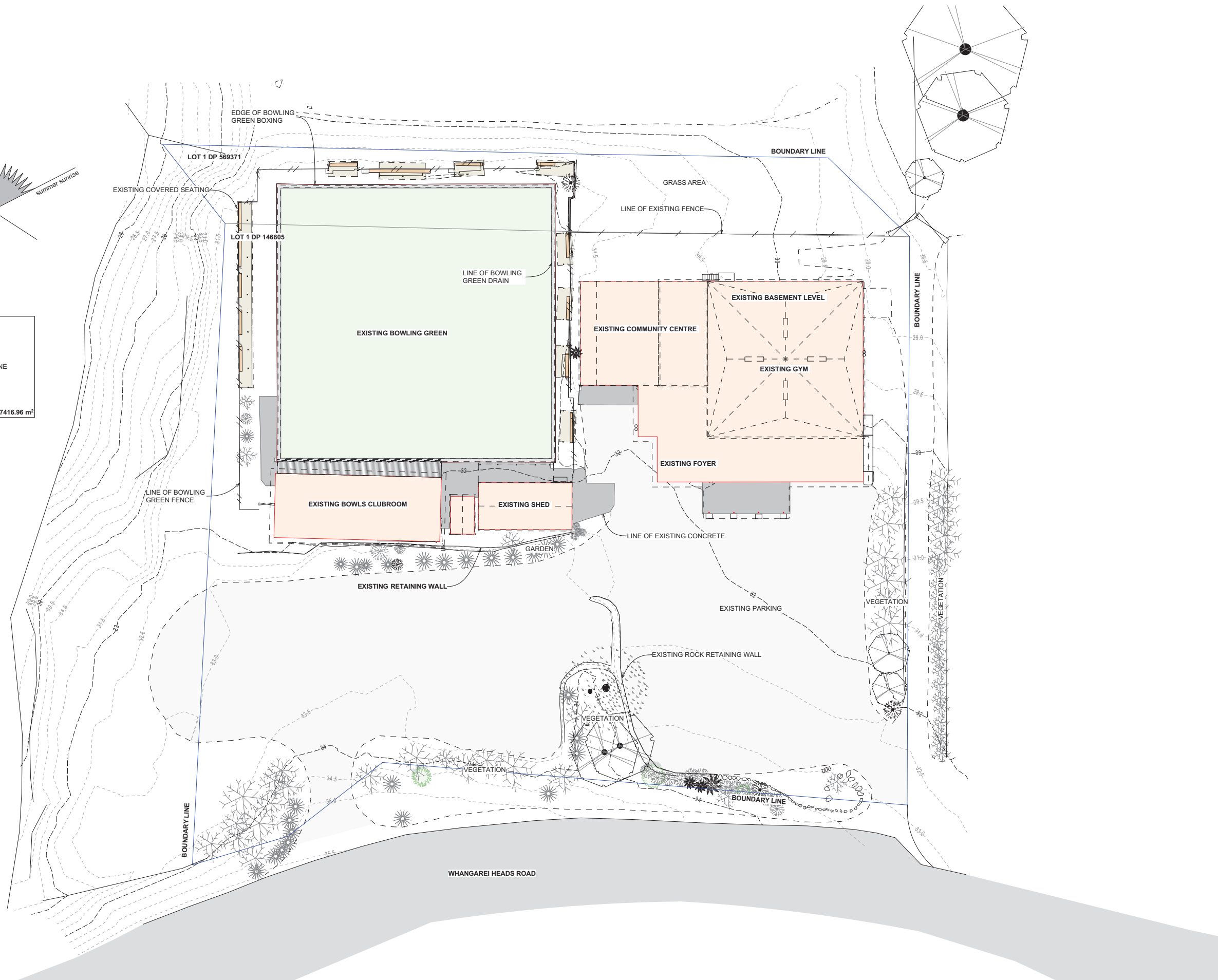


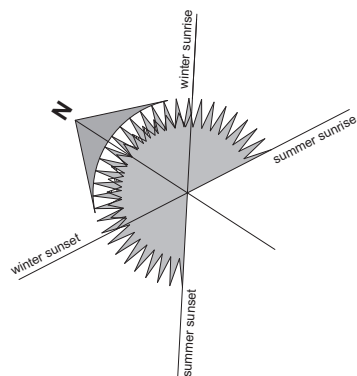




SITE INFORMATION
 WIND ZONE: VERY HIGH
 CLIMATE ZONE: 1
 EARTHQUAKE ZONE: 1
 EXPOSURE ZONE: D
 ENVIRONMENT ZONE: SPORT & ACTIVE RECREATION ZONE

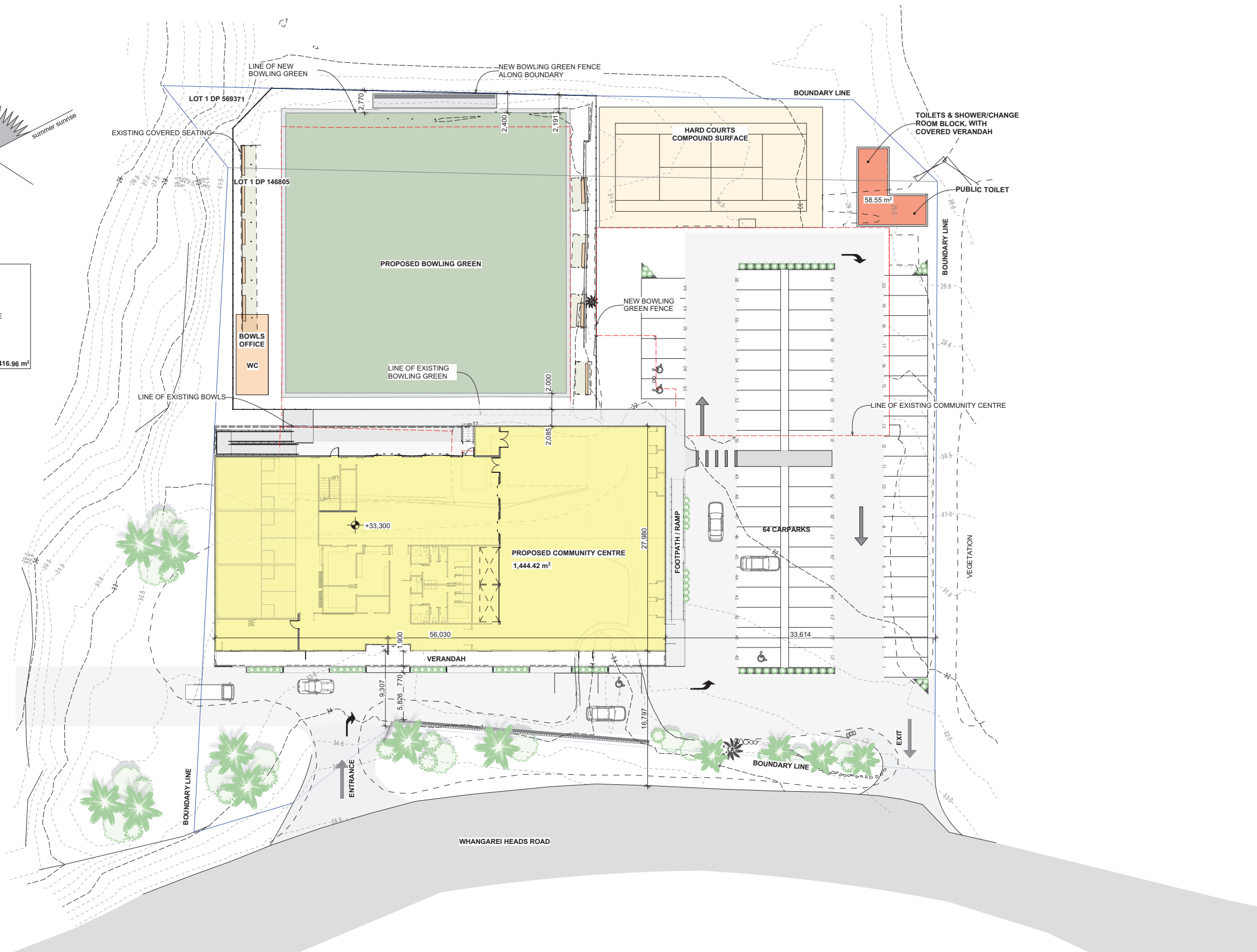
LEGAL DESCRIPTION
 PARUA BAY COMMUNITY CENTRE
 1347 WHANGAREI HEADS ROAD, PARUA BAY, 0192
 LOT 1 DP 146805 & LOT 1 DP 569371
 SITE AREA = APPROX: 7416.96 m²

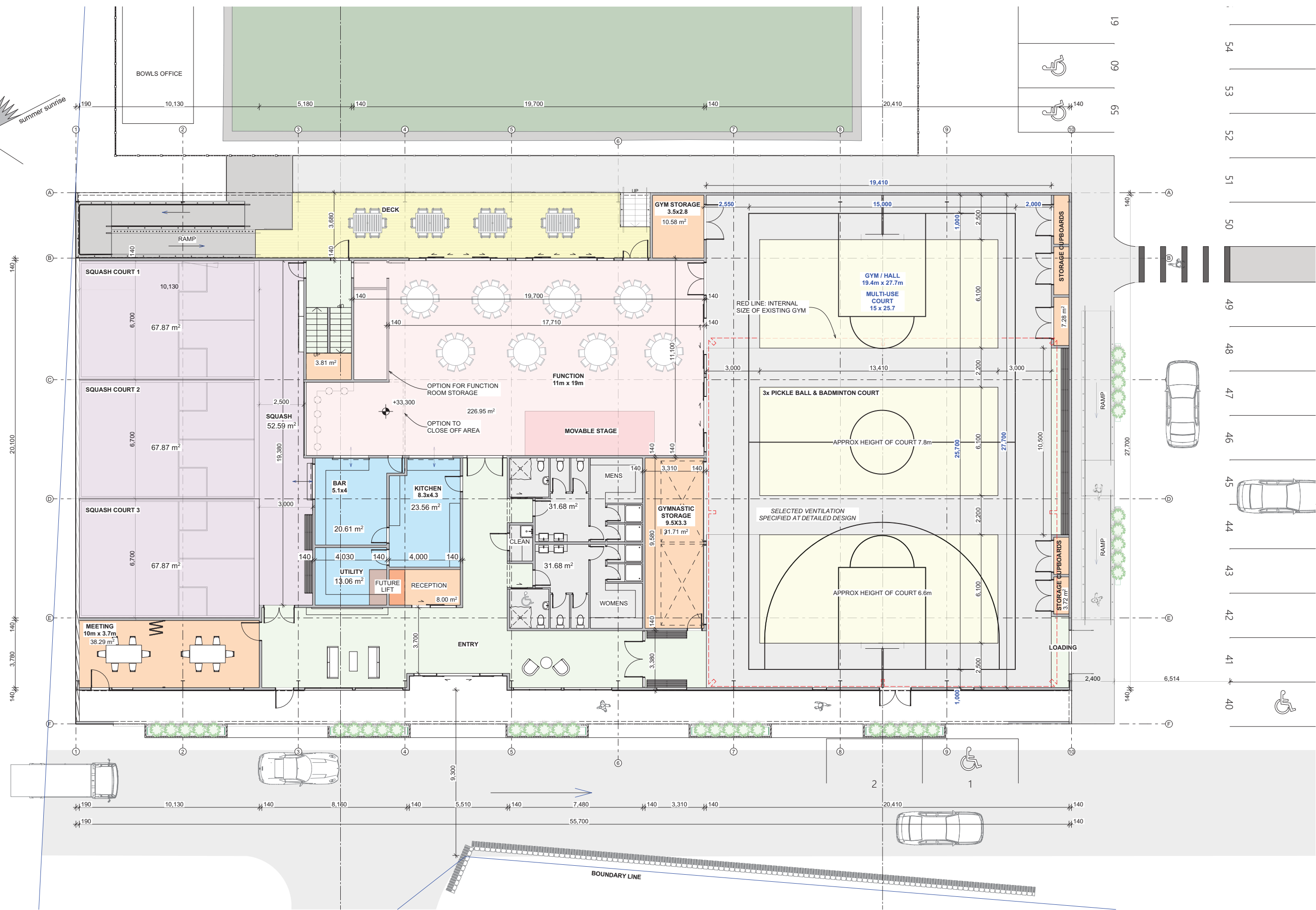
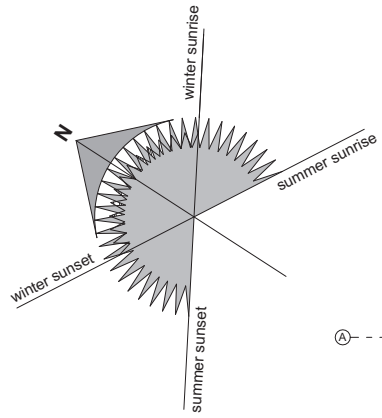


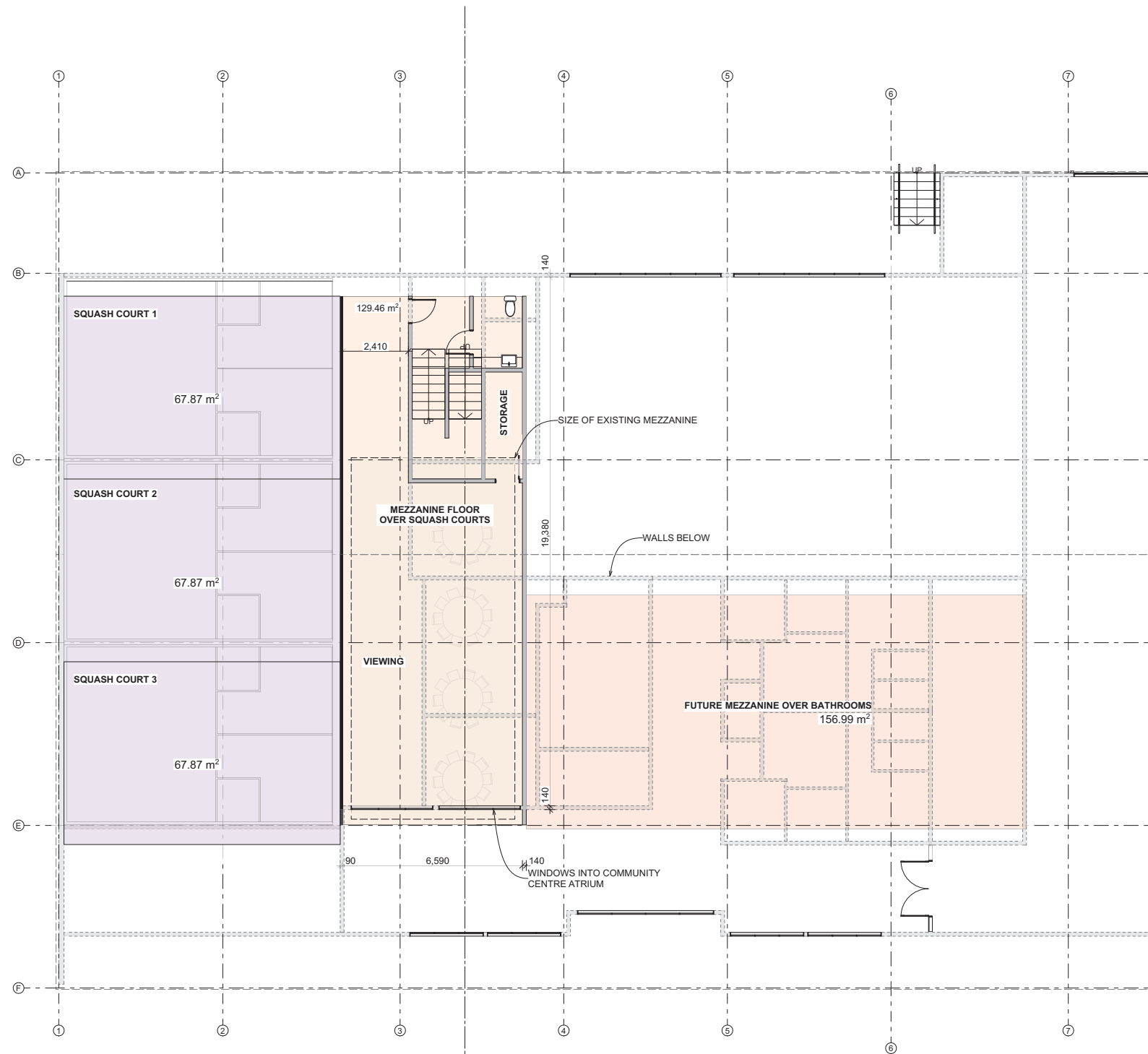


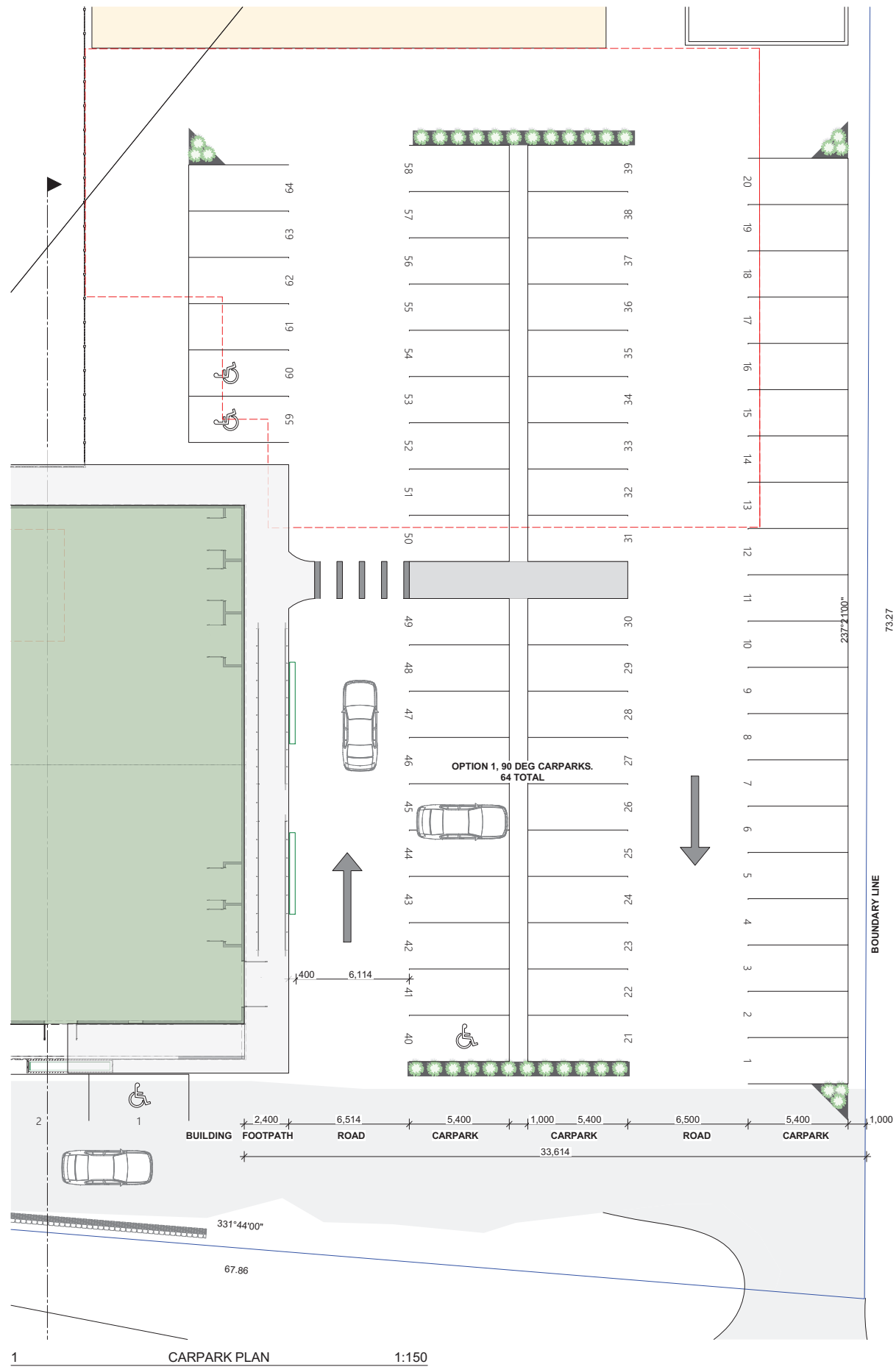
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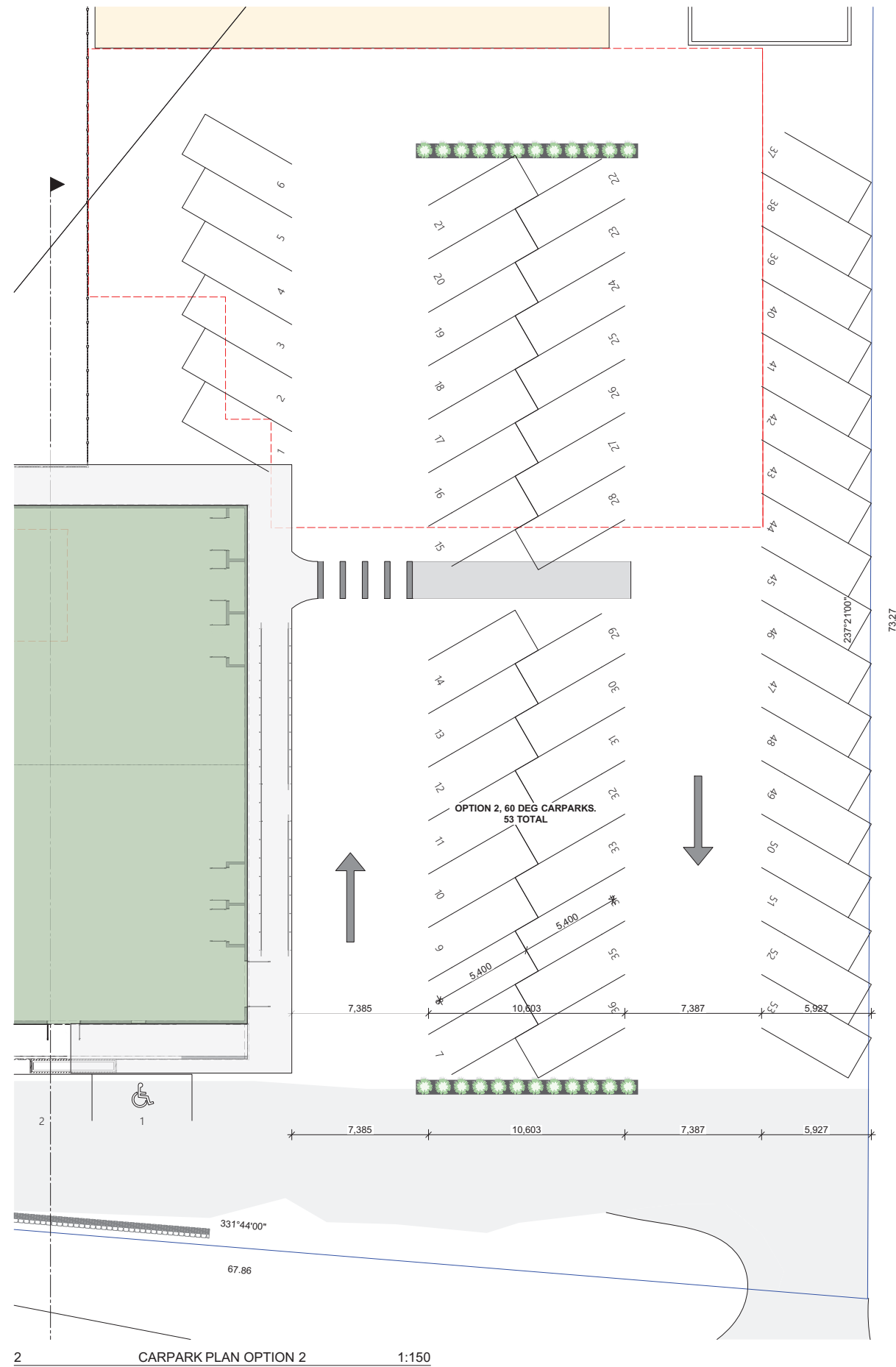








1 CARPARK PLAN 1:150



2 CARPARK PLAN OPTION 2 1:150

