

## Maintenance Report for 2010

This year we have carried out a lot of work on Bach 114 and we are nearing its completion. It's been a busy year and a learning year. Working bee's have been well supported yet some bee's only 2 or 3 people have been available, still progress was made.



During the year we had a meeting between Nick Turoa and Anna McKenzie of DoC, Auckland City building inspectors and the NZ Historic Places Trust. Their job was to inspect what we have been doing to the baches and they are compliant with the requirements. Swings and roundabouts I was smacked on the hand for not having a smoke alarm within 3 meters of any bedroom, yet I was praised for having a fire extinguishers near any fire source and fire blanket. These must be seen and be available at all times. The final outcome was - we are doing a fantastic job.

We have all the bedrooms, lounge, and kitchen painted now all with two finishing coats and looking great. Most of the exterior paint work is finished except some final finishing's around some windows and the front door area and trims and surfeit. We also need to paint the veranda floor.

We have built a new tank stand and now have the two tanks up. Our drinking tank is intended to overflow into the second tank and be used as washing water for the laundry. At present we are running galvanised piping underground from this



tank to the tower. We have also altered grey waste water from the ablution block so as to allow cleaner water to flush out any toilet smells away. During the year we arranged for Allan Cutler and his mate Peter to re-build the base of the tower exterior wise. Also that they could if time was available to build the interior framing for the concrete wash tubs, base for toilet system and shower framing. All this was done and only the final connections remain.

When we replaced the roof we also ran new wiring throughout the bach. John White has

now fitted all the fittings and we have included extra exterior lights for the back door for safety reasons. John with all his skill has rebuilt the meter board and connected it to the batteries and the solar panel. Thank you to Muriel and Peter Cavanaugh for donating the special batteries for the solar system



Peter Woolnough has been busy with rebuilding and installing all the windows. This been done by a real tradesman and has the finish of a new window rather than a repair. Peter has also done a lot of intricate paint work around the front windows etc.

Allan Cutler has completed a lot of jobs such as the spouting, flashings, tank lids, safety rails and anything that was required.

Lyn Trainor and Alan Collins reroofed the shed and repaired the back where it looks someone had tried forcing their way in.

During the year there was a lot of people no yet mentioned who have contributed and assisted with all this work I wish to pass on the Trusts grateful thanks as it is with them that others have been able to finish what was started.

We have made a start on Bach 78 this year; we have measured the roofing iron requirements and purchased them. We have also purchased the nails etc and given a list of required timber specifications for pricing. We have also moved our scaffolding over to there. The boat shed holds all of our concrete requirements for footings etc.



We are waiting the final go ahead from the Auckland City building inspectors and a report from Jeremy Treadwell our conservation architect for the project before we make a concerted start.



Not so long ago DoC contracted some stonemasons to repair the path around from Islington Bay to Yankee Wharf. I was cheeky enough to ask Rodway if the path between Islington Wharf and Bach 80 could be repaired. He said he had no say but referred me to Dave Veart at DoC. Finally I got hold of Dave and told him there was this area which was broken away that they use Bach 80 for

party's and with no lights at night to see around the path it was dangerous. Result - was next time we went down the path was finished.

As you will know DoC are repairing the summit track from Rangitoto wharf to the summit. I asked Peter Smith as to how much gravel they would be using and the reply was that they will mine 250 metres. I asked them to crush 20 metres extra and to drop 10 metres at each end of the paths at Rangitoto wharf and we will spread it for them. The reply was basically tough luck it not in the planning etc.

Last but not least thanks to DOC for all there assistance through the year with the shipping of freight and the use of a vehicle all of which was of great help.

AND TO ALL I HAVE FORGOTTEN I THANK YOU FOR WITHOUT YOU WHAT AND WHERE WOULD WE BE.  
ALLAN

*Help required: Allan is finding it very difficult to walk over the rocks to and from the working bee's and around the baches. The next day he is usually bedridden from back pain. He would like a person to help him oversee the next bach project. Allan will still do all the ordering and organising but just needs a person on the ground so to speak every working bee. You do not have to be a chippie or plumber by trade but someone who understands how baches are built and can help Allan plan what needs to be done at each working bee. Added bonus – you get to work with a great group of volunteers.*

