

Rotahomes Fiji

News from the Western Front!
Cdr Peter Drysdale—GHQ Pacific—GEN 0/36/08
Classified!



Special! Koroipita Stage 2 (K2).

When we complete K1 and K2 the town will comprise:

K1.....78 homes 5 civic buildings....total 83

K2.....158 homes 5 civic buildings.....total 163

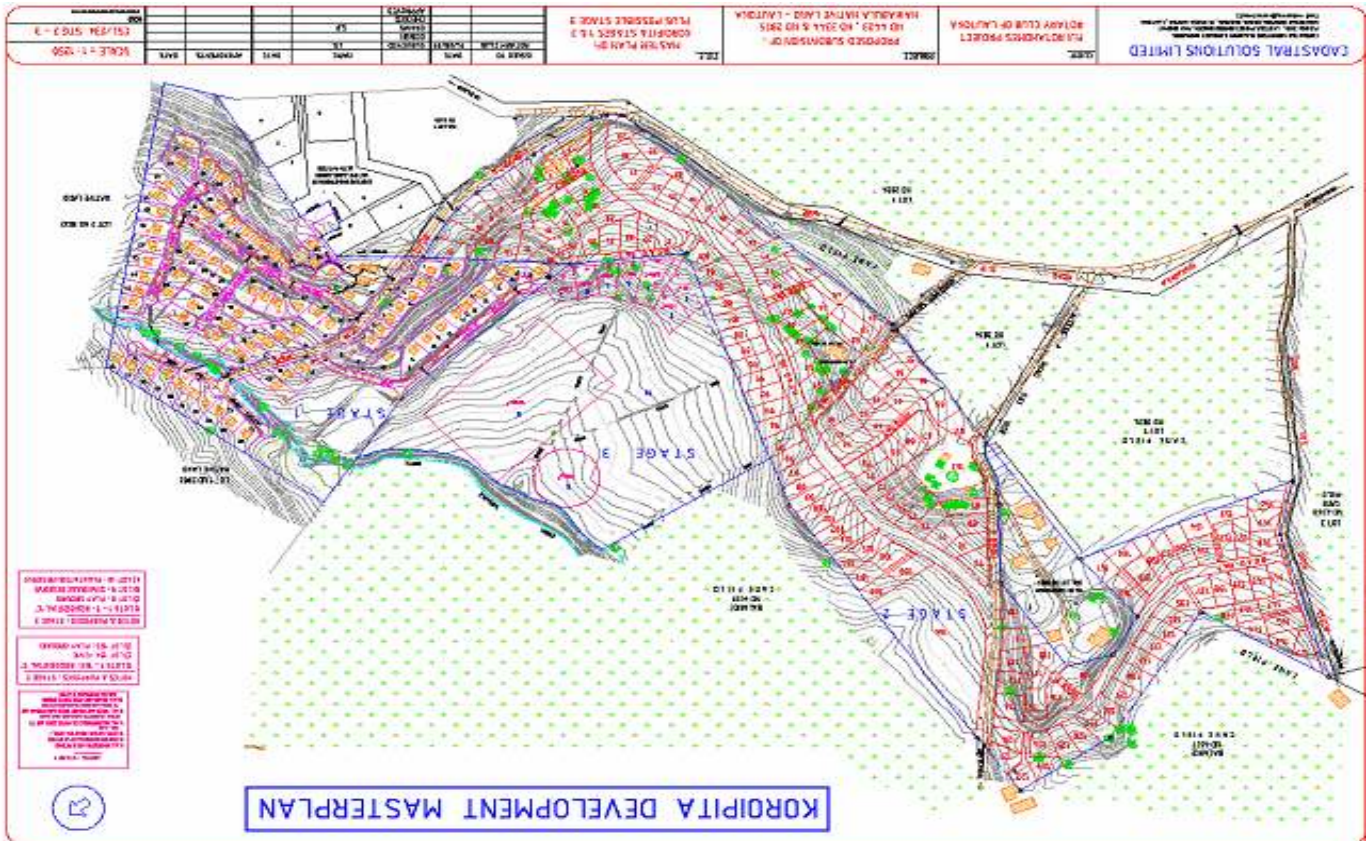
The town.....236 homes 10 civic buildings...total 246

The eventual population will be approximately 1100 people!

It took 5 years to build K1.....we have to double our efforts to complete K2 in 4 years.

We have been planning, estimating and engineering K2 in great detail for 18months now. We need to conclude the complex planning and approval elements before we can make a physical start on the K2 site!

N.B. The "Masterplan" below for K1 & K2 appears to be upside down! The plan itself however gives the correct perspective as those who have been will recognize!



- **Land Title and government development approvals.**
- **Estimates for engineering and total project.**
- **Funding to cover all costs - mostly in place!**
- **Manpower and management structures including long and short term volunteer inputs**
- **Construction techniques and organization.**

Now for the current progress on each!

LAND TITLES AND APPROVALS

K.1

1. We now have Town and Country Planning Department (DTCP) approvals for K1 with a few easily met conditions that we have to achieve within 2 years. They agree to septic tanks.
2. For example, we have to widen the main access road to 12m. We plan to do that anyway.
3. We have approvals for our survey plan for K1.
4. Based on these concerns we have now sought a 99 year residential lease over the whole of K1 from the Native Land Trust Board (NTLB).

K.2

5. We have submitted periphery and scheme plan and rezoning applications.
6. When NLTB approves these in principal, we will submit the survey plan of K2 (already done) to Lands Department for approval.
7. These will become the basis for NLTB to issue a 5 year development lease for K2 - or as we prefer, go straight to a 99 year residential lease over the whole area.
8. Thus eventually Koroipita will be the subject of 4 leases - 2 access ways and 2 main residential blocks.

Item 7 is the key right now. Progress is reasonable.

ACCESS TO K2 - TO COMMENCE INFRASTRUCTURE.

We must get to stage 7 above or at least have confirmation of that intent - to enable us to appoint a consultant firm to undertake detailed engineering of roads, water lines, effluent lines etc.

Assuming NZAID funds (see below) are accessible - we would then appoint contractor (s) based on the plans.

Access to K2 for building.

This is of key interest to Rotary FAIM/RAWCS/RNZWCS and other volunteer teams.

We will need special dispensations from RL&A and DTCP to build anything before the entire subdivision is developed and even approved. I do not see a problem with that and perhaps we can gain access for building on lots;

Lot 164, the administration area and proposed site of the new hall and prefabrication building.

Lots 1 - 21 which are adjacent to K1... if the admin area (Lot164) is not accessible early enough we could build these home from the present K1 base/depot.

We are pressing the authorities hard but often the ball is in our court as we struggle to understand the process. The authorities (e.g. DTCP) have actually been very accommodating but surveys had to be done etc., to progress!

We are especially grateful to engineer technical advisor, Ron McLeay (NZ), Manoj at Cadastral Solutions Ltd (CSL), Greg Husband engineer (NZ), Brian Spence engineer, Dave Barkley (Geelong) and volunteer Ms Willy Heywood on this front. Our heartfelt thanks to you all!

FUNDING

Technical advisor, engineer Ron McLeay has produced detailed revised estimates based on the plans produced by CSL ...this includes the extra cost to add a cook house etc ... all up \$8000 per unit.

Ron was assisted by engineer Greg Husband especially on the fine tuning of the design and layout of the proposed Accommodation hall, and the prefab building. Once these were agreed, civil engineer Brian Spence (NZ) provided detailed structural engineering. Brian has recommended a few structural changes on the homes of K2.

Cost increases are noted in the areas of;

- Home units as above
- Material cost. It has been 18months since the initial budget.
- A much larger base building and a prefab building But this is all manageable and will keep volunteer accommodation cost contained.

The total below includes the cost of 3 other components - community development etc. Ron also provided a cash flow over the 5 years of the K2 project.

Projects						
Compo-	NZAID	3H	Match	Fiji	Other/	Total
Infrastruc- ture	1,143	412	50	230	0	1,835
	1,783	0	0	0	0	1,783
Homes/TSK' s	175	30	0	0	205	410
Comm. Dev.	0	0	0	32	70	102
Secure Land Title Project Mgt/Vols	581	28	0	0	65	674
Totals	3682	470	50	262	340	4,804

NOTES TO PROJECT FUNDING CHART page 3

1. The matched grant involves a project to pipe effluent from the septic tanks to a common treatment plant to serve K1 and K2.
2. Fiji Government contributed \$180,000 in addition to this, already to acquire the lease on K2 and this provides for additional title costs and possibly acquisition of 2 - 3 ha's of land for the treatment plant.
3. Others/NGO cost includes a sum of \$70,000 not actually found yet.

FUNDING - ACCESS/TIMING

- **3H GRANT R.I.** At USD \$300,000 (Fj \$470,000) ... we have received \$Fj177,882.31 on 3rd December 2007 as the first tranche. The grant is made up partly with the following inputs plus D9830 (Tas) funds of \$USD25000 & RC Latrobe \$USD5000.

⇒ \$6841.49 from NZ clubs

⇒ \$5387.38 from RC Flagstaff Hill (Adelaide SA).

The above two donations enabled us to make the Fiji RC Lautoka host partner contribution equivalent to \$USD8000 toward the 3H grant. We are grateful indeed for this.

- **NZAID.**

⇒ We have already received support from NZAID for two visits by our technical advisors. Total grant \$11713 and the balance to go \$7708.

⇒ Another grant of \$19000 toward survey and approval works with a balance to go of \$4988.

The NZAID Manager in Suva has now received comprehensive responses from our team, Viz Peter, Ron, PDG Lew and Jan Pretorius, Volunteer Ms Willy Heyward et al ...to the original consultant's reports ... also several detailed (220pages plus) updates on the whole project and acquittal reports on the grants.

We are advised that the NZAID team will finalize project evaluations by the end Feb 2008 - soon!

KEY STAGES - RIGHT NOW

- Issue of development lease by NLTB for K2.
- Access to NZAID funds.

As soon as these fall into place, we hope to contract a firm to undertake detailed engineering design for K2.

[So how do we see the timing for a start of building in 2008?](#)

TIMING/PHASING - 2008

Based on detailed time - lines sequence from engineers, here is a highly abbreviated summary;

INFRASTRUCTURE

By end of April 2008

- **Complete survey, get approvals from TCP etc. Tender engineering consultancy work.**

By end of July 2008

- **Designs to TCP, tender works.**

By end of October 2008

- **Stage 1 earthworks contracted and complete (Stage 1 only)**

At that stage could get access to home lots to build on.

COMMUNITY CENTRE

By end of April 2008

- **Specs to RLA, materials bought and site prepared.**

By end of May 2008

- **Base sit fenced**
- **Foundations to Great Hall**

By end of June 2008

- **Construction progresses.**

By end of August 2008

- **Walls, roof**

By end September 2008

- **Partitions, plumbing, fit out.**
- **Relocate barracks at Emergency Shelter in Lautoka to Base.**

HOMES - ACCESS (AS ABOVE) TO LOTS

By end of October 2008 - building into 2009 and beyond (163 to go).

So what does this mean for volunteer teams?

- Insofar as they stop coming after the end of September 2008, they will NOT be building homes in 2008!
- They **will likely be developing** the Base Community Hall, barracks and prefab shed.
- That will depend on us getting a dispensation from TCP to enable us to develop the Base **before** the subdivision is complete and resolving all land lease issues etc. The prospects are good - **but not guaranteed!**

If a volunteer team books flights and there is no refund possible, **that is not advisable!**

We will continue to update you at close intervals now as K2 unfolds. The signals are good, but there is much to be done!

THE NEW BASE AT K2

- Large open sided shed for prefab works...
- Large hall adjacent. Initially partitioned to accommodate up to 16 volunteers. At the end of the project this converts to the Great Hall of the People.

Continued over:-

- **Separate accommodation barracks for volunteers.**
- **Working storage 2 - 3 containers.**

When K2 is complete in 4 to 5 years time, the large shed and hall will be emptied and these will convert to the new, very much larger town and community halls for the integrated K1 and K2 - of 240 families. The main hall is 300m² and will cost \$150,000.

FAIM/RAWCS/RNZWCS VOLUNTEERS 2008

These teams are expected:

- Rotary FAIM/RAWCS/RNZWCS teams - typically (1 - 2 week terms)
- Local teams mainly from tourism sector (long weekends)
- Youth teams from US, Taiwan (3 - 7 days) and Australia (1 week)

**We do not encourage many more teams than have already booked
in 2008!**

Provisional Bookings

June 2008 - St Peters Adelaide. Paul Hadfield/Joe Meuris? 26th June—6th July

June/July 2008 - RC Waiuku NZ Glyn Jones, Allan McKay

July 2008

- **RC Fairfield Hamilton NZ Lynden Clements 1 - 14 July**
- **RC Claremont Tas Len and Joan Dimmick**
- **RC Bowral Mittagong NSW Ray Coulton Jly 18 - 02 August 2008**
- **RC Ballarat Steve Ellis, Alan Gay 12 - 26 July**
- **TC Yarrowonga, Murwals Tony Thomas**

July/August 2008

- **RC Evandale Tas Terry Lobban**
- **RC Salamanca Tas Tom Goninon, late July/early August**

August 2008

- **RC Wollongong Sander Kroes mid late August.**

August/September 2008

- **RC Rotorua Sunrise Gary Smith**

Timing Not Decided Yet.

- **RC Whakatane West NZ George Chambers**
- **RC Ellerslie NZ Julie Sobiecki**

Continued over:-

- **RC Port Lincoln SA Alf Armstrong/Malcolm Schulter**
- **RC Otahuhu NZ Jack Davies**
- **RC Stanhope Qld Bill Bonner, Dave Lee**

Have I missed anyone?

This does not include the loners, handy guys who come in for a week or two for maintenance work at K1.

SUMMARY TEAMS

June - 2 teams . Good

July - 6 teams. Manageable but getting crowded.

August - 4 teams.

Plus 5 at times not specified yet. If they spread over July/August that is still manageable. We have had 3 teams simultaneously in 2006.

ACCOMMODATION

The teams will be building the Great Hall. That will be available to house the teams in 2009.

This means the teams in 2008 will be in rented accommodation in Lautoka. If 2 teams overlap and total, say 16 people that is OK. We will rent a house to accommodate say 14 people and shift the surplus to Peter's place.

Please indicate preferred timings NOW!

TRANSPORT

The 3H Grant Budget provides for a light truck or troop carrier. Greg is evaluating prefab systems for the septic tanks which might require a light hiab crane on a flat bed truck. Either way we should be better off for transport in 2008.

For the first time in the 23 year history of the project we have a donation \$Fjd\$2426 for fuel and running costs of the vehicle - from RC Salamanca Tas ...fantastic!

FAIM/RAWCS/RWNZCS FIELD MANUALS

Will be updated and issued to all teams.

FAIM/RAWCS/RWNZCS VOLUNTEER TASKS

Teams like to build a home to identify with it. This is understandable, **but please understand the timing realities in 2008 and please be flexible.** The tasks are endless. The building of the 163 homes and civic buildings at K2 will likely commence utilizing the 3 local teams late in 2008 as volunteers will not flow again until 2009 after the wet season .

Continued over:-

Team 1 - (4) would be setting out foundations for homes, TSK's and septic tanks.

Team 2 - (4) could be prefabricating wall panels etc.

Team 3—(4) could be erecting homes, TSK's

We do not aim to become dependant on volunteers. The 3 local teams will be capable of building K2 but the K1 experience tells us that the physical and logistical effort is simply gigantic - **and volunteers are essential especially over the next 2 years** while Peter still has his day job.

PROJECT ADMINISTRATION

By the time teams arrive we should be able to appoint staff - onsite, full time. These are in addition to the two full time international volunteers Viz;

- Ms Willy Heywood - now converted to Australian Volunteer Intl (AVI). Mostly community organization, accounts, Government approvals facilitation etc.
- Ms Jeanette Reynolds - US Peace Corps. Leaves Fiji June 8th, mostly youth programmes. Will be replaced.

These people are heavily involved in administration and community projects (including orchid nurseries for example) - they are not here to support FAIM/RAWCS/RNZWCS teams - that will come from the locals appointed as Administration assistant and a Driver/go - for, and by individual volunteers who support teams called "**Mr. Continuity**"

SUB-PROJECTS - Bridging funds K1/Kw

We have successfully kept key men Saten and Bigfoot, his helper employed at K1 on a variety of sub projects. The Town is looking fantastic but there are a few jobs left and these will be undertaken in the next few months.

All Sub - Projects in Despatch 35 are fully subscribed (apart from some drain works) - Very Grateful, we can truly consolidate K1!

We have built a shade roof between the Kindy and office buildings.

Since mid December the two lads have been employed by Peter's firm at WG in the city - and this should continue until the end of February 2008. They are thus off the project pay - roll for a while at least.

COMMUNITY DEVELOPMENT

The outstanding progress will be described in Despatch No. 37. We had our first tour group from a visiting cruise vessel in early February 2008. The landscaping is transforming this into a resort for the people. We have another 800 palms potted ready to plant out in K2 late in 2008.

At the Kindy graduation we saw the kids turn out in satin graduation fowns, caps and mortar boards! The dancing is a spectacle to behold. More soon!

Continued over;

We nearly have all the elements lined up for a launch at K2. There are a few (minor) uncertainties and this IS Fiji! However the funds and (most of) the approvals are in place and the engineering detail begins soon!

There is near consensus on all issues. The partnerships are near sealed (Rotary partnership completed and ready to go). This has been an excruciatingly complex and frustrating process to co-ordinate all aspects of this many faceted project, but the coast is clear!

Prepare to launch the “GREAT ARMADA”!

Upon my command - unleash all help!

Cdr Peter Drysdale

GHQ Pacific.

Gen 0/036 - 08

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Proposed Volunteer Accommodation reverting to Community Centre at Project Completion

