



DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991

Applicant:	Queenstown Lakes District Council
RM reference:	RM150159 & RM150375
Location:	Jack Reid Park, Arrowtown
Proposal:	Notice of Requirement to designate land for the Arrowtown Sports and Recreation Centre; Resource consent application to undertake earthworks involving potentially contaminated soils
Type of Consent:	Notice of Requirement; Land use consent
Legal Description:	Country Section 38 Block VII Shotover Survey District in Computer Freehold Register OT46/31 and Lot 43 DP 12741 in Computer Freehold Register OT5A/1131
Zoning:	Low Density Residential
Activity Status:	Not applicable; Discretionary
Notification:	Publicly notified; Non-notified
Commissioner:	Commissioner T D Nugent
Date Issued:	9 June 2015
Decision:	Notice of Requirement confirmed with conditions; Resource consent granted with conditions

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of the Queenstown Lakes
District Plan

AND

IN THE MATTER of a Notice of Requirement
issued in respect of Jack
Reid Park, Arrowtown –
RM150159

AND

IN THE MATTER of an Application for
Resource Consent lodged in
relation to Jack Reid Park,
Arrowtown – RM150375

DECISION OF COMMISSIONER DENIS NUGENT

Introduction

1. The transfer of Council land to QLCHT Property Portfolio Limited for the establishment of community housing on Suffolk Street, Arrowtown, will necessitate the removal of the existing Arrowtown Rugby Club building located on Jack Reid Park. The Arrowtown Community & Sports Centre Trust Incorporated (“ACSCT”) was formed to investigate the feasibility of developing a multi-use recreation and community facility in Jack Reid Park.
2. The culmination of that investigation was a determination to proceed to develop the Arrowtown Community & Sports Centre (“ACSC”), supported by the Council. The Notice of Requirement was issued by the Council to enable the construction of the ACSC on Jack Reid Park, along with associated car parking and vehicle access, and a realignment and enlargement of the existing rugby field on the Park.
3. I have been appointed by the Queenstown Lakes District Council under s.34A of the Act to hear and decide the Notice of Requirement (“NoR”) under s.168A of the Act.
4. To distinguish between the Council in its role as the requiring authority and the Council in its role as the regulatory authority, I will refer to the Council as

requiring authority as the Requiring Authority. Where I refer to the Council, the reference is to the Council in its other roles.

Hearing and Site Visit

5. I undertook a site visit on Friday 22 May 2015. The hearing was set down to commence at 1pm on Monday 25 May with the potential to continue on Tuesday 26 May.
6. Inclement weather, which led to road closures and air travel disruption, caused me to delay the commencement of the hearing until 10 am on Tuesday 26 May. This change was conveyed to all parties as early as possible on the Monday morning by the Council's hearings administrator.

Appearances

For the Requiring Authority

- Ms Jayne Macdonald, Legal Counsel
- Mr Simon Spark, Secretary of AC SCT
- Mr Murray Bennett, Architectural Designer
- Dr Jeremy Trevathan, Acoustic Engineer
- Ms Michelle Snodgrass, Landscape Architect
- Mr Jason Bartlett, Traffic and Transportation Engineer
- Mr Scott Freeman, Resource Management Planner

Submitters

- Mr Paul Winders for Arrowtown Primary School
- Ms Amy Wilson-White for Arrowtown Junior Rugby
- Mr Mark Kunath for the Arrowtown Scout Group
- Mr Simon Spark for the Arrowtown Rugby Club

Reporting Officers

- Mr Andrew Henderson, Consultant Planner
- Ms Lynn Overton, Engineer
- Ms Louise Powell, Committee Secretary

Notice of Requirement

7. The Requiring Authority sought to apply a designation for the "Arrowtown Sports and Recreation Centre" to 1.645 ha of Jack Reid Park, being the northern parts of Country Section 38 Block VII Shotover Survey District in Computer Freehold

Register OT46/31 and Lot 43 DP 12741 in Computer Freehold Register OT5A/1131. The NoR described the nature of the proposed work in the following terms:

The designation is required to enable the development, operation and long term maintenance of the Sports and Recreation Centre.

Once established, the Sports and Recreation Centre will:

- Accommodate the clubrooms for the Arrowtown Rugby Club and Arrowtown Scouts, Cubs and Ventures [sic].*
- Accommodate a range of other smaller sporting codes or groups.*
- Act as a meeting place for a range of school, community and recreational groups*
- Act as a meeting place for community functions and events*
- Act as a venue for special events, exhibitions, markets, conferences, corporate training and team building exercises.*
- Act as a venue for private functions*
- Potentially act as a welfare centre in case of a civil emergency.*

8. Although not specifically listed on Form 20, the detailed explanation of the proposal also described -
- a) The construction of a car park to the east of the ACSC and the provision of vehicle access from the existing entrance off Centennial Avenue to that car park;
 - b) The expansion of the existing rugby field to a full-size field, including earthworks to form a more level field;
 - c) The re-alignment of pedestrian paths around the enlarged rugby field;
 - d) The removal of a number of existing trees and the establishment of new trees in more suitable locations; and
 - e) The erection of a 2m high acoustic fence along the northern boundary of Jack Reid Park.

Procedural Matters

Late Submissions

9. Two late submissions were received, both 2 working days late. Ms Macdonald advised that the Requiring Authority did not consider it would be prejudiced if the time period was waived for those submissions.
10. Having considered the matters under s.37A of the Act, I am satisfied that the interests of the community are best served by waiving the time for the submissions of Joshua Camp and Ange van der Laan. There will be no effect on time required for dealing with the NoR as a result of waiving the time period.

NES for Assessing and Managing Contaminants in Soil to Protect Human Health

11. In his s.42A Report, Mr Henderson identified that this NES classified the proposed earthworks on the playing field as a discretionary activity (Regulation 11), and no application had been made for that activity. On 20 May 2015 the Requiring Authority lodged a resource consent application (RM150375) which included application for consent under the NES.
12. The Queenstown Lakes District Council has, under s.34A, delegated to me the powers to decide under sections 95 to 95D inclusive whether this application should be notified or not, and to hear and decide the application.
13. The NoR was accompanied by a Preliminary Site Investigation undertaken by Davis Consulting Group Ltd. This identified that sports turfs are listed on the Hazardous Activities and Industries List (HAIL) because herbicides and pesticides are applied in the maintenance of such turf, and that the volume of earthworks exceeded that for a permitted activity under the NES. The report was available when the NoR was publicly notified, and I was advised that there was no further information to be considered.

Whether the Proposal can be Considered under the NoR Process

14. As lodged and notified, the NoR contained a number of statements which raised questions in my mind as to whether there was jurisdiction for me to confirm the NoR. Although the NoR was clear that the Requiring Authority would contribute financially to development of the ACSC, the NoR was also quite clear that the ACSCT would build and operate the ACSC.
15. Section 168A states that a territorial authority may issue a NoR for a designation–

- (a) *for a public work within its district for which it has financial responsibility; ...*

16. Public work

has the same meaning as in the Public Works Act 1981, and includes any existing or proposed public reserve within the meaning of the Reserves Act 1977 ...¹

17. Relevantly Public Work is defined in the Public Works Act as

- (a) *Every Government work or local work that the Crown or any local authority is authorised to conduct, undertake, establish, manage, operate or maintain, and every use of land for any Government work or local work which the Crown or any local authority is authorised to construct, undertake, establish, operate, or maintain by or under or any other Act; and include anything required directly or indirectly for any such Government work or local work or use.²*

18. 'Local work' means:³

... a work constructed or intended to be constructed by or under the control of a local authority, or for the time being under the control of a local authority:

19. From these definitions it is apparent that to qualify as a public work for which the QLDC can issue an NoR under s.168A, the work proposed must meet certain requirements:

- a) it must be within the Queenstown Lakes District, which this proposal is;
- b) the Council must have financial responsibility for the work; and
- c) the Council must have control of the work; or
- d) the work is a reserve as defined in the Reserves Act.

20. Ms Macdonald helpfully addressed this matter in her opening submissions. She submitted that the Requiring Authority accepts that, although the ACSCT has and is undertaking fund raising to develop the ACSC, it has overall financial

¹ Section of the Resource Management Act 1991

² Section 2 of the Public Works Act 1981

³ Section 2 of the Public Works Act 1981

responsibility for the works proposed in the NoR. She tabled a letter from the Interim General Manager - Operations confirming such commitment.

21. Ms Macdonald also submitted that the Requiring Authority would be responsible for the control and maintenance of the designated area for its designated purpose. She submitted that the provisions of the lease to the ACSC would effect such control. However, the draft lease document she attached to her submissions contained no provisions that would effect such control.
22. Ms Macdonald also relied on the definition of public work including reserves. However, I do not think too much weight can be placed on the inclusion of the words "*any existing or proposed public reserve within the meaning of the Public Works Act 1977*" within the definition of public work in the Resource Management Act. The definition of 'reserve' in the Reserves Act⁴ only refers to land. While the Reserves Act provides for the use of recreation reserves and the erection of buildings upon them, as well of leases of recreation reserves, it also provides that buildings to be erected under leases are to be subject to the provisions of the Resource Management Act. I do not consider the additional wording in the definition of public work in the Resource Management Act provides a basis for concluding that any activity that is to occur on a recreation reserve is a public work because the relevant territorial authority approves of that activity. That view is consistent with my experience with other territorial authorities in New Zealand.
23. I raised with Ms Macdonald the concern that, if I were to confirm the NoR and impose conditions on it, those conditions would not necessarily apply to any third party operating the ACSC without some clear linkage. In my view, it would be the implementation of, and adherence to, any conditions imposed, and the ability to enforce such conditions, that would demonstrate the Requiring Authority's control of the work.
24. In her closing submissions, Ms Macdonald addressed this matter and referred me to a condition proposed by the Requiring Authority that reads:
- In the event that the Requiring Authority authorises any other entity to take possession of and/or to operate the Sports and Recreation Centre then it shall be a term of any lease or agreement authorising the same that the operator or lessee, as the case may be, shall comply with all conditions specified in this designation.*
25. I am satisfied that the implementation of such a condition would create a clear link of control between the Requiring Authority and the ACSC. If the ACSC

⁴ Section 2 of the Reserves Act 1977

failed to comply with the conditions on the designation, the Requiring Authority could, as a result of the agreement or lease being breached, take direct control and ensure compliance.

Notification of Resource Consent Application RM150375

26. This application was made with two purposes in mind: first to deal with the consent required under the NES for Contaminated Soils; and second, in case I concluded that the process did not fall totally within the scope of what is allowed under an NoR process.
27. In a Minute dated 2 June 2015 I advised the applicant of my conclusion that the proposal fell within scope of the matters that can be considered in a NoR and asked how it wished to proceed with this application. In a response by email on 3 June last the applicant advised that it was withdrawing all parts of this application other than that relating to the discretionary activity consent required under the NES for contaminated soils. I need to consider the question of notification in the context of the consequently amended application.
28. I am satisfied that no further information was required with application RM150375 beyond the Form 9 and covering email as lodged. The application relates to the same matters as covered by the NoR and the information provided for that covered all that was necessary to understand the proposal. In my view that material can be considered unaltered in relation to application RM150375.
29. I have considered the application under section 95A and have concluded:
 - a) Any effects on the environment of the earthworks are likely to be less than minor; and
 - b) The NES does not require the application be notified, nor does it preclude notification.
30. Thus it does not require public notification. In any event, the proposal has been subject to public scrutiny as part of the NoR process, and that scrutiny resulted in 88 persons supporting the proposal and one opposing. None of those submissions referred to the matters raised in the Davis report at all.
31. As I have concluded that any effects would be less than minor I do not need to consider whether there are any affected persons under section 95E. However, I note that the only adjacent persons that would be likely to be affected by this work would be the adjacent motor camp. The operators of that camp have

provided written approval of the NoR and would have done so after considering the implications of the entire proposal on their facility.

Statutory Provisions

32. Section 168A(3) states –

When considering a requirement and any submissions received, a territorial authority must, subject to Part 2, consider the effects on the environment of allowing the requirement, having particular regard to—

- (a) *any relevant provisions of—*
 - (i) *a national policy statement:*
 - (ii) *a New Zealand coastal policy statement:*
 - (iii) *a regional policy statement or proposed regional policy statement:*
 - (iv) *a plan or proposed plan; and*
- (b) *whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if—*
 - (i) *the requiring authority does not have an interest in the land sufficient for undertaking the work; or*
 - (ii) *it is likely that the work will have a significant adverse effect on the environment; and*
- (c) *whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought; and*
- (d) *any other matter the territorial authority considers reasonably necessary in order to make a decision on the requirement.*

33. Under section 168A(4) I may decide to

- (a) confirm the requirement:
- (b) modify the requirement:
- (c) impose conditions:
- (d) withdraw the requirement.

34. The relevant provisions of section 104 are:

- (1) *When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—*
- (a) *any actual and potential effects on the environment of allowing the activity; and*
 - (b) *any relevant provisions of—*
 - (i) *a national environmental standard:*
 - (ii) *other regulations:*
 - (iii) *a national policy statement:*
 - ...
 - (v) *a regional policy statement or proposed regional policy statement:*
 - (vi) *a plan or proposed plan; and*
 - (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*
- (2) *When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.*
- ...
- (3) *A consent authority must not,—*
- (a) *when considering an application, have regard to—*
 - ...
 - (ii) *any effect on a person who has given written approval to the application:*
- ...

35. Under section 104B I may grant or refuse consent, and if I grant consent, I may impose conditions under section 108.

Relevant National Policy Statements and Environmental Standards

36. No National Policy Statements are relevant to this proposal.
37. As noted above, the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health is relevant.

Relevant Regional Documents

38. The Otago Regional Policy Statement was referred to, but no provisions of that document were considered to have any relevance to this proposal. No regional plans are relevant.

District Plan

39. All of Jack Reid Park, including land outside the area affected by this NoR, is subject to Designation 136 by the District Council as Recreation Reserve (Motor Park). This designation is subject to the standard conditions for Recreation Reserves set out Section B of Appendix 1 to the District Plan. I was advised that if the NoR was confirmed then to the extent Designation 136 applied to the land subject to the NoR, that designation would be uplifted under section 182 of the Act.
40. The underlying zoning of Designation 136 is Low Density Residential. Mr Freeman and Mr Henderson were in agreement that relevant objectives and policies were to be found in Part 4.4 (Open Space and Recreation) and Part 7 (Residential) of the District Plan.

Reserve Management Plan

41. Mr Freeman and Mr Henderson referred me to the Arrowtown-Lake Hayes Reserve Management Plan approved in August 2013. Both considered this an important document to be considered under section 104(1)(c) of the Act.

Summary of Evidence

For Requiring Authority

42. Mr Sparks appeared as Secretary for the ACSCT. He outlined the formation of the ACSCT, its work on considering both the nature of the facility required and the best location for the ACSC. He also tabulated the funding raised or applied for. He confirmed that the ACSCT was satisfied that the conditions proposed by Mr Freeman and Mr Henderson would be appropriate to control the operation of the ACSC.

43. Mr Bennett described the design process and Ms Snodgrass outlined how replacement planting would compensate for the necessary removal of trees and restore the landscape amenity of Jack Reid Park to its current levels.
44. Mr Bartlett outlined the traffic and parking implications of the proposal. He was satisfied, subject to the application of conditions he recommended, that the transport related impacts of the ACSC would be less than minor.
45. Dr Trevathan provided detailed evidence on potential noise effects, particularly from the use of the building rather than use of the playing field. He suggested a number of conditions that would be necessary to ensure that use of the building did not create adverse noise effects on nearby residential properties. He agreed that some of these, such as retaining sliding doors onto the terrace closed when large groups were using the building, was complicated but considered that use of a Noise Management Plan setting out appropriate systems for ensuring appropriate noise mitigation measures were taken, would be the most appropriate way to deal with the issue.
46. Mr Freeman's evidence outlined how he considered the proposal satisfied the various matters I must consider under sections 168A and 104. He noted that there was no intention for there to be any increase in use of the playing fields for organised activities and in his view the effects of the present use of the field would continue unaltered. Mr Freeman was satisfied that proposal met the requirements of the Act both as a NoR and as a resource consent.

Submitters

47. Mr Winders told me how useful the ACSC would be to the Arrowtown Primary School, both as a potential meeting venue and as a base for outdoor activities such as inter-school sports, which cannot be accommodated on the school grounds. He also considered that community use of the ACSC would take pressure off the use of the school hall by community groups.
48. Ms Wilson-White is the Junior Rugby Co-ordinator for the Arrowtown Rugby Club. She explained the level of use junior rugby makes of the field at present and how beneficial it would be to have access to the facilities proposed in the ACSC, particularly changing and shower facilities and facilities to enable the club to host visiting junior teams.
49. Mr Kunath is the Group Leader of the Arrowtown Scouts Group. He described the numbers in the Group and the size of the waiting list to join Cubs. Mr Kunath was concerned to ensure any conditions imposed on the NoR did not hinder the

present use of the outside areas by the Scout Group. He noted that in School Terms 1 and 4 most of the activities occur outside between 6:30 or 7pm until 8 or 8:30 pm on two nights a week.

50. Mr Spark also represented the Arrowtown Rugby Club. He read out the Club's submission which outlined both the benefits which would flow to the Club from the improved facilities and the level of use the Club presently makes of the field. He did not foresee an increase in the two night practices that occur on the ground.
51. In addition to the submitters I heard from, I have read the other 85 submissions lodged.

Section 42A Report

52. Ms Overton's report assessed the various engineering aspects of the proposal and recommended a number of conditions to be applied. After hearing the evidence she did not alter her recommendation.
53. Mr Henderson undertook an assessment of the NoR following the criteria in section 168A. His analysis did not differ in any material way from that of Mr Freeman or the other experts called by the requiring authority, other than concluding a discretionary activity consent was required under the NES for contaminated soils. He provided a set of recommended conditions which were essentially the same as those contained within the NoR supplemented by engineering conditions recommended by Ms Overton.

The Site and Surrounding Environment

54. This is described comprehensively in Section 4 of the NoR. I adopt that description.

Main Issues in Contention

55. Among those who appeared at the hearing, the only issue in contention related to the potential for conditions to control noise limiting use of the playing field in the evening by the Scout Group. Ms van der Laan, the only submitter in opposition to the proposal, raised the following matters in her submission:
- the lack of consideration of alternatives;
 - the use of the ACSC in the evening is inconsistent with the residential uses surrounding the park;

- although there is limited use of the rugby ground, it does lead to parking congestion;
- inadequate space is provided between the rugby field and Inverness Crescent;
- the realignment of the footpath on the western side of the park will result in a degradation of pedestrian facilities in the area.

56. A number of other points were made in the submission but those do not relate to the matters I am to consider under the Resource Management Act. They relate, rather, to the Requiring Authority's obligations under the Local Government Act and the Reserves Act. Ms van der Laan did not attend the hearing so no further elucidation of the comments in her submission was available to me.

57. I raised a number of concerns about conditions proposed by Mr Freeman. These were addressed in Ms Macdonald's closing submissions and a revised set of suggested conditions provided.

Effects on the Environment of Allowing the Requirement (s.168A(3))

58. I note at the outset that with written approvals provided by

- QLCHT Property Portfolio;
- Mr Phillip Neilson, 9 Suffolk Street, Arrowtown; and
- CCR Operations Ltd, trading as Arrowtown Holiday Park;

I am unable to consider the effects of the proposal on the properties owned and/or occupied by those persons.

59. The NoR assessed the actual and potential effects of the proposal under the following headings:

- Effects on Amenity & Recreational Values within Jack Reid Park
- Effects on Surrounding Residential Amenity Values
- Effects on the Operation of the Arrowtown Holiday Park (which I am unable to consider)
- Traffic Effects
- Noise Effects

- Infrastructure Servicing Effects
- Effects from Earthworks
- Natural Hazards

60. As part of the NoR, expert reports were provided relating to traffic effects, effects on infrastructure, geotechnical issues, noise effects, and the risk to human health from soil contamination. In addition, I heard the expert evidence I have outlined above, which included a discussion by Mr Freeman of the positive effects of the proposal. I generally accept the assessments undertaken and conclusions reached. I will restrict my comments to those matters where further discussion is warranted.

Noise Effects

61. Dr Trevathan undertook a comprehensive analysis of the likely noise emanating from the ACSC under certain scenarios. The results of his modelling showed that certain conditions would need to be met to ensure noise from the centre did not exceed appropriate limits outside of Jack Reid Park. These included limitations on the type of musical instruments used and the level of amplification of music, whether live or recorded, as well as restrictions on the opening of certain doors and windows. He accepted that this was complicated for the operator of the ACSC but considered that a Noise Management Plan would be an appropriate way to deal with the detailed operational requirements required to ensure noise from the centre did not exceed set limits.
62. Given that the Council is both the requiring authority and the regulatory authority, Ms Macdonald suggested a condition that required review of such a Noise Management Plan by an independent and suitably qualified expert to ensure set objectives were met. I agree that such an approach is appropriate and also consider that the same approach should be taken if any changes are made to the Noise Management Plan. I also consider the Requiring Authority should be required to review the Noise Management Plan 2 years after the centre commences operations, and thence at 5 yearly intervals, to ensure the objectives are being met and that the measures required are being implemented. Such reviews would enable the Requiring Authority to consider whether other measures could be taken in the place of those recommended by Dr Trevathan.
63. I note that the Requiring Authority has suggested these recommendations of Dr Trevathan be incorporated as conditions on the designation. As the Requiring Authority has volunteered this approach I will not alter it, but note that normally

where a management plan is proposed, the details of the mechanisms to be used to achieve the objectives, such as limiting certain types of music or ensuring certain doors or windows are shut, is left to specification within the management plan.

64. Dr Trevathan also referred to the noise associated with use of the playing field and noted that he considered that, due to the expected noise levels, the timing of the noise and his expectation that nearby residents will have been aware of the park when making their decision to live there, such noise would not constitute a significant adverse effect. He did note that if such noise were to be limited, setting appropriate restrictions on the time of day and frequency that the grounds are used is a more practical and effective noise control. Ms Macdonald reminded me, in the context of commenting on Ms van der Laan's concern about parking, that the use of the playing field for rugby is an existing use that was lawfully established. In my view that equally applies to noise associated with the use of the field for rugby, as well as the use of the field by the Scout Group. There is nothing in this NoR which would change the character, intensity or scale of the activity in a way that such existing use rights would be lost.⁵ I am satisfied that no additional conditions are required in this respect and that answers Mr Kunath's concern as to ongoing use of the playing field by the Scout Group.

Potential for Effects on Human Health from Soil Contamination

65. Davis Consulting Ltd prepared a Preliminary Site Investigation (PSI) of Jack Reid Park for the requiring authority. Sports turfs are listed on the Hazardous Activities and Industries List (HAIL) because herbicides and pesticides are used in the maintenance of the turf, with some older turfs receiving persistent pesticides.
66. The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil) Regulations 2011 require an investigation of this land. Although a detailed site investigation has been undertaken, all the requirements of Regulation 10 cannot be met. The earthworks therefore fall to be considered as a discretionary activity under Regulation 11.
67. Having reviewed the PSI I am satisfied that, given the history of the land and the low probably of intensive use of pesticides and herbicides on the land, combined with the fact that the earthworks proposed involve no removal of spoil from the site, and the prospective use of the land, the conclusion in the report that it is highly unlikely that the proposed earthworks would present a risk to human health

⁵ Section 10(1)(b) of the Resource Management Act 1991

is reasonable. I consider that a condition prohibiting off-site disposal of cut material as suggested by the requiring authority/applicant reinforces that conclusion.

68. Thus I am satisfied that the effects resulting from the earthworks, taking into account all the conditions proposed, would be less than minor.

Traffic and Parking Effects

69. I am satisfied with the assessment undertaken by Mr Bartlett and his conclusions, but discuss this issue as Ms van der Laan raised concerns regarding parking associated with use of the playing field.
70. Ms van der Laan's submission suggests that the parking congestion when the field is used for rugby games compromises the safety of all road users. I agree with Ms Macdonald's submission that use of Jack Reid Park for rugby games has existing use rights and there is nothing in this NoR that would change the character or increase the intensity of that use. I asked this specific question of Mr Spark in his role representing the Arrowtown Rugby Club. He foresaw no change in use of the ground.
71. If Ms van der Laan is concerned about effects on pedestrians using of Inverness Crescent during rugby games due to parking there, the construction of a footpath along part of Inverness Crescent should improve the existing situation, not exacerbate it.

Overall Conclusion in Respect of Effects

72. I am satisfied that the overall effects of the proposal would be minor.

Provisions of the District Plan (s.168A(3)(a))

73. The site is zoned Low Density Residential, consistent with the zoning of the surrounding residential area. Mr Freeman listed the provisions in the rules for that zone under which this proposal would require consent if it were to be considered as a resource consent. The scale of the ACSC and its prospective use would make it a non-complying activity. As the proposal is for a NoR for a designation, those rules are not applicable, but provide context.
74. The NoR identified that Section 2.1.11 of the District Plan sets out information that is to be lodged in support of proposed designations. These have all been met.

75. Mr Henderson identified four objectives in the Plan that are relevant, along with their associated policies. Objective 4.4-2 and its associated policies seek to avoid, remedy or mitigate the adverse effects of recreational activities and facilities on surrounding environment. I agree that this proposal is consistent with this objective and its policies.
76. Objective 4.4-3 relates to ensuring effective use of recreational areas. I accept that the way the proposal has been developed is consistent with this objective and its policies.
77. Objective 7.1.2-3 seeks to maintain pleasant living environments. Policies 3.4, 3.5, 3.8 and 3.9 are particularly relevant. The low level of adverse effects arising from this proposal means that the NoR is consistent with this objective and these policies.
78. Objective 7.1.2-4 seeks to ensure that non-residential activities within residential areas meet community needs while not undermining residential amenity values. This proposal is consistent with this objective.

Consideration Given to Alternative Sites or Methods (s.168A(3)(b))

79. Section 168A(3)(b) only requires that consideration be given to alternative sites or methods if
- i. the requiring authority does not have an interest in the land sufficient for undertaking the work; or
 - ii. it is likely the work will have a significant adverse effect on the environment.
80. The Requiring Authority owns all the land involved and I have concluded the effects of the work would be minor. Thus there is no reason for me to consider whether adequate consideration has been given to alternative sites or methods by the requiring authority.
81. In any event it is clear from Section 10 of the NoR that the Requiring Authority has given adequate consideration to alternatives.

**Reasonably Necessary to Achieve Objective of Requiring Authority
(s.168A(3)(c))**

82. The objective of the Requiring Authority *"is to assist the establishment of a Sports and Recreation Centre that will act as a hub for a wide range of community groups and associations."*⁶
83. The NoR is designed to directly implement this objective.

Any Other Matter (s.168A(3)(d))

84. Under this heading the NoR referred to Arrowtown Design Guidelines 2006 and the 2003 Arrowtown Workshop. It also referred to the Arrowtown-Lake Hayes Reserve Management Plan, which was approved in 2013.
85. I do not consider any of these documents provide any additional assistance in considering this NoR. I sensed some concern that because the NoR was not consistent with the Reserve Management Plan, specific consideration was required. I do not agree. The policies in the Reserve Management Plan talk of "permitting" buildings or activities. There is nothing in the policies that explicitly exclude buildings or activities in different locations.

Conditions Suggested

86. As I noted above, Mr Henderson recommended a set of conditions in his section 42A report. His recommendation was based on the conditions suggested by the requiring authority in the NoR and Ms Overton's recommendations. Ms Macdonald suggested alterations and additions to these conditions in her closing submissions. As there was largely agreement about the conditions suggested, I will base my comments on the revised set provided by Ms Macdonald. As I have inserted additional conditions the numbering has changed. Except where specified, my references are to the revised condition numbers.
87. Condition 20 relates to "approved landscaping". To ensure certainty I have amended this to refer explicitly to the plans provided.
88. Ms Macdonald's Condition 19 related to the proposed coach park to be located on Centennial Avenue. It required that the design be approved prior to construction commencing, but did not set a time for when the coach park to be provided. It also in part duplicated requirements in Conditions 13(g) and 19(b). Condition 19(b) requires provision of the coach space prior to occupation of the ACSC, but it is actually the use of the playing field that the coach park relates to.

⁶ NoR, Section 11, p.55

I have amended the conditions to explicitly require provision of the coach park prior to use of the playing field following completion of the earthworks (new Condition 18(a)).

89. Although the plans show a re-aligned pedestrian route on the western side of the field so as to allow the extension of the field, there is no condition requiring provision of that route. I have inserted such a condition, again requiring that it be provided prior to use of the playing field following completion of the earthworks (new Condition 18(b)).
90. This NoR does not propose general conditions to apply to future buildings and works that have not been specified in the NoR in the way conditions on Designation 136 apply. I take from this that it is the Requiring Authority's intention that only the buildings and works specified in the NoR are proposed under the designation. To reinforce this, and to ensure that unforeseen adverse effects do not arise, I have inserted two additional conditions. The first states that no additional buildings will be erected on the park (Condition 2). The second specifies that the proposed building and car park cannot be located any further east than is shown on the plans (Condition 3).
91. I have noted above when discussing the Noise Management Plan that I have inserted a condition requiring review of this Plan (Condition 37). In Condition 35 I have also set out an explicit objective for the Noise Management Plan.
92. I have made a number of other minor wording changes to conditions to ensure consistency, remove repetition and improve certainty. In particular, Ms Macdonald's Condition 20 repeated provisions contained in conditions 13 and 19 and therefore has been deleted.
93. I have taken a subset of these conditions to apply to resource consent application RM150375 in relation to the earthworks.

Overall Conclusion

94. There are no matters of national importance under section 6 of the Act that are relevant to this NoR or application. Those matters which are in section 7 that I must have particular regard to relate primarily to amenity values and the quality of the environment, and have been given expression in the District Plan objectives and policies.
95. I am satisfied that, after considering the requirements of section 168A, the Notice of Requirement in relation to Jack Reid Park, Arrowtown can be confirmed subject to the imposition of conditions. I am also satisfied that the resource

consent application to undertake earthworks, as required by Regulation 11 of the NES relating to contaminated land, can be granted, subject to conditions.

Decisions

96. For the reasons set out above

- a) Pursuant to section 37 of the Resource Management Act 1991 a waiver of time to lodge submissions 88 and 89 by J Camp and A van der Laan respectively be granted;
- b) Pursuant to sections 95A, 95B and 95E of the Resource Management Act 1991 resource consent application RM150375 by dealt with on a non-notified basis;
- c) Pursuant to section 168A of the Resource Management Act 1991 Notice of Requirement RM150159 issued by Queenstown Lakes District Council for a designation of Country Section 38 Block VII Shotover Survey District in Computer Freehold Register OT46/31 and Lot 43 DP 12741 in Computer Freehold Register OT5A/1131 being Jack Reid Park, Arrowtown, to establish and operate a Sports and Recreation Centre, be confirmed subject to the conditions listed in Appendix A;
- d) Pursuant to sections 104 and 104B of the Resource Management Act 1991 resource consent application RM150375 to undertake earthworks on land that is subject to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil) Regulations 2011 on Computer Freehold Register OT46/31 and Lot 43 DP 12741 in Computer Freehold Register OT5A/1131 being Jack Reid Park, Arrowtown, be granted subject to the conditions in Appendix B.



Denis Nugent
Hearing Commissioner
9 June 2015

Appendix A: Conditions on Designation

Designation: Description: Recreation Reserve (Sports and Recreation Centre)

The designation enables the development, operation and long term maintenance of the Arrowtown Sports and Recreation Centre within Jack Reid Park. Once established, the Sports and Recreation Centre will:

- Accommodate the clubrooms for the Arrowtown Rugby Club and the Arrowtown Scouts, Cubs and Ventures.
- Accommodate a range of other smaller sporting codes or groups.
- Act as a meeting place for a range of school, community and recreational groups
- Act as a meeting place for community functions and events
- Act as a venue for special events, exhibitions, markets, conferences, corporate training and team building exercises.
- Act as a venue for private functions
- Potentially act as a welfare centre in case of a civil emergency.

Conditions:

In these Conditions, the term “Requiring Authority” refers to the Queenstown Lakes District Council as requiring authority, and its agents. The term “Council” refers to Queenstown Lakes District Council in its role as regulatory authority.

The development and future operation of the Sports and Recreation Centre will be governed by the following conditions:

1. The development of the land contained within the designation must be undertaken in accordance with the following plans:
 - The architectural plans produced by Murray Bennett Design Limited, dated 21 November 2014, Drawings 1 and 2
 - The Concept Landscape Plan produced by Michelle Snodgrass Landscape Architecture, dated 16 February 2015.
 - The following plans and specifications produced by Aurum Survey Consultants Limited, dated 17 February 2015;
 - ‘Site Plan Jack Reid Park’, Drawing & Issue No. 3647.10R.2A
 - ‘Overview and Earthworks’, Drawing & Issue No. 3648.8E.1D
 - ‘Engineering Details’, Drawing & Issue No. 3648.8E.2F
 - ‘Road Long Sections ACSC’, Drawing & Issue No. 3648.8E.3C
 - ‘Road Cross Sections ACSC’, Drawing & Issue No. 3648.8E.4C
 - ‘Road Cross Sections ACSC’, Drawing & Issue No. 3648.8E.5C

stamped as approved on 9 June 2015

2. The scope of the designation is limited to the building and works shown on the above plans.
3. The building and car parking area may not be located any further east than is shown on Aurum Survey Consultants Ltd drawing 'Site Plan Jack Reid Park', Drawing & Issue No. 3647.10R.2A.

Hours of Operation

4. Other than in the event of an emergency, the hours that the Sports and Recreation Centre will be open to users will be limited to 7.00am to 10.00pm, Monday to Sunday, 365 days of the year, provided that on a maximum of eight occasions per calendar year, the Sports and Recreation Centre can operate to 11.30pm. On such occasions, the building must be vacated by visitors by 11.00pm, with the site (being the building and car parking area) being completely vacated by 11.30pm.

Provision of Alcohol

5. Alcohol shall only be sold through the bar facilities in the Sports and Recreation Centre between 10.00 am and 10.00pm, 7 days a week, or to 10.45pm on the eight occasions per year designated in Condition 4.
6. Alcohol shall only be sold to any patron, member, visitor and/or competitor in accordance with the Sale and Supply of Alcohol Act 2012. Alcohol sold at the Sports and Recreation Centre shall only be sold for consumption in the proposed building and on the outside terrace located on the southern side of the building.

Engineering: General

7. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

Engineering: To be completed prior to the commencement of any works on-site

8. At least 5 working days prior to commencing work on site the Requiring Authority shall advise the Principal Resource Management Engineer at Council of the scheduled start date of physical works. Compliance with the prior to commencement of works conditions detailed in Condition 13 below shall be demonstrated.
9. Prior to commencing works on site, the Requiring Authority shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.

10. Prior to commencing any work on the site the Requiring Authority shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 10m into the site.
11. The Requiring Authority shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
12. Prior to the commencement of any works on site, the Requiring Authority shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the infrastructure engineering works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under NZS4404:2004 "Land Development and Subdivision Engineering".
13. Prior to the commencement of any works on the site the Requiring Authority shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (5), to detail the following engineering works required:
 - a) The provision of a water supply to the development. This shall include an Acuflo CM2000 as the toby valve. This shall include any necessary relocation of the existing main out of the building footprint. The costs of the connection shall be borne by the Requiring Authority.
 - b) The provision of a foul sewer connection to the development. This shall include any necessary relocation of the existing main out of the building footprint. The costs of the connection shall be borne by the Requiring Authority.
 - c) The provision of a connection from all potential impervious areas within the development to the Council reticulated stormwater disposal system. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot.
 - d) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the NZS4404 Schedule 1A Certificate.
 - e) The provision of a fire hydrant with adequate pressure and flow to replace the fire hydrant being removed with a minimum Class FW2 firefighting water supply in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008.
 - f) The provision of an access to the proposed Sport and Recreation Centre building and carpark, in accordance with the stamped as

approved plans. This shall include the provision of giveway signage as detailed in Condition 22.

- g) The provision of a single coach park within the road reserve on Centennial Avenue. This shall include signage restricting the parking to 180 minutes Monday to Sunday at all times.
- h) The construction and sealing of all vehicle manoeuvring and car parking areas to Council's standards. Parking and loading spaces shall be clearly and permanently marked out. Provision shall be made for stormwater disposal.
- i) The provision of road lighting in accordance with Council's road lighting policies and standards, including the Southern Light lighting strategy. Any road lighting installed on private roads/rights of way/access lots shall be privately maintained and all operating costs shall be the responsibility of the lots serviced by such access roads. Any lights installed on private roads/rights of way/access lots shall be isolated from the Council's lighting network circuits.

Engineering: To be monitored throughout earthworks

- 14. No permanent batter slope within the site shall be formed at a gradient that exceeds 1:1.
- 15. The Requiring Authority shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the Requiring Authority shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

Engineering: On completion of earthworks and prior to the construction of any buildings

- 16. Prior to the construction of the building a suitably qualified engineer experienced in soils investigations shall undertake further investigations to determine the bearing capacity of the underlying soils in accordance with the GeoSolve report (Dated February 2015 GSL ref: 140239).
- 17. The foundations of the building shall be designed by a suitably qualified engineer taking into consideration the soil conditions as determined by the investigation in condition 16 above.

Engineering: On completion of earthworks and prior to the use of the playing field for organised sport

- 18. Prior to use of the reconfigured playing field for organised sport, the Requiring Authority shall complete the following:
 - a) The completion and implementation of the works detailed in Condition 13(g) above.
 - b) The construction of the footpath along Inverness Crescent as shown on Drawing 3647.10R.2A.

Engineering: To be completed when works finish and before occupation of building

19. Prior to the occupation of the building, the Requiring Authority shall complete the following:
- a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development at the Requiring Authority's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of way and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
 - b) The completion and implementation of all certified works detailed in Condition 13 above.
 - c) The Requiring Authority shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - d) Any power supply and/or telecommunications connections to the building shall be underground from existing reticulation and in accordance with any requirements/standards of the network provider's requirements.
 - e) All newly constructed foul sewer and stormwater mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
 - f) The submission of Completion Certificates from both the Contractor and Approved Engineer for all infrastructure engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the NZS4404 Schedule 1B and 1C Certificate.

Landscaping

20. The landscaping shown on The Concept Landscape Plan shall be implemented within the first planting season following the development of the building, access and car parking area. If any tree or planting shall die it shall be replaced in the next available planting season with the same species.
21. A qualified arborist shall supervise the construction of the vehicular access to the building from Centennial Avenue, so as to ensure the survival of the remaining trees in the north-eastern corner of Jack Reid Park. If any tree does not survive or impedes the vehicular access, such tree shall be replaced with the same species (at a minimum 45L grade).

Traffic Engineering

22. That a give way control system is designed and implemented on the cross intersection to be created at the new vehicle access to the Sports and Recreation Centre. The minor approaches, to the existing car park and the new Sports and Recreation Centre, shall be controlled with give way signs and markings. The detailed design of these works shall be submitted to

Council for approval prior to any construction works being undertaken within the new designation.

23. Lighting is to be provided within the proposed car parking area. This lighting shall be designed to meet the minimum requirements of the QLDC District Plan (Section 14.2.4.1(xiv) illumination). The detailed design should be provided to the Council prior to any construction works being undertaken within the new designation.

Floodlights

24. Floodlights are only to be used between 5.00pm and 10.00pm from March until October.

External Lighting

25. Any exterior lighting shall be selected, located, aimed, adjusted and screened so as to ensure that glare resulting from the lighting does not cause an unreasonable and appreciable level of discomfort to any persons. There shall be zero upward light spill from any lighting mounted above ground.

Noise Controls

26. Activities, other than organised sports, outdoor recreation and vehicle movements on the site, shall be conducted such that the following noise levels are not exceeded at any point within any residential site:

Daytime	50dB L_{Aeq} (15 min)
Night time	40dB L_{Aeq} (15 min) and 70 dB L_{AFmax}

Where the daytime period is 8.00am to 8.00pm hours and night time period is 8.00pm to 8.00am hours except for on up to eight (8) occasions per year the daytime period is 8.00am to 11.30pm. To enable the noise limit to be met, the site must be vacated by 11.30pm hours with the centre closed at 11.00pm hours.

These activities shall be measured in accordance with the provisions of NZS 6801:2008 Acoustics – Measurement of environmental sound, and assessed in accordance with the provisions of NZS 6802:2008 Acoustics – Environmental noise.

27. For avoidance of doubt, the following types of entertainment can be provided for within the Sports and Recreation Building
- Low key amplified arrangements such as blues, jazz, light rock, or acoustic live bands.
 - Recorded music or DJ using a small amplification system (i.e. loudspeaker with 300 W RMS power handling, subwoofer with 500 W RMS amplifier power) if limited to an internal level of 95 dB L_{Aeq} .
28. For avoidance of doubt, the following type of entertainment cannot be provided for in the Sports and Recreation Centre:

- Dance music with a high bass content and the use of 1000 W RMS amplifiers paired with high powered subwoofers or 'bass bins'.
 - Full amplified rock/pop bands with percussion.
29. An appropriately qualified Acoustic Engineer shall review the mechanical services design of all proposed external plant installations associated with the Sports and Recreation Centre as part of the Building Consent process, to ensure any noise emissions comply with the relevant noise limits.
 30. Noise from all construction works on the site shall comply with NZS 6803: 1999 Acoustics – Construction Noise.
 31. Before 8.00pm, when all the community rooms are in use concurrently, the central and western doors to the terrace must remain closed. Only the eastern sliding door may be used to access the terrace.
 32. After 8.00pm, when all the community rooms are in use concurrently, the terrace must be vacated and the entry doors from the community rooms onto the terrace will need to remain closed, with entry into the building through the main lobby.
 33. For commercial events, all external doors and windows must remain shut when amplified music above background levels occurs within the community rooms, with access to the building through the main entry on the east of the building. No access to the southern terrace is permitted when music above background levels occurs in the community rooms.
 34. A Noise Management Plan shall be prepared by the Requiring Authority and submitted for approval to the Council, prior to public use of the building. The Council shall then engage an independent acoustic expert to assess the Noise Management Plan, to confirm that the Noise Management Plan achieves the objective for the Plan.
 35. The objective of the Noise Management Plan is to ensure that use of the Sports and Recreation Building can comply with the noise limits in condition 26.
 36. The Noise Management Plan shall include the following methods, measures and techniques to achieve the objective set out in Condition 35:
 - A description of each of the noise generating activities associated with the site (traffic, recreation activities, patrons, music) and best practice for minimising each source.
 - Management procedures including provisions for the use of the terrace area and the ability to lock the sliding doors and prevent access to the terrace during commercial events or when the facility is in full use, designation of an outdoor smokers area at the main entry to the building, and timely and orderly departure at the end of an event.
 - A complaints procedure that specifies actions to be taken following receipt of a complaint, including records to be kept and responses to any complaints including remedial action taken.

37. The Noise Management Plan shall be reviewed within 2 years of commencement of use of the Sport and Recreation Centre, and then every 5 years. The results of each review, including any changes made to the Noise Management Plan, are to be provided to the Council within 3 months of the review being due. Where changes are made to the Noise Management Plan the Council shall engage an independent acoustic expert to peer review the Plan in the same manner as in condition 34.
38. The Requiring Authority shall provide the Council with a written record of the number of times the building is used after 10pm for the 12 month period preceding the reporting date. The reporting date shall be the first Monday in February in each calendar year.

Preliminary Site Investigations - NES

39. There shall be no off-site disposal of cut material.

External Appearance of Building

40. The colours and materials of the approved Sports and Recreation Centre shall be as follows:
- Roof: Colour steel “Weatherboard Copper”; light grey butynol to verandah roof.
 - Wall cladding: Vertical Coloursteel Tray “Weatherboard Copper”
 - Feature Wall – Stacked local stone
 - Spouting/Fascia – Coloursteel “Weathered Copper”

Any amendment to this schedule of colours and materials shall be first certified as appropriate in writing by the Council, prior to being used on the building.

Lessee and Operator Obligations

41. In the event that the Requiring Authority authorises any other entity to take possession of and/or to operate the Sports and Recreation Centre then it shall be a term of any lease or agreement authorising the same that the operator or lessee, as the case may be, shall comply with all conditions specified in this designation.

Appendix B: Resource Consent Conditions

In these Conditions, the term “Consent Holder” refers to the Queenstown Lakes District Council as the consent holder, and its agents. The term “Council” refers to Queenstown Lakes District Council in its role as regulatory authority.

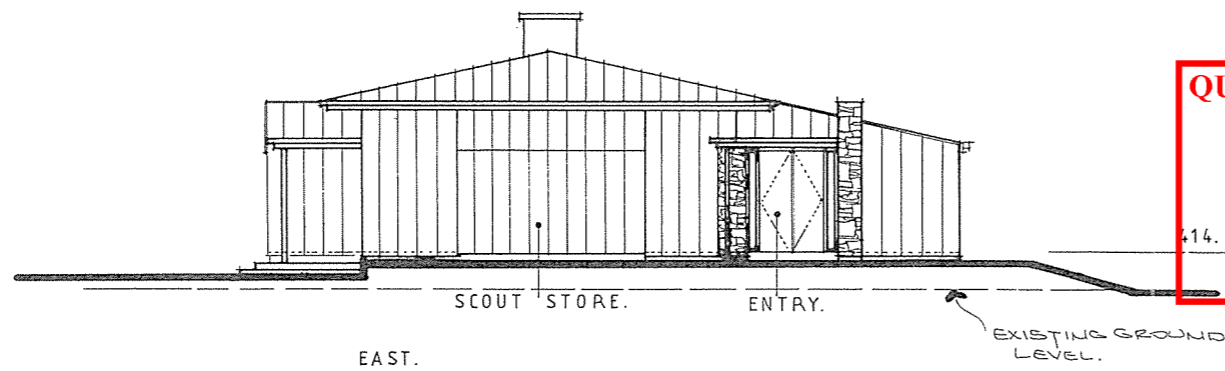
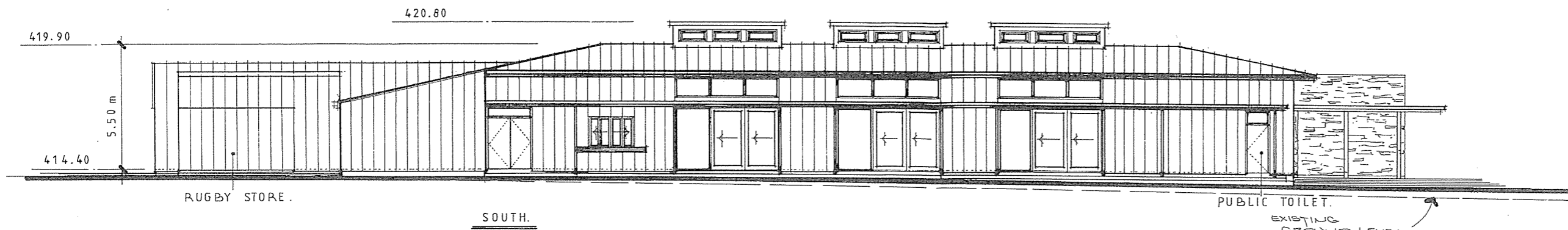
The earthworks required for the development and future operation of the Sports and Recreation Centre will be governed by the following conditions:

1. The development of the land must be undertaken in accordance with the following plans produced by Aurum Survey Consultants Limited, dated 17 February 2015:

‘Site Plan Jack Reid Park’, Drawing & Issue No. 3647.10R.2A
‘Overview and Earthworks’, Drawing & Issue No. 3648.8E.1D
‘Engineering Details’, Drawing & Issue No. 3648.8E.2F
‘Road Long Sections ACSC’, Drawing & Issue No. 3648.8E.3C
‘Road Cross Sections ACSC’, Drawing & Issue No. 3648.8E.4C
‘Road Cross Sections ACSC’, Drawing & Issue No. 3648.8E.5C

stamped as approved on 9 June 2015

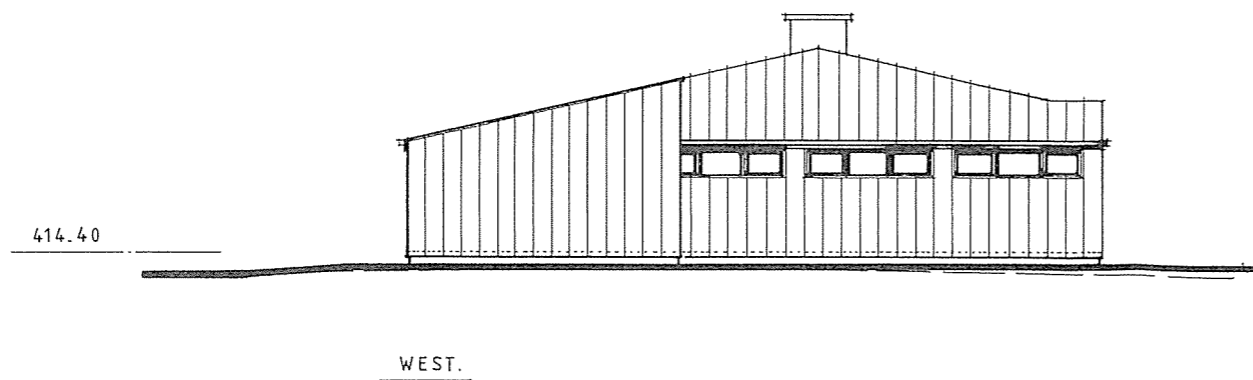
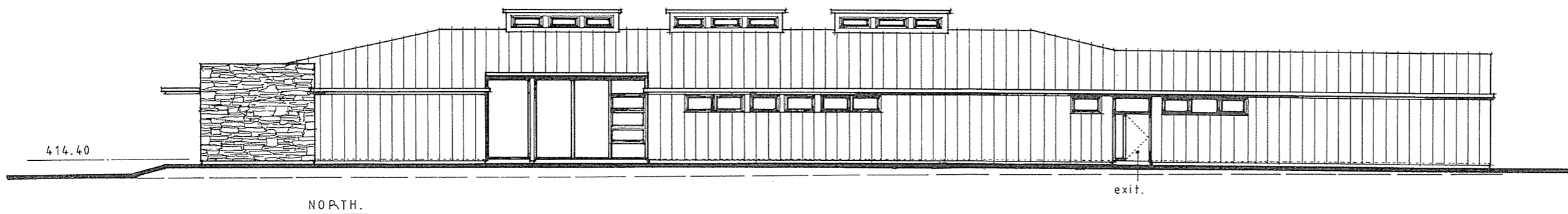
2. The Consent Holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and ‘A Guide to Earthworks in the Queenstown Lakes District’ brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
3. There shall be no off-site disposal of cut material.



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150159

9 June 2015

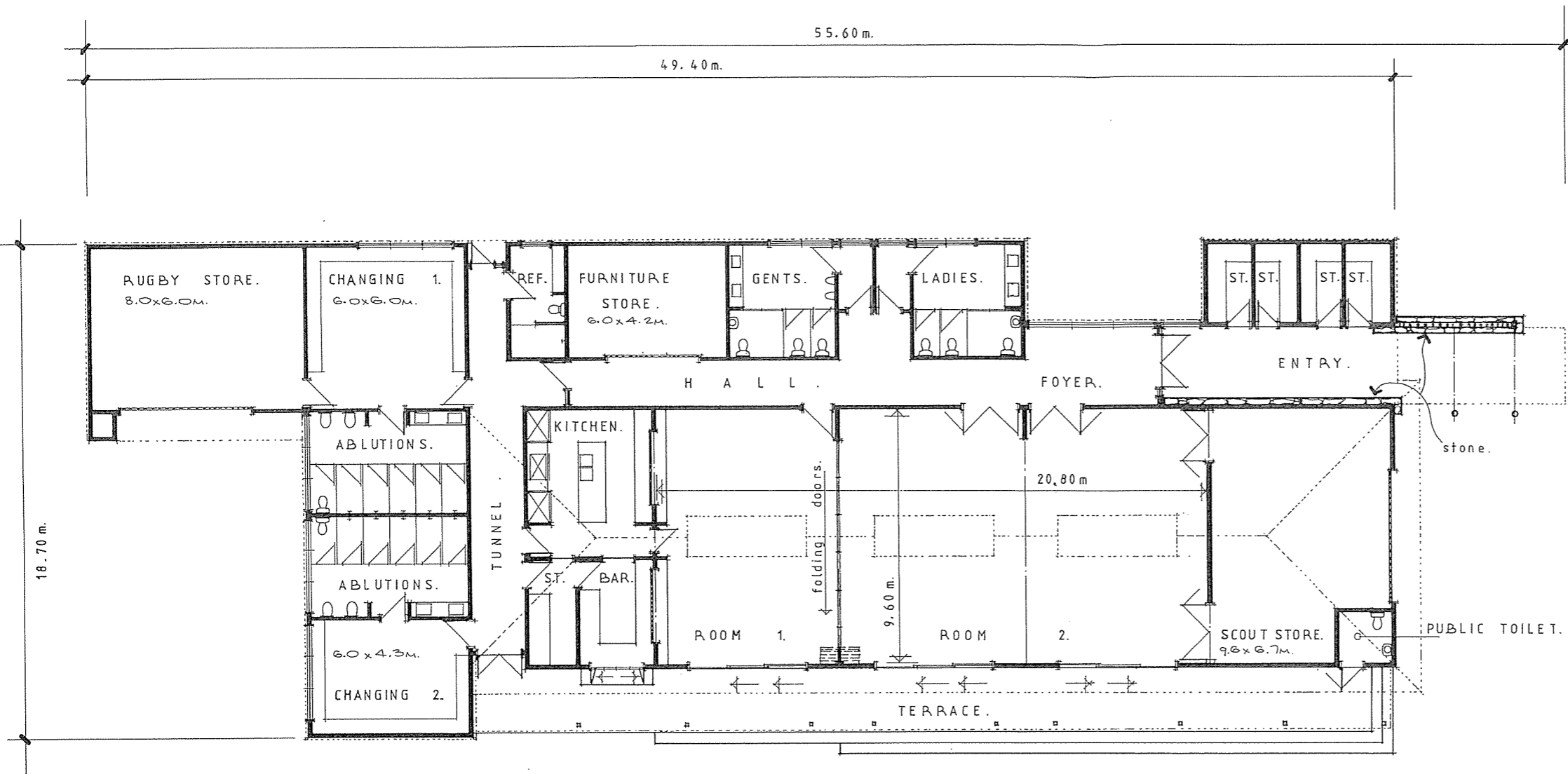


MATERIALS:

- ROOF: COLOURSTEEL TRAY ROOF. - "WEATHERED COPPER" COLOURSTEEL COLOUR.
 BUTYROL TO VERANDAH ROOF. - LIGHT GREY. COLOUR.
- SPOUTING: COLOURSTEEL HALF ROUND. "WEATHERED COPPER" COLOURSTEEL COLOUR.
- FASCIA: COLOURSTEEL METAL. - "WEATHERED COPPER" COLOURSTEEL COLOUR.
- WALLS: VERTICAL COLOURSTEEL TRAY CLADDING "WEATHERED COPPER" C/S. COLOUR.
 OVER BATTENS OVER PLY SARKING.
- WINDOWS: DOUBLE GLAZED ALUMINIUM UNITS. "BRONZE ANODISED"
- FLOOR: REINFORCED CONCRETE.
- FEATURE WALLS: LOCAL STACK STONE. - NATURAL STONE.
- SOFFITS: - TIMBER - OIL FINISH.

21. NOV 2014.





QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM150159
9 June 2015

FLOOR PLAN. 1:100 (at A1 size).

• floor area. = 677. sqm.

SPORTS & RECREATION CENTRE.

JACK REID PARK - ARROWTOWN.

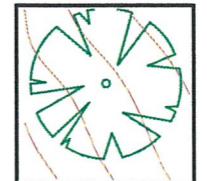
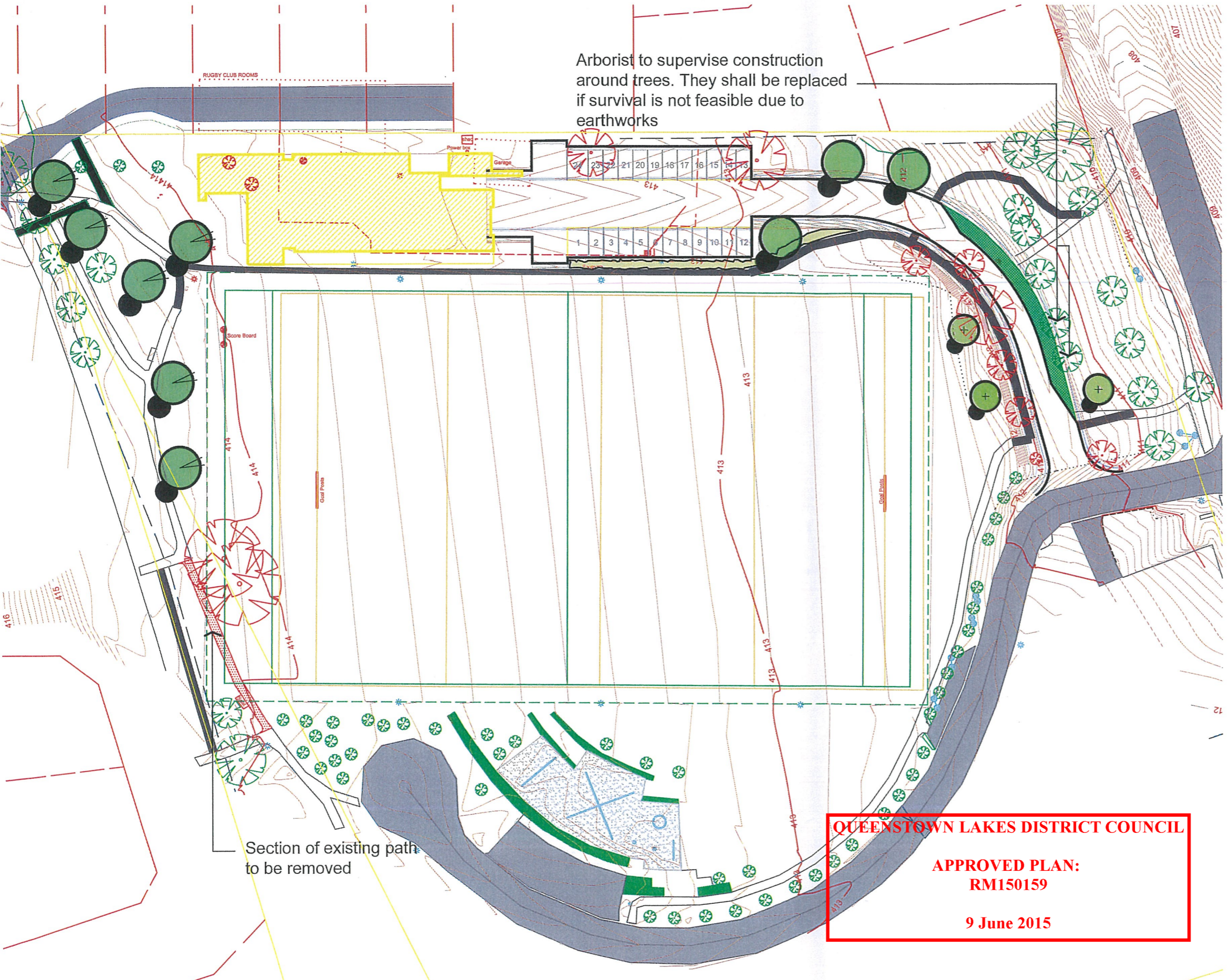
FOR THE: ARROWTOWN COMMUNITY & SPORTS CENTRE TRUST INC.

MURRAY BENNETT DESIGN LTD.

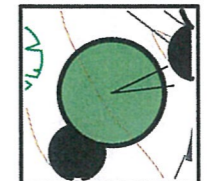
59, EDINBURGH DRIVE, QUEENSTOWN HILL, QUEENSTOWN.

PH: (03) 442 5735, CELL: 021-425-751.

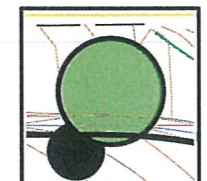
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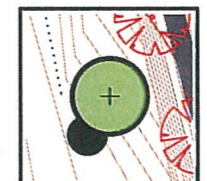
Existing trees to be retained



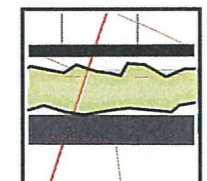
Proposed Scarlet Oak
(*Quercus coccinea*)
45L grade



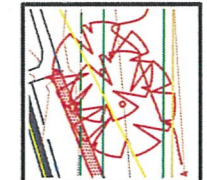
Proposed Spanish Chestnut
(*Castanea sativa*)
45L grade



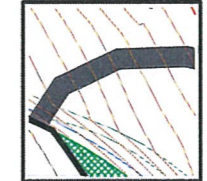
Proposed Field Maple
(*Acer campestre*)
45L grade



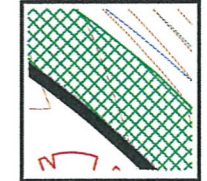
Proposed Hornbeam
(*Carpinus betulus*) hedge
maintained at 500mm height



Existing trees to be removed



Proposed new path



Proposed reinforced grass

QLDC JACK REID PARK

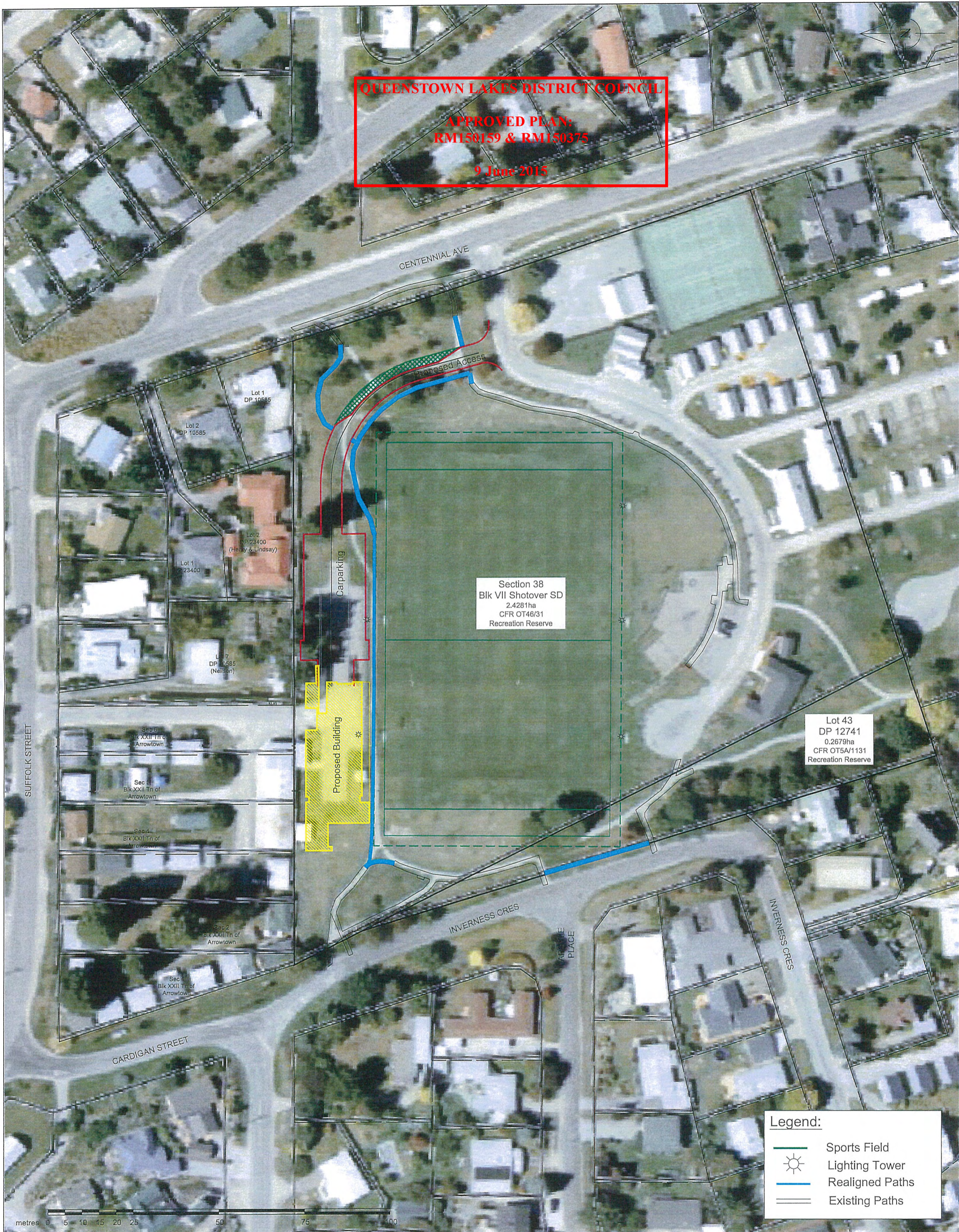
04042014 Concept Landscape Plan CPP1b 16th February 2015 Scale 1:750@A3



Michelle Snodgrass B.L.A (NZ) NZLA
Landscape Architecture

mob: 0275 777 909
email: michelle@msla.co.nz

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM150159 & RM150375
9 June 2015



A person/company using Aurum Survey Consultants drawings and other data accepts the risk of:
 1. using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions;
 2. using the drawings or other data for any purpose not agreed to in writing by Aurum Survey Consultants.

WARNING NOTE:
 This resource consent plan has been prepared for the client from field survey and existing records for the purpose of the ACSC development on the land. It is to read in conjunction with our terms of engagement to ACSC. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

DATE: 17 Feb 2015
 BY: Sam Lynds

Scale 1:1000
 Original Plan A3

DRAWING & ISSUE No.
 3647.10R.2A

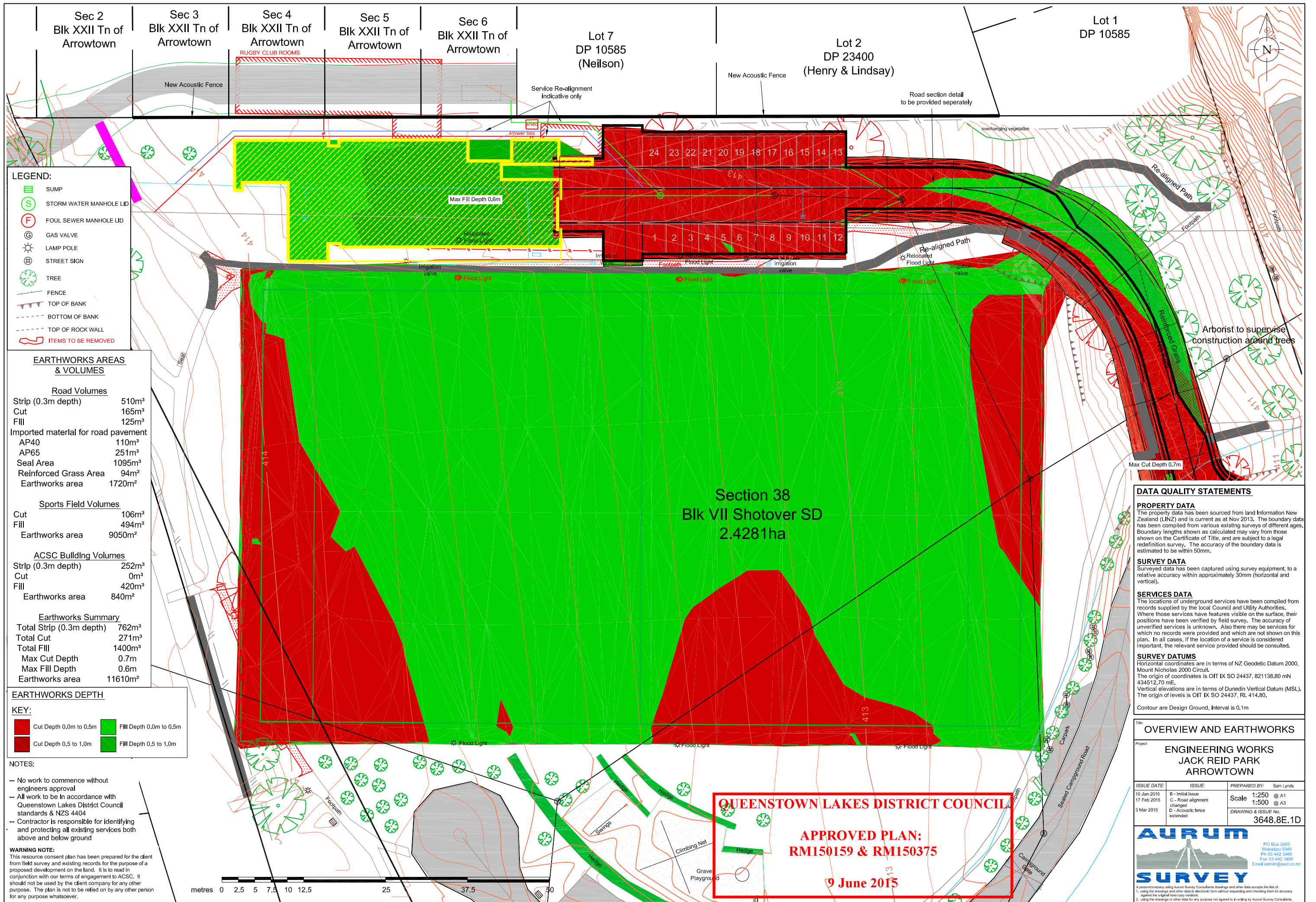
TITLE:

SITE PLAN
JACK REID PARK



PO Box 2493
 Wakatipu 9349
 Ph 03 442 3466
 Fax 03 442 3469
 Email admin@ascl.co.nz

A	17/02/15	Initial release	SML
REV.	DATE:	REVISION DETAILS:	BY:



- LEGEND:**
- SUMP
 - STORM WATER MANHOLE LID
 - FOUL SEWER MANHOLE LID
 - GAS VALVE
 - LAMP POLE
 - STREET SIGN
 - TREE
 - FENCE
 - TOP OF BANK
 - BOTTOM OF BANK
 - TOP OF ROCK WALL
 - ITEMS TO BE REMOVED

EARTHWORKS AREAS & VOLUMES

Road Volumes	
Strip (0.3m depth)	510m ³
Cut	165m ³
Fill	125m ³
Imported material for road pavement	
AP40	110m ³
AP65	251m ³
Seal Area	1095m ²
Reinforced Grass Area	94m ²
Earthworks area	1720m ²
Sports Field Volumes	
Cut	106m ³
Fill	494m ³
Earthworks area	9050m ²
ACSC Bldg Volumes	
Strip (0.3m depth)	252m ³
Cut	0m ³
Fill	420m ³
Earthworks area	840m ²
Earthworks Summary	
Total Strip (0.3m depth)	762m ³
Total Cut	271m ³
Total Fill	1400m ³
Max Cut Depth	0.7m
Max Fill Depth	0.6m
Earthworks area	11610m ²

EARTHWORKS DEPTH

KEY:

	Cut Depth 0.0m to 0.5m		Fill Depth 0.0m to 0.5m
	Cut Depth 0.5 to 1.0m		Fill Depth 0.5 to 1.0m

- NOTES:**
- No work to commence without engineers approval
 - All work to be in accordance with Queenstown Lakes District Council standards & NZS 4404
 - Contractor is responsible for identifying and protecting all existing services both above and below ground

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DATA QUALITY STATEMENTS

PROPERTY DATA
The property data has been sourced from land Information New Zealand (LINZ) and is current as at Nov 2013. The boundary data has been compiled from various existing surveys of different ages. Boundary lengths shown as calculated may vary from those shown on the Certificate of Title, and are subject to a legal redefinition survey. The accuracy of the boundary data is estimated to be within 50mm.

SURVEY DATA
Surveyed data has been captured using survey equipment, to a relative accuracy within approximately 30mm (horizontal and vertical).

SERVICES DATA
The locations of underground services have been compiled from records supplied by the local Council and Utility Authorities. Where those services have features visible on the surface, their positions have been verified by field survey. The accuracy of unverified services is unknown. Also there may be services for which no records were provided and which are not shown on this plan. In all cases, if the location of a service is considered important, the relevant service provider should be consulted.

SURVEY DATUMS
Horizontal coordinates are in terms of NZ Geodetic Datum 2000, Mount Nicholas 2000 Circuit.
The origin of coordinates is OIT IX SO 24437, 821138.80 mN 434512.70 mE.
Vertical elevations are in terms of Dunedin Vertical Datum (MSL). The origin of levels is OIT IX SO 24437, RL 414.80.
Contour are Design Ground, Interval is 0.1m

OVERVIEW AND EARTHWORKS

Project: ENGINEERING WORKS JACK REID PARK ARROWTOWN		
ISSUE DATE:	ISSUE:	PREPARED BY: Sam Lynds
10 Jan 2015	B - Initial Issue	Scale 1:250 @ A1
17 Feb 2015	C - Road alignment changed	1:500 @ A3
3 Mar 2015	D - Acoustic fence extended	DRAWING & ISSUE No. 3648.8E.1D

AURUM SURVEY

PO Box 2493
Wakapu 9349
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Fax 03 442 3469
Email admin@aurum.co.nz

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QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM150159 & RM150375**

9 June 2015



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Contours are Design Ground, Interval is 0.1m

ENGINEERING DETAILS

Project: **ENGINEERING WORKS
JACK REID PARK
ARROWTOWN**

ISSUE DATE: 10 Jan 2015
12 Jan 2015
17 Feb 2015
3 Mar 2015

ISSUE: B - Initial Issue
D - New Road Alignment
E - Full detail added
F - Acoustic fence extended

PREPARED BY: Sam Lynds

Scale: 1:750 @ A3

DRAWING & ISSUE No. 3648.8E.2F

AURUM SURVEY

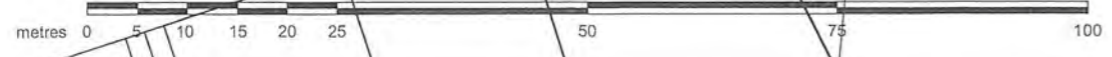
PO Box 2803
Wanaka 9349
Ph 03 442 3455
Fax 03 442 3459
Email aum@aurum.co.nz

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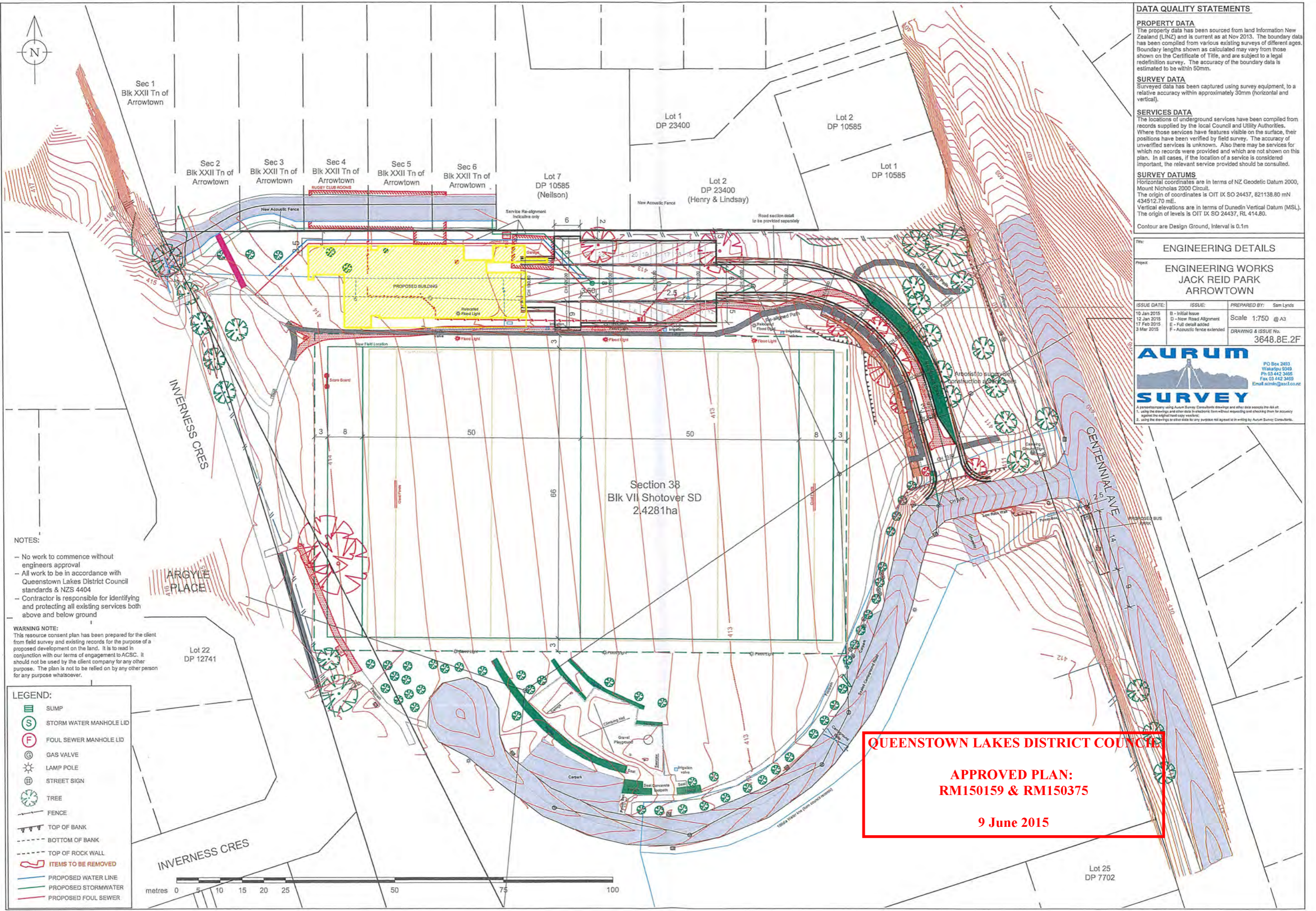
- LEGEND:**
- [Symbol] SUMP
 - [Symbol] STORM WATER MANHOLE LID
 - [Symbol] FOUL SEWER MANHOLE LID
 - [Symbol] GAS VALVE
 - [Symbol] LAMP POLE
 - [Symbol] STREET SIGN
 - [Symbol] TREE
 - [Symbol] FENCE
 - [Symbol] TOP OF BANK
 - [Symbol] BOTTOM OF BANK
 - [Symbol] TOP OF ROCK WALL
 - [Symbol] ITEMS TO BE REMOVED
 - [Symbol] PROPOSED WATER LINE
 - [Symbol] PROPOSED STORMWATER
 - [Symbol] PROPOSED FOUL SEWER

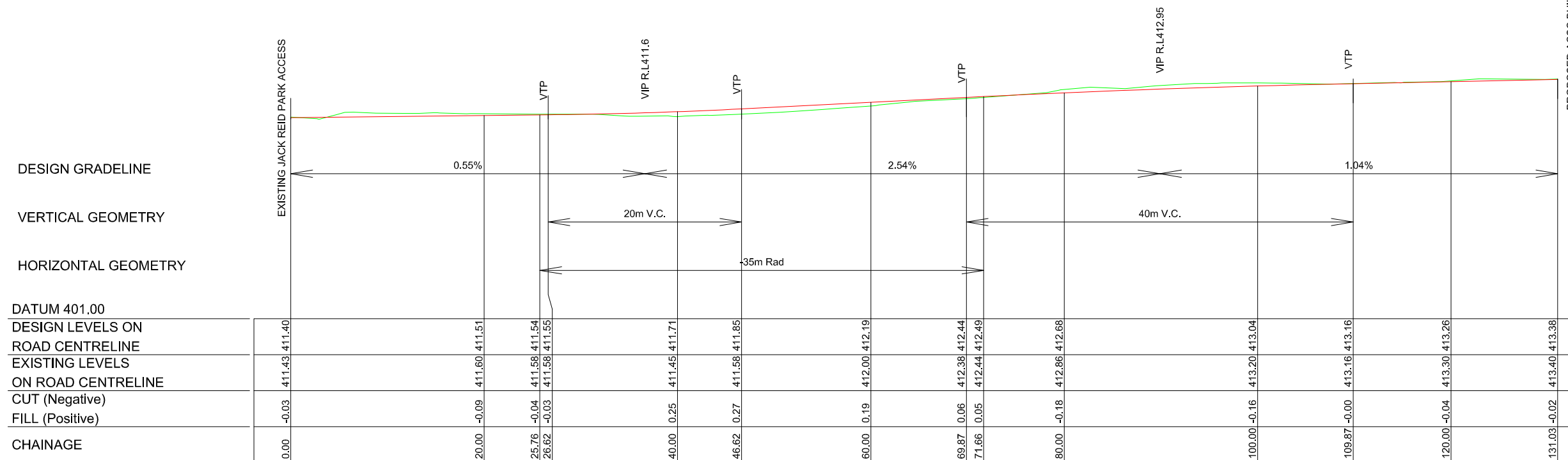
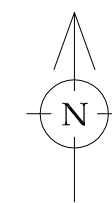


QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM150159 & RM150375**

9 June 2015



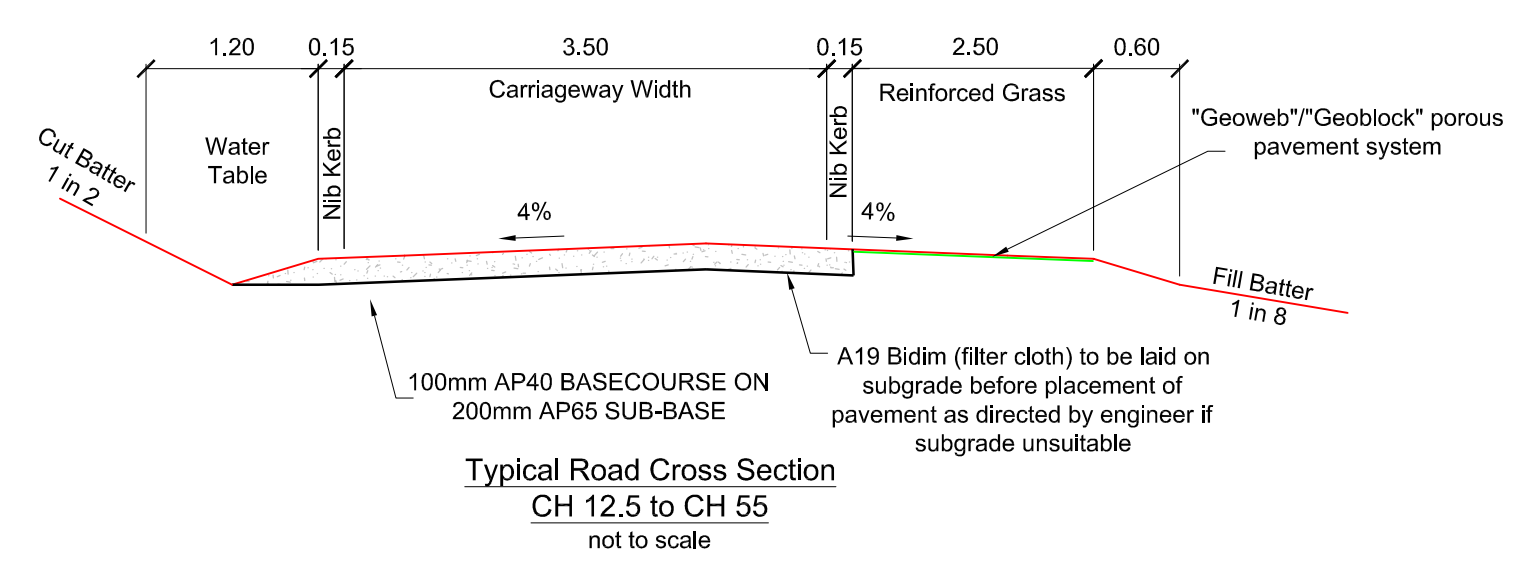
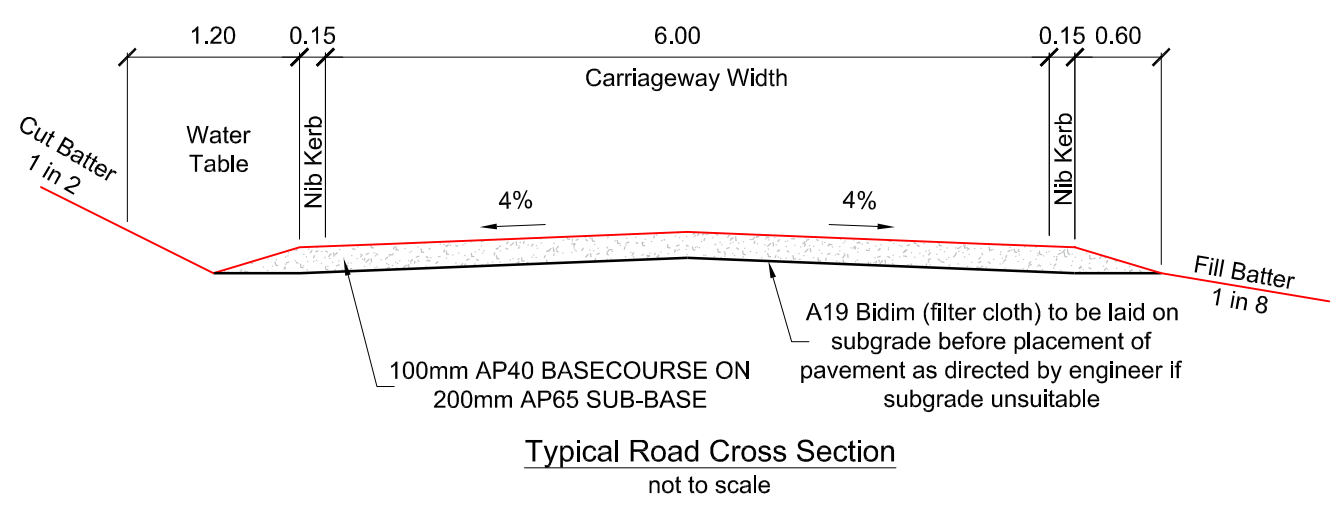


LONGITUDINAL SECTION Road 1
Horizontal scale 1:500
Vertical scale 1:250

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150159 & RM150375

9 June 2015



C	27/2/15	Design Updated	SML
B	10/2/15	Initial release	SML
REV.	DATE:	REVISION DETAILS:	BY:

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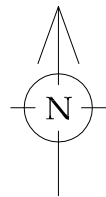
TITLE: **ROAD LONGSECTION ACSC JACK REID PARK, ARROWTOWN**

DATE: Jan 2015	Scale as shown	DRAWING & ISSUE No.
BY: Sam Lynds	Original Plan A3	3648.8E.3C

AURUM SURVEY

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Datum 410.00

DESIGN SURFACE LEVEL	412.01	412.01	411.95	411.52	411.90	411.42	411.80	411.42	411.78	411.32	411.75	411.42	411.58	411.55	411.54	411.53	411.53	411.52	411.37	411.42	411.32	411.32
EXISTING SURFACE LEVEL	412.01	412.01	411.95	411.52	411.90	411.42	411.80	411.42	411.78	411.32	411.75	411.42	411.58	411.55	411.54	411.53	411.53	411.52	411.37	411.42	411.32	411.32
OFFSETS FROM CL	-7.44	-6.45	-5.85	-4.35	-3.75	-3.00	0.00	0.50	0.65	3.15	3.75	3.76	0.00	0.50	0.65	3.15	3.75	3.76	0.00	0.50	0.65	3.15

Chainage 26.623

Datum 410.00

DESIGN SURFACE LEVEL	412.03	412.03	411.96	411.51	411.92	411.41	411.82	411.41	411.78	411.31	411.75	411.42	411.58	411.54	411.52	411.51	411.51	411.37	411.41	411.32	411.32	
EXISTING SURFACE LEVEL	412.03	412.03	411.96	411.51	411.92	411.41	411.82	411.41	411.78	411.31	411.75	411.42	411.58	411.54	411.52	411.51	411.51	411.37	411.41	411.32	411.32	
OFFSETS FROM CL	-7.49	-6.45	-5.85	-4.35	-3.75	-3.00	0.00	0.50	0.65	3.15	3.75	3.80	0.00	0.50	0.65	3.15	3.75	3.80	0.00	0.50	0.65	3.15

Chainage 25.757

Datum 410.00

DESIGN SURFACE LEVEL	412.13	412.13	412.04	411.48	412.00	411.38	411.90	411.38	411.86	411.28	411.82	411.38	411.60	411.51	411.57	411.49	411.56	411.38	411.38	411.28	411.33	411.33
EXISTING SURFACE LEVEL	412.13	412.13	412.04	411.48	412.00	411.38	411.90	411.38	411.86	411.28	411.82	411.38	411.60	411.51	411.57	411.49	411.56	411.38	411.38	411.28	411.33	411.33
OFFSETS FROM CL	-7.75	-6.45	-5.85	-4.35	-3.75	-3.00	0.00	0.50	0.65	3.15	3.75	4.03	0.00	0.50	0.65	3.15	3.75	4.03	0.00	0.50	0.65	3.15

Chainage 20.000

Datum 410.00

DESIGN SURFACE LEVEL	412.30	412.30	412.16	411.43	412.11	411.33	411.97	411.33	411.92	411.23	411.87	411.33	411.62	411.45	411.46	411.33	411.40	411.33	411.23	411.33	411.33
EXISTING SURFACE LEVEL	412.30	412.30	412.16	411.43	412.11	411.33	411.97	411.33	411.92	411.23	411.87	411.33	411.62	411.45	411.46	411.33	411.40	411.33	411.23	411.33	411.33
OFFSETS FROM CL	-8.20	-6.45	-5.85	-4.35	-3.75	-3.00	0.00	0.50	0.65	3.15	3.75	4.36	0.00	0.50	0.65	3.15	3.75	4.36	0.00	0.50	0.65

Chainage 10.000

Datum 410.00

DESIGN SURFACE LEVEL	412.27	412.27	412.14	411.42	412.10	411.32	411.98	411.32	411.92	411.22	411.87	411.32	411.65	411.44	411.44	411.32	411.31	411.32	411.22	411.32	411.32
EXISTING SURFACE LEVEL	412.27	412.27	412.14	411.42	412.10	411.32	411.98	411.32	411.92	411.22	411.87	411.32	411.65	411.44	411.44	411.32	411.31	411.32	411.22	411.32	411.32
OFFSETS FROM CL	-8.16	-6.45	-5.85	-4.35	-3.75	-3.00	0.00	0.50	0.65	3.15	3.75	4.36	0.00	0.50	0.65	3.15	3.75	4.36	0.00	0.50	0.65

Chainage 7.999

Datum 410.00

DESIGN SURFACE LEVEL	412.36	412.36	412.34	412.17	412.30	412.07	412.21	412.07	412.18	411.97	412.15	412.07	412.00	412.19	412.07	411.99	411.90	411.97	411.86	411.86	
EXISTING SURFACE LEVEL	412.36	412.36	412.34	412.17	412.30	412.07	412.21	412.07	412.18	411.97	412.15	412.07	412.00	412.19	412.07	411.99	411.90	411.97	411.86	411.86	
OFFSETS FROM CL	-6.84	-6.45	-5.85	-4.35	-3.75	-3.00	0.00	0.50	0.65	3.15	3.75	4.40	0.00	0.50	0.65	3.15	3.75	4.40	0.00	0.50	0.65

Chainage 60.000

Datum 410.00

DESIGN SURFACE LEVEL	412.43	412.43	412.33	411.91	412.25	411.81	412.06	411.81	412.00	411.71	411.94	411.81	411.66	411.94	411.82	411.65	411.51	411.71	411.43	411.43	
EXISTING SURFACE LEVEL	412.43	412.43	412.33	411.91	412.25	411.81	412.06	411.81	412.00	411.71	411.94	411.81	411.66	411.94	411.82	411.65	411.51	411.71	411.43	411.43	
OFFSETS FROM CL	-7.48	-6.45	-5.85	-4.35	-3.75	-3.00	0.00	0.50	0.65	3.15	3.75	5.47	0.00	0.50	0.65	3.15	3.75	5.47	0.00	0.50	0.65

Chainage 50.000

Datum 410.00

DESIGN SURFACE LEVEL	412.53	412.53	412.33	411.83	412.25	411.73	412.05	411.73	411.97	411.63	411.90	411.73	411.58	411.85	411.83	411.57	411.83	411.41	411.63	411.31	
EXISTING SURFACE LEVEL	412.53	412.53	412.33	411.83	412.25	411.73	412.05	411.73	411.97	411.63	411.90	411.73	411.58	411.85	411.83	411.57	411.83	411.41	411.63	411.31	
OFFSETS FROM CL	-7.86	-6.45	-5.85	-4.35	-3.75	-3.00	0.00	0.50	0.65	3.15	3.75	5.64	0.00	0.50	0.65	3.15	3.75	5.64	0.00	0.50	0.65

Chainage 46.623

Datum 410.00

DESIGN SURFACE LEVEL	412.28	412.28	412.10	411.68	412.00	411.58	411.80	411.58	411.75	411.48	411.70	411.58	411.45	411.71	411.69	411.42	411.68	411.29	411.48	411.15	
EXISTING SURFACE LEVEL	412.28	412.28	412.10	411.68	412.00	411.58	411.80	411.58	411.75	411.48	411.70	411.58	411.45	411.71	411.69	411.42	411.68	411.29	411.48	411.15	
OFFSETS FROM CL	-7.64	-6.45	-5.85	-4.35	-3.75	-3.00	0.00	0.50	0.65	3.15	3.75	5.73	0.00	0.50	0.65	3.15	3.75	5.73	0.00	0.50	0.65

Chainage 40.000

Datum 410.00

DESIGN SURFACE LEVEL	411.95	411.95	411.89	411.54	411.85	411.44	411.79	411.44	411.74	411.44	411.57	411.44	411.36	411.44	411.34	411.31	411.31	411.32	411.31	411.31	
EXISTING SURFACE LEVEL	411.95	411.95	411.89	411.54	411.85	411.44	411.79	411.44	411.74	411.44	411.57	411.44	411.36	411.44	411.34	411.31	411.31	411.32	411.31	411.31	
OFFSETS FROM CL	-7.26	-6.45	-5.85	-4.35	-3.75	-3.00	0.00	0.50	0.65	3.15	3.75	3.97	0.00	0.50	0.65	3.15	3.75	3.97	0.00	0.50	0.65

Chainage 30.000

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM150159 & RM150375**

9 June 2015

Datum 411.00

DESIGN SURFACE LEVEL	412.81	412.81	412.80	412.65	412.79	412.45	412.81	412.65	412.80	412.45	412.79	412.55	412.86	412.68	412.81	412.65	412.80	412.45	412.79	412.55
EXISTING SURFACE LEVEL	412.81	412.81	412.80	412.65	412.79	412.45	412.81	412.65	412.80	412.45	412.79	412.55	412.86	412.68	412.81	412.65	412.80	412.45	412.79	412.55
OFFSETS FROM CL	-5.26	-4.35	-4.35	-3.75	-3.00	0.00	3.00	3.15	3.75	4.35	4.80	0.00	0.00	0.00	3.00	3.15	3.75	4.35	4.80	

Chainage 80.000

Datum 411.00

DESIGN SURFACE LEVEL	412.67	412.67	412.57	412.46	412.55	412.36	412.54	412.36	412.52	412.32	412.50	412.22	412.44	412.45	412.54	412.36	412.52	412.32	412.50	412.22
EXISTING SURFACE LEVEL	412.67	412.67	412.57	412.46	412.55	412.36	412.54	412.36	412.52	412.32	412.50	412.22	412.44	412.45	412.54	412.36	412.52	412.32	412.50	412.22
OFFSETS FROM CL	-5.17	-4.35	-4.35	-3.75	-3.00	0.00	3.00	3.15	3.75	4.35	4.80	0.00	0.00	0.00	3.00	3.15	3.75	4.35	4.80	

Chainage 71.663

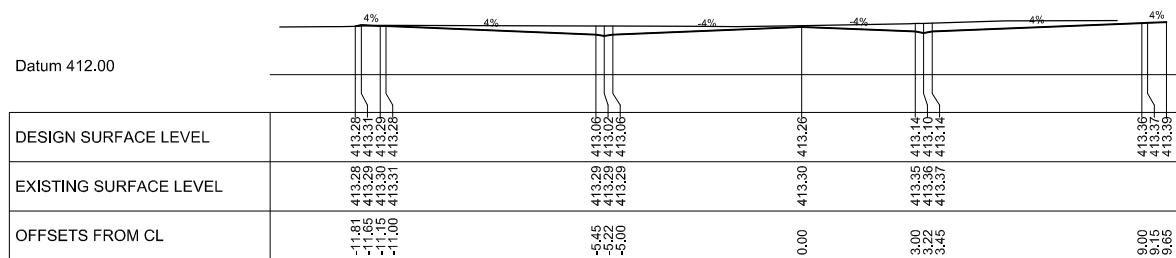
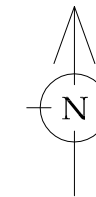
Datum 411.00

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EXISTING SURFACE LEVEL	412.54	412.54	412.53	412.42	412.52	412.32	412.54	412.32	412.52	412.32	412.50	412.22	412.39	412.45	412.54	412.32	412.52	412.32	412.50	412.22
OFFSETS FROM CL	-5.19	-4.35	-4.35	-3.75	-3.00	0.00	3.00	3.15	3.75	4.35	4.80	0.00	0.00	0.00	3.00	3.15	3.75	4.35	4.80	

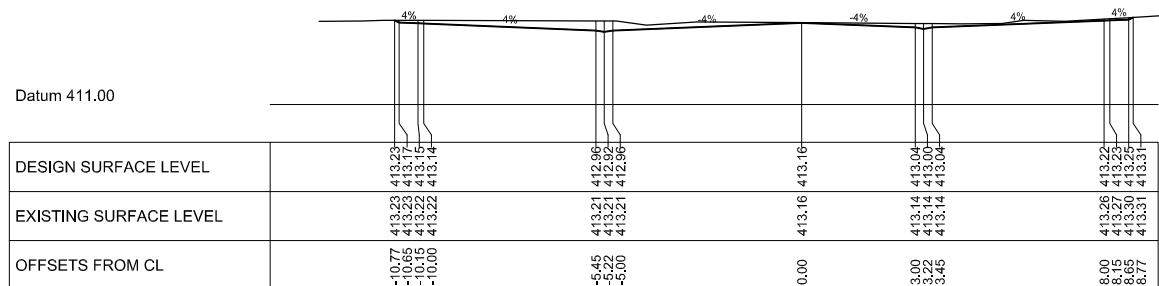
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Datum 411.00

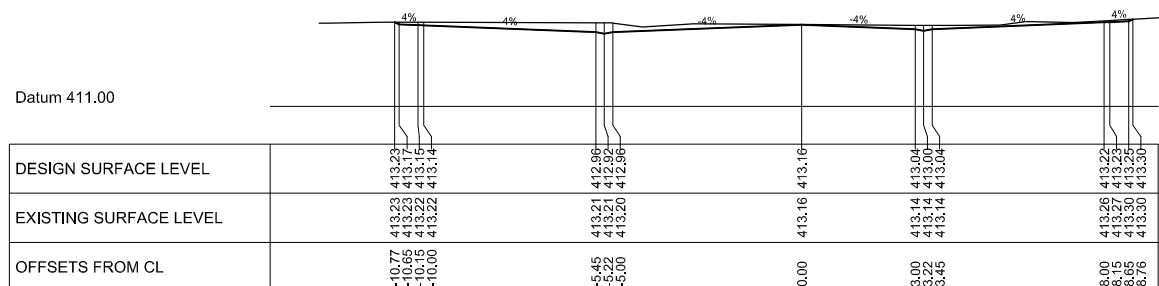
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EXISTING SURFACE LEVEL	412.54	412.54	412.53	412.42	412.52	412.32	412.54	412.32	412.52	412.32	412.50	412.22	412.39	412.44	412.54	412.32	412.52	412.32	412.50	412.22
OFFSETS FROM CL	-5.19	-4.35	-4.35	-3.75	-3.00	0.00	3.00	3.15	3.75	4.35	4.80									



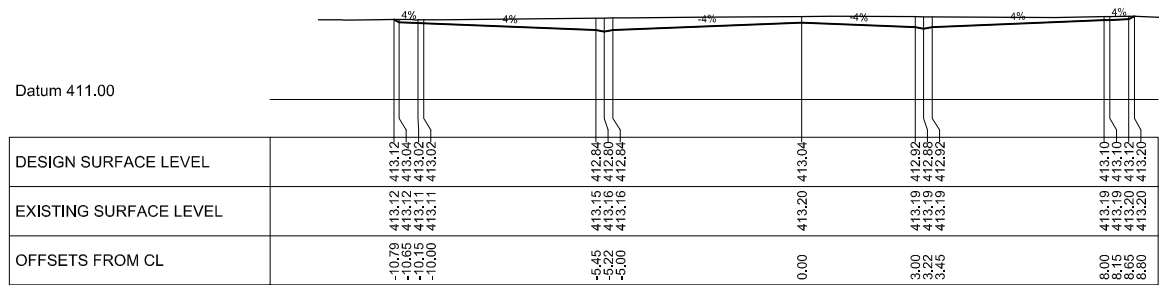
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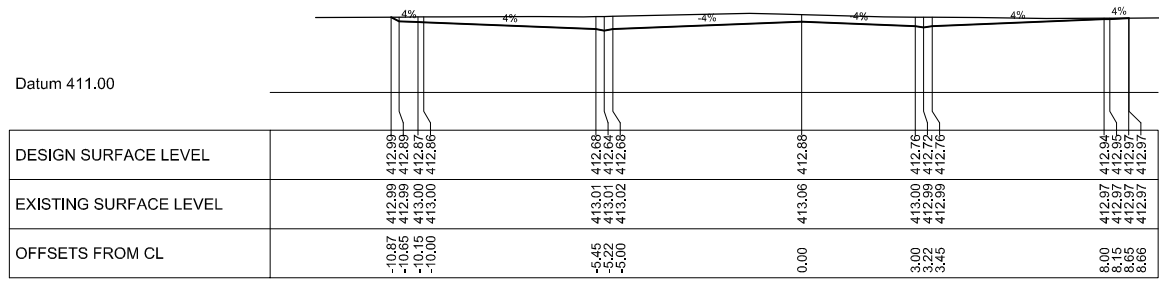
Chainage 110.000



Chainage 109.875

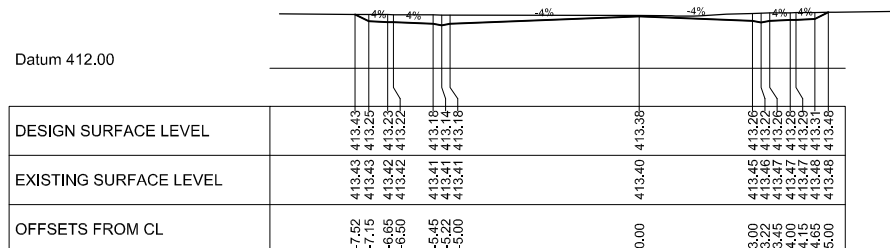


Chainage 100.000

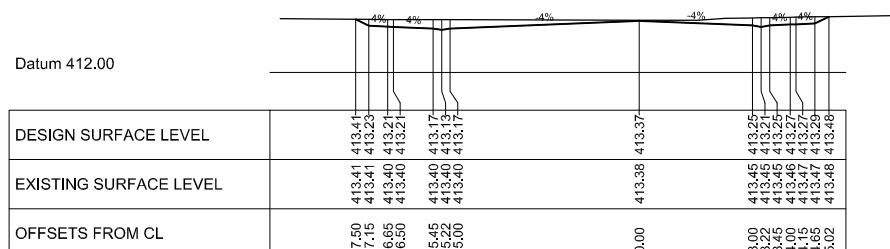


Chainage 90.000

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM150159 & RM150375
9 June 2015



Chainage 131.028



Chainage 130.000

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REV.	DATE:	REVISION DETAILS:	BY:
C	27/2/15	Design Updated	SML
B	10/2/15	Initial release	SML

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TITLE:
ROAD CROSS-SECTIONS
ACSC
JACK REID PARK, ARROWTOWN

DATE: Jan 2015	Scale 1:200	DRAWING & ISSUE No. 3648.8E.5C
BY: Sam Lynds	Original Plan A3	

AURUM SURVEY

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