

# Geddes, Nick

SHOTOVER COUNTRY LTD

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## Other Comments

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Would you like to comment on any other aspect of this draft 10 Year Plan?

See attached submission



Shotover Design Limited trading as

# Clark Fortune McDonald & Associates

Licensed Cadastral Surveyors - Land Development - Planning Consultants

29<sup>th</sup> May 2015

Queenstown Lakes District Council  
Private Bag 50072  
QUEENSTOWN

Dear Sir/Madam,

## **TEN YEAR PLAN 2015 - 2025: SUBMISSION**

Please find attached a submission prepared by Clark Fortune McDonald & Associates in relation to the Queenstown Lakes District Council Ten Year Plan 2015 - 2025.

We wish to be heard in support of their submission.

The submission relates to the inclusion of Shotover Country Community Facilities within the capital expenditure for 2015 – 2025.

Please call me directly if you have any further queries.

Yours faithfully

CLARK FORTUNE MCDONALD & ASSOCIATES

Nick Geddes  
**PLANNER**



**309 Lower Shotover Road - P.O Box 553 - Queenstown**

**T: (03) 441 6044 F: (03) 442 1066**



**To:** Queenstown Lakes District Council

*Submission Ten Year Plan 2015 - 2025*

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**SHOTOVER COUNTRY LTD**



**CLARK FORTUNE MCDONALD & ASSOCIATES**

REGISTERED LAND SURVEYORS, LAND DEVELOPMENT & PLANNING CONSULTANTS



## **1.0 Introduction**

Pursuant to Plan Change 41 Shotover Country is a Special Zone with the purpose of establishing a comprehensively designed and integrated living environment that provides opportunities for predominantly low density living accommodation with a smaller mixture of medium density living, community and educational activities within a central core.

The Shotover Country Zone neighbours the residential neighbourhoods of Lake Hayes Estate to the east. Across the Shotover River to the west the commercial area of Glenda Drive has been established while Quail Rise residential area is also located on the west bank of the Shotover River. Both are linked by a pedestrian and cycle way utilising the historic lower Shotover Bridge. This part of the Wakatipu Basin is served by a comprehensive network of vehicle, pedestrian, cycle and river networks.

Shotover Country Ltd is currently finalizing plans to establish a number of Community Facilities within Activity Area 1F which is located on a lower terrace of Shotover Country adjoining the eastern bank of the Shotover River some 400 metres south of State Highway 6.

Shotover Country Ltd is making a submission to the Ten Year Plan for the allocation of funding towards the Community Facilities at Shotover Country.

## **2.0 Shotover Country District Wide Community Facilities**

Contained in Attachment [A] is a plan of the lower terrace area and the Community facilities intended within Shotover Country for residents and the wider District. These include:

- Equestrian centre.
- Soccer Field.
- BMX Track.
- Wetland area.
- Trail network; Equestrian, Pedestrian and Cycle.
- Community Centre.

### Equestrian centre

Shotover Country has land suitable for the establishment of an equestrian centre which includes a dressage arena, show jumping course, equestrian trails and horse paddock. Two clubs will be formed in association with this facility being Shotover Country Bridle Club and Wakatipu Riding for the Disabled. These facilities have been designed in



consultation with the Wakatipu Pony Club, Wakatipu Riding Club and Wakatipu Bridle Club.

#### Sports Field / BMX Track.

A BMX track has been designed alongside the sports field. This track has been designed to international completion standard.

A sports field sufficient in size to accommodate rugby / football has been designed. A berm embankment is provided around the field to provide a position for spectators.

#### Wetland

A regionally significant wetland area lies to the south of the sports field where a wetland enhancement program is underway. Shotover Country Ltd has been working with local ecologists and landscape designers to produce a comprehensive enhancement program which will encourage community involvement in the restoration, maintenance and enjoyment of the wetland area.

Shotover Country Ltd has been working with Shotover Country Primary School towards forming a stewardship role for School over the wetland. The wetland is intended to be used for outdoor education. The Wakatipu Re-Forestation Trust have expressed an interest in providing guidance on the wetland enhancement using plants from the Jean Malpas nursery at Kelvin Heights.

#### Trail network; Equestrian, Pedestrian and Cycle

A number of trails are intended around the wetland and throughout the Shotover Country Area. A pedestrian and cycle trail has already been completed along the banks of the Shotover River which was designed and constructed in consultation with the Wakatipu Trails Trust. Further trails are proposed to provide a secondary network of trails within Shotover Country accessible from the Twin Rivers Trail.

#### Community Centre

A Community Centre is proposed as a multiuse indoor venue to complement and help facilitate the above. The Centre is some 289m<sup>2</sup> in size and has been based upon the design and layout of the Lake Hayes Pavilion.



### **3.0 QLDC Capital Expenditure - Community Facilities**

Queenstown Lakes District Council has outlined anticipated capital expenditure within the 10 year plan.

Shotover Country Ltd is making a submission to the Ten Year Plan for the allocation of funding towards the Community Facilities. These are as follows:

- Equestrian centre (\$500,000.00)
- Soccer Field (\$100,000.00)
- BMX Track (\$500,000.00)
- Wetland area (\$150,000.00)
- Trail network; Equestrian, Pedestrian and Cycle. (\$150,000.00)
- Community Centre (\$800,000.00)

A preliminary schedule and costings of the Community Centre has been undertaken by Mr Mark Neal, Principal, Project 360 and contained in Attachment [B].

### **4.0 Neighbourhood Reserves**

Shotover Country Ltd have vested a number of four thousand square metre neighbourhood reserves as part of development within Shotover Country. A number of improvements to these QLDC reserves are anticipated as depicted on the plan for the Jones Avenue neighbourhood reserve contained in Attachment [C].

**ATTACHMENT A**

***SITE PLAN***

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**ATTACHMENT B**

***PRELIMINARY SCHEDULE AND COSTINGS***

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**ATTACHMENT C**

***JONES AVENUE NEIGHBOURHOOD RESERVE***

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CFMA - SHOTOVER COUNTRY COMMUNITY CENTER			
SHOTOVER COUNTRY			
PRELIMINARY MEASURE SUMMARY			
		FLOOR AREA:	289.00
REF	DESCRIPTION	TOTALS	M2 RATE
1.00	Scaffolding	\$ 9,765.00	33.79
2.00	Excavation	\$ 16,988.80	58.78
3.00	Concrete Work	\$ 45,956.00	159.02
4.00	Structural Steel	\$ 15,895.00	55.00
5.00	Wall Framing - External	\$ 18,826.50	65.14
6.00	Wall Framing - Internal	\$ 18,351.50	63.50
7.00	Roof Structure / Finishes	\$ 124,890.00	432.15
8.00	External Finishes	\$ 81,898.50	283.39
9.00	Windows / External Doors	\$ 29,000.00	100.35
10.00	Interior Doors	\$ 6,850.00	23.70
11.00	Floor Linings	\$ 23,090.05	79.90
12.00	Wall Linings	\$ 37,697.00	130.44
13.00	Ceiling Linings	\$ 24,041.75	83.19
14.00	Insulation	\$ 17,958.50	62.14
15.00	Fittings & Fixtures	\$ 41,500.00	143.60
16.00	Sanitary Plumbing	\$ 53,175.00	184.00
17.00	Heating & Ventilation Services	\$ 24,350.00	84.26
18.00	Gas Services	\$ 25,000.00	86.51
19.00	Electrical Services	\$ 56,600.00	195.85
20.00	Drainage & Site Services	\$ 23,120.00	80.00
<b>Construction Sub Total</b>		<b>\$ 694,953.60</b>	<b>2404.68</b>
Preliminary & General		\$ 41,697.22	144.28
Contractors Margin Allowance (excl. P&G)		\$ 41,697.22	144.28
<b>Construction Total</b>		<b>\$ 778,348.03</b>	<b>2693.25</b>
<b>OVERALL SUB TOTAL</b>		<b>\$ 778,348.03</b>	<b>2693.25</b>
<b>GST</b>		<b>\$ 116,752.20</b>	<b>403.99</b>
<b>OVERALL TOTAL</b>		<b>\$ 895,100.24</b>	<b>3097.23</b>

CFMA - SHOTOVER COUNTRY COMMUNITY CENTER					
SHOTOVER COUNTRY					
PRELIMINARY MEASURE					
Ref	Item	Amount	Unit	Rate (\$)	Total (\$)
	Residence Overall Area excl. external areas	289.00	m2		
	<u>CLARIFICATIONS &amp; ASSUMPTIONS</u>				
	Measure is based on QLDC issued plans for renovation		Note		
	This schedule is a Preliminary Measure taken from concept or pre-consented drawings. This schedule is completed as an indication of budget. This schedule does not reflect the finalised budget or costings towards a contract.		Note		
	<u>EXCLUSIONS</u>		Note All		
	Demolition of Existing Structure				
	Goods and Service Tax GST				
	Construction Cost Inflation				
	Professional Fees				
	Finance & Legal Costs				
	Development Levies, Reserves and Development Contributions				
	Building or Resource Consent Fees and Charges				
	Fittings, Fixtures and Equipment, Window Treatments				
	Loose Furniture				
	Extensive Piling or Ground Remediation Works				
	Client Supplied Items				
	Appliances				
	Hard or Soft Landscaping				
	Unforeseen Ground Conditions, Rock or Disposal of Contaminated Soil				
	Provision for Civil Site Services				
	(Sewer,Storm,Power,Water,Telecom,Gas)				
	Council Rates				
	Contingency Allowance				
	Development Levies / Contributions				

CFMA - SHOTOVER COUNTRY COMMUNITY CENTER					
SHOTOVER COUNTRY					
PRELIMINARY MEASURE					
Ref	Item	Amount	Unit	Rate (\$)	Total (\$)
1.00	<u>SCAFFOLDING</u>				
1.01	Exterior Scaffolding	289.00	m2	25.00	7,225.00
1.02	Scaffolding Weekly Hireage	4.00	No.	510.00	2,040.00
1.03	Mobile Scaffolding	1.00	Sum	500.00	500.00
SCAFFOLDING SUB TOTAL					9,765.00
2.00	<u>EXCAVATION</u>				
2.01	Site Preparation to Footprint of Building only, taken as removal 100mm Spoil Cart to Waste	424.75	m2	5.00	2,123.75
2.02	Excavation to all Foundation Members and stockpile surplus material on site	17.28	m3	85.00	1,468.80
2.03	Bulk Excavation in soft, rippable rock to sub floor level - Cart to Waste	144.50	m3	45.00	6,502.50
2.04	Compacted Hard fill Materials to both sides Foundation Members, Underslab Hardfill 150mm thickness, Sand Binding to under slab	43.35	m3	110.00	4,768.50
2.05	Allow to Excavate Drainage Trenches under Slabs 'as relief channels' supply install 150 megaflow to central collection point, fill washed free draining gravels	20.00	m	85.00	1,700.00
2.06	Allow to hand excavate Post Holes for Verandah Support	2.43	m3	175.00	425.25
EXCAVATION SUB TOTAL					16,988.80
3.00	<u>CONCRETE WORK</u>				
3.01	25Mpa Reinforced Concrete Foundations, Site Conc./ Conc./ Formwork/ Reo	19.66	m3	532.86	10,476.00
3.02	100mm Thick Reinforced Concrete Slab on Grade Including thickenings, DPC, Reo, 665 Mesh	289.00	m2	120.00	34,680.00
3.03	17.5Mpa Concrete to 14 Post Holes incl. cast in Metal Fixings	1.00	Sum	800.00	800.00
CONCRETE WORK SUB TOTAL					45,956.00
4.00	<u>STRUCTURAL STEEL</u>				
4.01	Estimated allowance based on overall floor area	289.00	m2	55.00	15,895.00
STRUCTURAL STEEL SUB TOTAL					15,895.00

CFMA - SHOTOVER COUNTRY COMMUNITY CENTER					
SHOTOVER COUNTRY					
PRELIMINARY MEASURE					
Ref	Item	Amount	Unit	Rate (\$)	Total (\$)
5.00	<u>WALL FRAMING - EXTERNAL</u>				
5.01	140 x 45 timber Framed Walls incl. Lintel Allowance, Building Paper, H3.2 Cavity Battern incl. Fixings	179.30	m2	105.00	18,826.50
WALL FRAMING - EXTERNAL SUB TOTAL					18,826.50
6.00	<u>WALL FRAMING - INTERNAL</u>				
6.01	100mm wide Timber Framed Internal Partitions	215.90	m2	85.00	18,351.50
WALL FRAMING - INTERNAL SUB TOTAL					18,351.50
7.00	<u>ROOF STRUCTURE / FINISHES</u>				
7.01	Flat Roofs: 190 x 45 Rafters, 100 x 50 Furring's (400CRS BW's), 100mm Styrodur, 17.5CPD Plywood, Sika Sarnafil Roofing Membrane	32.50	m2	450.00	14,625.00
7.02	Pitched Main Roofs: .55 Coloursteel corrugated metal roofing, Thermakraft Covertek 407 flameproof underlay, 70 x 45 Purlins @ 900crs, 240 Hyspan Rafters @ 600crs	155.00	m2	315.00	48,825.00
7.03	Pitched Main Roofs: .55 Coloursteel corrugated metal roofing, 70 x 45 Purlins @ 900crs, Thermakraft Covertek 407 flameproof underlay, Timber Truss @ 900crs	125.00	m2	165.00	20,625.00
7.04	Pitched Verandah: .55 Coloursteel corrugated metal roofing, Thermakraft Covertek 407 flameproof underlay, 70 x 45 Purlins @ 900crs, 140 x 45 Rafters @ 600crs, Timber Blocking	84.00	m2	285.00	23,940.00
7.05	Extra Value Ridge capping, Barge Flashings, Valley Flashings, Flat Roof Flashings	135.00	m	75.00	10,125.00
7.06	150mm half round spouting fixing with No.3 Brackets and Snow Straps	60.00	m	100.00	6,000.00
7.07	80mm Colour Steel Downpipes fixed to Panels	10.00	m	75.00	750.00
ROOF STRUCTURE / FINISHES SUB TOTAL					124,890.00
8.00	<u>EXTERNAL FINISHES</u>				
8.01	Cedar Weatherboards	175.00	m2	180.00	31,500.00
8.02	Cedar Facing Members to all exterior windows & doors	80.00	m	95.00	7,600.00
8.03	Cedar Fascias & Barges	60.00	m	95.00	5,700.00
8.04	200mm Thick Stacked Schist Rock installed over masonry substrate with formed cavity complete	20.00	m2	400.00	8,000.00
8.05	12mm Ply Sub Cladding to External Walls (Bracing for entire building)	175.00	m2	45.00	7,875.00

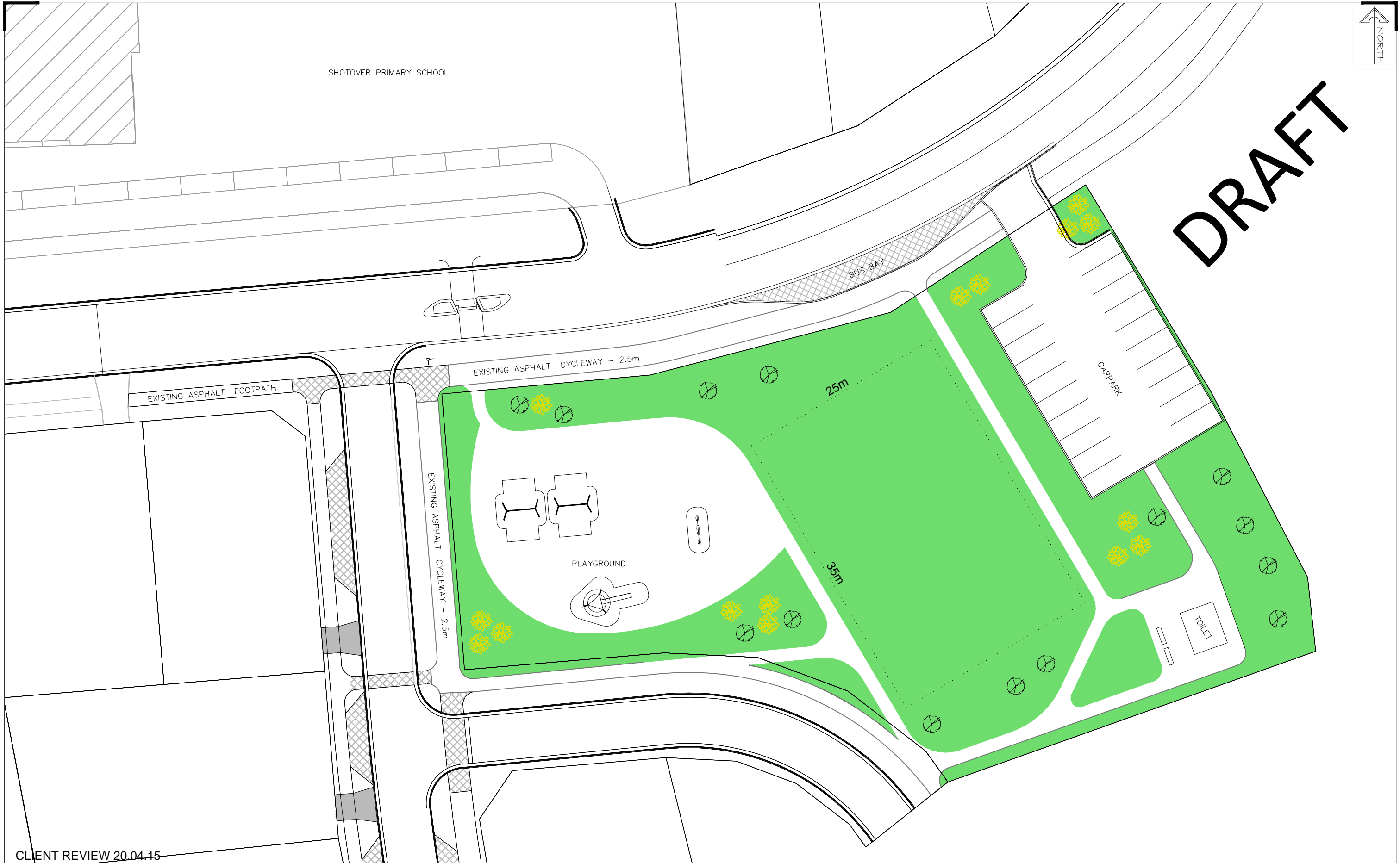
<b>CFMA - SHOTOVER COUNTRY COMMUNITY CENTER</b>					
<b>SHOTOVER COUNTRY</b>					
<b>PRELIMINARY MEASURE</b>					
<b>Ref</b>	<b>Item</b>	<b>Amount</b>	<b>Unit</b>	<b>Rate (\$)</b>	<b>Total (\$)</b>
8.06	Thermakraft Watertight Plus Wall Underlay Wrap incl. Sealing Tape	<b>195.00</b>	<b>m2</b>	9.50	1,852.50
8.07	9mm Villaboard Soffit Linings	<b>128.40</b>	<b>m2</b>	140.00	17,976.00
8.08	2200mm length 100 x 100 Timber Posts	<b>31.00</b>	<b>m</b>	45.00	1,395.00
<b>EXTERNAL FINISHES SUB TOTAL</b>					<b>81,898.50</b>
9.00	<u>WINDOWS / EXTERNAL DOORS</u>				
9.01	Supply & Install Standard Range Alu. Windows & Doors, Timber Reveals, Double Glazed, Low E Argon, Hardware	<b>50.00</b>	<b>m2</b>	450.00	22,500.00
9.02	Allowance for Feature Entry Door & Frame, 1.600m wide x 2.200 high	<b>1.00</b>	<b>No.</b>	1,500.00	1,500.00
9.03	Allowance for all external Flashings	<b>1.00</b>	<b>sum</b>	5,000.00	5,000.00
<b>WINDOWS AND EXTERNAL DOORS SUB TOTAL</b>					<b>29,000.00</b>
10.00	<u>INTERIOR DOORS</u>				
10.01	2.000 x 0.800m Single Timber Doors	<b>16.00</b>	<b>No.</b>	350.00	5,600.00
10.02	2.000 x 1.600m Double Timber Doors	<b>1.00</b>	<b>No.</b>	450.00	450.00
10.03	1.900 x 0.600m Single Timber Cupboard Doors	<b>2.00</b>	<b>No.</b>	400.00	800.00
<b>INTERIOR DOORS SUB TOTAL</b>					<b>6,850.00</b>
11.00	<u>FLOOR LININGS</u>				
11.01	Selected Mid Range Carpet	<b>174.25</b>	<b>m2</b>	80.00	13,940.00
11.02	Selected Vinyl Flooring	<b>69.19</b>	<b>m2</b>	45.00	3,113.55
11.03	Selected Floor Tiling	<b>23.75</b>	<b>m2</b>	190.00	4,512.50
11.04	Waterproofing to Tile wet areas	<b>9.60</b>	<b>m2</b>	80.00	768.00
11.05	Extra Value for providing Screeds to Shower bases	<b>4.20</b>	<b>m2</b>	180.00	756.00
<b>FLOOR LININGS SUB TOTAL</b>					<b>23,090.05</b>
12.00	<u>WALL LININGS</u>				
12.01	10mm Standard Plasterboard / Timber Battens / Fixed Stopped / L4 Paint Finish	<b>557.60</b>	<b>m2</b>	40.00	22,304.00
12.02	13mm Water Resistant Plasterboard / Timber Battens / Fixed Stopped / L4 Paint Finish	<b>33.00</b>	<b>m2</b>	75.00	2,475.00
12.03	9mm VillaBoard L1 as Tile substrate / Timber Battens / Fixed Stopped	<b>14.40</b>	<b>m2</b>	120.00	1,728.00
12.04	Selected Mid Range Tiles, Supply & Install	<b>15.00</b>	<b>m2</b>	180.00	2,700.00

CFMA - SHOTOVER COUNTRY COMMUNITY CENTER					
SHOTOVER COUNTRY					
PRELIMINARY MEASURE					
Ref	Item	Amount	Unit	Rate (\$)	Total (\$)
12.05	Waterproofing to Tile wet areas	15.00	m2	70.00	1,050.00
12.06	90mm Timber Skirting's fixed to Timber framed partitions	130.00	m	8.00	1,040.00
12.07	90mm Timber Architraves, Mitred, Paint Finish fixed to timber partitions	160.00	m	40.00	6,400.00
WALL LININGS SUB TOTAL					37,697.00
13.00	<u>CEILING LININGS</u>				
13.01	13mm Standard Gib Board Ceilings / Timber Battens / Fixed Stopped / L4 Paint Finish	267.25	m2	65.00	17,371.25
13.02	13mm Aqualine Gib Board Ceilings / Timber Battens / Fixed Stopped / L4 Paint Finish	20.00	m2	75.00	1,500.00
13.03	35mm Rhondo Ceiling Battens @ 600crs	287.25	m2	18.00	5,170.50
CEILING LININGS SUB TOTAL					24,041.75
14.00	<u>INSULATION</u>				
14.01	Under Slab: R1.7 @ 50mm Thick Extruded Polystyrene (Styrofoam)	289.00	m2	25.00	7,225.00
14.02	Wall: R2.6 Fibreglass Insulation	175.00	m2	12.50	2,187.50
14.03	Wall: 90mm Acoustic Batt Insulation	96.00	m2	13.50	1,296.00
14.04	Ceiling: R5.2 Fibreglass Insulation	290.00	m2	25.00	7,250.00
INSULATION SUB TOTAL					17,958.50
15.00	<u>FITTINGS AND FIXTURES</u>				
15.01	Supply & Install Door Hardware	19.00	No.	100.00	1,900.00
15.02	Kitchen Cabinetry including pantry, shelving units, head high cupboards, benchtops incl hardware	1.00	unit	20,000.00	20,000.00
15.03	Meeting Room Cabinetry/Shelving	1.00	unit	6,000.00	6,000.00
15.04	Toilet Vanities	4.00	unit	1,200.00	4,800.00
15.06	Ceiling Access Panel	2.00	No.	500.00	1,000.00
15.07	Shower Screens	3.00	No.	2,000.00	6,000.00
15.08	Mirrors	4.00	No.	450.00	1,800.00
FITTINGS AND FIXTURES SUB TOTAL					41,500.00



CFMA - SHOTOVER COUNTRY COMMUNITY CENTER					
SHOTOVER COUNTRY					
PRELIMINARY MEASURE					
Ref	Item	Amount	Unit	Rate (\$)	Total (\$)
16.00	<u>SANITARY PLUMBING</u>				
16.01	Allowance for Plumbing Pipeworks Waste Pipes, Domestic Hot Water, Wastes, Vents etc Complete	289.00	m2	114.19	33,000.00
16.02	Allowance for Plumbing Fittings & Fixtures	1.00	Sum	14,175.00	14,175.00
16.03	Hot Water Cylinder 300L	1.00	No.	3,000.00	3,000.00
16.04	Fire Fighting Hose Reels	3.00	No.	1,000.00	3,000.00
SANITARY PLUMBING SUB TOTAL					53,175.00
17.00	<u>HEATING AND VENTILATION SERVICES</u>				
17.01	Ducted Heat Pump System incl ext. units, grills, install	1.00	Sum	15,000.00	15,000.00
17.02	Ducted Kitchen Extraction Unit	2.00	unit	1,800.00	3,600.00
17.03	Ducted Bathroom / Toilet Extraction Unit	5.00	unit	350.00	1,750.00
17.04	Selected Fireplace incl Flue Kit	1.00	unit	4,000.00	4,000.00
HEATING AND VENTILATION SERVICES SUB TOTAL					24,350.00
18.00	<u>GAS SERVICES</u>				
18.01	Provisional Sum to Connect Gas Main to Meter	1.00	Sum	5,000.00	5,000.00
18.02	Allowance for Internal Gas Reticulation and Connections to Boiler, Fireplace, Hob	1.00	Sum	20,000.00	20,000.00
GAS SERVICES SUB TOTAL					25,000.00
19.00	<u>ELECTRICAL SERVICES</u>				
19.01	Allowance for New Distribution System and Sub Mains	1.00	Sum	10,000.00	10,000.00
19.02	Allowance for all electrical services including light circuits, controllers, outlets, power sockets etc	289.00	m2	65.00	18,785.00
19.03	Allowance for supply of Light Fittings etc	1.00	Sum	10,000.00	10,000.00
19.04	Extraction Unit Connections	7.00	No.	120.00	840.00
19.05	Allowance for Heating System Connection, Heat Controllers, Wiring etc	1.00	Sum	8,000.00	8,000.00
19.06	Allowance for Audio Visual Wiring	289.00	Sum	25.00	7,225.00
19.07	Allowance for Security System	1.00	Sum	1,000.00	1,000.00
19.08	Allowance for Smoke Detectors	10.00	No.	75.00	750.00
ELECTRICAL SERVICES SUB TOTAL					56,600.00

CFMA - SHOTOVER COUNTRY COMMUNITY CENTER					
SHOTOVER COUNTRY					
PRELIMINARY MEASURE					
Ref	Item	Amount	Unit	Rate (\$)	Total (\$)
20.00	<u>DRAINAGE &amp; SITE SERVICES</u>				
20.01	Allowance for Stormwater / Sewer Drainage & Water Services inclusive Common Trenching Gas/ Power / Telecom / Water	289.00	m2	80.00	23,120.00
DRAINAGE & SITE SERVICES SUB TOTAL					23,120.00
TOTAL COST EXCL. GST					694,953.60



CLIENT REVIEW 20.04.15



**Clark Fortune McDonald & Associates**  
Licensed Cadastral Surveyors - Land Development - Planning Consultants

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Shop 2, Otago House, 475 Moray Place, P.O. Box 5960  
Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

PROPOSED RESERVE LAYOUT

Client	Surveyed	Signed	Date	Job No.	Drawing No.
SHOTOVER COUNTRY LTD	SW		29.08.10	11596	01
<div>Notes:</div> <div>All dimensions shown are in meters unless shown otherwise.</div> <div>Any person using Clark Fortune McDonald drawings and other data accepts the risk of:</div> <div>- Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.</div> <div>- Ensuring the information is the most recent issue.</div> <div>- Copyright on this drawing is reserved.</div>	Drawn	Signed	Date	Scale	
	JWJ		29.08.10	1:200 @ A1	
	Designed	Signed	Date	Datum & Level	Rev.
	TS		29.04.09	Mt Nic 2000 & MSL	-