



## Early Winter 2016 Community Update

With the first dustings of snow, it's time to reflect on our progress and to highlight the people who are making it all happen.

We want to thank you for a successful summer season, both at Mrs Woolly's General Store and our pop-up Mrs Woolly's Campground. We were pleasantly surprised to tally the number of campers that took advantage of our temporary campsites this year: **over 3,750 people stayed at least one night in at the campground.** A big thank you to our campground team Andrew Jeffery and Andrew Boere for hosting and providing welcoming hospitality to our visitors.

We have *you* to thank for your ongoing patronage and support. **Please continue to let us know what we could be doing better to help serve your needs.**

We're happy to announce that the talented **Debbie Crompton has been promoted to General Manager of Mrs Woolly's General Store and Mrs Woolly's Campground.** Debbie's hospitality background and her great ideas and inspiring vision will continue to ensure our guests experience a warm welcome during their visit. We are grateful to Sue Hunter, who provided us her amazing retail expertise throughout the summer, and who will be continuing to consult with us as we refine our retail operations going forward.

Once again we will be **closing the Store during the month of June, starting Friday, 27 May, and re-opening six days a week** (closed Wednesdays), **from 10-5.30 again on Monday, 27 June.** Watch for news of upcoming special events and a winter series of outdoor markets, entertainment, festivities and fun, during our slower winter months.

### Camp Glenorchy Update

Construction is underway, and one of the things we've been excited about has been the construction of the basements for each cabin. Inside these basements **we're plumbing for our state-of-the-art composting toilets and our sustainable wastewater system,** with a goal of using 50% less water than similar sites. Our onsite water collection systems and wastewater treatment processes will allow us to process all of our wastewater onsite. Careful design of our rainwater collection and wastewater treatment systems, as well as low flow fixtures and plumbing, means that Camp Glenorchy will require much less water from Glenorchy's water system.

Many of you were able to attend our "**Somethin's Happenin' Do**" community picnic and construction kick-off that featured guided-tours of Camp Glenorchy this summer. If you joined us, you'll have seen this underground wastewater system that has been laid into the sand beneath the future solar garden. When treated grey water isn't being reused for landscape irrigation this piping will evenly distribute grey water from the Campground through the bed of sand beneath it for **natural and effective waste treatment.**



At this point, the underground infrastructure for water, waste water and energy systems is mostly complete. The large concrete tanks in the background of the photo above are for treatment of black water from our two existing houses on the property. And in an example of **re-use of construction materials**, a collection of used 44-gallon drums were recently re-purposed as forms for the concrete bases that will support the future PV panels in the solar garden. The numbers painted on each drum indicate the height of the wood posts that will support the PV panels. Re-use of the metal barrels has helped us save money, avoid waste and sidestep consumption of materials associated with creating new concrete forms for the PV panels.



Most exciting to us, is that the piles of dirt and sorted gravel have almost been used up and that last week the first cabin has been enclosed with walls and a roof. The frames of each cabin are being built from structural insulating panels (SIPs) that are made from two layers of oriented strand board (OSB) timber and filled with polyurethane (PUR) insulating foam. **The SIP 'sandwich' walls in the cabins offer thermal performance four times better than New Zealand building standards.**



Throughout the design and construction process, we've benefited from the work of a set of **interns who are helping us develop energy management systems that will engage our guests in choosing to conserve water and energy** while they are visiting. Our current intern, James Overton, a recent graduate from the University of Auckland in electrical engineering, was selected from a pool of graduate-level applicants to continue work on helping us reach our Net Zero Energy goal. He is currently working to help create a simple, intuitive interface for the iPad controllers that will be located in each cabin. With them, guests will be able to adjust their own lighting, heat and shower lengths: the controls will assist in managing and tracking energy and water use and allow visitors to see the impact of their choices. If they choose, visitors can select the "Eco-Warrior" setting, and cabins will be preset to help guests achieve the optimal mix of comfort and conservation during their stay.

Camp Glenorchy has recently hired building contractor Brosnan Construction, who are continuing to look for experienced construction talent. If interested, please contact Steve Hewland who will put you in contact with the Brosnan site manager. **Employment in the construction of Camp Glenorchy now totals more than 50 contractors and professionals** from Glenorchy, Queenstown and the surrounding area.

Speaking of staff, like other businesses in the Glenorchy area, we're seeing a chronic shortage of affordable rental housing for employees. One of the existing structures at Camp Glenorchy is serving as staff housing already, yet it's not enough. To help alleviate the pressure on existing rental units, we have **recently purchased a subdivided lot on Coll Street, so that additional staff housing can be built.**

At the core of helping us achieve our vision for Camp Glenorchy are many talented and creative professionals. We will be highlighting these people in our newsletter updates over the next year:

**Architect Hamish Muir**, of Dunedin's award-winning Mason & Wales, has designed a set of beautiful buildings for **Camp Glenorchy** that echo the historic rural structures of the region and harmonise with the natural backdrop of the mountains around us. His work has incorporated siting and building orientation, material selection, and features that minimise environmental footprint while maximising our guests comfort.

Auckland **Sustainability Consultant Tricia Love** is using her engineering experience to guide our efforts of achieving our Net Zero Energy building design. She was the sustainability consultant for the Tuhoe Building construction project in the Bay of Plenty and she continues to help us weave the Living Building Challenge guidelines through the design process, material selection and construction process for our project.

The designer, builder, owner and occupant of New Zealand's first Net Zero Energy House, **Shay Brazier**, of Evident in Auckland, is combing the world's energy control systems to bring us proven state-of-the-art technology that will help both our guests and the operations team intuitively and cost-effectively manage energy use while onsite and away.

**Peak Projects' David Stretch** and **David Osborn**, overall project manager and Camp Glenorchy site manager, are leading the team of over a dozen collaborative design professionals, from landscaping, to infrastructure to interior design, systems, and more, to help ensure we run a safe, compliant, sensitive and smart project. They are juggling the hundreds of threads of concurrent activities to keep the work on schedule, and on budget now that construction is underway.

## Mrs Woolly's General Store

Our store will reopen after its winter maintenance break (27 May through 27 June), so if you want to **avoid the treacherous winter drive to restock your fresh meats and produce**, we will be happy to save you the trip if you pre-order with our staff. The list is updated weekly, and orders taken by 5pm each Tuesday will be delivered to your door each Wednesday from 4pm on. Remember: all locals earn **10% loyalty on all Store purchases**.

If you have budding little chefs at home, or children who love to get their hands dirty, you'll want to **mark your calendar for the upcoming 'kids-only' cooking class, "Make Your Own Designer Dinner" on Wednesday, 7 July**. This session is perfect for children up to eight years old, with sushi and Pick'n'Mix Rainbow Pizza, followed by some special pudding treats. The focus is on healthy ingredients with plenty of laughs and a little bit of chaos for good measure (and you won't have to make dinner!). To register your little ones for this two-hour class that starts at 5pm, send an email to Mrs Woolly's kitchen team at [info@MrsWoollysGeneralStore.co.nz](mailto:info@MrsWoollysGeneralStore.co.nz).

**Mrs Woolly's Campground** is now closed for the season and **will re-open on 25 November, with pre-bookings being available now** at [www.mrswoollyscampground.co.nz](http://www.mrswoollyscampground.co.nz). If you're planning ahead for special guests, family gatherings or events (think Race Weekend in the glamping tents!), you'll want to move quickly to reserve your spot now.

## A Big Thank You

It's been another busy year of intense learning and great progress on all fronts. We are deeply grateful for the support of the community and excited to be engaging with local artists, craftspeople and the subcontractors who will add the special touches that make Camp Glenorchy both beautiful and inspiring. In our next newsletter we'll share more about how the next phase of the master plan is taking shape, and show you the draft of our thinking based on our learning so far. In the meantime, stay warm and healthy, and enjoy the quiet beauty of winter.



Debbi and Paul Brainerd