

## **NZAC Accommodation Committee Meeting**

Teleconference

Tues 24 Oct 2006-10-20 7.30pm

### **Attendees**

Garth London (Accommodation Convener)

Ollie Clifton (Executive Officer)

Ian Rogers (Unwin Lodge South Canterbury Section)

Chas Tanner (Otago Section)

Tony Clarke

### **Apologies**

John Salisbury

John Cocks (Otago Section)

### **Topics discussed:**

#### **1. Confirmation of Tony Clarke as Project Manager for the Unwin upgrade project manager.**

This was unanimously agreed by all. The only question raised was around resolving issues “on the ground” – ie Tony is based in Auckland & cannot easily be on site. It was agreed that this was the function of a project team – to ensure all issues can be resolved, & the fact that Tony is in Auckland need not matter at all.

#### **2. Terms of reference for Project manager, & project team**

Ollie suggested that the TOR signed off in 2004 could easily be updated from the Unwin project now. Chas suggested that the Homer project TOR could also be useful. Ollie to update both and circulate to Accommodation committee. *(Tony has since offered to do this).*

#### **3. Selection of Project team for the Unwin up-grade project**

Tony Clarke - Project manager

Ollie Clifton - Fundraising

Ian Rogers - South Canterbury Representative & DOC Liaison

Garth London - Club Liaison

It was also agreed that both John Cocks (huts project management experience) & Gillian Crombie (Finance Committee) would be essential “sounding boards” for the Project team.

#### **4. Confirmation of lines of communication for the Unwin project**

Agreed that this would be clarified by the TOR. In essence, the Project team will report to the Accommodation committee, who in turn report to CCM. Garth commented that communication with the wider Club membership would be very important, & strategies would need to be developed to do this well. It was also noted that Unwin is historically a South Canterbury section hut, & hence much consultation would be needed at section level in South Canterbury.

#### **5. State of the Huts accounts**

The lean state of Club Hut funds was discussed. The issue of using the Club Hut fund as working capital was raised – Ollie to discuss this with Gillian Crombie.

Questions were also raised re the Future Club Projects fund, which has been earmarked for a new Beetham hut. Ollie to research history of this fund & find out how much of the \$64,000 is made up of Beetham specific donations/funds.

In discussing Unwin revenue, Ian commented that this was unlikely to reach the \$60,000 per year mark again – previous Warden's had very actively targeted backpackers, which in turn caused issues for Club members using Unwin.

Ian also mentioned that a promotional flier for Unwin had been distributed to all High Schools

## **6. Unwin maintenance update**

Window & external cladding replacement is essentially now complete. Some internal plastering & painting still to be done – looking for a generous Club member or good deal to get this done.

Grant has recently highlighted that both the washing line & toolshed/workshop are pretty derelict and need replacing. It may be possible to have another container on site as a replacement toolshed/workshop in the interim – Ollie/Ian to investigate this. Ian & Grat has estimated that the total area needed for a toolshed/workshop/storage area would be 6m x 8m.

Garth outlined the main proposals of his Accommodation report to the 25 Nov CCM, which sets out work for the next 12-24 months. Tony commented that the integration of this work to happen in the next 24 months, especially between the main roof & accommodation roof & eave levels, would be very important.

## **7. Baseline inspection of Unwin – selection from proposals**

It was agreed that whatever inspection was done, it would need to be invasive to be worthwhile. Chas commented that DOC have historically done baseline inspections on all their huts, a practice which NZAC followed, & which has subsequently shaped all maintenance & capital plans.

After much discussion it was decided that the Master Plan which Tony is developing would cover much of the information we require, & that when extra professional input is required it can be called for as & when needed.

Ian outlined the visit he will be making to Unwin on 27 Oct, when he will have an Environmental engineer inspect the sewerage system at Unwin, & design a new one (*update on this visit at end of mins*). Ian was also planning to calculate how much fill would have to be removed to resolve the ground level issue at the rear of Unwin. Tony requested that Ian also record floor levels of Unwin whilst he was at it.

## **8. Unwin report for CCM**

The Master Plan which Tony is developing will hopefully be mostly complete by 25 Nov (*the draft has already been sent out with all other CCM info*).

## **9. A general catch up around the country on other hut issues**

Ruapehu – Ollie outlined the issue with the roofing underlay at Ruapehu Hut. Ollie to get in contact with Amalgamated roofing again re this. Garth has been in touch with Gareth Morgan re interim measures to get a few more years out of the external cladding at Ruapehu. Garth also informed the committee that John Salisbury has

resigned from the position of Ruapehu hut manager, & hence from the Accommodation committee. It was suggested that Gareth Morgan might be willing to take up this position, & Tony also offered to assist with this role. Garth to approach Gareth re this.

Murchison – DOC to fly another engineer into this hut in Nov to clarify the moisture problem (internal or external). Work to remedy this issue has been quoted at \$20,000 by Andy Haugh.

Mattresses – just needing to clarify if Whangaehu & Cascade have had new mattresses, Ollie to contact CNI re this, Chas to see Otago section re Cascade.

Homer – complete schedule of Hut wardens now booked in for the summer from Nov 06 to April 07.

Porter Lodge – still looking for a warden for the summer. Roof to be re-painted via N/M section working bee & help from Allan Uren.

Arthur's Pass – C/W section working bee needed here to finish off a number of smaller projects.

Elcho – N/O section just completed working bee & now have the place looking pretty sharp by all accounts!

Pioneer – a couple of maintenance issues have just been reported to me by DOC & will need a decision fairly quickly. Sounds like some idiots left the fire exit window open & it's been clean ripped off. Likewise the loo window needs repairing, as does the water tank. More info as soon as I know more.

#### Update from Ian Rogers visit to Unwin 27.10.06

John Hall (environmental engineer) inspected the sewerage system, & thought it was actually going pretty well – he will complete a more in depth report, but his initial recommendations were that all it would need to bring it up to spec would be a filter, small chamber, & pump. We certainly have adequate ground space for the system. This would then provide a system which would service a 48 bunk facility well, no matter how many toilets & showers we choose to put in.

Re DOC lease, Ray Bellringer commented that there was no specific area for Unwin within the current arrangement. A survey of the boundary would be needed. A realigned driveway is definitely possible, which would cut off the main highway east of the wardens quarters, cut around the back of all the buildings, & lead straight to a car park at the rear of the main building. Doc are OK with this, but Transit approval would still be needed. Grant had some concerns re clearing snow in winter with such a long access drive, so keeping the existing drive functional for heavy snow might prove useful. Ian's calculations suggest there isn't a huge amount of fill to be removed, & Ray was OK with us piling it onto the existing stopbank on the western side of Unwin.

Mackenzie District Council – Ian spoke with Dick Marriot (bldg inspector – Fairlie office) who stated that re-roofing the main building of Unwin would NOT require a building permit, based on the assumption that we are replacing “like with like”. He

stressed that applying for 1 permit for a “phased work” over x no. of years would save us \$\$\$\$.