

Proposal A
PNTMC Management of Huts in the Ruahines:
Mid-Pohangina and Ngamoko huts
November 2011

Andrew Mercer (Programme Manager Visitor Assets, Manawatu Rangitikei Area Office of DOC) has approached PNTMC committee in the hope that the club would agree to take on management of one or more huts in the Ruahines.

Issues from DOC

- Current funding levels mean that DOC will not be maintaining up to 50% of back country huts in the near future.
- Community partnership is increasingly important for DOC.
- DOC is seeking community input to manage huts that they cannot afford to maintain.

Huts under consideration for PNTMC to manage

- Ngamoko Hut: Standard back country hut. DOC will not be maintaining this hut



- Mid-Pohangina Hut: Basic back country hut. DOC will not be maintaining this hut



Requirements

- Agreement will be covered by a contract able to be revoked by either party on 14 days' notice.
- Contracts are renewable every 5 years.
- Club members in hut working parties sign up as DOC volunteers, including signing DOC Health and Safety plan. This means our personal and liability insurance is provided by DOC.
- Club reports to DOC to update on hut condition at least once a year.

Responsibilities of Manager for Ngamoko and/or Mid-Pohangina

- Hut spring clean inside and out (at least once a year)
- Hut painting (once every 10 years). Colour is optional so painting could be done with a blending of various colours of donated paint.
- Replacement of wood stove if required (every 30 years? Ngamoko hut only).
- Hut maintenance (as and when required eg mesh on steps, broken window fixing, rat bait, filling holes, hammer and nails fixing, etc).
- Materials and tools for painting and maintenance to be supplied by PNTMC
 - Costs could be covered through FMC hut maintenance trust, community grant like Eastern and Central, business donations, or other sponsorship;
 - DOC will assist with providing specialist materials eg black mesh
 - Any volunteer using a chainsaw on DOC land needs to be qualified (same requirement as for DOC staff).
- Toilet shifting (as required)
- Any structural alterations or additions require local authority building permits and prior DOC approval.
- Keeping vegetation away from the hut (4 metre clearance required – weedkiller may be used.)

Potential Benefits to PNTMC

- Keeping huts available in the back country for use by club members, the public, and future generations
- Club involvement in back country huts will potentially give clubs a greater say in future DOC policy formulation.
- Consistent with the objectives of the club.
- Raise club profile – community awareness. PNTMC could choose to provide their own hut book to reinforce this perception.
- PNTMC could add name, profile, etc to hut information.
- Develop strong working relationship with DOC
- Club members make no payment to stay in huts managed by PNTMC
- Club receives any cash payments from people overnighing in huts managed by PNTMC, to be used for hut maintenance
- Heli flights (when they fit) dropping material (possibly people) for working party trips to Ngamoko and Mid-Pohangina

Anticipated Costs to PNTMC

- Time:
 - Annual hut clean and maintenance

- Visit to the hut for inspection/maintenance
- Toilet shifting
- Funds:
 - Transport cost to road end
 - Paint
 - Materials for maintenance
 - Building permits (none anticipated)

DOC responsibilities

- Complete hut inspection every 2 years.
- Replace mattresses as needed (Hut ticket receipts kept by DOC to go towards this cost)
- Liaise to transport materials to huts as/when trips fit with their other operations in the area.
- Felling of any trees that pose a risk to the hut.
- Pass on to PNTMC information about hut eg maintenance needs, etc.

HUT	Item	Estimated costs over 5 years
<p>Ngamoko Good condition.</p>	<p><u>Painting inside and out within next 5 years:</u> 20 litres of paint Could be done with left over paints at no cost</p> <p><u>Wood stove replacement</u> (expected to last another 15 years)</p> <p><u>Maintenance</u> Gunk for filling holes eg roof, walls, etc Axe/Saw Broom Windows (Aluminium frames: little maintenance expected) Weedkiller, cleaners, etc (Ratbait provided by DOC)</p>	<p>\$200</p> <p>\$0</p> <p>\$50</p> <p>\$50</p> <p>\$20</p> <p>\$100</p> <p>\$50</p> <p><u>Total: \$470</u></p>
<p>Mid-Pohangina No wood stove Recently painted Good condition including fireplace.</p>	<p><u>Painting inside and out within next 10 years:</u> 20 litres of paint Could be done with left over paints at no cost</p> <p>Polyurethane of ply inside (optional)</p> <p><u>Maintenance</u> Gunk for filling holes eg roof, walls, etc Broom Windows (Wooden frames: some maintenance expected) Weedkiller</p>	<p>\$200</p> <p>\$50</p> <p>\$20</p> <p>\$130</p> <p>\$50</p> <p><u>Total: \$450</u></p>