

# Hurunui Community Hub.

United Rugby Clubrooms Redevelopment.

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11 Allandale Road  
Hawarden 7385, NZ

Feasibility Study:

Preliminary Concept – Preferred Option

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December 2023

**Prepared for Xyst.**

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**HURUNUI COMMUNITY HUB.  
UNITED RUGBY CLUBROOMS REDEVELOPMENT.**

Preliminary Concept – Preferred Option.

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Reference 23284.

Revision\_01  
12-12-2023

**Document Control.**

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Prepared by  
Dion Gosling

Reviewed by  
Dion Gosling

On behalf of 106 Architects

**Cover Image.**

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United Rugby / Squash Clubroom Building

**106 Architects.**

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# Project Scope & Design Brief.

Hurunui District Council have engaged Xyst to prepare a feasibility study for the Hawarden/Waikari Hall options.

106 Architects have been engaged to prepare preliminary concept options with broad cost estimates (non-QS) for the purpose of arriving at a preferred option for development at the United Rugby Clubrooms that meets the needs of the local community.

The first stage of the project (by Xyst) identified the United Rugby/Squash clubrooms as the preferred site upon which to develop a single multiuse community centre for the area.

Subsequent to identifying the preferred site, a series of consultation workshops were undertaken with members of the community working group to:

- Workshop #1 - meet to discuss and develop a design brief for refurbishing the existing building, workshopping early options for functional layouts and spatial arrangements.
- Workshop #2 – to workshop developed options (Options 2-4) alongside a rough order of cost estimate for each, to arrive at a preferred functional plan and rough cost estimate.

The workshopped options will provide background to achieving the long term vision for the site, with the preferred option (Option 5) taken forward to future design development stages. The preferred option could potentially be staged to ensure benefits to the community can be experienced based on funding success or support.

## Project Scope.

- Demolish the existing rugby change rooms for new, fit-for-purpose amenities
- Refurbish parts of the building to achieve greater functional enhancement (bar, female & male change rooms, social space, squash entry)
- Modify the existing eastern terrace for expansion of change rooms and multiuse meeting room
- Provide allocation for future-proofing footprint for discretionary spaces (additional change rooms/WCs, external storage, rifle range)

## Key Squash Club Elements.

- Space for seating gallery / appropriate circulation
- Connection to the kitchen / servery area
- Enhanced connection to the social space
- Separate entry/exit - could double as a second emergency exit
- Access to refurbished change rooms & amenities

## Key Rugby Club Elements.

- Larger change rooms to facilitate match day activities
- Wet & dry areas are separated (shared amenities)
- Maximum change room size – 45 sq.m
- Minimum change room size – 16 sq.m
- 4x WCs + 6x cubicle showers (universal design)
- Bench seating for 18-24 players / support staff
- 1x Accessible Change (WC/Shwr.) room – could double as Referee Change Rm.
- Natural light & ventilation to change rooms is important
- Direct access to exterior

## Key External / Community Elements.

- Rifle Club – allocation of rifle range (6.7m x 27m)
- Campers – use of rugby change amenities
- A&P – use for A&P show event & sale yards
- School – use for performances, events

## Key Design Opportunities.

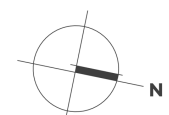
- Shared/multi-use flexible spaces preferred to maximise utilisation for various group sizes
- Enhanced access points required for better external connections for various groups/uses at one time
- Viewing platforms & terraces preferred with covered shelter – for sun & wind.
- Direct access to terraces from social spaces, meeting rooms & change rooms to provide more 'open' space & indoor/outdoor connections
- New entry/foyer to act as a gallery space for memorabilia & formalise entry to main social space (for way-finding)
- Location of kitchen/bar/canteen to service social space, external activities (servery window) & facilitate deliveries

# Site.



## KEY - EXISTING FEATURES

- ① **HAWARDEN SWIMMING CLUB**
- ② **HAWARDEN BOWLING CLUB**
- ③ **MULTI-PURPOSE COURTS**
- ④ **UNITED RUGBY / SQUASH BUILDING**  
Refer development plan (following page) for detail.
- ⑤ **HAWARDEN RESERVE FREEDOM CAMPING**
- ⑥ **HAWARDEN HALL PUBLIC TOILETS**



# Council GIS.



**Legend**

**More Information About Parcels**

Boundary Marks by Accuracy (rural only)

- ⊕ NULL
- 0.15
- ⊕ 0.2
- ⊕ 0.5
- ⊕ 5
- 20

Non-primary parcels

- 

**Property**

Subdivision Lots

- 

Rating Units

- Hurunui
- Ashley

Parcel

- 

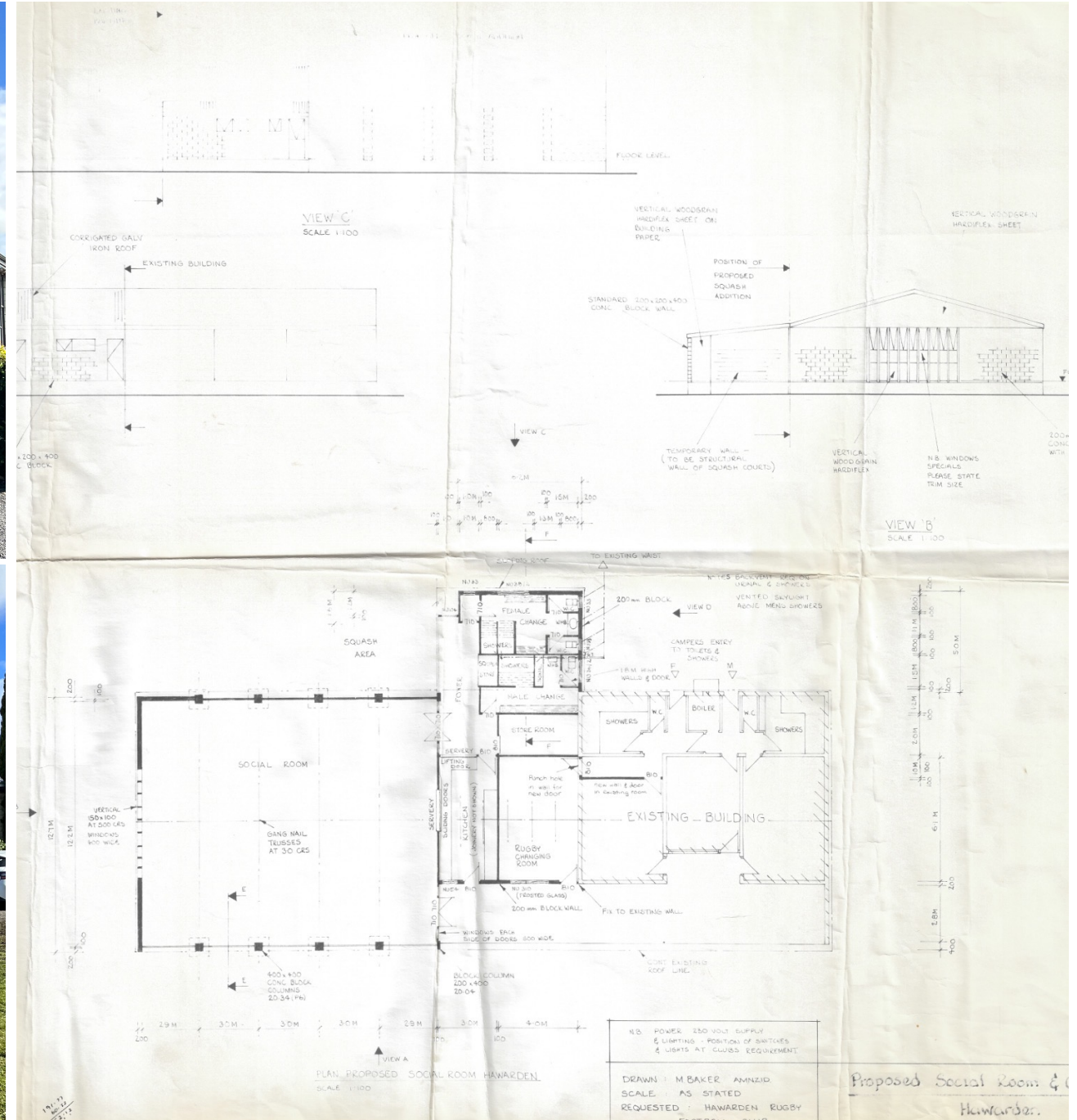
Hydro Parcel

- 

Road Parcel

-

# Existing Facility.



# Site Development Plan.

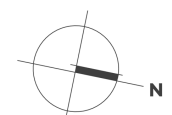


SQUASH COURTS

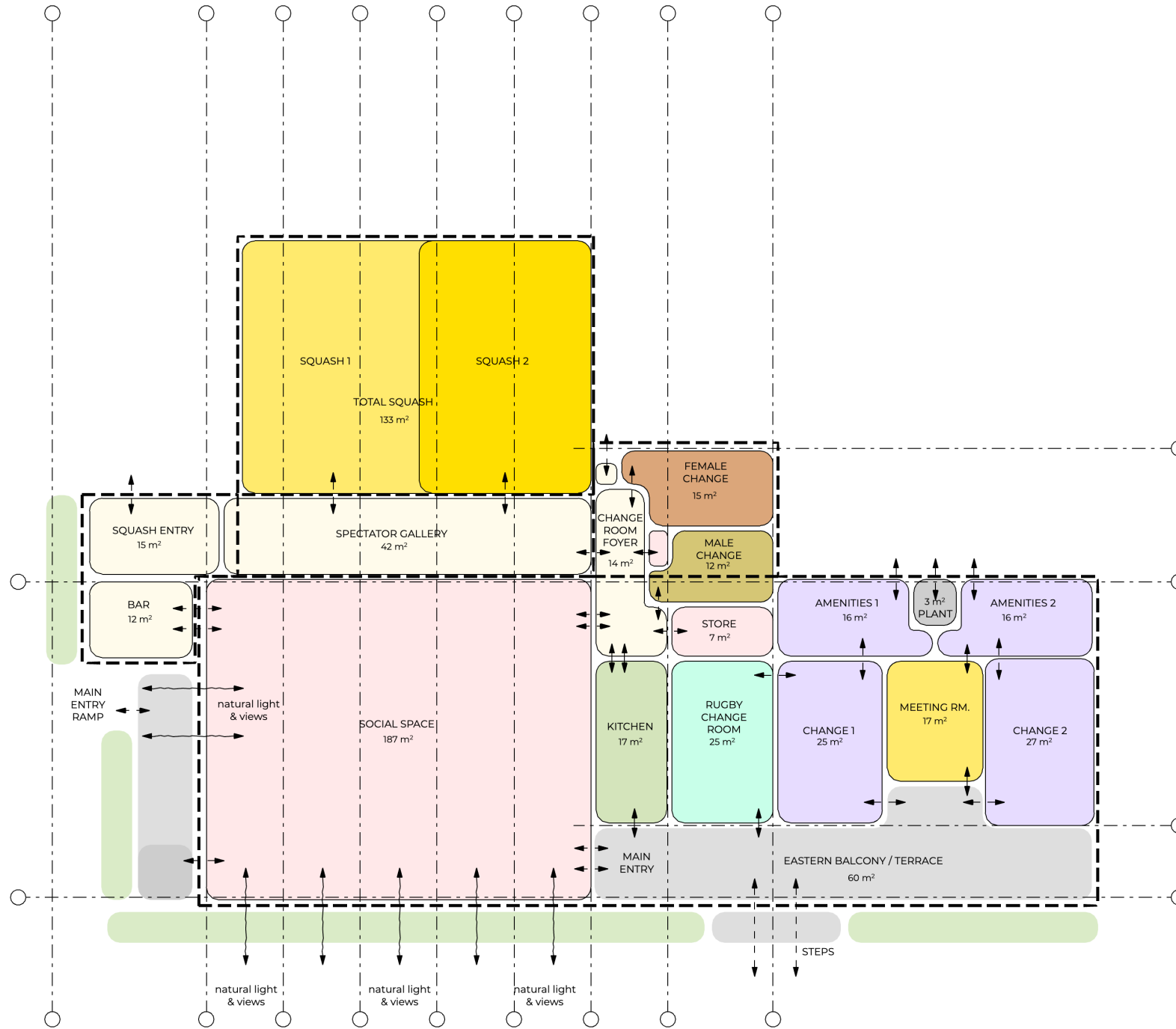
ENTRY

SOCIAL SPACE

CHANGE ROOMS

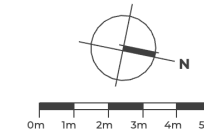


# Functional Plan – Existing Floor Layout.



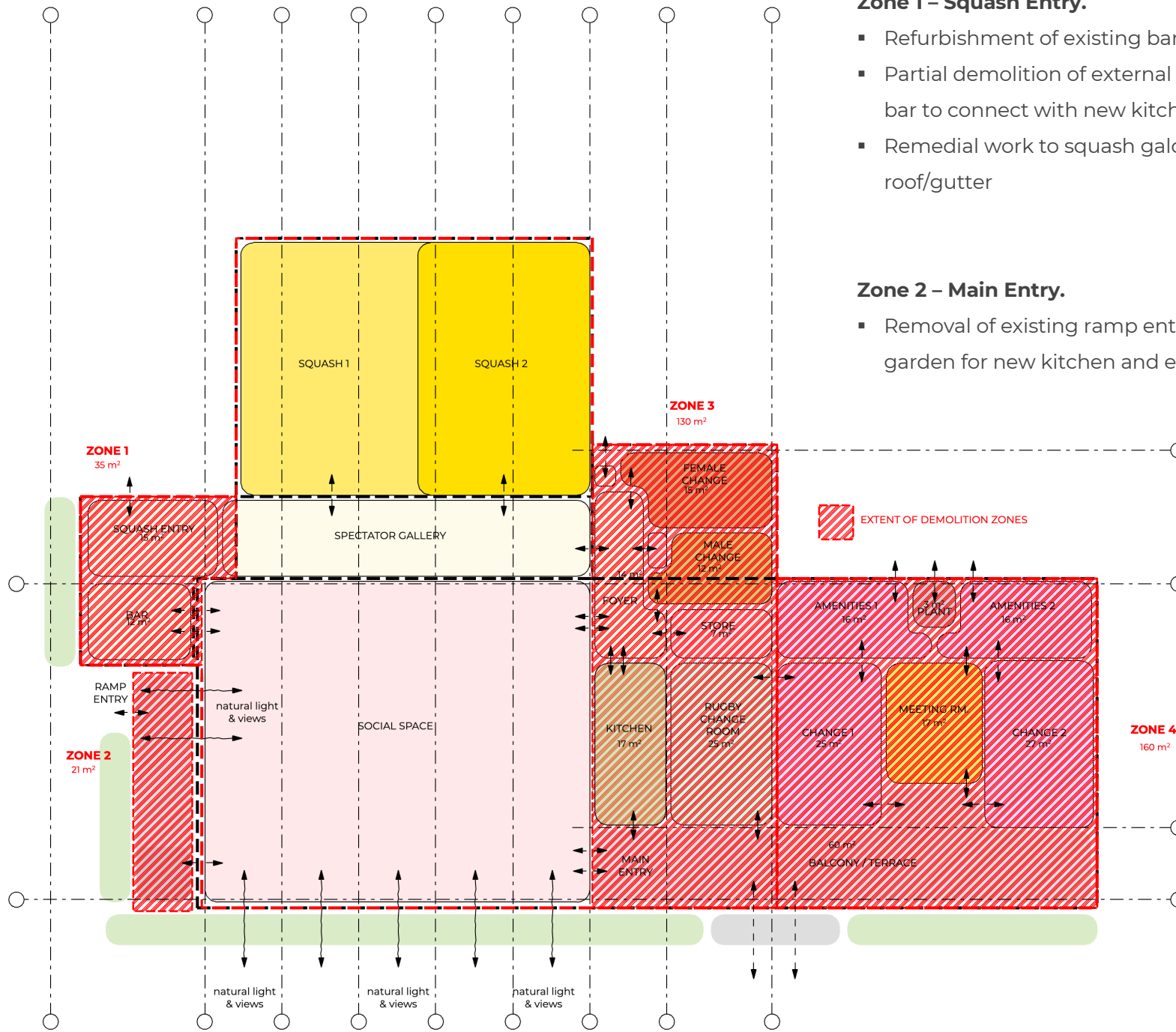
## Existing.

- Entry
- Squash courts – 2N°
- Spectator Gallery
- Foyer
- Male & Female Change
- Store
- Kitchen w/ Servery
- Rugby Change Room
- Plant & Equipment Room
- Change Rooms – 2N°
- Covered Open Spectator Balcony / Terrace
- Social Space





# Functional Plan – Demolition / Refurbishment.



## Zone 1 – Squash Entry.

- Refurbishment of existing bar
- Partial demolition of external wall to bar to connect with new kitchen
- Remedial work to squash galore roof/gutter

## Zone 2 – Main Entry.

- Removal of existing ramp entry and garden for new kitchen and entry

## Zone 3 – Kitchen & Change Rooms.

- Demolition of existing rugby change and kitchen areas, and balcony for new multiuser room
- Demolition of existing store
- Refurbishment of existing change rooms and foyer access

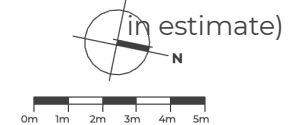
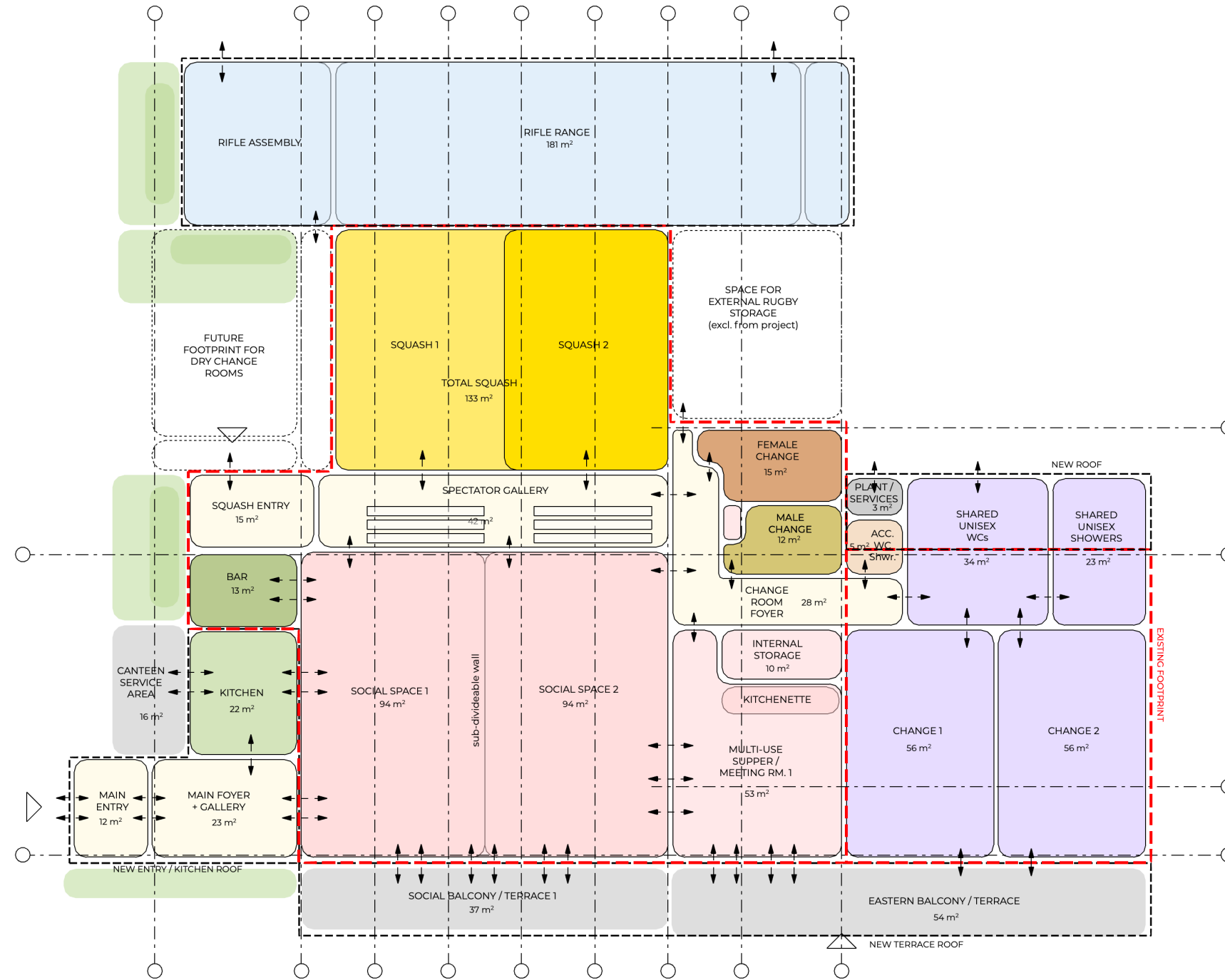
## Zone 4 – Rugby Change.

- Significant refurbishment of existing rugby change rooms into new amenities
- Demolition of existing balcony/terrace and vegetation for expansion of change rooms

# Functional Plan – Preferred Option [5].

## Option 5 – Preferred Option.

- New main entry & foyer incorporating memorabilia gallery
- New kitchen w/ canteen service counter servicing social space
- Refurbished bar
- Squash courts & gallery – upgraded w/ new connection to social space
- Social space refurbished w/ new operable wall to create flexible rooms
- New multiuse supper room / flexible meeting room created from existing kitchen & rugby room
- Refurbished existing male & female squash change rooms w/ new accessible WC to replace storage room
- New internal storage, plant/services areas
- Refurbished & expanded rugby change rooms w/ upgraded amenities using existing footprint
- Future proof footprint for new Dry Change Rooms & external rugby storage area (budget dependant)
- Footprint for rifle range shown (excl.



# Functional Plan – Preferred Option [5].

## HURUNUI COMMUNITY HALL Hurunui District Council / Xyst

### Cost Estimate - Option 5 - PREFERRED OPTION

Minimum Requirements  
R2 Date: 12-12-2023

	Essential
	Optional
	Discretionary

Function	Area m2	Rate \$/m2	Cost - Option 5 - Preferred Option \$	Comments Scope of Work
<b>Ground Floor</b>				
<b>New</b>				
Main entry airlock	12	\$ 3,000	\$ 36,000	Included but noted as Optional
Main foyer / gallery	23	\$ 3,000	\$ 69,000	Included but noted as Optional
Kitchen (New)	22	\$ 4,000	\$ 88,000	New kitchen added adjacent to existing bar
- Extra for kitchen equipment			\$ 30,000	
Bar (refurbish existing bar)	13	\$ 2,400	\$ 31,200	Refurbish existing bar only
Squash entry	15	\$ 2,000	\$ 30,000	Retain existing, minimal work paint etc
Squash courts - refurbish only (lower spec.)	0	\$ 2,400	\$ -	Excluded
Squash gallery - refurbish only (lower spec.)	42	\$ 2,400	\$ 100,800	
Social Space - refurbish only (lower spec.)	188	\$ 2,400	\$ 451,200	
Multipurpose Room 1 including Kitchenette	53	\$ 4,000	\$ 212,000	Refurbish existing kitchen & rugby change room footprint for new multiuse space
Internal Storage	10	\$ 3,000	\$ 30,000	
Change room foyer (refurbish existing)	28	\$ 2,400	\$ 67,200	
Female Change (refurbish existing)	15	\$ 4,000	\$ 60,000	
Male Change (refurbish existing)	12	\$ 4,000	\$ 48,000	
Change room 1	56	\$ 4,000	\$ 224,000	Refurbish and extend existing Change Room
Change room 2	56	\$ 4,000	\$ 224,000	Refurbish and extend existing Change Room
Shared Showers	23	\$ 4,000	\$ 92,000	Refurbish & extend existing amenities
Shared WCs	34	\$ 4,000	\$ 136,000	Refurbish & extend existing amenities
Accessible WC/Shower	5	\$ 5,000	\$ 25,000	
Plant & services	3	\$ 3,000	\$ 9,000	
Cleaner	included	\$ -	\$ -	
<b>Excluded Areas</b>				
External rugby storage	0	\$ -	\$ -	
Dry change rooms for Rifle, Squash	0	\$ -	\$ -	
Circulation areas to above	0	\$ -	\$ -	
<b>Total Ground Floor (excl external areas)</b>	<b>610</b>			
<b>External Areas:</b>				
Canteen service area	16	\$ 1,600	\$ 25,600	
Social balcony / terrace 1	0	\$ 2,200	\$ -	Included in Community Items below the line
Eastern balcony / terrace	0	\$ 1,000	\$ -	Included in Community Items below the line
<b>Total External Areas</b>	<b>16</b>			
<b>Total Ground Floor (incl external areas)</b>	<b>626</b>			
<b>Level 1</b>				
NIL	0	\$ -	\$ -	
<b>Roof</b>				
Roof (existing) - refurbish allowance	385	\$ 400	\$ 154,000	Allowance for remedial / maintenance work to facility roof
Roof (new) - Main Entry Canopy & Kitchen	65	\$ 1,500	\$ 97,500	
Roof (new) - Change Room Unisex Showers, WCs	39	\$ 1,500	\$ 58,500	
Preliminaries and Builders Work in Connection (BWIC) - building works	15%		\$ 344,850	
Allow for security	PROV SUM		\$ 35,000	
Allow for Audio Visual equipment	PROV SUM		\$ 50,000	
ESD Initiatives	5%		\$ 100,000	General allowance to meet Council min. standard
<b>Total GFA Building Works</b>	<b>626</b>	<b>\$ 4,519</b>	<b>\$ 2,828,850</b>	
<b>External Works &amp; Services</b>				
Site Preparation	Allow		\$ 18,780	
Earthwork	Allow		\$ 25,040	
Demolition	Allow		\$ 50,000	
Allow for drainage & services infrastructure	Allow		\$ 100	
Allow for external signage	Allow		\$ 20,000	
Allow for soft landscaping	Allow		\$ 100,000	
Allow for electrical services - including power upgrade ??	Excl		\$ -	Electrical capacity unknown
Allow for concrete paving	Excl			Excluded
Allow for carpark upgrades	Excl			Existing No Works
Allow for new fencing and gates	Excl			Existing No Works
Allow for new PA system	Excl			Excluded
Preliminaries and Builders Work in Connection (BWIC) - external works	12%		\$ 25,670	
<b>Total External Works &amp; Services &amp; Additional Works</b>			<b>\$ 239,590</b>	

## HURUNUI COMMUNITY HALL Hurunui District Council / Xyst

### Cost Estimate - Option 5 - PREFERRED OPTION

Minimum Requirements  
R2 Date: 12-12-2023

	Essential
	Optional
	Discretionary

Function	Area m2	Rate \$/m2	Cost - Option 5 - Preferred Option \$	Comments Scope of Work
<b>Subtotal</b>				<b>\$ 3,068,440</b>
Contractors' Margin		7%	\$ 214,791	
Design Contingency		2%	\$ 61,369	
Construction Contingency		10%	\$ 306,844	
Cost Escalation		0%	\$ -	
Professional Fees & Consents Allowance		16%	\$ 490,950	
<b>Construction Cost</b>				<b>\$ 4,142,395</b>
Authority / Utility Fees & Charges	Allow		\$ 31,000	
Loose Furniture and Equipment	Allow		\$ 100,000	
Council Internal Costs				EXCLUDED
Legal, Permits, Marketing and other Professional Fees				EXCLUDED
Relocation/Decanting costs				EXCLUDED
<b>Total Project Cost (Excluding GST) in Today's Prices</b>				<b>\$ 6,827 \$ 4,273,395</b>
<b>STAGE 2 COMMUNITY WORK</b>				
Rifle club range	181	\$ 6,000	\$ 1,086,000	
Social balcony / terrace 1	37	\$ 2,200	\$ 81,400	
Eastern balcony / terrace	54	\$ 1,000	\$ 54,000	
Roof (new) - Social balcony & Eastern terrace	104	\$ 1,500	\$ 156,000	
<b>Total Community Works</b>				<b>\$ 1,377,400</b>

# Appendices.

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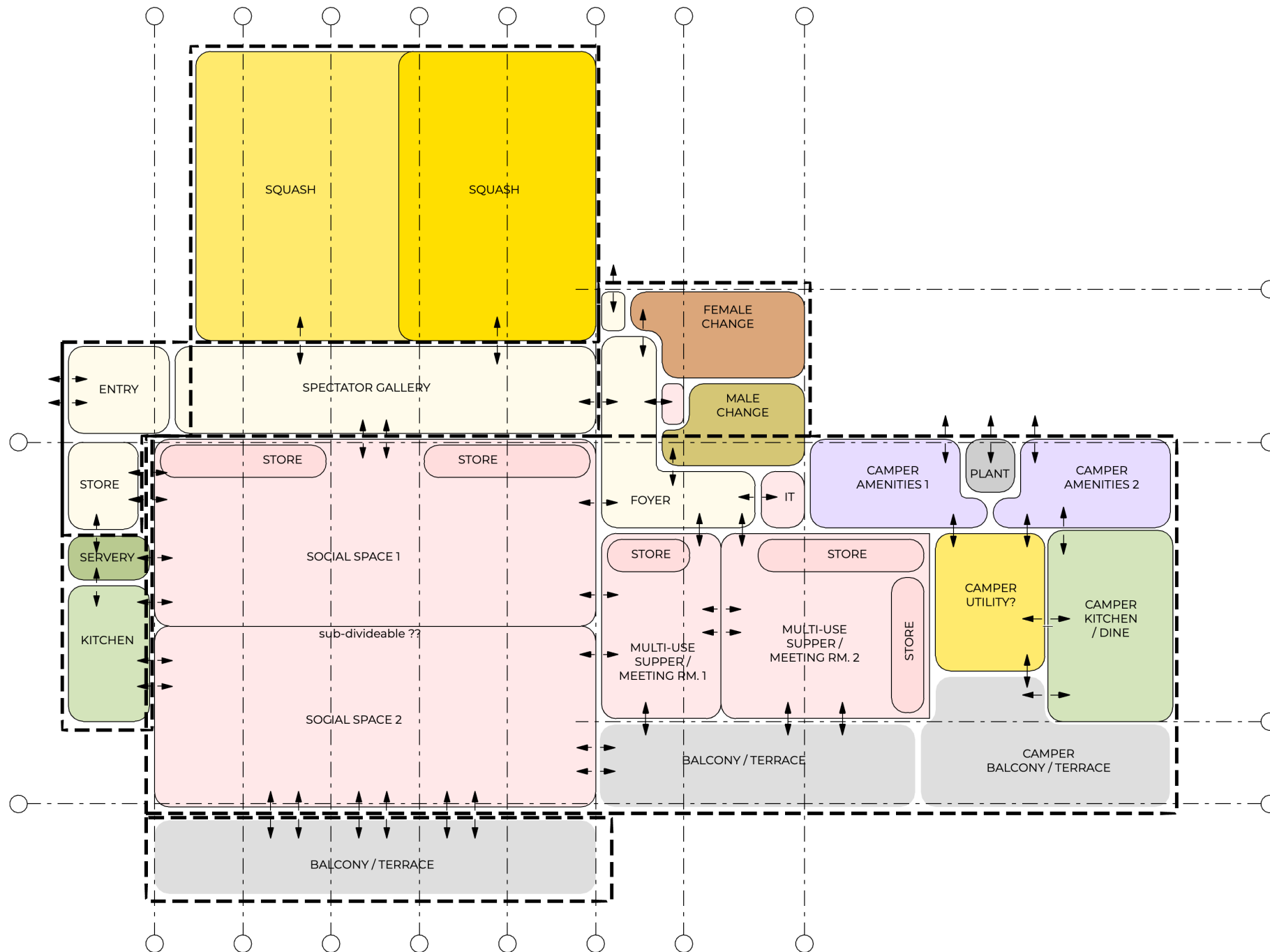
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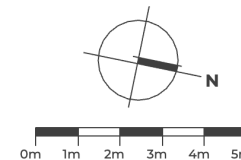


# Functional Plan – Option 1 Layout – For Discussion.



## Option 1.

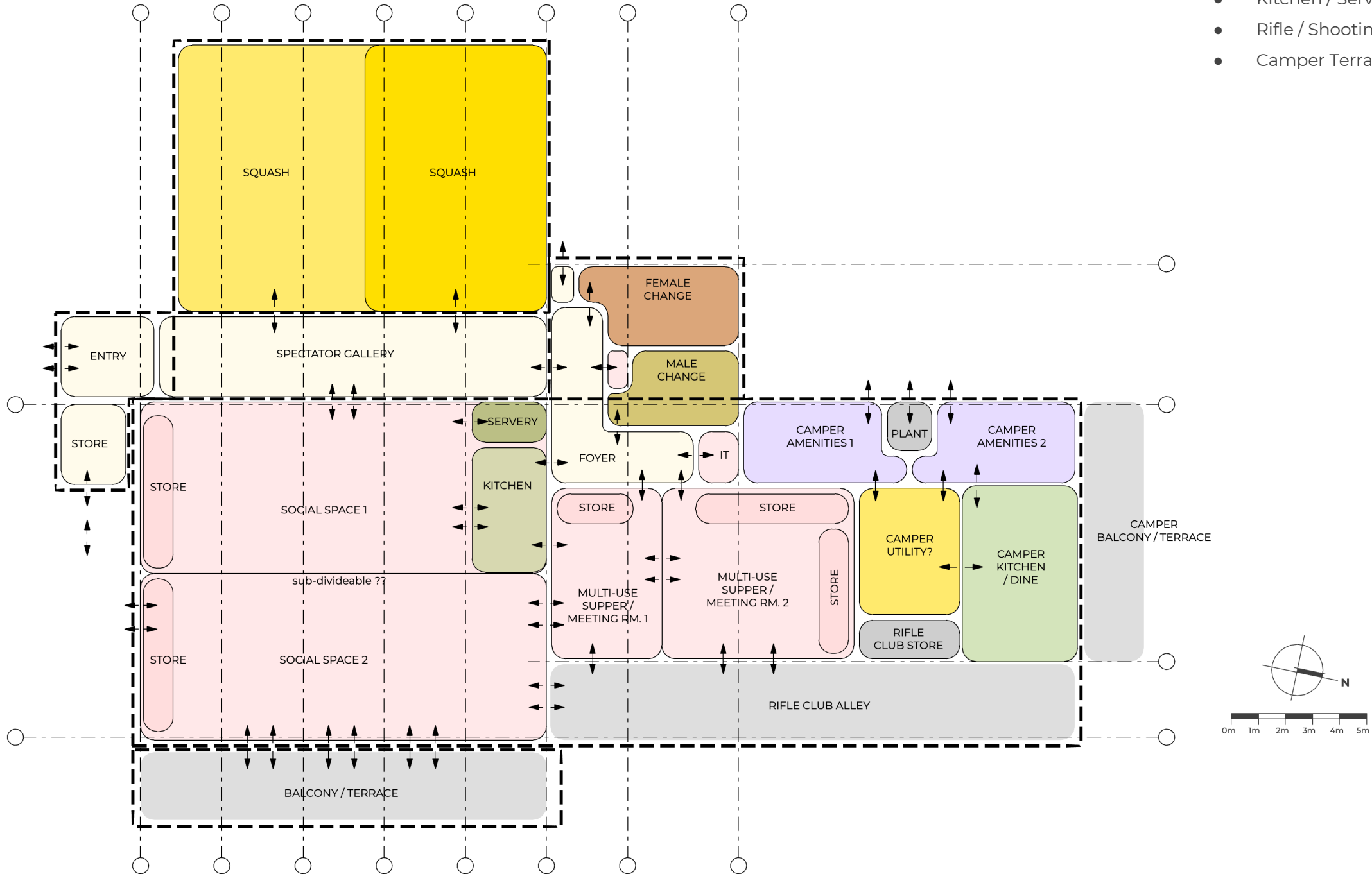
- Entry enhanced
  - Squash courts – 2N<sup>o</sup> – remain / upgraded??
  - Spectator Gallery – upgraded for connection to Social Space
  - Social Space – New operable wall to create flexible rooms
  - New Multipurpose / Supper Rooms – sub-dividable for community use – access to external balcony area
  - Male & Female Change – upgraded – need to add Accessible WC
  - Enhanced Store – User / Community / Squash??
  - New Kitchen w/ Servery – dual access to Social Spaces
  - New Balcony / Terrace off Social Space 2
  - Camper kitchen & amenities??
- Scope & extent for discussion



# Functional Plan – Option 1a Layout – For Discussion.

## Option 1a.

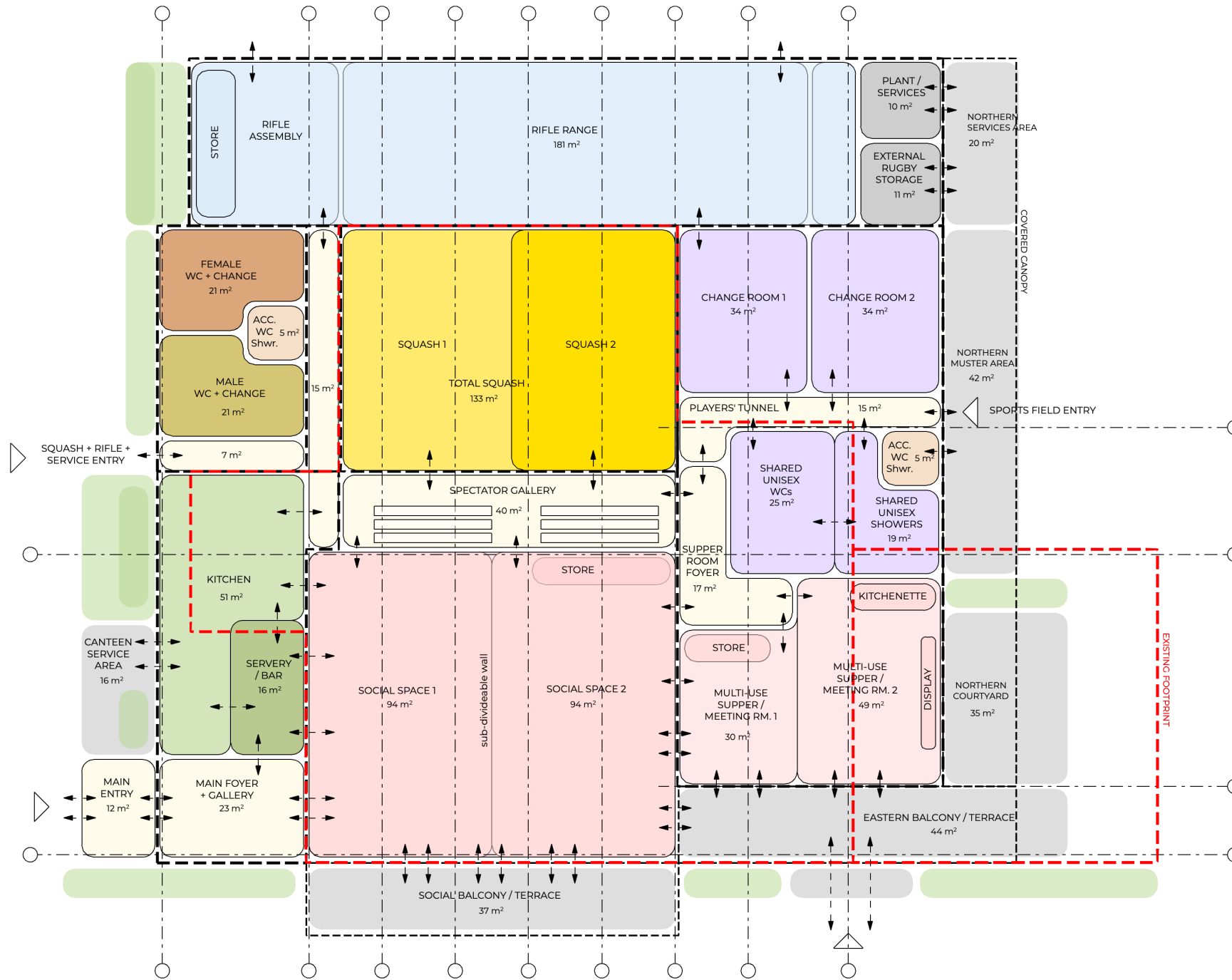
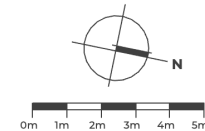
- Kitchen / Servery to central location
- Rifle / Shooting Alley added
- Camper Terrace to northern face



# Functional Plan – Option 2 Layout.

## Option 2.

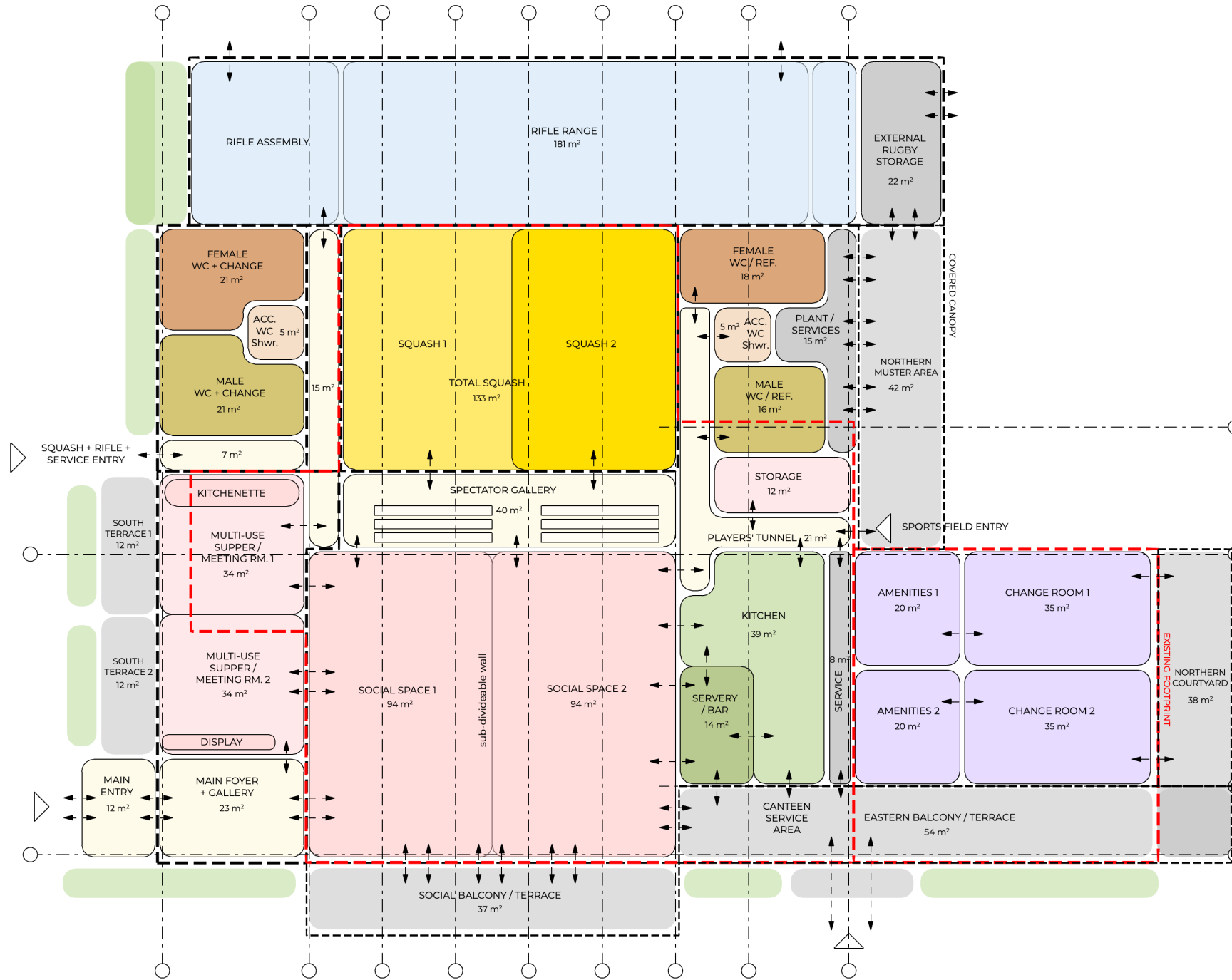
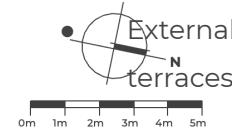
- Entry enhanced with new Main Entry & Foyer incorporating memorabilia foyer
- Squash courts – 2N<sup>o</sup> – upgraded??
- Spectator Gallery – upgraded for connection to Social Space
- Social Space – New operable wall to create flexible rooms
- New Multipurpose / Supper Rooms – sub-dividable for community use – access to external balcony area to the eastern balcony
- New Male & Female Change, w/ Accessible WC/Shwr near Rifle club & Squash
- Separate Squash & Rifle entry combined with Service entry for kitchen
- New Kitchen/Bar w/ Canteen & external servery to court-side
- New Rugby change rooms w/ shared WCs & Shwrs. (as overflow for Social Space use during functions).
- New Rifle Range facility
- External courtyard areas, balconies / terraces



# Functional Plan – Option 3 Layout.

## Option 3.

- Entry enhanced with new Main Entry & Foyer incorporating memorabilia
- New Multipurpose / Supper Rooms – sub-dividable for community & Squash use for low-volume nights – access to external terrace area & Main Entry
- Squash courts – 2N<sup>o</sup> – remain / upgraded??
- Spectator Gallery – upgraded for connection to Social Space
- Social Space – New operable wall to create flexible rooms
- New Male & Female Change, w/ Accessible WC/Shwr near Rifle Range & Squash
- Separate Squash & Rifle entry
- New Kitchen/Bar located centrally w/ Canteen & external servery to balcony/terrace
- New Rugby change rooms w/ separate amenities
- New Male & Female WCs for event overflow during functions & Ref. Change / Family Room.
- New Rifle Range facility
- External courtyard areas, balconies / terraces

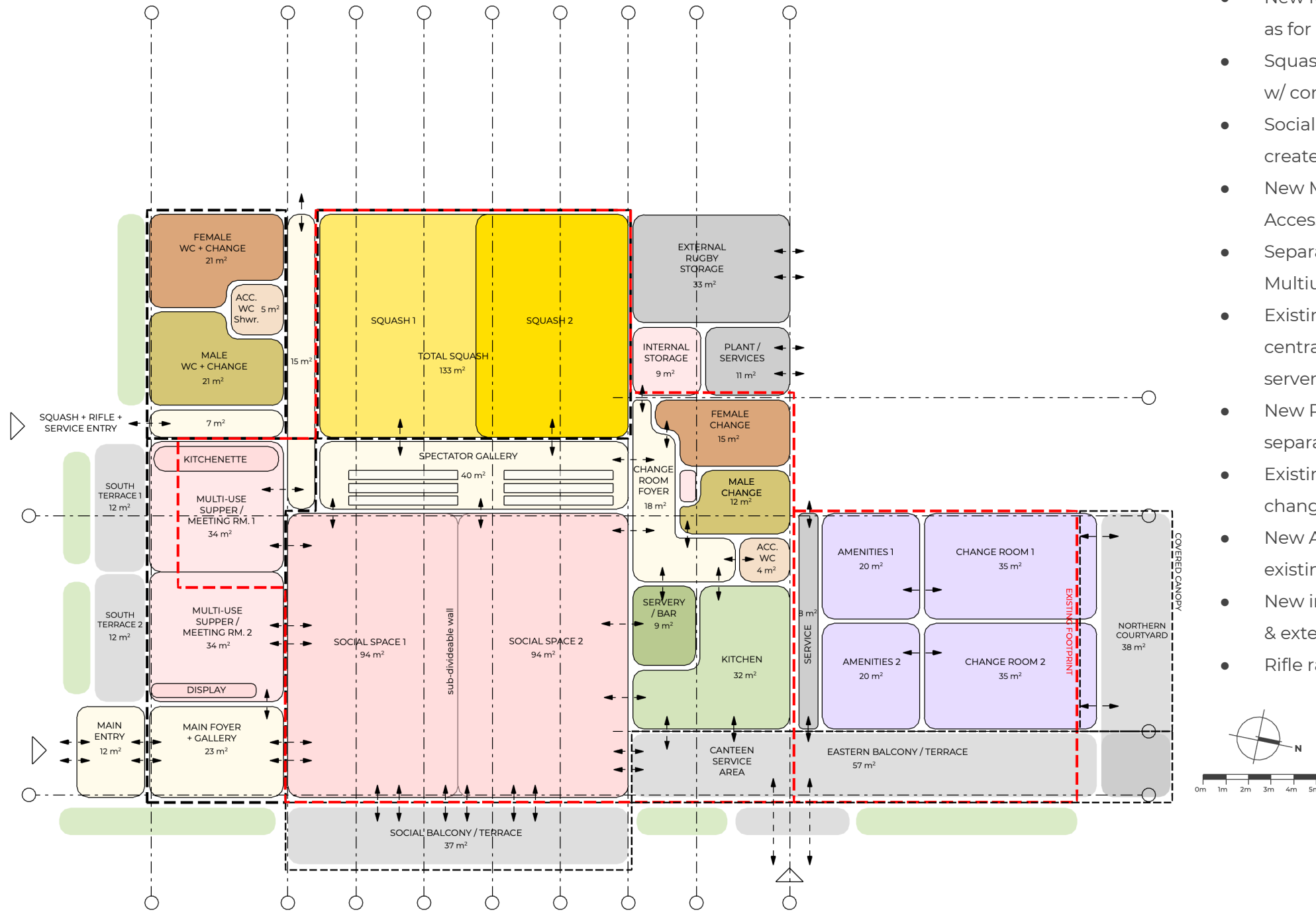




# Functional Plan – Option 3A Layout.

## Option 3A.

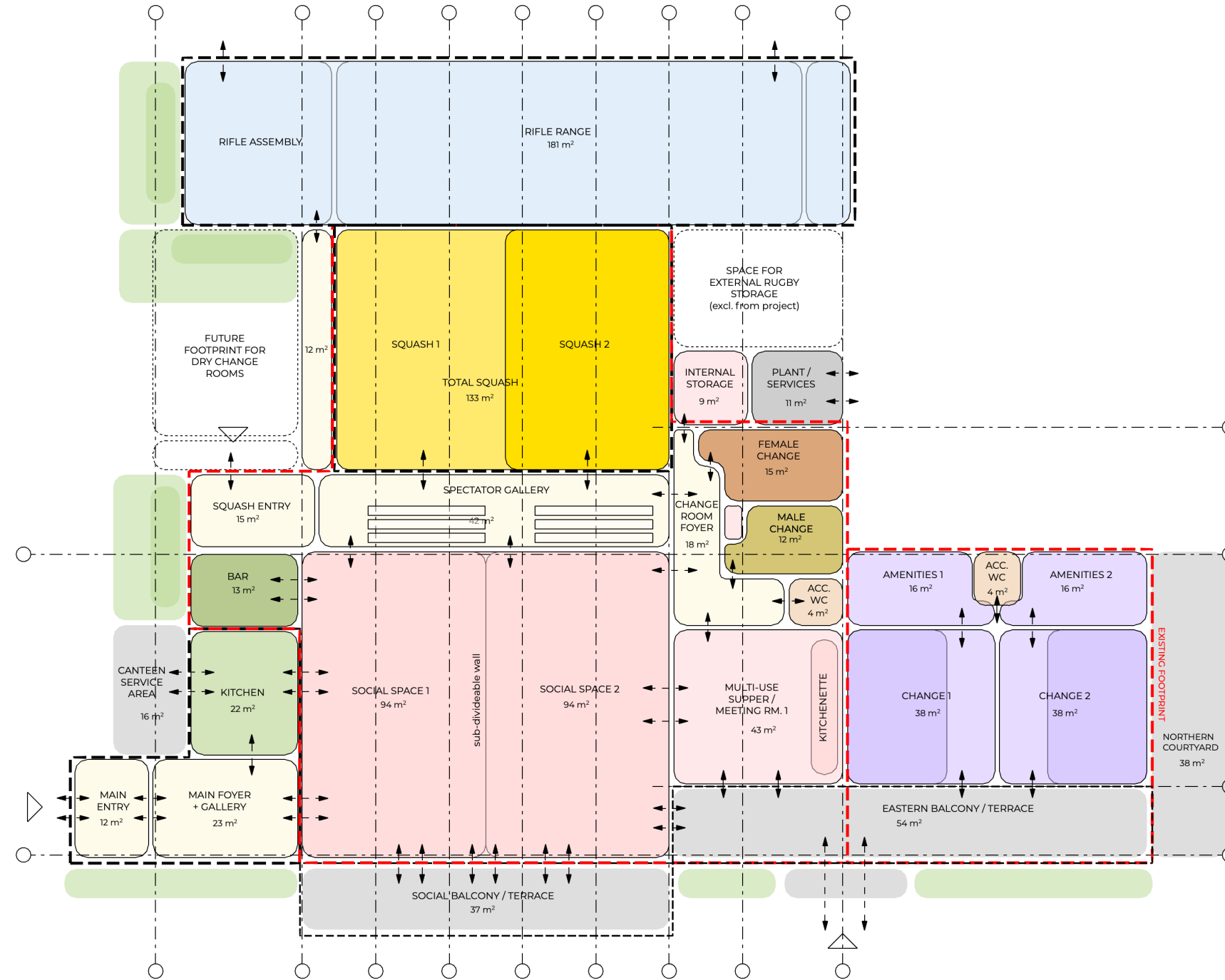
- Entry enhanced with new Main Entry & Foyer incorporating memorabilia foyer
- New Multipurpose / Supper Rooms – as for Option 3
- Squash courts & Gallery – upgraded w/ connection to Social Space
- Social Space – New operable wall to create flexible rooms
- New Male & Female Change, w/ Accessible WC/Shwr near squash
- Separate Squash entry & entry to Multiuse Rm. 1
- Existing Kitchen/Bar refurbished centrally w/ Canteen & external servery to balcony/terrace
- New Rugby change rooms w/ separate amenities
- Existing Female / Male & Female change rooms refurbished
- New Accessible WC to replace existing Storage
- New internal storage, plant/services & external rugby added
- Rifle range as possible Stage 2



# Functional Plan – Option 4 Layout.

## Option 4 – Min. Requirements.

- New main entry & foyer incorporating memorabilia gallery
- New kitchen w/ canteen service counter servicing social space
- Refurbished bar
- Squash courts & gallery – upgraded w/ new connection to social space
- Social space refurbished w/ new operable wall to create flexible rooms
- New multiuse supper room / flexible meeting room created from existing kitchen & rugby room
- Refurbished existing male & female squash change rooms w/ new accessible WC to replace storage room
- New internal storage, plant/services areas
- Refurbished & expanded rugby change rooms w/ upgraded amenities using existing footprint
- Future proof footprint for new Dry Change Rooms & external rugby storage area (budget dependant)
- Footprint for rifle range shown (excl.



Our \_\_\_ focus and  
expertise is for the \_\_\_  
design and delivery of  
sports, community \_\_\_  
and leisure facilities for  
our communities.

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