

WHIRITOA LIFEGUARD SERVICE CLUBHOUSE COMMUNITY PRESENTATION



OUR TEAM



PATRINA

Facilities Director &
Building Sub-
Committee Chair



KENT

Building Project
Manager



BEN

Architect Lead



VICKI

Treasurer & Funding
Manager

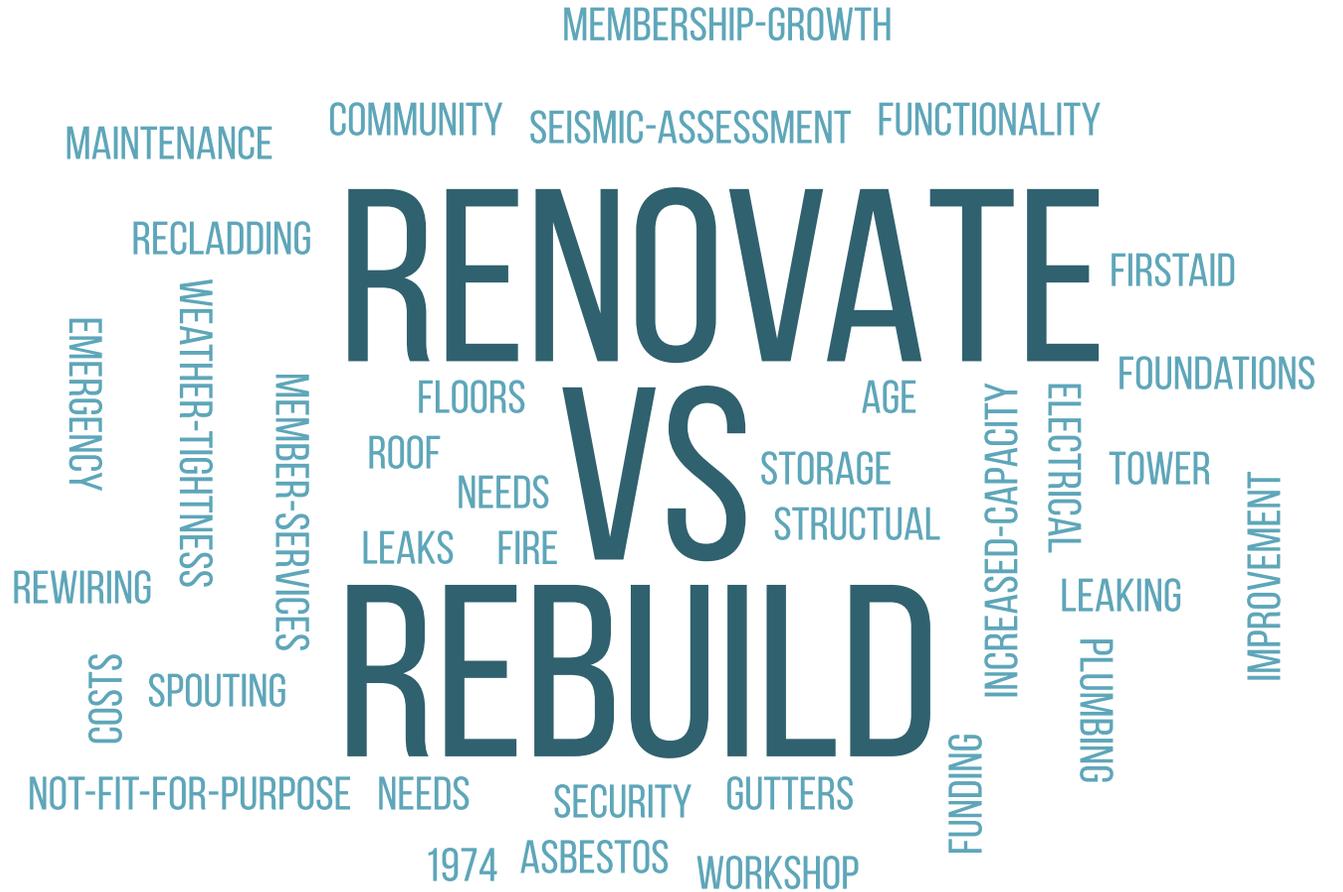


SEAN

Building Sub-
Committee Secretary
& Communications
Lead



Why Now?



VEROS REPORT - AUG 2021

Item	Rating	Recommended Actions
Foundations	●	Initial Seismic Assessment (ISA) to ensure the building meets an acceptable seismic standard. This would not be required if intent is for new facility to be constructed.
Floors (Structure)	●	Initial Seismic Assessment (ISA) to ensure the building meets an acceptable seismic standard. This would not be required if intent is for new facility to be constructed.
Tower (Beach Observation)	●	Replace tower.
Roof (External)	●	Replace roof
External Cladding	●	Replace cladding
Gutters/Spouting	●	Replace gutters
Storage Areas	●	Construct extra storage
Electrical	●	Re-wire building
Fire	●	Replace fire alarm system
Security	●	Replace alarm system
First Aid	●	Replace first aid rooms
Weather Tightness	●	Re-roof
Asbestos	●	Test and remove asbestos
NBS	●	Initial Seismic Assessment (ISA) to ensure the building meets an acceptable seismic standard. This would not be required if intent is for new facility to be constructed.

Veros undertook a nationwide assessment, on **behalf of Surf Life Saving New Zealand (SLSNZ)**, of all existing club facilities with an intent to develop a long-term facilities management plan.

The purpose was to understand the long-term needs and priorities of frontline Surf Life Saving infrastructure on an affordable and sustainable basis, informing future decisions on how to best distribute annual government funding for capital projects, and to ensure **funding is directed to the right projects at the right time**, maximising the effectiveness of frontline water safety and response services.



INDEPENDENT FINDINGS

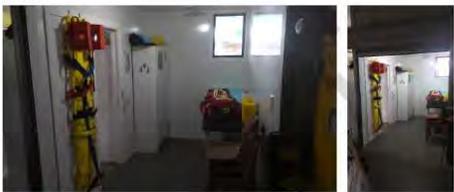
The following building components are reported as needing replacement:

Floors		
Material:	General Condition:	Actions Required:
Mix Timber and concrete	Average. Timber piles cause issues with timber floor. Cracks in concrete floor.	Initial Seismic Assessment (ISA) to ensure the building meets an acceptable seismic standard. This would not be required if intent is for new facility to be constructed.
Photos: 		
Rating: ●		

Gutters/Spouting		
Material:	General Condition:	Actions Required:
Mix colour steel and PVC	Poor condition	Replace gutters
Photos: 		
Rating: ●		

Foundations		
Material:	General Condition:	Actions Required:
Timber piles and concrete	Poor condition	Initial Seismic Assessment (ISA) to ensure the building meets an acceptable seismic standard. This would not be required if intent is for new facility to be constructed.
Photos: 		
Rating: ●		

External Cladding		
Material:	General Condition:	Actions Required:
Fibre board and timber batten.	Poor condition. Nails rusting through. Likely asbestos	Replace cladding
Photos: 		
Rating: ●		

First Aid		
Material:	General Condition:	Actions Required:
Sectioned off area as part of garage/storage area.	Average condition. Not fit for purpose – too small.	Replace first aid room
Photos: 		
Rating: ●		

CONTINUED

Roof		
Material:	General Condition:	Actions Required:
Mix super 6 and butanol.	Poor condition. Asbestos and leaking.	Replace roof
Photos:		
		
Rating: ●		

Showers		
Material:	General Condition:	Actions Required:
Lined showers	Fair condition	Requires monitoring
Photos:		
		
Rating: ●		

Tower (Beach Observation)		
Material:	General Condition:	Actions Required:
Part of storage area of main building	Poor condition. Leaks apparent.	Replace tower.
Photos:		
		
Rating: ●		

Storage Areas		
Material:	General Condition:	Actions Required:
Part of main building	Average condition (some leaks). Not fit for purpose – too small.	Construct extra storage
Photos:		
		
Rating: ●		

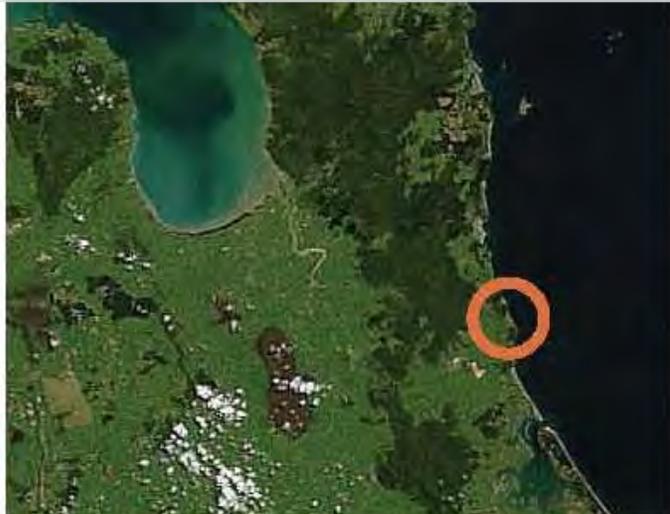
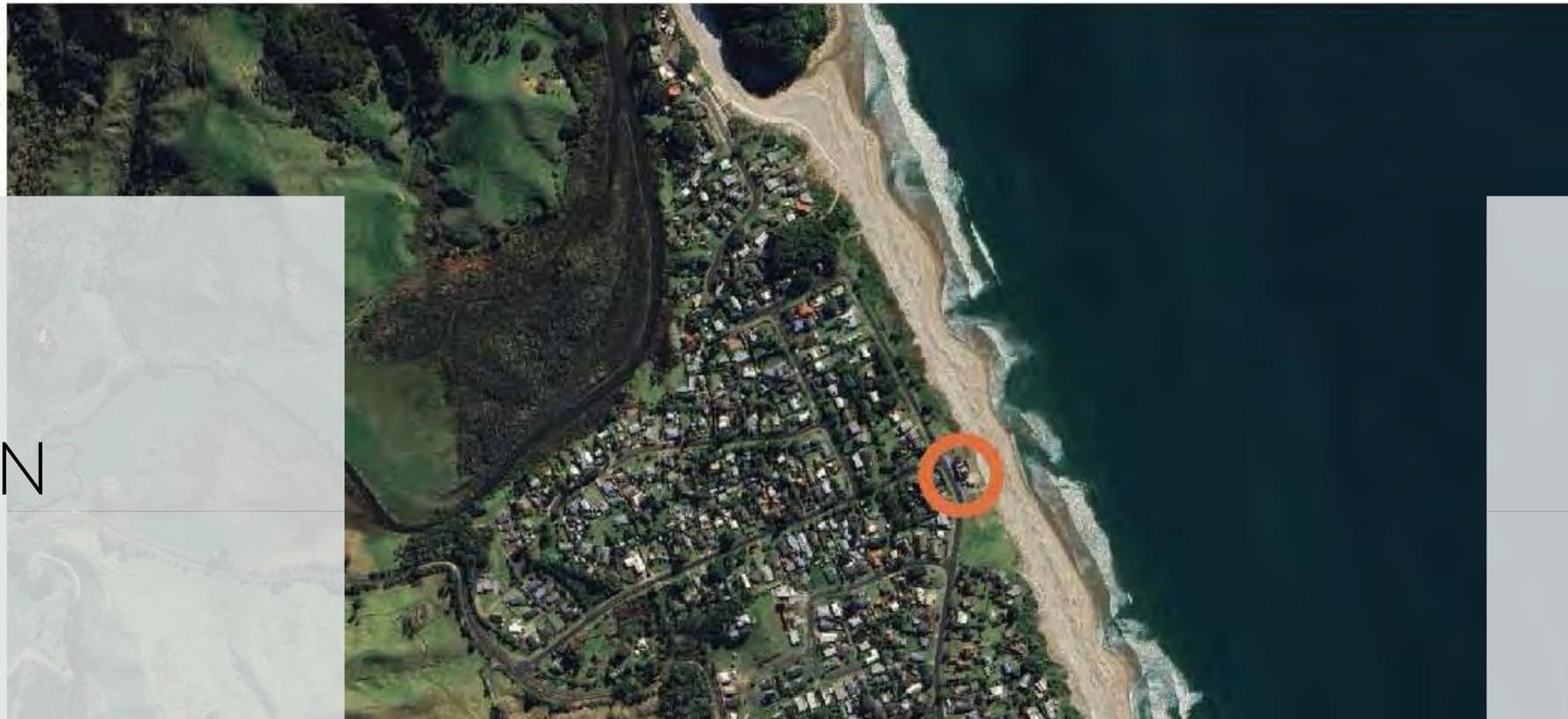
Toilets		
Material:	General Condition:	Actions Required:
Standard	Good condition. Urinal average condition.	Requires monitoring
Photos:		
		
Rating: ●		

Committee Actions To Date



SITE LOCATION

Existing Location



COROMANDEL PENINSULA

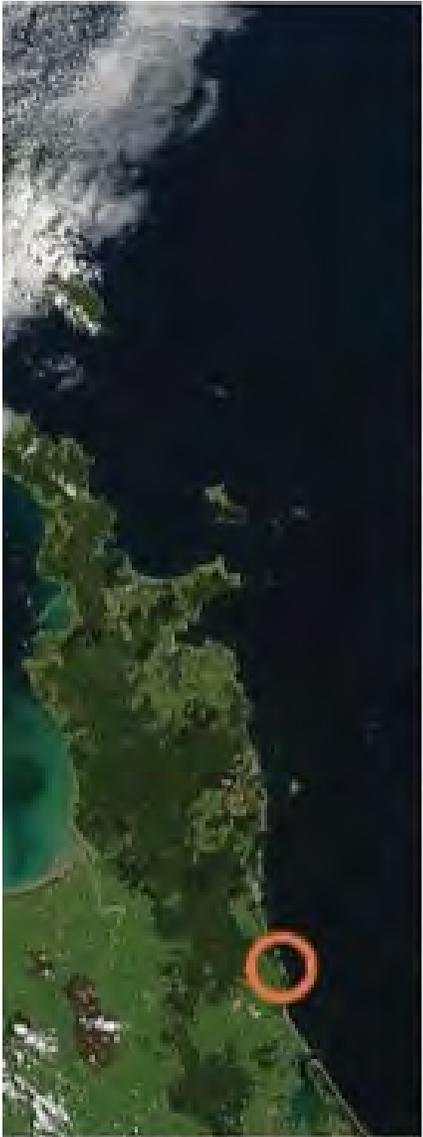
WHIRITOA - EXISTING SURF CLUB

SITE LOCATION

Erosion Setback Lines



POTENTIAL SITES



DEL PENINSULA



WHIRITOA - BEHIND TENNIS COURT (PUBLIC RESERVE)

Pohutukawa Reserve, Tennis Courts, Helicopter pad

PREFERRED SITE



Existing Club Location

WHIRITOA SURF LIFE SAVING CLUB SITE

When considering the future erosion hazard in relation to the development proposals at the surf club, it has been identified that the relevant sea level rise scenario to be considered is +0.63m to 2090, according to the latest national guidance (MfE, 2022). If we were to adopt the same parameters for the subject site as above, an approximate shoreline retreat of 15m can be interpolated for 0.63m rise in sea level over the next approximately 67 years (to 2090). This should be added to the 13.5m immediate erosion hazard calculated above, to provide a combined future erosion distance of 28.5m from the present day dune toe. This does not take into account any beach management activities, such as local nourishment which is proposed.

As noted short-term will likely years), it achieve movement. It is there managing will event structure. Consequent proposed erosion of rise.

5. Con A desktop risk from high level

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and capable of absorbing much of the in less affected.

- An assessment into the potential erosion associated dune instability has identified a dune system which fronts the surf club.
- It is envisioned that localised nourishment mitigate the effects of storm erosion in the that the proposed piling is incorporated to toe erosion, to ensure the structural integrity repairs can be completed.

COASTAL EROSION

5. Conclusions and Recommendations

A desktop review of existing available information has been undertaken to gain an understanding of the risk from coastal inundation and erosion hazard at the subject site. A summary of the conclusions of this high level assessment are outlined below:



- We have also briefly considered the coastal erosion hazard associated with future sea level rise. Our initial assessment has determined an additional 15m of erosion associated with projected sea level rise out to 2090. When combined with the immediate erosion hazard from dynamic shoreline fluctuations, this equates to a total erosion distance of 28.5m. This will be developed further as part of a comprehensive coastal erosion assessment to support the resource consent application. We propose looking at future erosion scenarios with timeframes of 20 and 50 years to better inform decision making.

Overall, it is concluded that the proposed surf club development will not accelerate, worsen or result in further damage to the subject site and any existing land or structures/buildings caused either directly or indirectly by coastal erosion or inundation.

An aerial photograph showing a coastal landscape. On the left, the ocean meets a wide, sandy beach. To the right of the beach, a small town or village is visible, with several buildings and a network of roads. The background consists of rolling hills and mountains, some with patches of forest. The overall scene is captured in black and white.

Site History

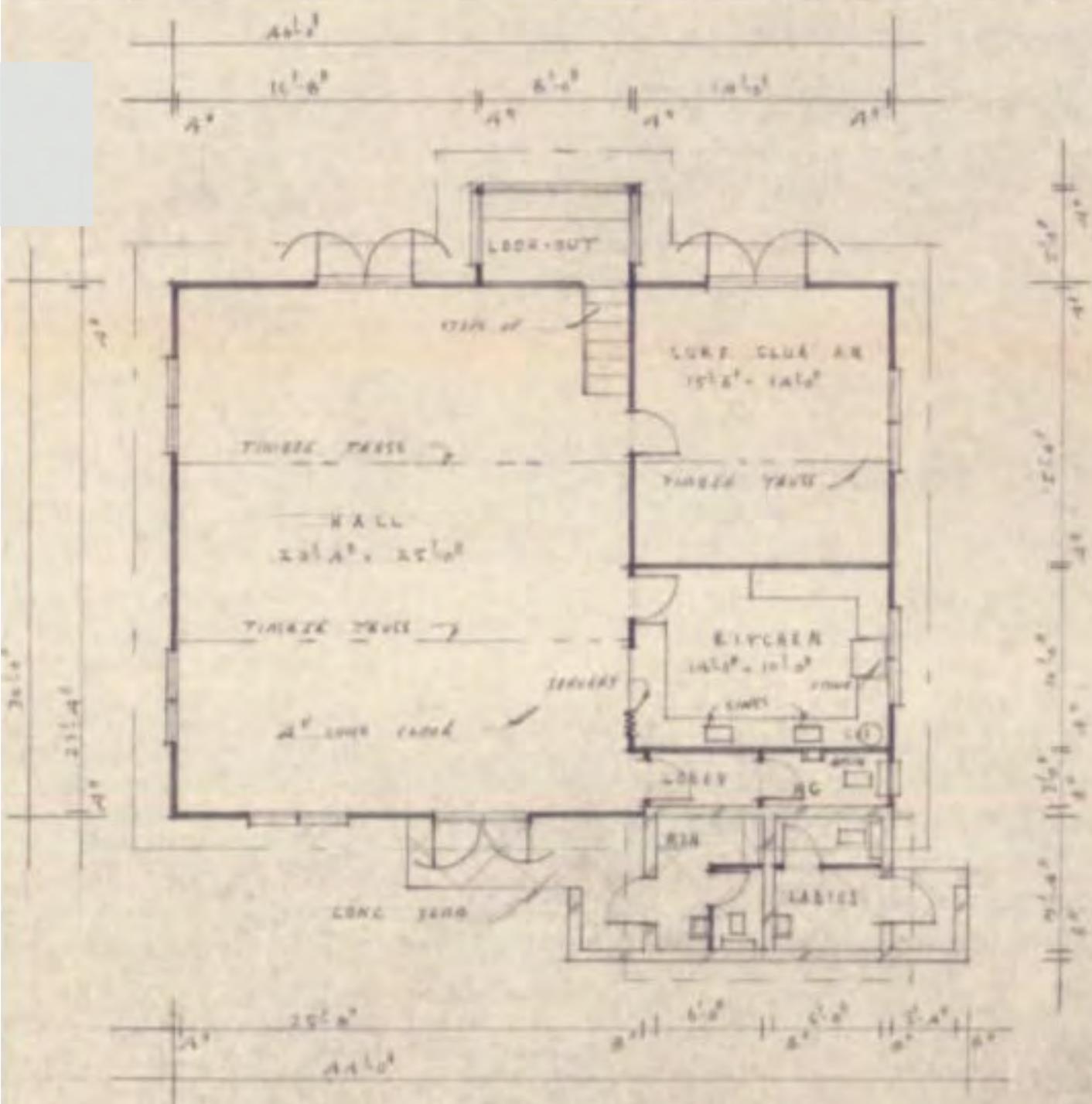
Aerial Photo

1972

Whites Aviation

SITE HISTORY

Original plans 1974



SITE HISTORY

Existing Surf Club Footprint



SITE HISTORY

1974 Footprint



SITE HISTORY

1980 Footprint



SITE HISTORY

2004/06 Footprint



SITE HISTORY

2013 Footprint



THE BRIEF



SURF LIFESAVING CLUB

To prevent death by drowning at Whiritoa Beach.
Beach safety.
Water education.
Lifeguard operations.

COMMUNITY HUB

A hub for the Whiritoa community.
Support ongoing & future community member needs.

DURABLE

Consider ongoing maintenance and operating costs.
Consider prefabrication and modular construction.

CLUB CULTURE

Authentic, quintessential kiwi nature.
Reflect local beach environment.
Acknowledge and respect local hapu and iwi.
A place that is welcoming.
Simple, not flashy.

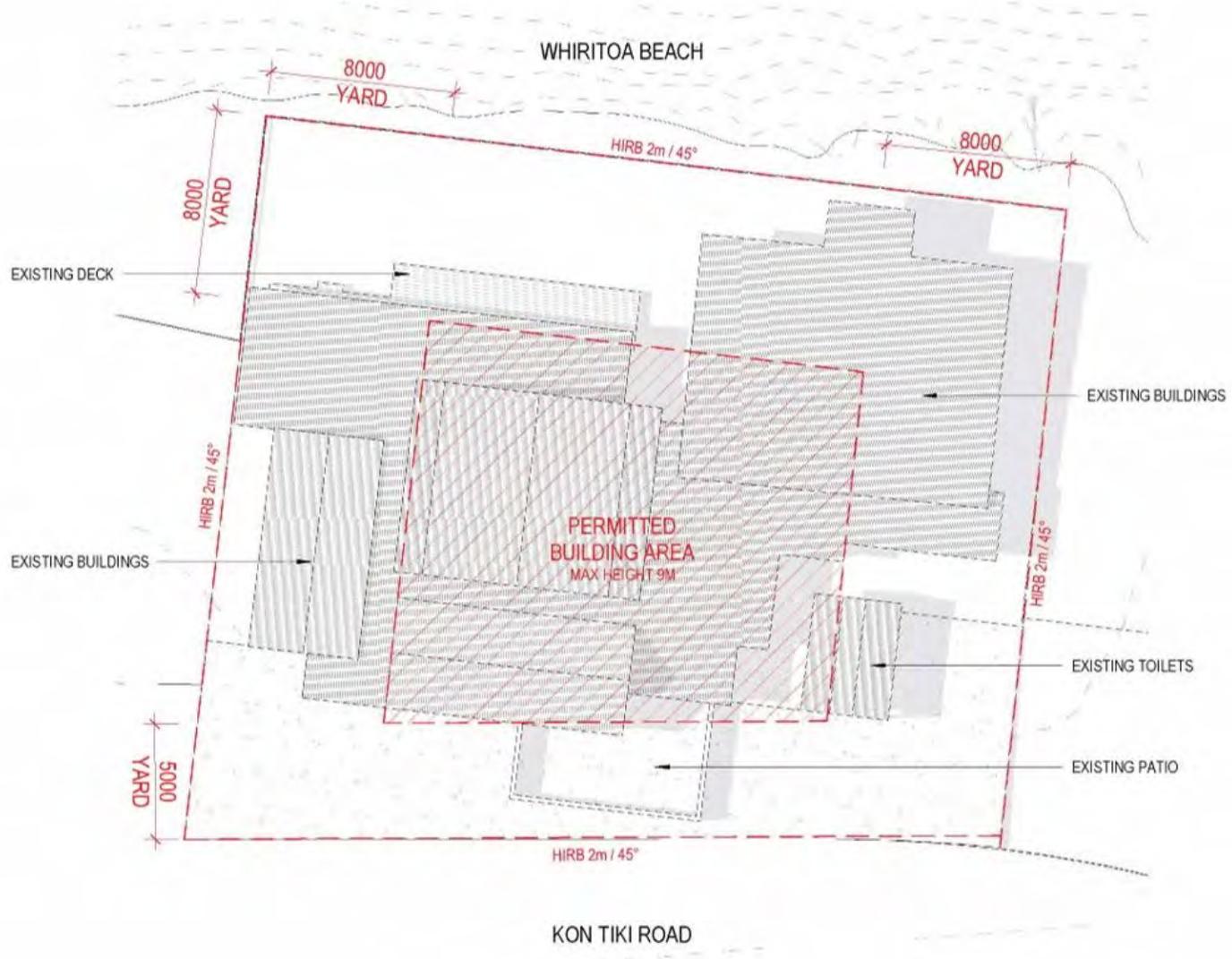


THE BRIEF

SPACE / ACTIVITY	Existing	Brief	Proposed
Lifesaving Gear Storage & Workshop	88m ²	180m ²	139m ²
Lifeguard Services (Lounge/ Tower/Bathrooms)	72.5m ²	70m ²	110m ²
Accommodation	20m ²	35m ²	43m ²
Members Lounge/ Multi Use / BreakOut	127m ²	180m ²	153m ²
Kitchen (inc Cool Store and Rubbish Room)	26m ²	35m ²	49m ²
Office / Uniforms			8m ²
Toilets (Members)	10m ²		7m ²
Toilets (Public)	10m ²		10m ²
First Aid	8m ²		12m ²
GFA	453m²		658m²
Deck Area	73m ²		175m ²



THERE ARE SOME
SITE PLANNING
CONTROLS



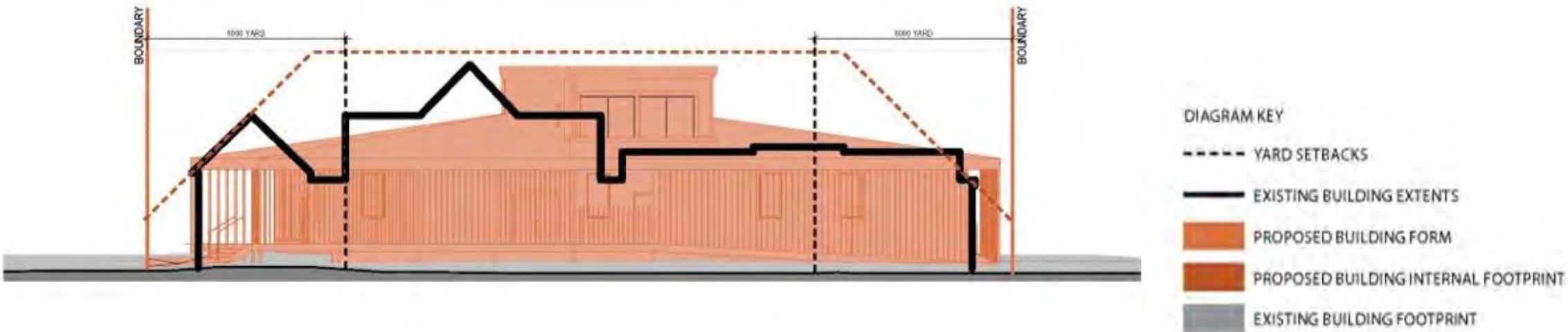
THERE ARE SOME SITE PLANNING CONTROLS



DIAGRAM KEY

- YARD SETBACKS
- EXISTING BUILDING EXTENTS
- PROPOSED BUILDING FORM
- PROPOSED BUILDING INTERNAL FOOTPRINT
- EXISTING BUILDING FOOTPRINT

THERE ARE SOME SITE PLANNING CONTROLS



WEST (KON TIKI ROAD) ELEVATION
EXISTING BUILDING OVERLAID



PROPOSED DESIGN

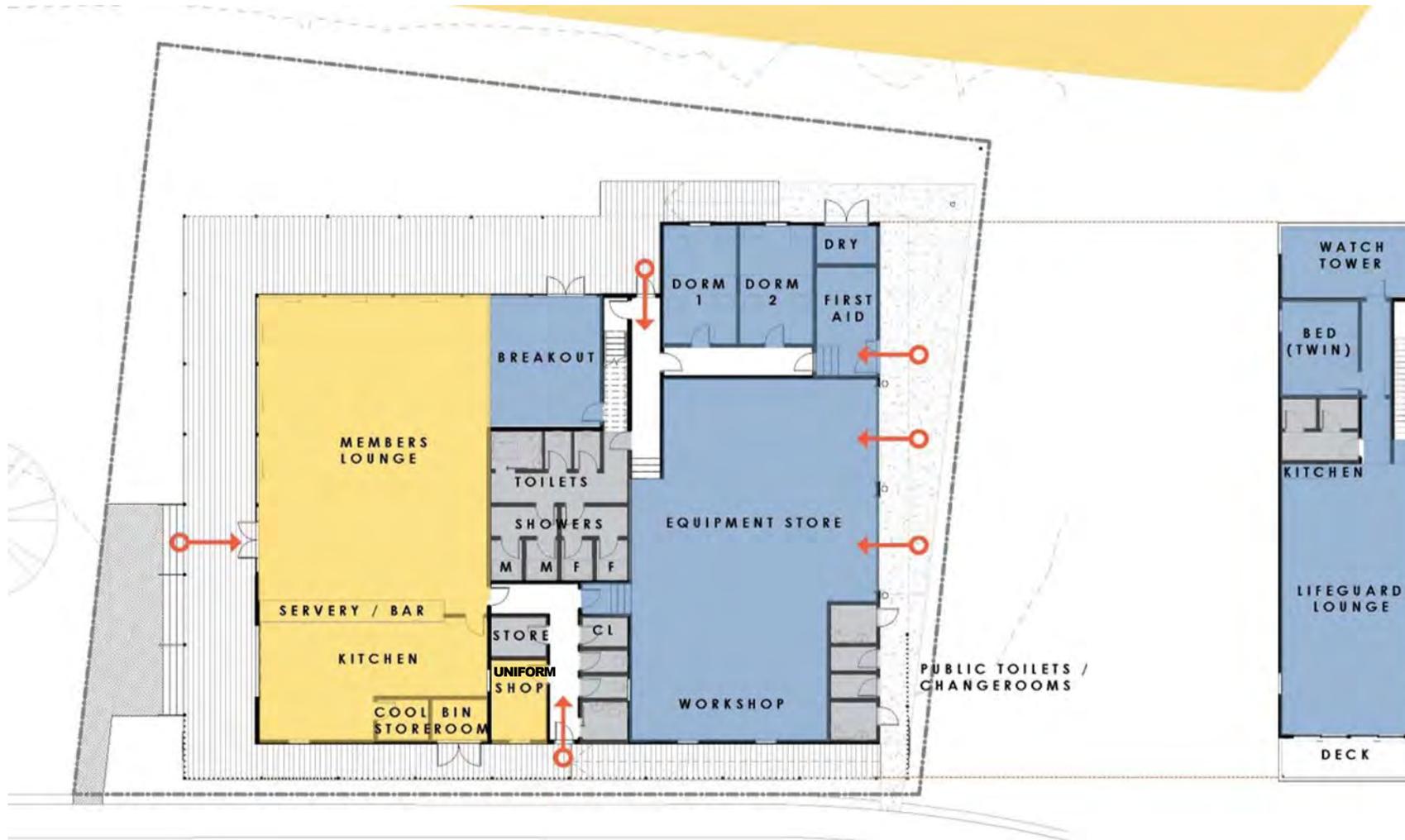
Beachside

PROPOSED DESIGN

Roadside



PROPOSED DESIGN



- Lifeguard area
- Member area

Access points

PROPOSED DESIGN



SECTION A - A



SECTION B - B

Cross section

PROPOSED DESIGN



Elevations

PROPOSED DESIGN



Elevations

PROPOSED DESIGN



Elements



How Will We Build Our New Club?

TRADITIONAL CONSTRUCTION

Trades come to site each day

All materials are delivered

Some efficiencies (pre-cut / Pre-nail)

Labour intensive

Potential for build delays on site with weather

Potential for additional construction costs for temporary works



How Will We Build Our New Club?

OFFSITE PREFABRICATED

Majority of the build is undertaken off-site on a controlled site

Completed modules are trucked to site and joined
Prefabricated modules can be begun much earlier than site works

More efficient use of trades as they are travelling shorter distances

Better Health and safety management

Reduced security risk on site

Full time project management which means the process is quick, predictable, and streamlined

Minimal disruption to the site.

Fewer delays

Simplified compliance



How Will We Build Our New Club?

HYBRID CONSTRUCTION

- Majority of the build is undertaken offsite
- On complex projects, there will be a site crew to undertake the completion and assembly
- Prefabricate built off-site in a controlled factory
- Minimal disruption to your site
- Allows for some site modifications if necessary
- Adaptable
- Reduced delays

WHY HYBRID CONSTRUCTION?

We would like to minimise the time that Whiritoa is without a club.

We acknowledge that because of our unique needs – we will have some complex / site build elements

Reduce the amount of build time on site.

Should there be aggressive dune erosion that affects the build site – the club can be relocated.

Conventional build can be built for future disassembly

The club could be deconstructed into modules and relocated (temporarily or permanently).

Asset can be saved rather than demolished... protecting our investment.



HUF HAUS PREFABRICATED BUILD



HOW MUCH WILL IT COST?

Ride the wave of generosity

WHIRITOA LIFEGUARD SERVICE
EST. 1974

WHIRITOA LIFEGUARD SERVICE CLUBHOUSE

HELP US TO REBUILD
For 50 years, the Whiritoa clubhouse has been the heart of our community. But, time has taken its toll on our beloved beachfront haven, and we need your support to make a splashy comeback!

**WATCH THIS SPACE
WAITANGI WEEKEND 2024**

WE NEED DONATIONS TO REBUILD AND RESTORE OUR CLUBHOUSE.
**EVERY DONATION MAKES
A BIG WAVE OF CHANGE.**

Let's ensure that the next 50 years are filled with laughter, learning and endless safe beach days. Help us create a purpose-built clubhouse that welcomes our members and the local Whiritoa community.

Thank you!

HOW TO DONATE

- Scan the QR Code
- Visit Our Website: www.whiritoallifeguards.co.nz
- Email Us: wtsnb@gmail.com

SCAN QR CODE TO DONATE

\$5M
\$4M
\$3M
\$2M
\$1M

SURF RESCUE

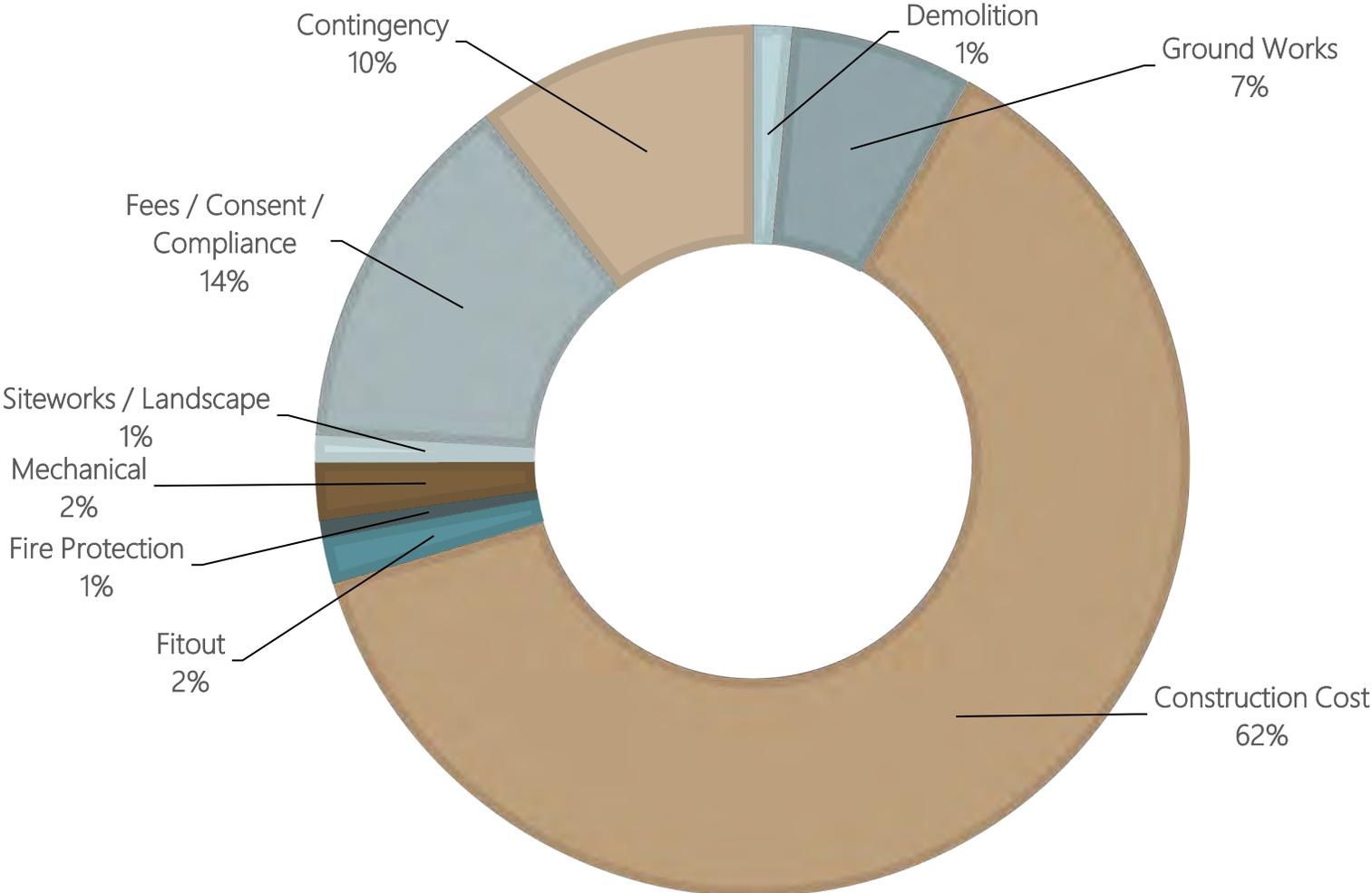
Many people have asked how we got to a \$5M budget

- Visited other new surf club builds.
- Used the services of professional estimators (based on Preliminary Design).
- Based on our visits and conversations we have considered their build costs and other costs incurred and built a picture of what this project may cost.
- Important to know that we have several costs to cover – this is not just a residential build, this is a commercial build with compliance requirements.
- Consultants, consents & compliance, demolition, asbestos, temporary accommodation, landscaping, contingency for escalation or variations.
- Fitout - Larger training, enlarged surf lifesavers lounge, larger bar and kitchen / larger storage, workshop, & first-aid.

BUDGET ALLOCATION

TOTAL BUDGET

\$5M



FUNDING STRATEGY



1

SLSNZ CORNERSTONE FUNDING

SLSNZ strongly support the project and are finalising their funding allocation for the coming year.

2

CORPORATE SPONSORSHIP & PHILANTHROPY

There are some significant connections with Whiritoa, and potential sponsors & giftors are being approached.

3

OTHER GRANT FUNDERS

This includes The Lotteries Commission, Lion Foundation, Pub Charity, Trust Waikato, NZCT.

4

CLUB SAVINGS & FUNDRAISING

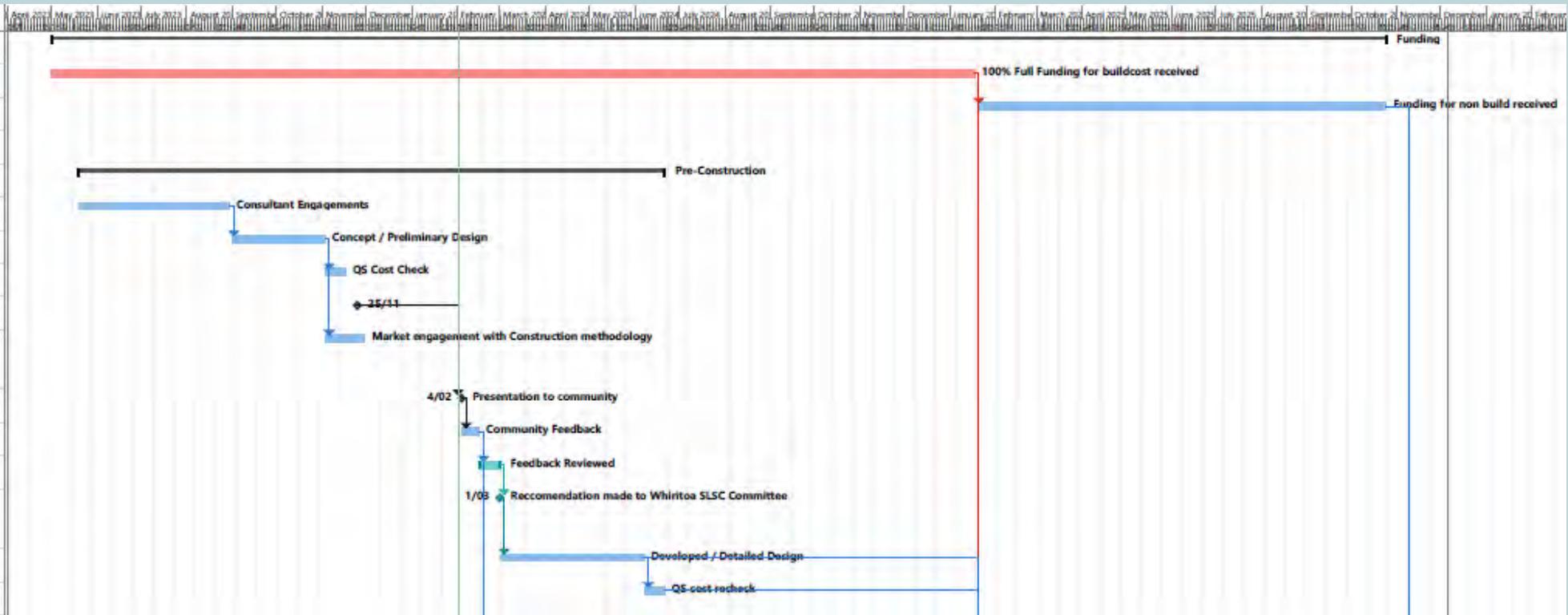
Club fundraising and profits from the Snack bar and Bar have been accumulating over recent years.

SLSNZ Anchor Funder	\$1.6m - \$2m
The Lotteries Commission	\$1m
Corporate Sponsors	\$400k
Private Grants	\$500k
Charitable Grant Funders	\$500k - \$1m
Ohinemuri Trust (committed)	\$100k
Donations, Fundraising & Savings	\$400k
TOTAL FUNDING	\$5m - \$5.5m

PROPOSED TIMETABLE

Pre Consenting

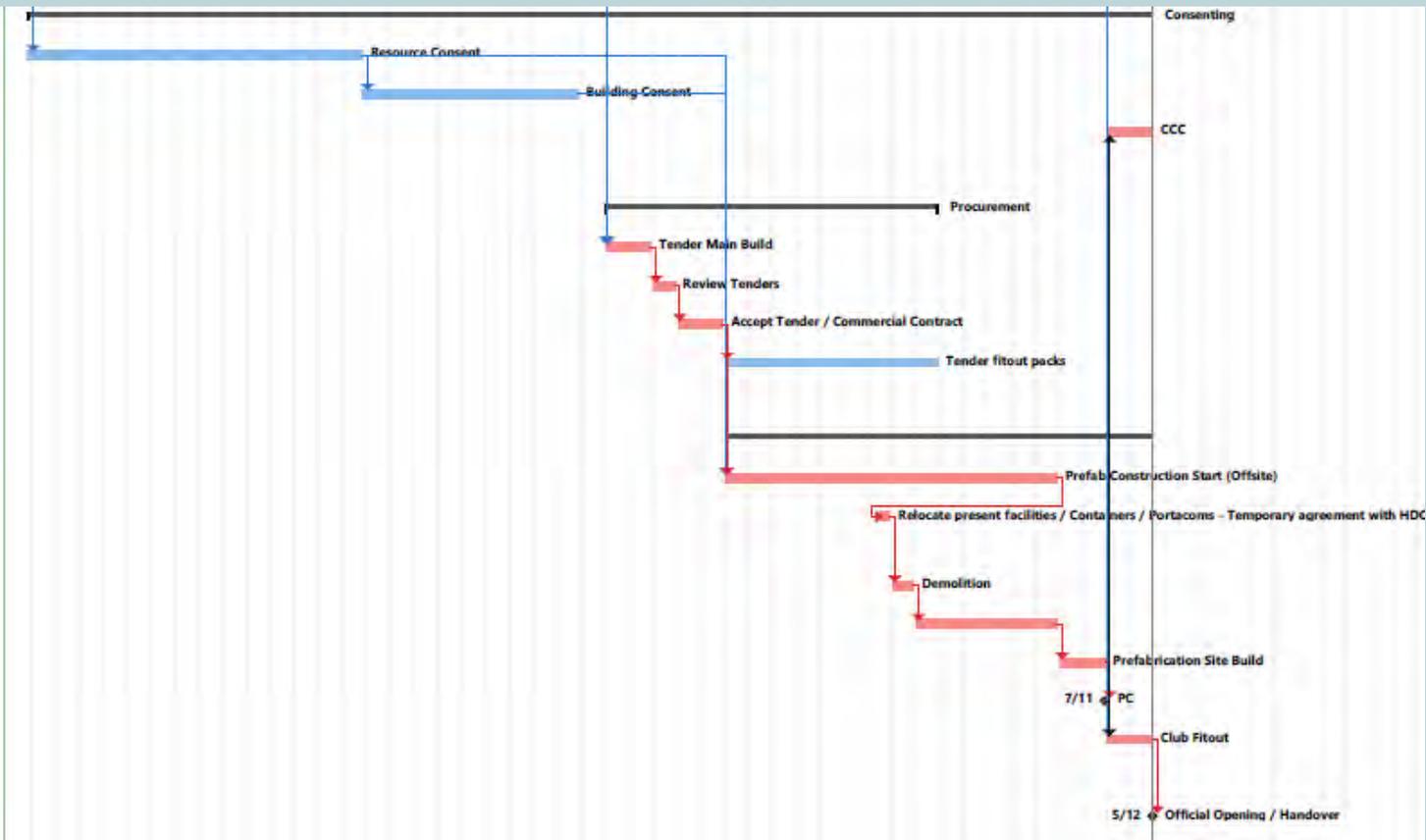
Task Name	Duration	Start	Finish
Funding	652 days	Mon 1/05/23	Fri 24/10/25
100% Full Funding for buildcost received	452 days	Mon 1/05/23	Fri 17/01/25
Funding for non build received	200 days	Mon 20/01/25	Fri 24/10/25
Pre-Construction	287 days	Fri 19/05/23	Thu 20/06/24
Consultant Engagements	73 days	Fri 19/05/23	Tue 29/08/23
Concept / Preliminary Design	45 days	Fri 1/09/23	Thu 2/11/23
QS Cost Check	10 days	Fri 3/11/23	Thu 16/11/23
Presentation to SLNZ	0 days	Sat 25/11/23	Sat 25/11/23
Market engagement with Construction methodology	20 days	Fri 3/11/23	Wed 29/11/23
Presentation to community	0 days	Sun 4/02/24	Sun 4/02/24
Community Feedback	10 days	Sun 4/02/24	Thu 15/02/24
Feedback Reviewed	10 days	Fri 16/02/24	Thu 29/02/24
Recommendation made to Whiritoa SLSC Committee	0 days	Fri 1/03/24	Fri 1/03/24
Developed / Detailed Design	70 days	Fri 1/03/24	Thu 6/06/24
QS cost recheck	10 days	Fri 7/06/24	Thu 20/06/24



PROPOSED TIMETABLE

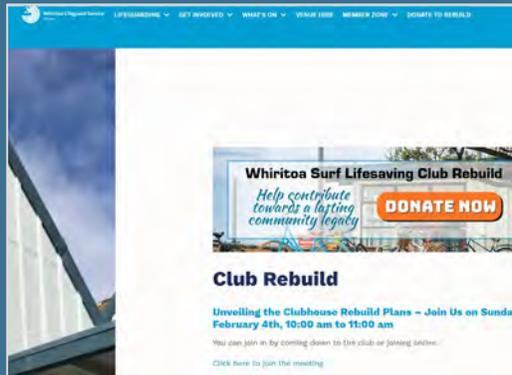
Post Consenting

Consenting	471 days	Fri 16/02/24	Fri 5/12/25
Resource Consent	140 days	Fri 16/02/24	Thu 29/08/24
Building Consent	90 days	Fri 30/08/24	Thu 2/01/25
CCC	20 days	Mon 10/11/25	Fri 5/12/25
Procurement	140 days	Mon 20/01/25	Fri 1/08/25
Tender Main Build	20 days	Mon 20/01/25	Fri 14/02/25
Review Tenders	10 days	Mon 17/02/25	Fri 28/02/25
Accept Tender / Commercial Contract	20 days	Mon 3/03/25	Fri 28/03/25
Tender fitout packs	90 days	Mon 31/03/25	Fri 1/08/25
Construction	180 days	Mon 31/03/25	Fri 5/12/25
Prefab Construction Start (Offsite)	140 days	Mon 31/03/25	Fri 10/10/25
Relocate present facilities / Containers / Portacomms - Temporary agreement with HDC	5 days	Mon 30/06/25	Fri 4/07/25
Demolition	10 days	Mon 7/07/25	Fri 18/07/25
Workshop Construction (Site)	60 days	Mon 21/07/25	Fri 10/10/25
Prefabrication Site Build	20 days	Mon 13/10/25	Fri 7/11/25
PC	0 days	Fri 7/11/25	Fri 7/11/25
Club Fitout	20 days	Mon 10/11/25	Fri 5/12/25
Official Opening / Handover	0 days	Fri 5/12/25	Fri 5/12/25

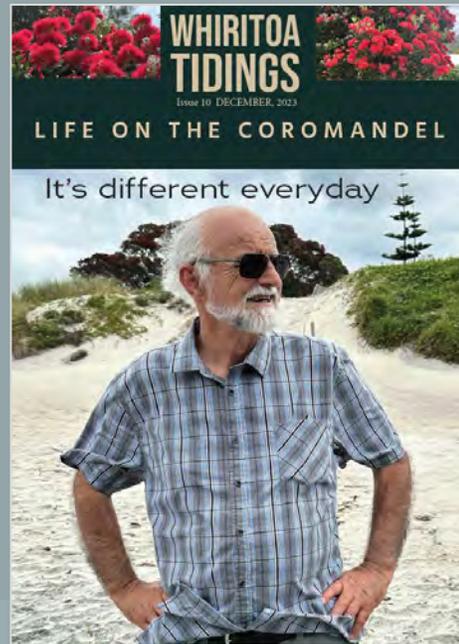


COMMUNICATION CHANNELS

WEBSITE



TIDINGS



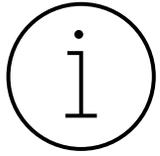
EMAIL



SOCIAL MEDIA



NEXT STEPS



1. Send Your Feedback

Closing date for feedback is **18th February** via email to wslsnb@gmail.com



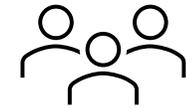
2. Resource Consent Application

Submit resource consent application and gain approval from Council.



3. Identify & Select Partners

Identification and selection of construction and fitout partners will be critical.



4. Special Meeting

Member vote to proceed will be called once all funding is secured, consents are approved.



SCAN
ME

SCAN ME

THANK YOU

