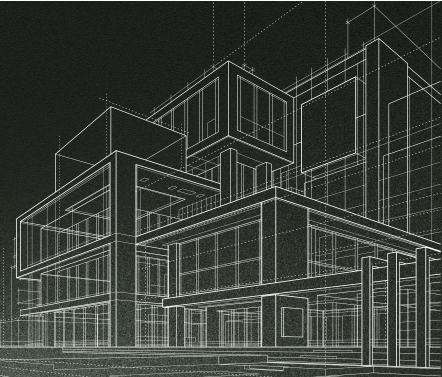




TRANSFORMATION

OVERVIEW



Transforming a Failing Building into a Thriving Hub of Activity

For 136 years, the Cambridge Racquets Club has been more than just a place to enjoy tennis and squash—it's been a cornerstone of our community, part of our social infrastructure - where friendships flourish, champions train, and memories are made.

However, time has taken its toll. Our 60 year old club rooms are outdated, with significant weather tightness issues including a leaking roof, a tired and worn interior, and spaces in the club - like the kitchen, bar, and lounges - that are struggling to meet our changing needs. Additionally, the club lacks accessibility for people with physical disabilities. Without suitable facilities the club will struggle to attract and retain members.

As our town grows and welcomes new faces, we have an incredible opportunity to revitalise our club infrastructure as a vibrant, inclusive space. We are embarking on an exciting transformation project to modernise our facilities, enhance accessibility, and create new opportunities for community engagement. **We invite you to be a part of this transformative journey.**

The Vision

"Creating a modern, welcoming space where the Cambridge community meets, plays, and connects."

Our vision is to transform an ageing club house, which has weather tightness issues, into a modern, welcoming facility with improved accessibility that is better suited to our current and future needs.

By modernising the clubhouse, we aim to create a vibrant, welcoming space where people of all ages and abilities can come together to play, socialise, and connect. A modern, inclusive, multi-purpose hub for the Cambridge community.

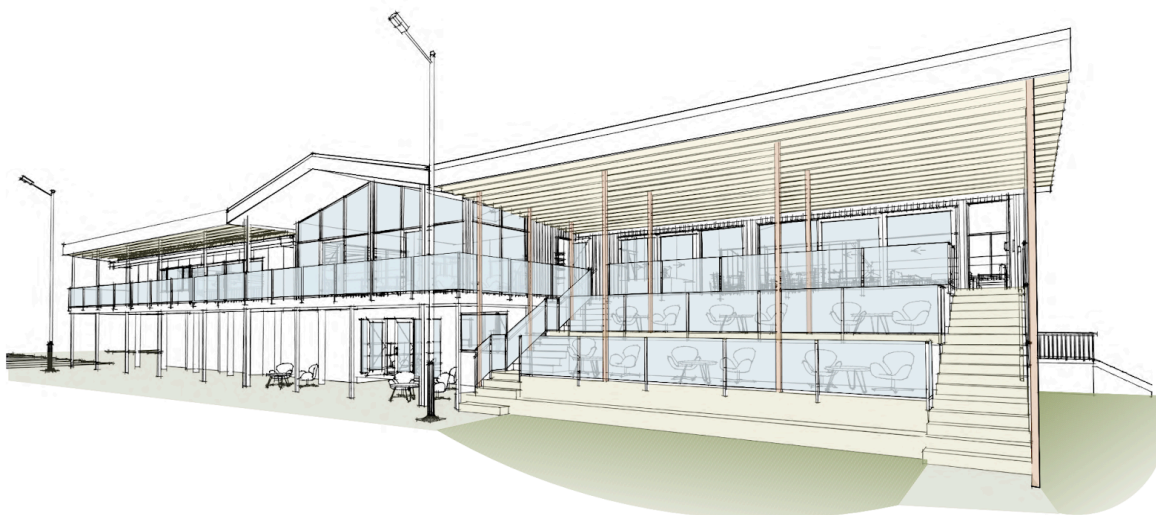
Current Challenges

- **Weather Tightness:** The roof is experiencing frequent leaks where the Court 1 add-on roof meets the original lounge roof. Additionally, all the roofing iron is near the end of its expected lifespan.
- **Accessibility:** Lack of facilities for people with physical disabilities; no lift access; no accessible toilets or showers.
- **Safety.** We have a variety of visitors, including rowing teams who stay at the club. We need an improved fire and security systems to ensure their safety, and the safety of our staff.
- **Outdated Facilities:** The tired and worn interior is less inviting to new visitors. Broken ceiling tiles; poor lighting; draughty, cold spaces; dark, unwelcoming reception and manager office; old carpets; and dated decor.
- **Spaces that struggle to meet current needs:** The club lacks fitness and activity spaces that are needed for the group fitness and school programmes we already offer; noise from squash courts prevents the simultaneous use of club lounge facilities by other users. We often have private events (meetings etc) clashing with other events and users.
- **Community Impact:** These issues make it more difficult to attract and retain members. Without a significant change, a club that has been bringing people together since 1888 will struggle to remain viable and relevant for future Cambridge generations.

Highlights of the Transformation

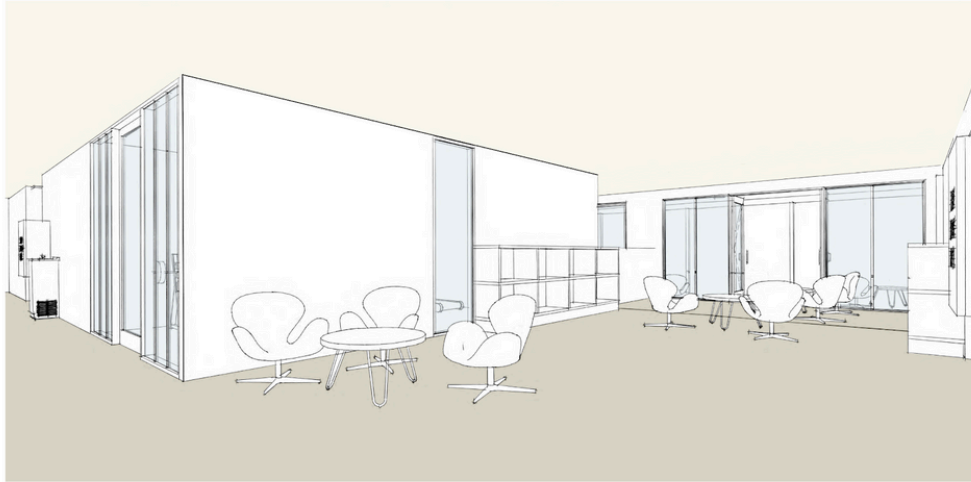
1. Indoor-Outdoor Flow

- **New Covered Tennis Pavilion:** Positioned next to the new entrance and office, this expansive tiered decking offers maximum visibility of the tennis courts, ensuring an exceptional viewing experience for spectators. Its open, airy design invites natural light, creating a welcoming atmosphere. An ideal space for players and spectators when hosting tennis matches and social events. Better connecting the club lounges to the tennis courts.
- **Connected Pathways:** Linking the club to Thornton Rd exercise park and Lake Te Koo Utu, integrating us into the reserve's recreational network.



2. New Welcoming Entrance

- **Bright and Inviting Entryway:** A sunlit, spacious entrance with a prominent reception will let us make a warm first impression. The current entrance and upstairs lounge with its leaky, monopitch roof will be demolished. In its place, we'll build a new structure containing the new entrance, reception/office, and upstairs lounge. All covered by a new gable roof which will give us more space and let us address the building's weathertightness failures.



- **Weather-Proof Patio:** An improved gathering spot for tennis members before games, with a designated tournament control area and information boards.

3. Accessibility for All

- **Installation of a New Lift:** Ensuring everyone can access all areas of the club comfortably.
- **Accessible Facilities:** New toilets and showers designed for ease of use by all members, including those with mobility challenges. This involves adding a new structure at the rear carpark entrance of the club.



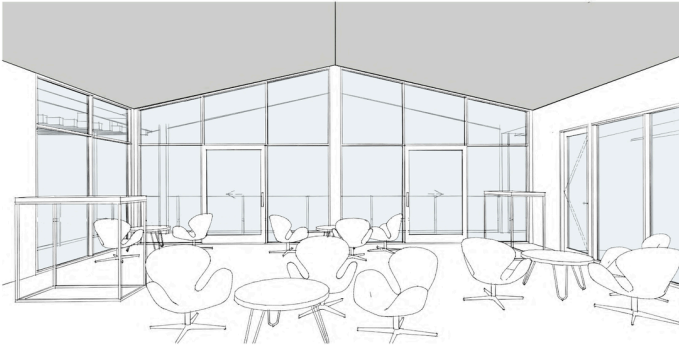
4. Modernised Facilities

- **Refreshed Changing Rooms:** Modern, comfortable spaces with improved privacy.

- **Upgraded Lounges:**

- **A Modern, Fresh Sports Lounge:** The redesigned gable roof elevates the existing bar area, replacing the old stepped lounge design to create a unified, light-filled open space. The area wraps around a refreshed, modernised bar, connecting seamlessly to the kitchen for improved service flow. New glass walls offer excellent views of both the squash courts and tennis pavilion.

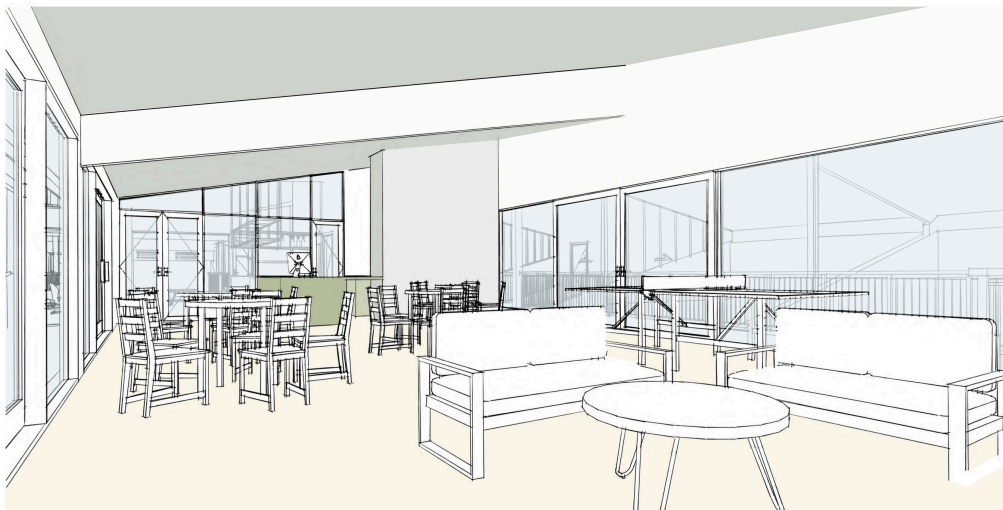
Bar Lounge - View to Gable



Bar Lounge - View to Bar



- **A Versatile Activity Lounge:** A flexible, multi-use space ideal for hosting events, games, holding fitness or yoga sessions, and quiet meetings. Glazed walls or large bi-fold doors will isolate this area from the adjacent noisy squash courts so those games won't prevent this space being utilised. This also creates a friendly, quiet space for children's, separating their activities from adult noise.



5. Technological and Energy-Efficient Upgrades

- **Energy-Efficient Systems:** Installation of heat pumps, LED lighting.
- **Technological Enhancements:** Updated access control and security; connected and area specific speakers for music and announcements and sound isolating elements to ensure comfort in all individual spaces.

6. Improved Storage and Facilities

- **Strategically Placed Storage:** Additional weatherproof, lockable storage under the new pavilion for the ride-on lawnmower, trailers, chairs, tables, tennis gear, and other large equipment.
 - **Laundry Facilities:** A functional, discreet laundry area to accommodate our overnight guests - like school rowing groups - and clean gear, towels, and kitchen materials.
 - **Combined Bar & Kitchen:** A combined and improved kitchen and bar area allows for streamlined service during tournaments and events. The cafe-style serving area will help to make the club an attractive meeting place for guests to congregate and connect.
 - **Addition of Walk-In Cool Storage:** New storage spaces next to Court 1 and between Courts 2 & 3 for multipurpose equipment and a new walk-in refrigerator/freezer for bar and kitchen supplies.
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A Club, Transformed

These changes will help us transform our club to one that is more relevant to the changing needs of our community.

Future Ready

As Cambridge grows, our club will be equipped to serve more people with diverse activities. Our club - which has been part of the community since 1888 - will be better positioned to serve the next generations.

Youth Development

Providing programmes and coaching that nurture young talent and promote healthy lifestyles. Being a safe and healthy place for young people to play, learn, and connect.

Promote Inclusivity

Ensuring our facilities are accessible to everyone - players and supporters alike, including those with mobility challenges, through the addition of new accessible bathrooms and lift access.

Community Health and Wellbeing

New opportunities for fitness classes, group activities, and sports promote a healthier, more active community.

Strengthen Community Connection

Offering a welcoming environment where new residents can build friendships and feel part of the community. Providing an attractive opportunity for sport participation to the wider community.

A Hub for Community Events

Hosting tournaments, social gatherings, and community group meetings that bring people together and generate revenue for the club.

Sustainability

By implementing energy-efficient upgrades, we will achieve cost savings and environmental benefits. The newly transformed multi-purpose facility will also provide the club with diversified revenue opportunities to improve the long term financial independence of the facility.

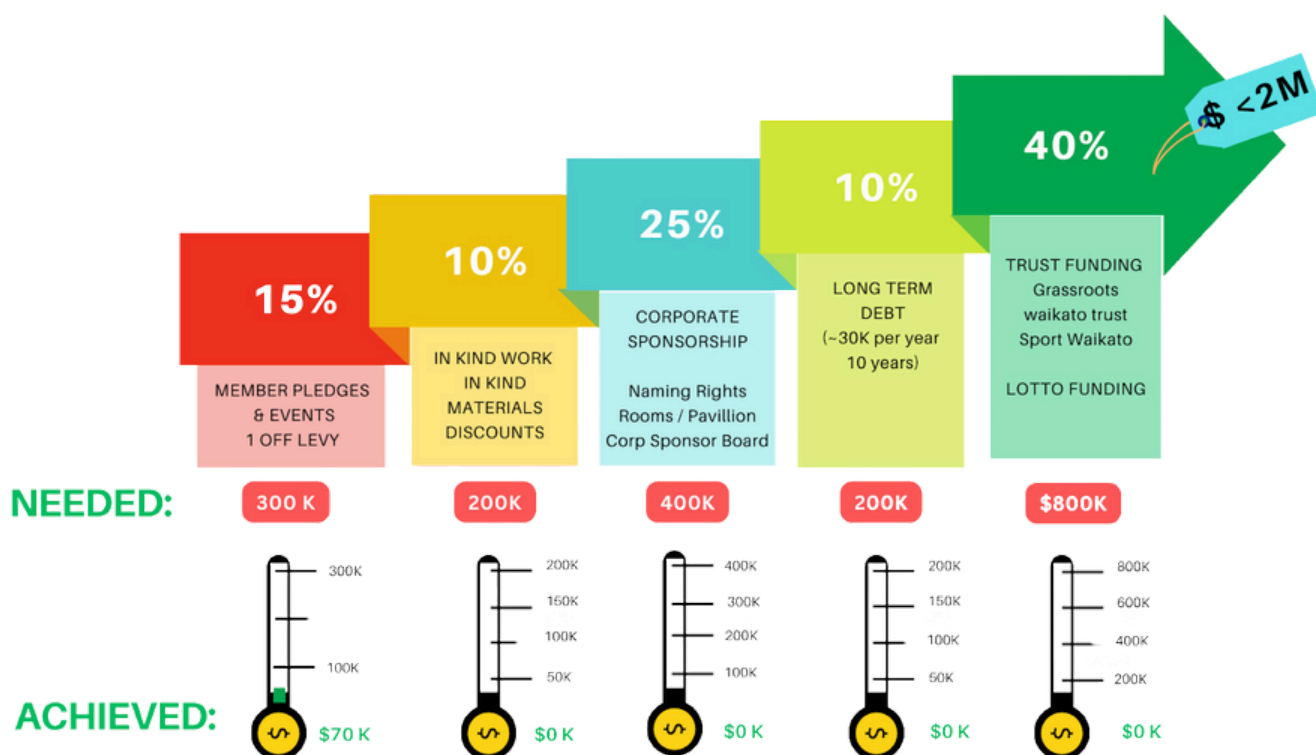
Our fundraising goal: \$2 million

To bring this vision to life, we aim to raise **\$2 million**.

You will be helping to transform a space that will be a legacy for future generations. Contributions can be recognized quietly, or publicly through naming rights.

Here's how we plan to achieve it:

- **Club member contributions:** Generous pledges from our dedicated members who are passionate about the club's future.
- **Donations in kind:** Support from local businesses offering services and materials at special rates or as contributions.
- **Community funding organisations:** Grants and funding from organisations committed to supporting community development and recreational facilities.
- **Philanthropists:** Significant contributions from generous donors who wish to invest in Cambridge's future by enhancing its social infrastructure.
- **Corporate Sponsorship:** Packages available for businesses that wish to show their support, increase their visibility among our members, and align their brand with the positive social impact our club has on the community.
- **Financing:** Considering an affordable level of debt financing for any remaining amount to ensure the project's completion. This can include membership debentures.



Timeline

- **Project started (October 2022):** The facilities committee was formed and started looking at how it was going to address the failing roof and the internal state of the club. We reviewed facilities guidance from our national sporting bodies and Waipa Council, received feedback about the benefits of moving towards a multi-use community facility, and engaged members in surveys and workshops on the changes.
- **Member Surveys (Mar 2023):** The Facilities Committee reached out to our member community to explore ideas for the transformation. We developed an extensive community survey and iterated design concepts through numerous workshops, floor plan proposals, and feedback sessions.
- **Architect Brief (Oct 2023).** Using the insights gathered from surveys and workshops, the Facilities Committee prepared an architect's brief. The club consulted with two different architects and ultimately engaged PAUA to create our concept plans.
- **Concept plans (2024):** The architect provided concept plans, which underwent several revisions to fine-tune the floor plans. A quantity surveyor then used these plans to provide us with an indicative project cost of \$2 million.
- **Gathering support (Now - Jul 2025):** The club is currently working to build support for the transformation. We are meeting with groups within the club, developing fundraising strategies, and preparing business cases and social impact reports. Once we achieve a base level of internal funding from members and gain wider community and business support, we hope to secure additional support from grant funders.
- **Detailed planning (Mid 2025):** With greater funding certainty, we will proceed to the detailed planning phase, which includes developing detailed architectural plans, obtaining engineering reports, and finalising detailed costings.
- **Construction start (2025 or 2026):** We are aiming for a start to construction over a summer period - Either October 2025 or October 2026.
- **Project duration:** The construction is expected to take approximately six months, with careful planning to minimise disruption to club activities.

Can you help?

Make a pledge

- **Club members:** Your support is crucial. Pledge an amount that feels right to you – we're tracking every commitment until we reach the green light. Visit our website to enter your pledge.
- **Testimonials:** Let our members and funders know how this transformation will impact you and your family.
- **Philanthropists:** Your contribution can make a lasting impact on our community and leave a meaningful legacy to our town.



Offer your expertise

- **Specialist skills:** Engineers, architects, project managers—we welcome your professional expertise.
- **Materials and services:** Businesses can contribute through in-kind donations of materials or specialised services.

Connect us

- **Network outreach:** Help us reach potential supporters, including high net worth individuals and organisations who want to support projects that make Cambridge a great town to live in.

Spread the word

- **Share our vision:** Tell your friends, family, and colleagues about our project and how they can get involved.
- **Provide a testimonial:** Provide a statement that describes what the club means to you, and why transforming our facilities will benefit the Cambridge community.

Be part of something bigger

Your support is more than a donation; it's an investment in Cambridge's future. Together, we can create a place where everyone feels at home—a place that brings joy, fosters connections, and strengthens the fabric of Cambridge.

The transformation of the Cambridge Racquets Club is essential to preserve its legacy and ensure it continues to serve the community for generations to come. By addressing the critical issues and modernising the facilities, we can create a vibrant, inclusive hub that strengthens the fabric of Cambridge.

For more information

- **Visit our Transformation pages of our website.** Here, you can:
 - Find all architectural plans and renderings,
 - Making a pledge or donation,
 - Provide your feedback,
 - Deliver a testimonial
 - Ask a question.

Cambridge Racquets Club | Club Renovation

Contact details:

To make a pledge, offer support, or learn more, please reach out:

<p>General Enquiries:</p> <p>Suzie Halliday Club Manager manager@crc.org.nz</p> <p>T: 07 827 7563</p> <p>M: 027 360 1660</p>	<p>Pledges in confidence to:</p> <p>Geoff Hurst Club Treasurer geoff.hurstnz@gmail.com</p>	<p>Project related Enquiries:</p> <p>Facilities Committee:</p> <p>Team: Peter Bryant (Chair) Carli van Zyl, Sheryl Carpenter, Dave Milson Dave Brooky Daniel Smith</p>
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Quotes:

In the next 30 years, we anticipate that 90 per cent of Waipā's population will reside in urban areas (towns and villages), a 20 per cent increase from the current numbers. Community facilities such as community halls, libraries, museums, sports fields, and aquatic facilities play a crucial role in meeting the diverse needs of both urban and rural residents. We also need to ensure that all individuals feel a sense of belonging in those places by aligning customary practices with present and future needs. The role of these communities' facilities and spaces will evolve to encompass a broader range of functions that are increasingly relevant to the communities they serve. - Draft Ahu Ake Waipā Community Spatial Plan Consultation Document