

Responsible Tourism Statement

ENVIRONMENT & SUSTAINABILITY.

Wanaka is a unique area of great natural beauty with a low density of human habitation adjacent to the country's largest National Parks. We came to the area drawn by those qualities and committed to their continuing preservation. With this in mind Tiritiri Lodge was designed to minimise the carbon footprint, be energy efficient, operate using best practice, and contribute to the broader local sustainability.

Project sustainability fell into four areas of focus;

1. Design and Construction
2. Active aids to energy conservation.
3. Environmental operational sustainability.
4. Interaction with a sustainable community.

DESIGN & CONSTRUCTION:

Choice of materials was dictated by the requirement for high thermal mass and high insulation values; floors are concrete slabs over compressed polystyrene, walls aerated concrete block 200 mm thick or 200 mm reinforced concrete block with external 50mm compressed polystyrene additional insulation. Windows double glazed commercial section, Roof long run colorbond steel on foil & double depth rock wool insulation. The exterior block or polystyrene was finished with a multi layered plaster application over a fibreglass mesh which minimised cracking and increased the insulation value. Timber used in the project either as framing or a finished surface was plantation sourced.

The project design utilises these materials in a way that maximises their thermal performance. Where insulation values are poor as in the roofing supplementary insulation was installed in excess of code requirements. Glazed areas were kept to a minimum consistent with the magnificent views and larger windows provided with double drapes to increase the insulation value of the double glazing. Careful orientation of the windows to the north west allows sun penetration of all the major rooms in winter. The winter orientation of the glazing plus the overhangs to reduce summer sun maintains comfort levels thru the seasonal changes.

ACTIVE ENERGY CONSERVATION.

A solar powered underfloor heating system was installed using vacuum black glass tubes to heat water which is held in a large capacity tank from which heat is exchanged through a heating coil to hot water piped through the floors of all the rooms in the lodge. Thermostatic switches control the pumps which deliver the water to the rooms to maintain an ambient temperature of 18 to 20deg C throughout the buildings. A separate heat coil in the tank provides hot water to the bathrooms and service areas.

Supplementary heat is provided at night or mid winter from an oil fired boiler activated by a thermostat in the holding tank. Provision has been left for electrical additional heating at a later date when photo voltaic film or cell performance becomes commercially viable.

ENVIRONMENTAL POLICY:

Design alone does not ensure efficient energy utilisation. Ongoing maintenance routines that include cleaning of solar panels, clearing shading vegetation, moving drapes for heating or cooling from passive solar gain, directing heat to occupied rooms, moderating spa heating according to usage, and monitoring energy usage and performance are necessary to optimise energy savings.

Standard operating procedures to minimise waste and conserve energy at the Lodge include:

- Low energy bulbs where possible and energy efficient appliances.
- Biodegradable and environmentally friendly non toxic cleaning products used. Products purchased in bulk to reduce rubbish and waste.
- High density building to insulate against noise pollution
- Solar laundry drying outside or by solar powered radiators indoors in winter.
- Laundry agreement with guests to reduce energy and water waste.
- Recycling waste and composting organic waste.
- Reuse and recycle policy in place, supporters of Wanaka Wastebusters.
- On site vegetable and herb gardens and an orchard.
- Water efficient irrigation system in place with automatic timers.
- Native gardens to encourage native wildlife.
- Lodge bicycles for guests and operators.
- Support sustainable practice by suppliers and sub contractors.
- Engage in and support community planning objectives that enhance sustainable goals.

We continue to work to improve our sustainability.

THE SUSTAINABLE COMMUNITY:

Where possible the Lodge uses local services, produce, and labour and sees this as an important element in reducing transportation energy costs and increasing the local economy.

We support the activities of Sustainable Wanaka www.sustainablewanaka.co.nz and through membership of locally based organisations encourage the adoption of eco-friendly standards and activities. For example we support Te Kakano, a volunteer native nursery to revegetate local areas.

We also support community based organisations for youth via Kahu Youth Trust by volunteering time (approximately 4 hours a month). Stephanie is on the board of Lake Wanaka Tourism and we support the local farmers market each week.

Our guests are literate and informed and their obvious enjoyment of the lodge and the beauty that surrounds it makes for a growing group with a love of this special place and a similar attitude to our own in regard to its sustainable enjoyment.