



**SNOW FARM**  
NEW ZEALAND

Snow Farm and Pisa Alpine Charitable Trust  
Base Building Presentation

The report includes:

- some background on the Snow Farm and the Pisa Alpine Charitable Trust;
- 2020-2022 Musterer's Hut project; and
- **plans for a new day lodge facility to be operational by June 2023**

## The New Base Building – why now?

The Snow Farm is in the unexpected position where we need to urgently build Stage One of the Base Building to continue operating as a community facility. This has happened due to the eviction by the landlord (Southern

Hemisphere Proving Ground "SHPG") from the current facility that Snow Farm has occupied for 23 years. Previously, prior to Covid, 95% percent of the SHPG Lodge business was related to Nordic Skiers and the Snow Farm. Also, due to a historical first right of refusal that PACT holds over the existing Lodge, it was assumed that at some stage SHPG would want to sell the Lodge to PACT. However, post-Covid, SHPG now requires the whole Lodge. This has also transpired at a time when Snow Farm has had its reserves depleted due to having to finish the Musterers Hut. In 2020 all funding bodies cut back their contributions to the Musterers Hut due to Covid. While some elements of a new Base Building can wait, PACT is focused on getting the bare minimum (stage 1) built in time for the 2023 season.





# The origins of the Snow Farm and tenure

The Snow Farm is a unique property developed originally by Mary and John Lee as New Zealand's only cross-country ski field, beginning in 1989.

The Pisa Alpine Charitable Trust (PACT) was formed in 2009 to secure the ownership of the Snow Farm for the benefit of the public in perpetuity.

With the support of the Lee family and QLDC, PACT successfully raised the \$2million required to purchase the 296 hectares of land from the Lees with contributions from DIA/Lotteries, Central Lakes Trust, QLDC and Otago Community Trust. The land purchased included all the ski trails, and back country huts but did not include the Snow Farm Lodge accommodation and day facilities which is owned by Southern Hemisphere Proving Grounds Ltd (SHPG)

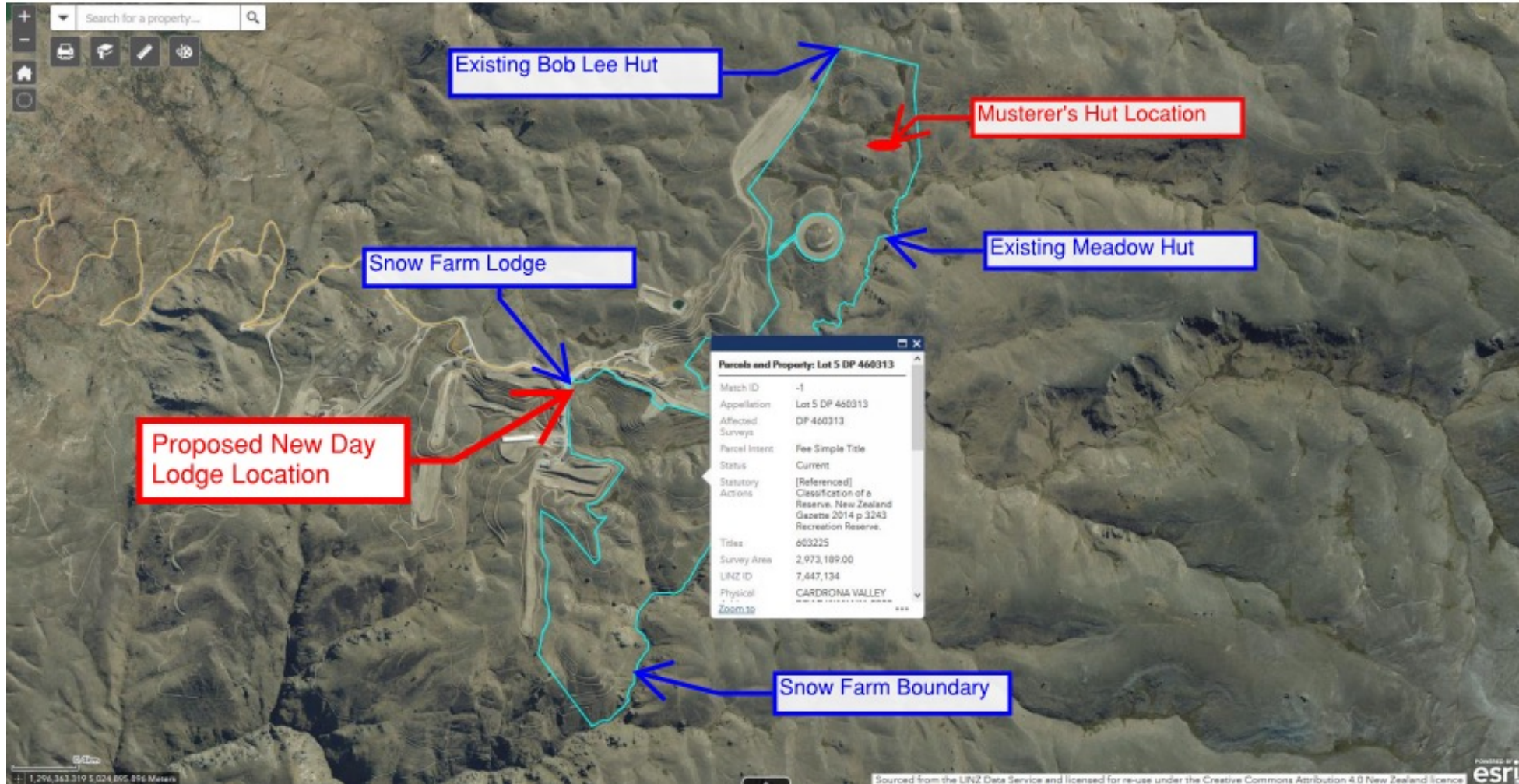
The settlement of the purchase occurred on 30 November 2012 when the land transferred directly to QLDC. The land is now owned in perpetuity by the QLDC and has been designated as the **Waiorau Recreation Reserve.**”

PACT was granted an exclusive 99 year lease over the area to operate the cross-country skiing and develop other recreational uses of the area.

PACT is a registered charitable trust (reg no CC42514) with the current trustees being Q, Belk, Mary Lee, John Burridge, John Hogg, Brent O’Callahan and Peter Soundy.

The Snow Farm is operated by Snow Farm NZ Ltd, a subsidiary of PACT and also a registered charity (reg no. CC49638). The Snow Farm is governed by a Board of Directors comprising Q Belk, Dave Mazey, James Helmore, John Hogg, and Brent O’Callahan. The day-to-day operations are managed by one full time employee and a team of winter staff. Income is generated predominately over the winter months by charging community groups for season passes, day passes, equipment hire, lessons and hut fees.

# Background Information – Plan of the Reserve





# Musterer's Hut

The Musterers Hut was completed after a 2 year fundraising and consenting process. The hut contains a total of 36 bunks and can be split into two portions of 12 and 24 bunks. The hut has been developed to primarily cater for the huge demand for school groups to spend time out in the snow learning to ski, and appreciating the unique backcountry and alpine environment.

The funders of the hard costs for the hut have been:

Central Lakes Trust	\$160,000
Otago Community Trust	\$140,000
Lotteries (National)	\$150,000
Lotteries(Southern)	\$ 29,000
Snow Farm/PACT	<u>\$266,000 (\$75,000 still owing)</u>
<b>Total Cash Cost</b>	<b>\$745,000</b>

In addition to the hard costs above significant input from the community has been provided in the form of volunteer labour, who have undertaken planting, painting, furniture and bunk construction. Further support from local companies has also been significant in the form of free/heavily-discounted services and materials including:

- Breen Construction
- Rubix Ltd
- Boffa Miskall
- John Alexander Surveying
- Reis Farms
- Mason and Wales Architects
- Batchelor McDougall Consultants
- Geosolve
- Niel Simpson
- Harvey Tanks
- Yunca Fireplaces
- SHPG

# Musterer's Hut - Update

Construction was completed with a number of working bees planned during June to complete interior painting and construction of bunks and furniture. The hut was officially by Helen Clark on the 23rd of July, 2022.





## Kai Tahu Kaumatua Darren Rewi doing mihi whakatau at the Musterers Hut, 23<sup>rd</sup> July, 2022



**Dedication of Musterers hut by former PM Helen Clark, 23<sup>rd</sup> July, 2022**





# Proposed Base Building Facilities - Introduction

In October 2021, PACT/Snow Farm received notice from SHPG that they wished to terminate the license to occupy for the current day lodge facilities with the SHPG building bordering the Snow Farm land. SHPG's requirement for Snow Farm to relocate was driven by Covid separation concerns and a long-term desire to provide better facilities for their car-testing clients with greater security and greater separation from the public use of the Snow Farm.

Snow Farm will be required to vacate the current premises in October 2022 after completion of the 2022 winter season.

The existing area licensed from SHPG comprises:

• Reception/Ticketing/Office	45m <sup>2</sup>
• Ski Hire	65m <sup>2</sup>
• Staff Room	22m <sup>2</sup>
• Storage	10m <sup>2</sup>
• Skier Lounge/Lunchroom	<u>122m<sup>2</sup></u>
	264m <sup>2</sup>

In addition, the Snow Farm has use of and access to :

- Entry porch
- Toilets
- Café and lounge areas (when operating by Snow Farm Lodge)

Snow Farm currently pays a license fee of \$20,400 year for the above which does include power and heating

# Proposed Base Building Facilities – Design Parameters

## Daily Numbers

- Snow Farm currently hosts about 15,000 user days per year.
- Current busiest days have been at 600 visitors (skiers & snow players), but these days occurred either on a free day or on an event day.
- Snow Farm trail capacity is for 1,500 skiers at any one time, but the average peak day (average of top 10 days in a season) in recent years averages 400 skiers and “snow players” (families using tubes, sleds on a beginners’ hill)
- It is proposed that the initial design parameters will be to provide facilities that will cater for 500 skiers and snow players per day with building design providing for future expansion as demand grows.

## Base Building Capacity

- Café/shelter spaces to provide seating for 30% of this average peak day number; with this seating being both inside and outside. That is 150 seats in total with 100 inside and 50 outside. The space can also serve as a meeting and classroom space.

## Floor Area

Existing in SF Lodge			Proposed sqm
incl	Entry Foyer		20
35	Customer/Sales	Reception/Information/Sales	40
65		Rental/Ski Workshop	90
5		Retail	10
incl		Lockers/Public Storage	10
incl		Public Toilets	10
105			160
incl	Medical Room		10
5	Admin & Operat'n	Offices	20
incl		Meeting Room/Events	20
10		Storage	10
15			50
17	Staff	Lunch Room	20
5		Lockers/Staff Toilet/Shower	10
22			30
	TOTAL - Building #1		250
incl	Cafeteria/Shelter	- Food Prep & Servery	40
122		- Seating	110
incl		- Toilets	30
122			180
	TOTAL - Building #2 plus Entry Foyer		200
264			450

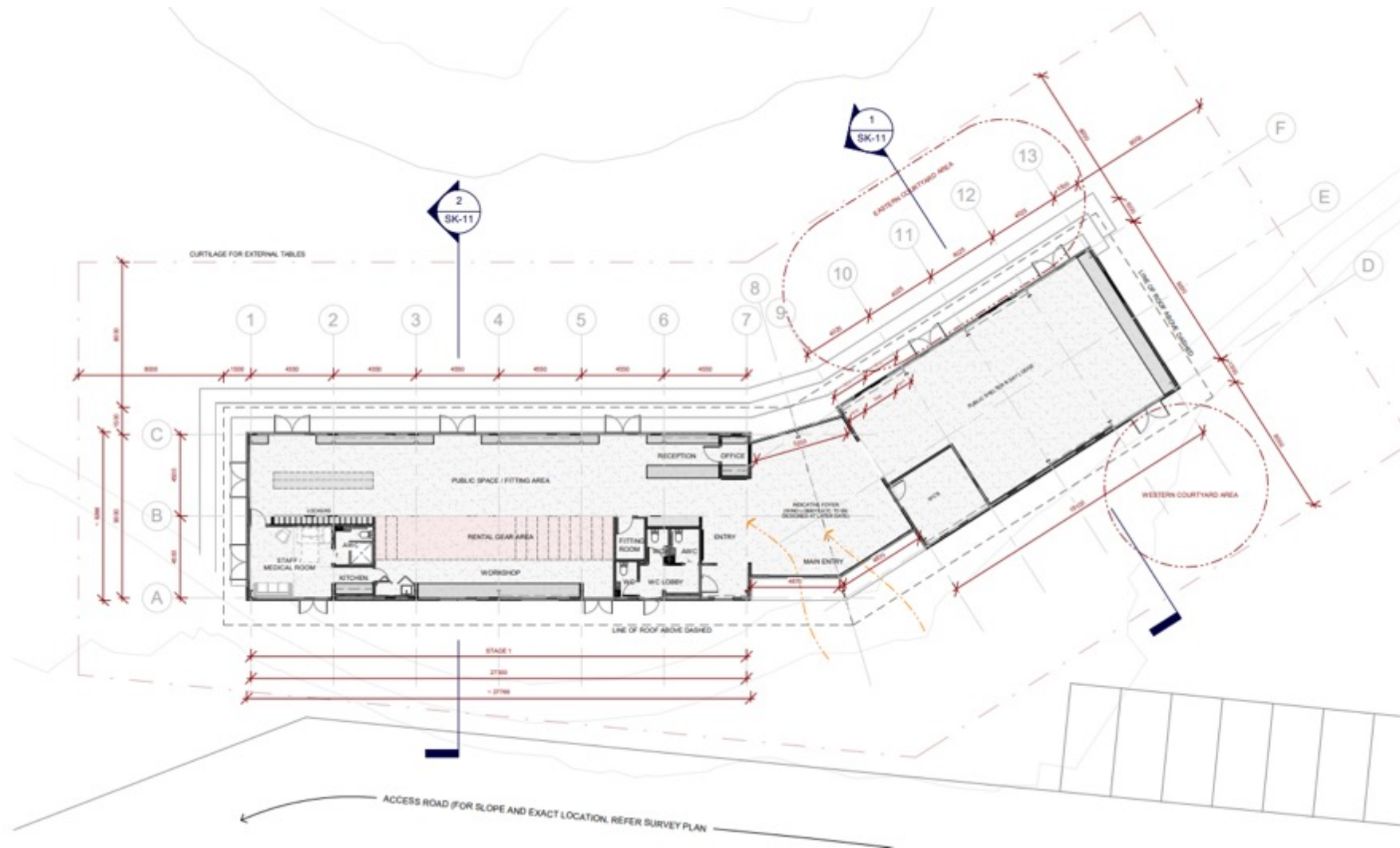


# Proposed Base Building Facilities – Design Parameters (contd)

## *Design Flow and Key Interactions*

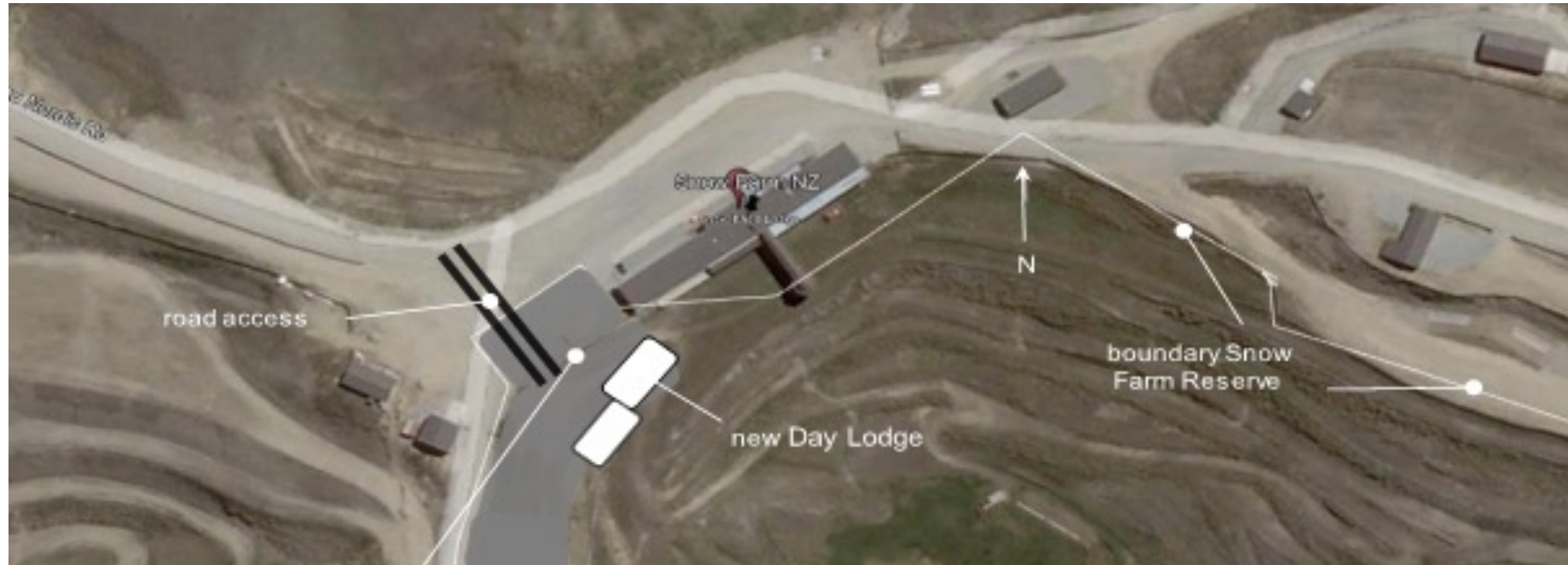
- Buildings will orientate to views of Pisa Range, cross country trails and ideally the snow play zone.
- Key flows are:
  - Customers Hiring
    - Arriving customers go to reception/ticketing, then
    - Ticketing to ski hire, then, Ski Hire to lockers/storage, then Lockers to exit to trails
  - Customers with own skis
    - Arriving customers go to ticketing, then Ticketing to lockers, then Lockers to exit to trails
  - Season Pass Holders
    - Arriving customer go to self-scan, then Self-scan to lockers to trails
  - Staff
    - Reception/Information/Sales/Retail/Rental to be in close proximity to each other, and with good visibility, to ensure staff can flow easily between these activities.
- Primary entries from car park and from on snow to have airlocks. There will also be additional entry/exit doors that will not have air locks
- Easy and direct access to/from the on snow experience including disability access; Floor level to be 0.5 -1.0m above ground level on snow side of building.
- A deck providing additional seating to be located on the “on snow” side on the cafeteria/shelter.
- Public Toilets to provide minimum 6 WC’s or Urinals plus 1 with disability access and a baby changing table. Consider option of all 6 WC’s having own hand basin and being unisex.
  - At least one Public Toilet cubicle to have direct access from road/car parks to provide 24/7 toilet availability.
- Medical Room to have direct egress to road/car parks, and ideally access from on snow and to have direct access to a disability toilet and shower.

# Base Building: Actual Layout

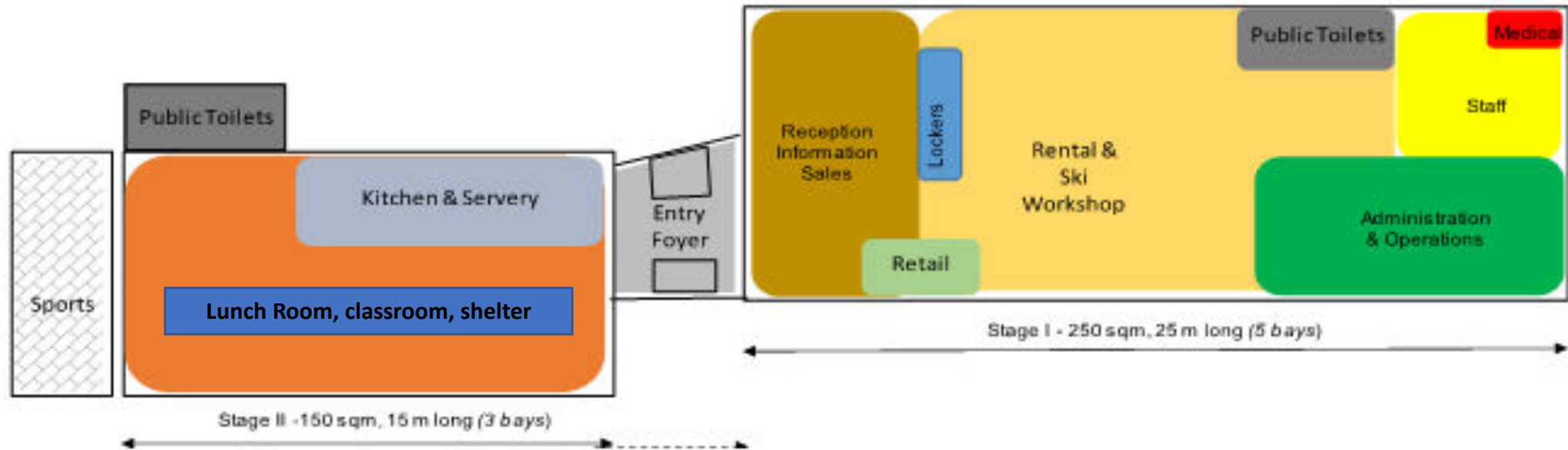




# Base Building Facilities – Concept Location

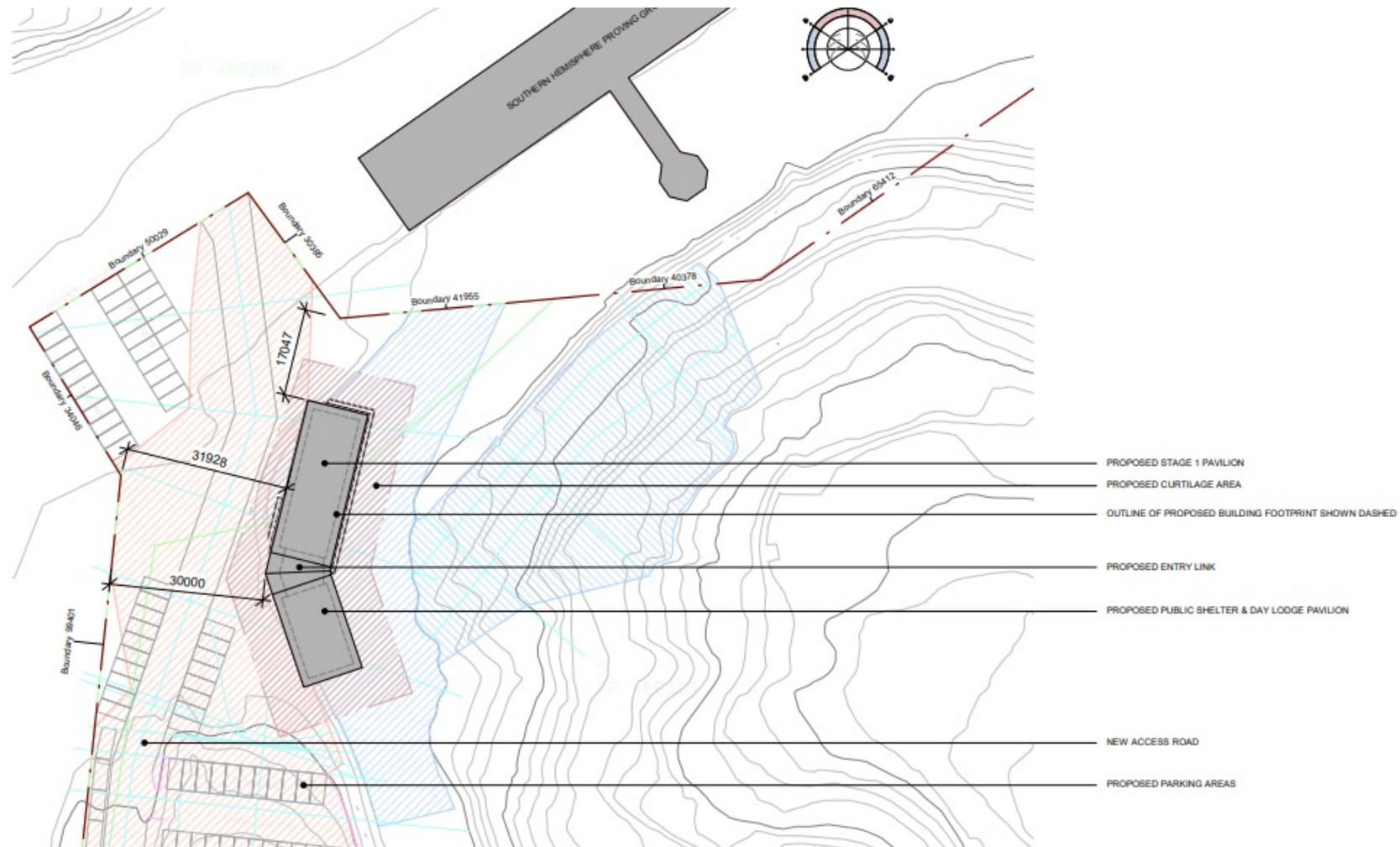


# Proposed Base Building Facilities – Concept Layout





# Base Building, Actual Location



# Base Building Facilities – Staging

In the available time through to winter 2023 it will not be possible to complete the design, obtain the required consents, raise the necessary funds and then complete the construction for the full development as proposed.

The PACT & Snow Farm Boards and management, therefore propose the completed project will be the result of a staged program that could take up to four years to achieve. **Stage one is critical for next year, but the rest can be dealt with over time.**

To facilitate this, the design of the building will provide two similar adjacent structures that are linked through a combined entry foyer, (with airlocks). Current assessment indicates best value will be achieved through a construction methodology utilising steel frame portals on a concrete slab with exterior sheathing being primarily long run iron.

Each of these building could then be staging into an envelope and then fitout. The first stage would result in each building being finished to the point where it is:

- fully closed in (including all windows and exterior doors) and therefore weatherproof,
- services (electrical and water) are in place, and
- there is structural completion with Certificate of Completion issued

The second stage of completing each building would then include insulation, linings, floor coverings and a full fit out. This second stage would be primarily inside work and should provide the stronger opportunities to use volunteer labour and to source sponsored materials and equipment.

There could be some overlap between stages (e.g. Public Toilets could be fully finished under a first stage development), but this will be very dependent on timeframes and funds available.



# Base Building Facilities – Budget

		Contract & Materials	Sponsorship & Volunteers	Total
<b>Stage 1A</b>	Design, Consents, Engineering	\$25,000	\$20,000	\$45,000
	Earthworks & Utilities	\$30,000		\$30,000
	Construction (250 sqm @ \$1,700/sqm)	\$425,000		\$425,000
	<b>Total Stage IA</b>	<b>\$480,000</b>	<b>\$20,000</b>	<b>\$500,000</b>
<b>Stage 1B</b>	Insulation, Linings, Floor coverings (250sqm \$1,200 sqm)	\$240,000	\$60,000	\$300,000
	Equipment & Fitout	\$70,000	\$30,000	\$100,000
	<b>Total Stage IB</b>	<b>\$310,000</b>	<b>\$90,000</b>	<b>\$400,000</b>
	<b>Totals, Stage I</b>			<b>\$900,000</b>
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<b>Stage 2A</b>	Design, Consents, Engineering	\$10,000	\$10,000	\$20,000
	Earthworks	\$10,000		\$10,000
	Construction (200 sqm @ \$1,800/sqm)	\$360,000	\$10,000	\$370,000
	<b>Total Stage 2A</b>	<b>\$380,000</b>	<b>\$20,000</b>	<b>\$400,000</b>
<b>Stage2B</b>	Insulation, Linings, Floor coverings (250sqm \$1,200 sqm)	\$200,000	\$50,000	\$250,000
	Equipment & Fitout	\$130,000	\$20,000	\$150,000
	<b>Total Stage 2B</b>	<b>\$330,000</b>	<b>\$70,000</b>	<b>\$400,000</b>
	<b>Totals, Stage II</b>			<b>\$800,000</b>
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	<b>Totals, Stage I and II</b>	<b>\$1,500,000</b>	<b>\$200,000</b>	<b>\$1,700,000</b>

# Proposed Base Building Facilities – Utilities

An agreement exists for SHPG to supply mains power and potable water. The transfer of these agreement rights to PACT was a condition of the sales & purchase agreement when SHPG purchased the proving ground and the Snow Farm Lodge.

The supply location for water is at the SHPG pump house (near the fuel tanks to the north-east of the Snow Farm Lodge). The mains power supply point is at the north-east end of the Lodge building (transformer location). The cost for reticulation to the proposed sites should not be excessive.

SHPG has also offered to provide connection to their upgraded sewage treatment plant on cost sharing/user pays basis.

Alternate options for utilities will also be investigated including:

- PACT/SF will negotiate direct with Aurora (lines company) or consider installation of alternate power supply (e.g. a mix of solar and diesel generators)
- PACT/SF consider and investigate the direct sourcing of a water supply from the surrounding catchments and/or a water permit from The Meg.
- PACT to develop their own waste water treatment plant with disposal areas under ski trails away from the day lodge and any potential water courses/receptors
- PACT to consider recycling of grey water and large storage tanks for black-water, with waste trucked off-site to the Wanaka waste water treatment plant, or the nearby new Cardrona WWT plant.



# Proposed Base Building Facilities – Program Stage 1

		Commence Task	Time Weeks	Allow for Delays	Complete Task
Base Building Plans	Concept Plans	11-Apr-22	2		22-Apr-22
	Preliminary Design	22-Apr-22	6		2-Jun-22
Confirm Utilities Strategy					20-Jun-22
Resource Consent	Prepare Resource Consent QLDC Processing	2-Jun-22	4		30-Jun-22
		30-Jun-22	4	2	11-Aug-22
Let a Contract for Stage 1 Building		20-Jun-22	6	2	20-Aug-22
Building Consent	Design & Consent Prep QLDC Processing	20-Aug-22	6		1-Oct-22
		1-Oct-22	4	2	11-Nov-22
Funding	Community Trusts	25-Apr-22			16-Sep-22
	Loans	1-Jul-22			16-Sep-22
Construction	Earthworks Building	1-Nov-22	2	2	28-Nov-22
	Building	21-Nov-22	10	4	24-Apr-23
	Fit-out	25-Apr-23	4	2	3-Jun-23
Opening Celebration					Sat 9-Jul-23

# Base Building Facilities –Building Type

The selection of the type and style of building are governed by:

- Speed of design and construction
- Simplicity of materials to increase potential sources and maximise competitive bidding
- Cost efficiency
- Ability to highly insulate far in excess of standard buildings

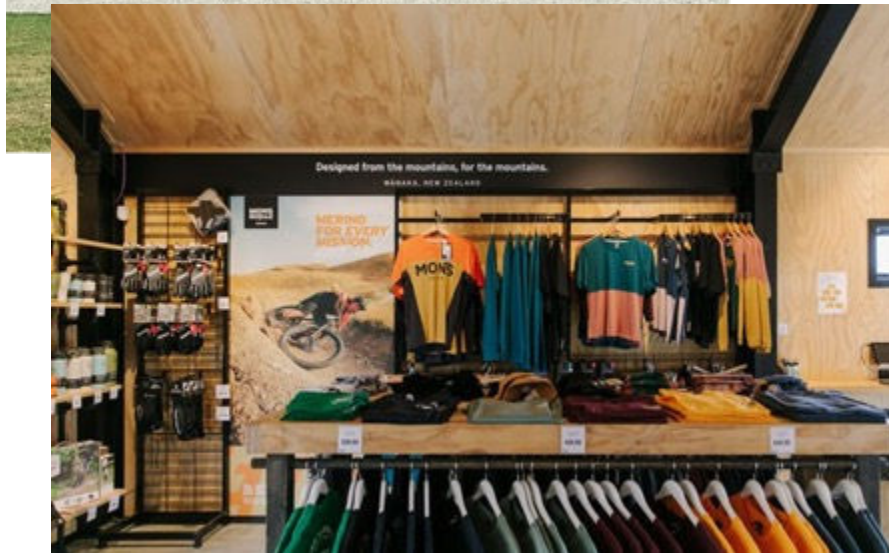
With the above in-mind the decision has been made to proceed with:

- A steel framed shed style building
- Insulated concrete floor similar to Maxraft or Ribraft
- Corrugated iron roofing
- Insulated battens on exterior and interior of purlins and girts
- High levels of insulation exceeding R6 on the roof and R4 on the walls
- Options of profiled metal, plywood and grooved hardies for interior linings
- Timber framed interior walls where required

Procurement is likely to be on a design-build basis with one of the several “shed-builders” in the region. Bids have been received from Calders and Coresteel. Active discussions are in place with Breen Construction, the builder of The Musterers hut.

# Base Building Facilities – Building Type Example

Example of Building Type – Glendhu Bike Park, Wanaka





# Base Building Facilities – Car Parking

The Long term plans for the facility include development of carparking within the Reserve land.

While an extension of the existing car-parking agreement with SHPG is in progress, planning is underway to ultimately incorporate the carparking for Snow Farm users within the reserve land owned by QLDC.

Planning is currently proceeding for carparking of up to 120 cars (see plans), although this number of carparks is only required on the busiest 2-3 days or each season.

It is currently proposed to include the carparking earthworks within the resource consent for the new day lodge, although if this causes any delays to the consenting process, it will be considered to separate the carparking works as these are unlikely to be undertaken during 2023 due to funding restrictions.

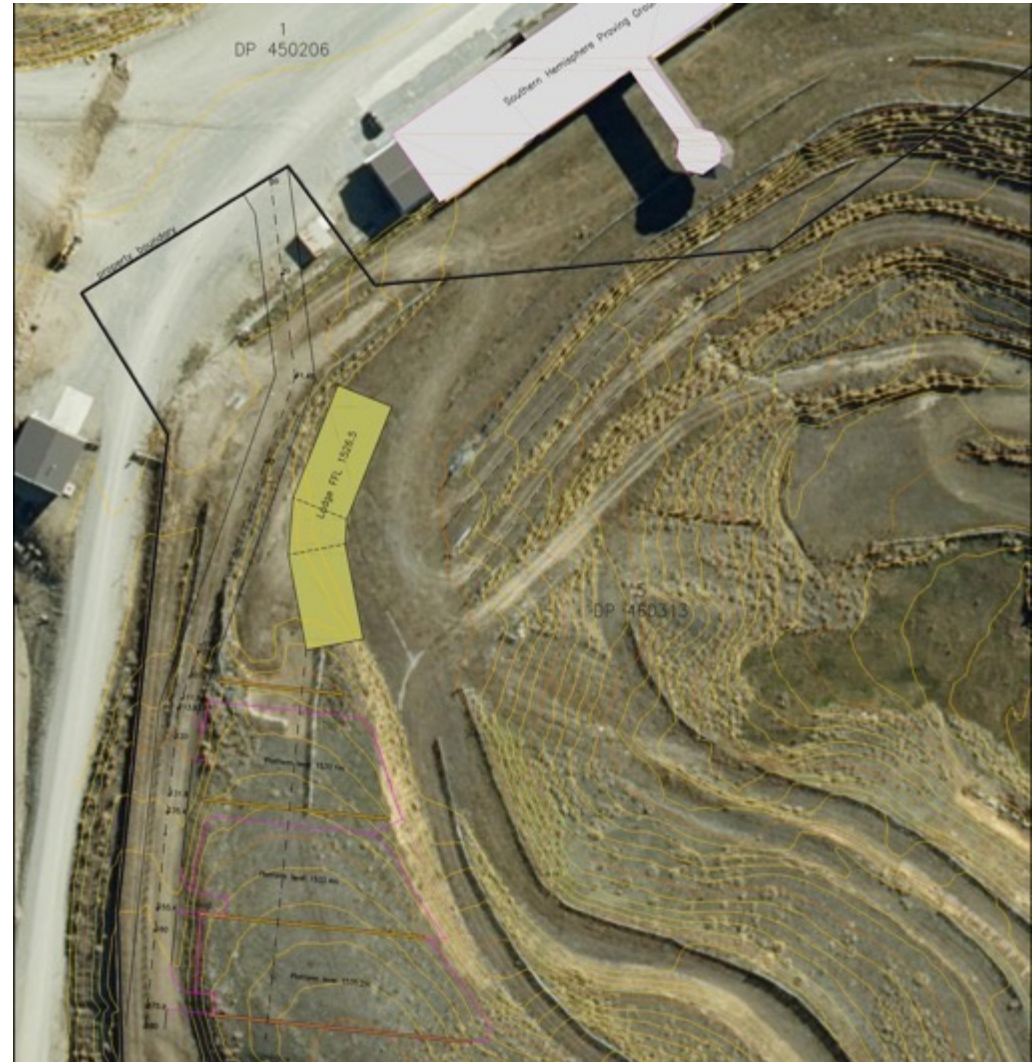
# Base Building Facilities and Carparking – Location



Proposed New Snow Farm  
Day Lodge Location



# Proposed Base Building Facilities and Carparking – Design progress





# View of new Base Building

