

# Kawakawa Hundertwasser Park NZ Management Plan

Prepared Kawakawa Hundertwasser Park Charitable Trust and Far North District Council

*Adopted January 2012 and amended December 2014*



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## VISION

### KAWAKAWA HUNDERTWASSER PARK

- To create a park that reflects Hundertwasser's philosophies and commitment to the environment and conservation.
- To create an area for education and contemplation, thought, learning, and calmness of heart; man in harmony with nature.
- The creation of the park will lay the foundation for the building of a Hundertwasser Visitor Centre. Kawakawa is the appropriate place to honor Hundertwasser in such a way.

*"We live in paradise*

*But we don't know it*

*We live in paradise*

*But we constantly destroy it."*

*Hundertwasser*

Hundertwasser connected to nature wherever his extensive travelling took him. His life is a story of a journey towards finding peace within nature.

He found his paradise in the heart of the Bay of Islands and made Kawakawa his home. Planting over 60,000 trees on a farm at Kaurinui is his outstanding contribution to conservationism and acts as an example for the need for healing the wounds humans have inflicted on nature over many generations.

His architecture with a 'human face' emphasises our interdependence with Papatuanuku (Mother Earth). Plant, animal and human life has to be in harmony and our buildings should reflect the universal laws of nature.

Hundertwasser represented the organic interconnectedness of man and his environment by depicting the earth as the fifth of man's skins. He was a deeply committed conservationist, a warrior in defence of the natural environment, and in the mid-1970s added posters with a conservationist message to his artistic repertoire.

A humus toilet and organic water purification system he developed are beautiful examples of his message to make "*Peace with Nature*".

## **INTRODUCTION**

### **LEGAL DESCRIPTION AND LOCATION**

Kawakawa Hundertwasser Park is located on the north side of the township and is made up of the following land parcels:

- Section 9, Suburbs of Kawakawa which contains 2.6305ha and is fee-simple
- Section 1 and 4, SO 430199 containing 0.7892ha and being fee-simple and acquired for purposes of River Control
- Section 5, SO 430199 containing 0.0976ha and being fee-simple acquired for purposes of River Control
- Lot 1, DP 320865 that contains 2357m<sup>2</sup> classified pursuant to the Reserves Act as a Local Purpose (car park) Reserve

Section 9 is bordered by Bridge Street an unformed legal road on the north boundary and the old Waiomio Stream river bed (a non-tidal non navigable stream) on the south side.

Lot 1, DP 320865 is located at the end of MacKereth Lane off Gillies Street, Kawakawa behind the Hundertwasser toilets and NZ Post.

Section 1, 4 and 5 are located to the north of the Clarks bus depot and to the east of Section 9. A plan showing all land parcels that make up Kawakawa Hundertwasser Park is located in Appendix X.

### **DISTRICT PLAN ZONING**

Section 9 and Section 1, 4 and 5 are zoned rural production. Rural production zoned land is characterised by relatively large land holdings, a relatively low intensity of built development and diverse activities. It has a greater sense of nature and of space than in the more densely settled urban areas.

The management of the effects of development on the rural-urban fringe from the expansion of urban areas into the rural production zone is an issue that must be considered with any development.

Lot 1, DP 320865 is zoned commercial. The commercial zone provides for the everyday commercial needs of the people of the District. Commercial activities are essential to the quality of life and well being of people and communities in the Far North, but have effects that can be detrimental to some people or some communities.

Issues can arise when areas that are predominantly commercial are adversely affected by development that does not have a commercial character, scale, and intensity.

### **RESERVES ACT CLASSIFICATION**

Lot 1, DP 320865 is currently a Local Purpose (carpark) Reserve. The development of the concept plan for the park will determine if this classification needs to be changed to a Local Purpose (Community Facilities) Reserve if the main building is located on this portion of land. Under the provisions of the Reserves Act the change of classification of a local purpose reserve does not require public notification and will be undertaken when and if required.

Section 9, Suburbs of Kawakawa and Section 1 and 4, SO 430199 are not classified as reserves pursuant to the Reserves Act. However, during the development of the draft management plan it has revealed the most appropriate classification for these properties is recreation.

Council resolved in January 2012

***THAT the Council resolves pursuant to sections 14 and 16 of the Reserves Act 1977 that the following parcels of land are declared to be reserves classified as recreation and named Kawakawa Hundertwasser Park.***

<u>Legal Description</u>	<u>Area</u>	<u>Register/Identifier</u>
<i>Section 9, Suburbs of Kawakawa</i>	<i>2.6305ha</i>	<i>NA 70/11</i>
<i>Section 1 and 4 SO 430199</i>	<i>0.7768ha</i>	<i>549414</i>
<i>Section 5 SO 430199</i>	<i>0.0978ha</i>	<i>550566</i>

**AND THAT** *subject to the foregoing corrections the Council adopts the final draft Kawakawa Hundertwasser Park management plan as attached (A759531).*

## **HISTORY**

Section 9, Suburbs of Waiomio title was created under the Lands Transfer Act in 1894 and the first registered owner was Thomas Albert Bennett. Landowners have been James Rigden in 1924, John Fitzgerald Wall 1935, Con Edward Taylor in 1952 and Charles Sullivan Cross in 1967 and he farmed it until the late 1980's.

In 1986 the Council built a stream diversion from west to east across the property to straighten the river and reduce flooding in the township. The construction of the stream diversion prevented Mr. Cross from the southern half of his property. Rather than construct a bridge at a significant cost Council agreed to purchase the land and this was finalised in 1996.

Lot 1, DP 320865 was purchased in 2002 from Eddie and Trudi Wharerau to provide additional car parking in the area for visitors to the Hundertwasser toilets. In 2010 additional public toilets and a bus drop off area were built on this property to provide additional facilities.

In 2010 a small area of land was exchanged with adjacent land owned by Perry Clark. This enabled Clark Coachlines business to have additional bus parking area as the property was being eroded away by the Waiomio Stream to the east. As part of this exchange Council acquired Section 1 and 4, SO 430199.

## **ACCESS**

The reserves are currently accessed off:

- At the south from MacKereth Lane being a concrete service lane off Gillies Street (State Highway1)
- At the west off the unformed portion of Whangae Road
- At the east off the unformed Bridge Street

It is proposed that a vehicular right of way be considered along the south east boundary of Lot 1, DP 320865 to an adjoining owner.

## **PRESENT USE**

Part of Lot 1, DP 320865 is metalled and used as a car park for the business owners and visitors to the town. There is also a bus drop off point and additional toilets. The balance has been used to dispose of clean fill.

Section 9 is partly fenced and mown and the balance grazed as required. Access to the north side of the property is still limited as no bridge was constructed to link the property after the diversion was constructed.

Sections 1 and 4 have poor public access and are not actively maintained.

## **ADJOINING LAND USE**

To the north and east the land is actively managed for farming purposes and is grazed predominantly by cattle. Further north is a back drop of native bush along the Whangae ranges/plateau.

To the west of the site on Whangae Road is the industrial area of the town with large workshops, commercial activity and the Star Hotel car park.

To the south is the mainstreet of the township which is a mix of retail and small service business such as car painters, panel beaters and bus depot.

The park is located within the rural urban fringe and is well located to protect the rural values. However it is also partly zoned commercial and the Kawakawa Hundertwasser Trust does not intend to restrict development of adjacent commercial zoned land.

## **PRESENT MANAGEMENT**

Council actively manages the formed portion of the car park. The Kawakawa Hundertwasser Trust has an interest in some of the balance of the area.

The implementation of the management plan will also need to consider other statutory documents which apply to the park and which

need to be complied with such as the Reserves Act 1977, District Plan, Reserves By-laws, Regional Water and Soil Plan, flood control plans and the Regional Policy Statement.

## **CONTINUAL REVIEW**

In August 2012 the Board resolved:

“THAT the Bay of Islands-Whangaroa Community Board approves the Paul Quinlan – Landscape Architect – July 2012 landscape concept plan being included as an attachment to the Kawakawa Park management plan.”

In July 2014 the Board resolved:

“THAT the Hundertwasser Park Charitable Trust concept drawings of the visitor centre proposal be adopted by the Board and included in the Kawakawa Hundertwasser Park reserve management plan.”

In December 2014 Council resolved:

That the Council in its capacity as landowner and administering body of Kawakawa Hundertwasser Park legally described as Section 9, Suburbs of Kawakawa, Section 1 and 4, SO 430199, Section 5, SO 430199 and Lot 1, DP 320865, it approves and adopts the visitor centre and parking development concept plans Document A1514636 and A1514639 as minor amendments to the Kawakawa Hundertwasser Park management plan.

Reason for the decision:

To keep the reserve management plans under continuous review in response to new information the proposed visitor centre and car park layout plans are approved and adopted as a minor amendment to the Kawakawa Hundertwasser Park reserve management plan.



## **MANAGEMENT OBJECTIVES AND POLICIES**

To manage Kawakawa Hundertwasser Park for the physical, mental and spiritual welfare and enjoyment of the public, with the emphasis on reflecting Hundertwasser's philosophies and commitment to the environment and conservation.

### **LANDSCAPE**

#### **Objectives:**

To create a landscape character of the park that reflects Hundertwasser's philosophies and commitment to the environment and conservation.

To encourage community partnerships in the development and planting of the park

#### **Policy:**

1. To approve a landscape development concept plan developed with the function of providing guidelines for future and possible staged development.
2. To protect, retain and enhance the view shaft to the Whangae hills.
3. To carefully place trees to maintain public safety and to prevent spaces which attract undesirable activities
4. To screen the industrial areas to the west and south east of park with appropriate plantings.
5. To ensure landscape development creates interest by including features such as lakes, wetlands, water wheel, sculpture, art, tables or seating
6. To ensure paths and other hard surfaces are not linear and angular referencing Hundertwasser's desire to reflect the universal laws of nature.

## **PUBLIC ACCESS**

### **Objective:**

To allow the public free access to the park during day light hours

### **Policies:**

1. To determine the hours of opening of the park as Council sees fit
2. To clearly mark and sign post entrances and hours of use of the park.
3. To control access to the park for vehicles and bikes by installing physical barriers such as bollards or gates

## **BUILDINGS AND STRUCTURES**

### **Objective**

To ensure the Hundertwasser visitor centre development is of a scale and design appropriate to its location.

To ensure development of buildings and structures are consistent with Hundertwasser's philosophy of "reflecting the universal laws of nature" and the "organic interconnectedness of man and his environment".

### **Policy**

1. To prepare a concept layout plan showing how the proposed buildings will be integrated into the landscape plan, Hundertwasser toilets, and car parking areas.
2. To prepare a concept plan of the visitor centre
3. To prepare the terms of reference for the purpose of the visitor centre that include the telling stories of Hundertwasser's time in Kawakawa and the bringing together of two cultures.

## **BOUNDARIES AND FENCES**

### **Objective**

To ensure a clear transition between the park, adjoining properties, the service lanes, and the unformed legal roads is defined.

### **Policies**

1. To use plantings or fences to define the perimeter of the park such that it makes a positive visual feature.
2. Where required survey pegs should be located to ensure boundaries are correct
3. To remove some existing fences to eliminate old boundary lines.
4. To ensure where required boundary fences remain stock proof.

## **COMMUNITY INVOLVEMENT**

### **Objective**

To encourage community investment and involvement in the planting of the park, on-going maintenance and development of landscape features.

### **Policies**

1. To provide opportunities for public planting days in order to expand the planting areas
2. To form Friends of Hundertwasser Park (Rau Aroha – 100 leaves/loves) to help undertake on-going maintenance and development of landscape features.

## **VANDALISM**

### **Objective**

To minimise the opportunities for vandalism by positive controls wherever possible

### **Policies**

1. To use low impact controls such as vehicle barriers, low walls and other design elements to reduce opportunities for vandalism
2. To consider Crime Prevention Through Environmental Design (CPTED) principles when developing the park
3. To keep regulatory signage to a minimum.
4. To install solar powered lighting along some paths and entrances within the park

## **PARK FURNITURE**

### **Objective**

To provide seats, litter bins, signs and other park furniture of a design appropriate to the surroundings to facilitate public use and enjoyment of the reserve.

### **Policies**

1. To keep the number and the size of signs to a minimum to avoid visual detracting from the natural environment
2. To install simple seating in appropriate locations having regard to flood levels, orientation to the sun, shelter from the wind and clearly visible to the public
3. To consider all park furniture as a means of creating interest and a way to involve the community in its construction and design.
4. To provide recycling facilities around buildings and to locate rubbish bins only where litter has become a serious problem and can not be eliminated through education

## **DOGS**

### **Objective**

To keep the use of the reserve by dogs under control

### **Policies**

1. Dogs on a leash are permitted within the park and may be off-leash in designated off-leash areas only.
2. To provide composting dog poo bins and bags for the use of dog owners.

## **VEHICLE ACCESS AND PARKING**

### **Objective**

To provide vehicle access and parking in response to the needs of park and visitor centre users

### **Policies**

1. To ensure vehicle access and parking is set in the context of an overall landscaping plan for the reserve.
2. To provide access for maintenance vehicles to parts of the reserve where their use is necessary.
3. To integrate car parks into the surroundings and to design them to reduce the impacts of stormwater run off on the environment.
4. To construct physical controls on vehicle movements such as barriers, fences, bollards and speed constraints where appropriate.
5. To provide suitable and sufficient bus parking for the visitors to the visitor centre

## **PEDESTRIANS AND BIKES**

### **Objective**

To provide and maintain satisfactory pedestrian and cycle access options across the park.

### **Policies**

1. To ensure all outside areas of the park are accessible by foot to the public.
2. To provide mown paths through the park and only harder wearing surfaces where the need arises.
3. To encourage cyclists to use Bridge Street by developing a hard surface with added curves and jumps for the interest for users and with links to the Pou Herenga Tai - Twin Coast Cycleway.
4. To provide cycle stands at points of intensive use and where there is a proven need for stand facilities.

## **INTERPRETATION**

### **Objective**

To provide suitable interpretation and signage in appropriate locations across the park

### **Policies**

1. Signs shall be of a robust design sensitive to the nature of the surrounding area
2. Interpretative features should form part of an integrated information system.
3. Signs should be located so they do not become a dominate feature.

4. Signs should be kept to a minimum necessary to provide information about the facilities and features and to help promote appropriate use as well as safety and enjoyment.

## **ADJACENT LAND USAGE**

### **Objective**

To develop and maintain the reserve in a manner which respects the adjacent land uses.

### **Policies**

1. Where necessary Council or the Kawakawa Hundertwasser Park Charitable Trust will liaise with adjacent land owners with regard to proposed or existing activities on the reserve.

## **LIQUOR**

### **Objective**

To ensure the granting of ancillary liquor licenses does not detract from the primary purpose of the park.

### **Policies**

1. To assess the environmental impact of increased traffic, parking demand and other factors when considering any application for a liquor license.
2. To approve liquor licenses for short term special events only.

## **LEASES AND RIGHTS TO OCCUPY**

### **Objective**

To grant leases or licenses to occupy to groups that wish to develop and manage the park in accordance with the management plan.

### **Policies**

1. To negotiate leases in accordance with the Reserves Act 1977 and on such other conditions and charges as Council may from time to time determine.
2. Decisions on renewal or re-negotiation of leases of the park will be at the discretion of Council.

## **COMMERCIAL ACTIVITY**

### **Objective**

To permit commercial activity, where appropriate, to benefit or compliment public enjoyment of the park.

To permit commercial activity that will provide a contribution to the development or maintenance of the park.

### **Policies**

1. All commercial activity at the park will be subject to Council approval.
2. Commercial advertising displays such as signs, barriers, hoardings etc shall be approved by Council.
3. Temporary advertising displays may be permitted where they are associated with an approved commercial or other activity of limited duration with the approval of Council.



## **MANAGEMENT**

### **Objective**

For the plan to be implemented in a structured and integrated manner by the Kawakawa Hundertwasser Park Charitable Trust.

### **Policies**

1. To develop an annual works programme for the approval of Council
2. To have regard to other statutory documents and Council policy in implementing this plan and managing the reserve
3. To keep this management plan under continuous review

## **IMPLEMENTATION AND WORKS PROGRAM** (to be adopted by the Community Board)

1. Develop a planting and landscape plan that will provide guidelines for future and possible staged development.
2. Develop a concept layout plan showing how the proposed buildings will be integrated into the landscape plan, Hundertwasser toilets, and car parking areas.
3. Develop a concept plan of the visitor centre
4. Develop details of Friends of Hundertwasser Park (Rau Aroha – 100 leaves/loves).
5. Develop an annual works programme for the approval of Council (delegated to the Community Board).

## **CONTINUAL REVIEW**

All parts of this Reserve Management Plan will be kept under a continuous review in order to be able to adapt to changing circumstances or to adapt in accordance with increased knowledge. Notwithstanding this, a full review will be undertaken ten years from the final date of approval by Council of this Plan.

1. Review this Plan every ten years. In the interim, Council may determine to review part of, or the entire plan, in response to:
  - Information from monitoring which indicates the need for a review or change.
  - The identification of new management issues or problems for which policy is required.
  - Changes in national policy including new or amended laws, regulations or other actions.
  - Policy changes.
2. Publicly notify any review or change to this Management Plan as detailed in Sections 41(5)(a) 41(6)(a) and 119(1)(c) of the Reserves Act 1977.
3. Annually review the Proposed Actions and Responsibilities programme component of this plan

## **SUPPORTING STRATEGIES**

### **KAWAKAWA STRATEGY**

In the course of the development of the park consideration shall be given to the *Strategy for Kawakawa—Development Report* produced by Littoralis Landscape Architecture (Conway Stewart) December 2000 and which was adopted by the former Kawakawa Community Board at its meeting December 2000.

In terms of the Kawakawa Hundertwasser Park the relative references are;

#### **1.0 Introduction (page 1)**

In the course of outlining the background and purpose of the strategy the introduction provides:

*The object is to ensure that all improvements and new developments are consistent with an overall concept, so that they contribute to a recognizable Kawakawa identity and enhance the way the town serves both local folk and visitors.*

#### **6.0 Background (pages 4-6)**

The report provides an intensive background to the history of Kawakawa and in doing so makes the following comment:

*The preparation of this development strategy finds the town on the brink of reinventing itself again, this time from a role as a rural service town to a new function as a vibrant tourist destination which sustains its own active community.*

#### **7.1 Opportunities (page 7)**

The following is one of the 18 opportunities listed:

*The status of the townships relationship with Hundertwasser and home of the last public building constructed under his supervision.*

#### **8.4 Coach terminal/Bus stop (page 11)**

Part of the report provides;

*A well-serviced coach facility is a key amenity for any township that seeks to maximize its appeal to tourism operators*

In addition the report also makes the following comment;

*Two potential sites for a coach terminal were identified in Kawakawa. The first lies to the north of the township, behind the Hundertwasser toilets*

### **8.11 Ecological Enhancements (Page 15)**

The report provides;

*Extensive indigenous plantings are proposed for the margins of the Waiomio Stream and areas of created wetland. In addition streamside plants such as rushes, sedges and harakeke (flax), such plantings could also include native tress like kahikatea and kowhai.*

*In addition to their amenity value, these plantings are promoted to enhance habitat values, for streamside stability and to contribute to water quality.*

### **9.1 Design Themes and Inspiration ( page 16)**

Part of this section provides;

*The draft development concept acknowledges that the town is rather eclectic and rather than trying to suppress the differences proposes instead to celebrate that mix. It emphasis the “ Hundertwasser core” by extending pedestrian spaces out into the road near the toilets and by developing the northern side of the toilets with a large wetland , viewing deck and parkland.*

### **10.0 Indicative Priorities for Implementation (Pages 19 & 20)**

One of the 26 priorities listed is to *Develop Hundertwasser Wetland Park.*

### **10.3 Group Three**

One of the 13 projects identified is

*Parking to south east of Wetland Park (i.e. behind BP station) constructed.*

The report goes on to say;

*A critical consideration when looking to save cost is to ensure that the quality and essence on the works are not duly compromised, for this would detract from Kawakawa as a whole. Good, economical works are possible, but they rely on sound management, well resolved design and meticulous supervision. The Hundertwasser toilets stand as a memorial to these principles.*

**PLANTING AND LANDSCAPE PLAN**

- Guides future and possible staged development. Kawakawa Hundertwasser Park Stage 1






## CONCEPT PLAN OF THE VISITOR CENTRE

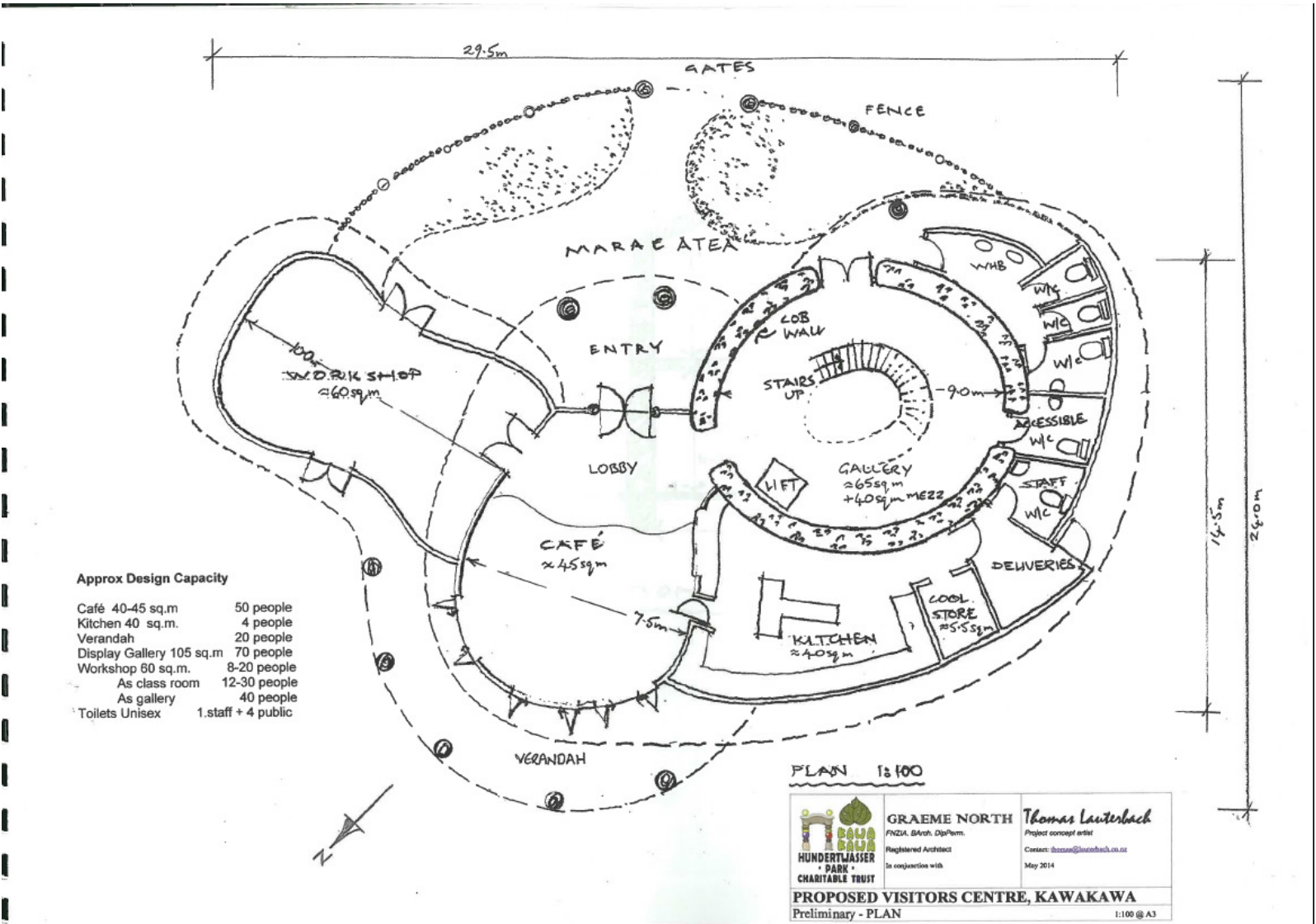


### Materials suggestions (left to right)

Toilets	roof	planted earth over timber frame
	walls	bottles/tiles
Gallery/tower	walls	solid cob
	roof	shingles with metal "onion" dome
Main entry	roof	planted over solid timber frames
	walls	timber joinery with some stained glass, bottles in plaster
Workshop	roof	timber shingle roof, with Kawakawa leaf "onion dome"
	walls	cordwood/cob, timber shingles/board and batten

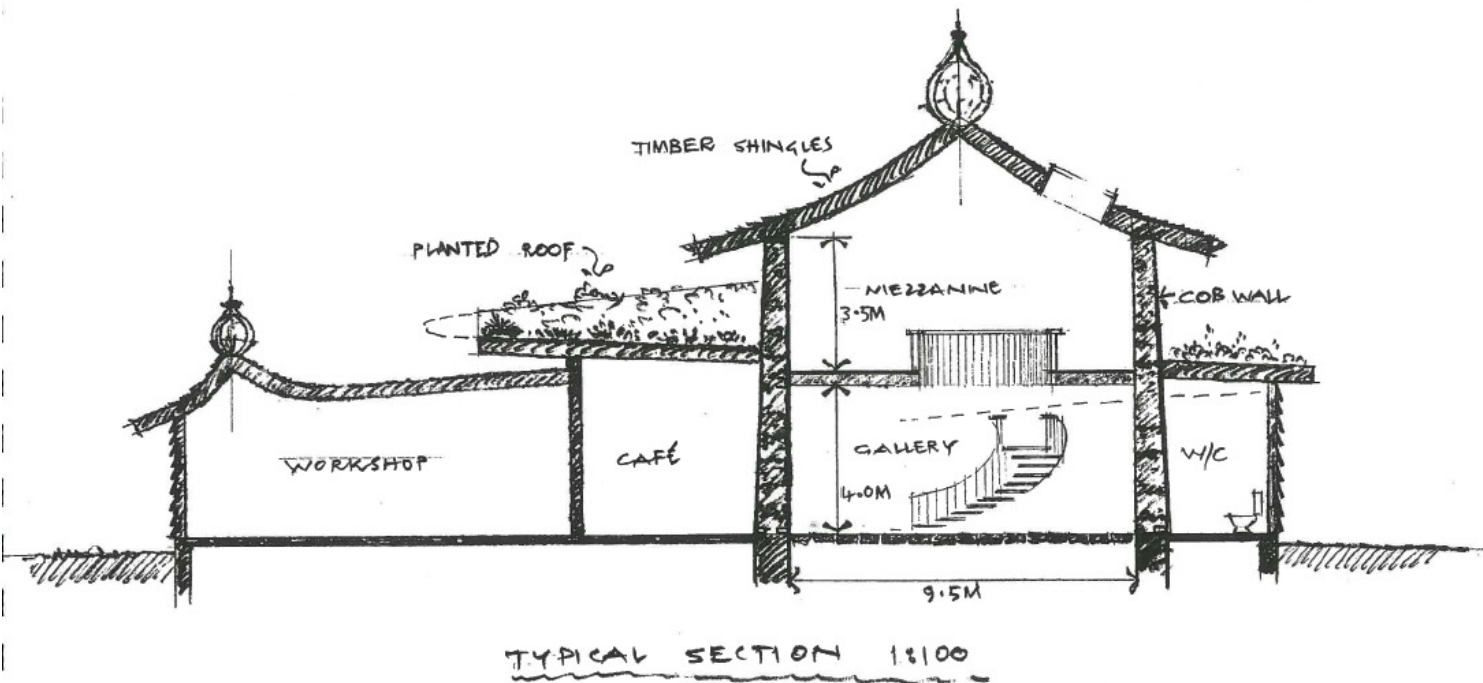
 <p><b>HUNDERTWASSER PARK CHARITABLE TRUST</b></p>	<p><b>GRAEME NORTH</b> FNZIA, BAArch, DipPerm Registered Architect In conjunction with</p>	<p><i>Thomas Lauterbach</i> Project concept artist Contact: thomas@lauterbach.co.nz May 2014</p>
	<p><b>PROPOSED VISITORS CENTRE, KAWAKAWA</b> Preliminary - SOUTHERN (MAIN ENTRY) ELEVATION 1:100 @ A3</p>	





**Approx Design Capacity**

Café 40-45 sq.m	50 people
Kitchen 40 sq.m	4 people
Verandah	20 people
Display Gallery 105 sq.m	70 people
Workshop 60 sq.m	8-20 people
As class room	12-30 people
As gallery	40 people
Toilets Unisex	1.staff + 4 public



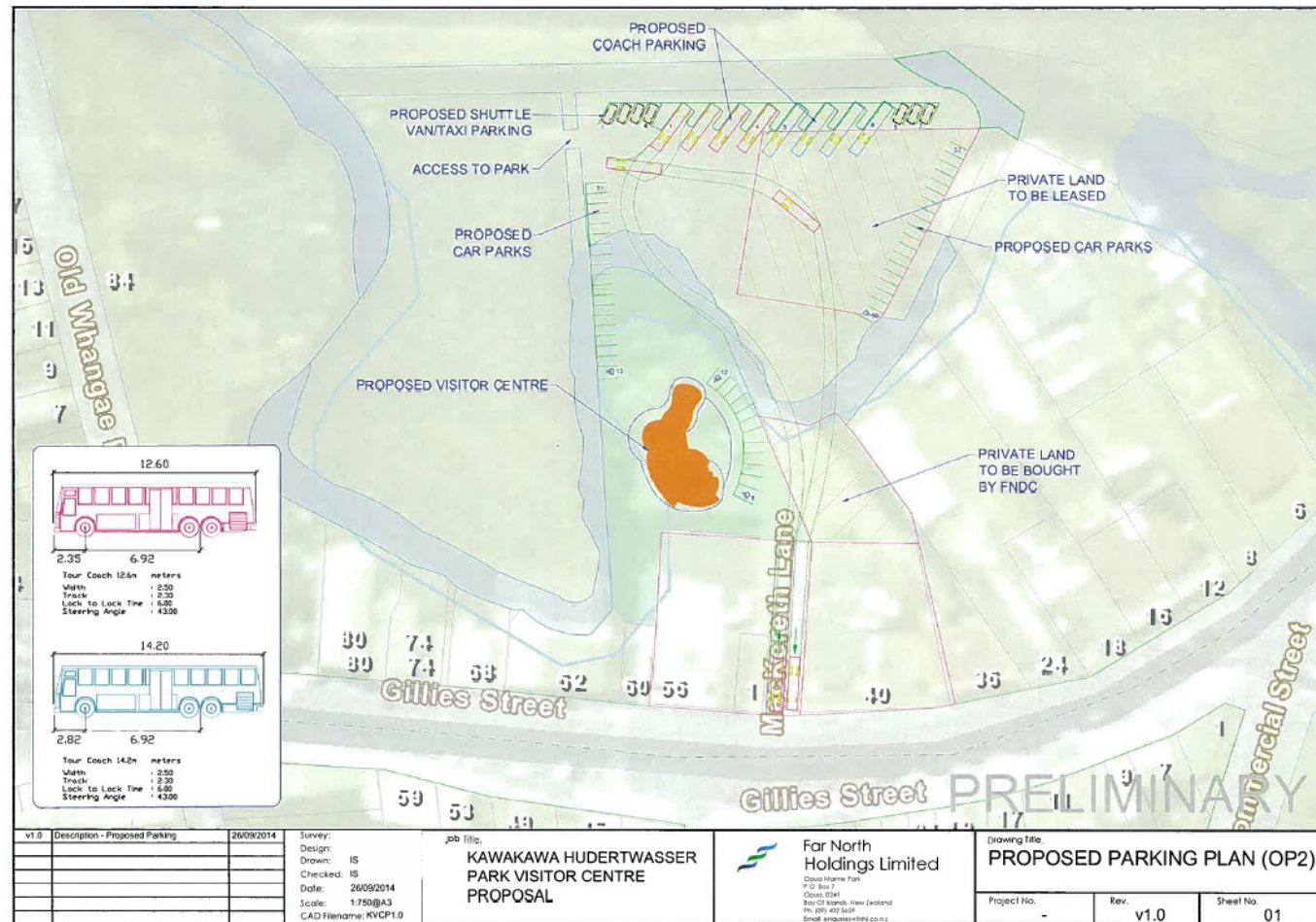
Materials suggestions (left to right)

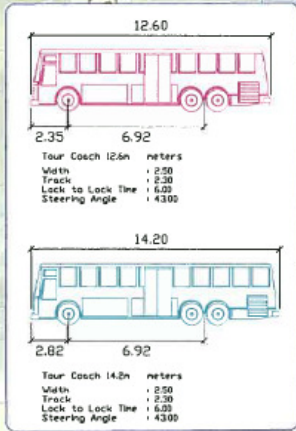
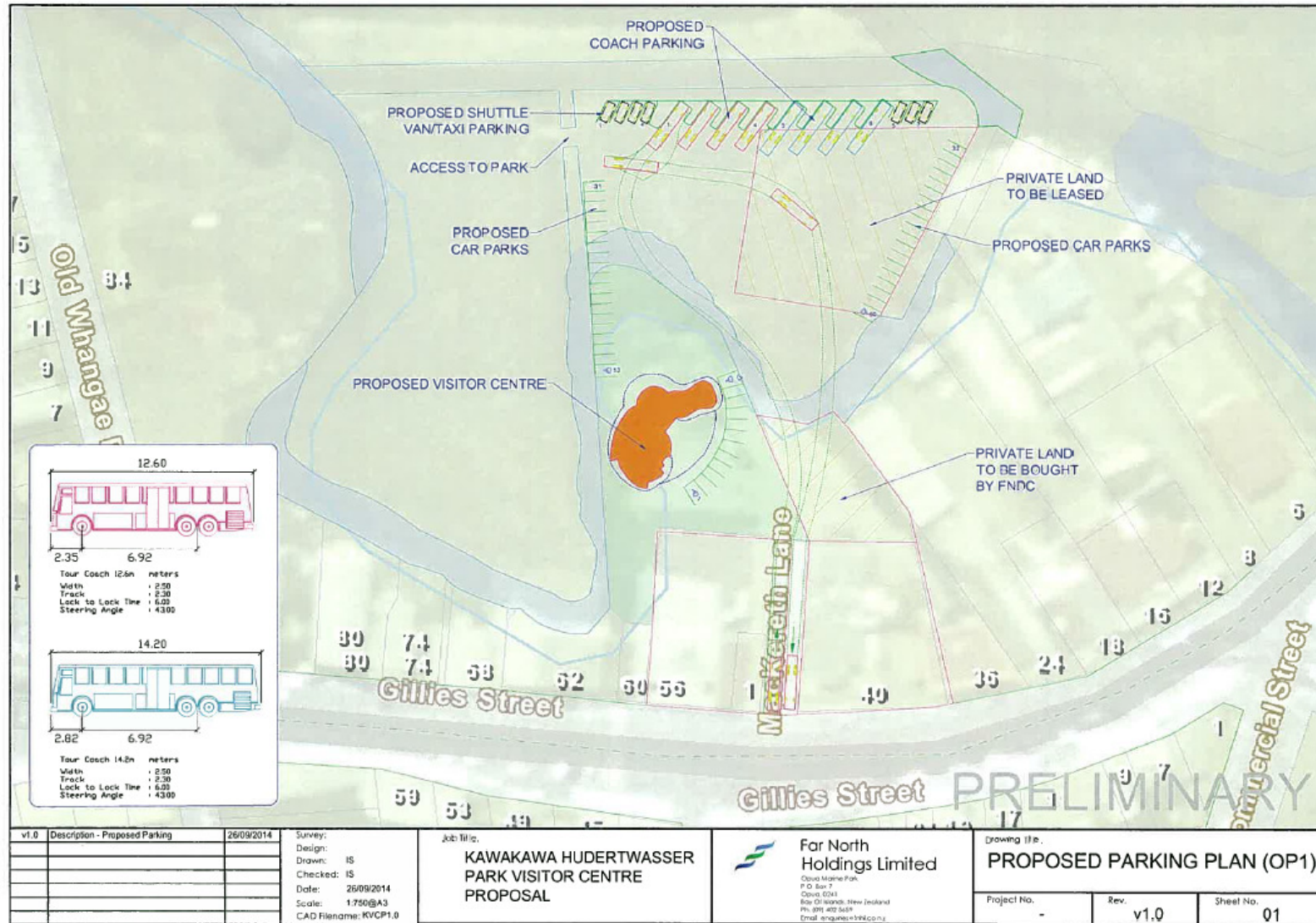
- |               |        |  |
|---------------|--------|--|
| Workshop      | roof   | timber shingle roof, with metal Kawakawa leaf              |
|               | walls  | cordwood/cob, timber shingles/board and batten             |
|               | floors | tiles over concrete  |
| Café/kitchen  | roof   | planted over solid timber frames                           |
|               | walls  | timber joinery with some stained glass, bottles in plaster |
|               | floors | timber overlay, tile overlay                               |
| Gallery/tower | walls  | solid cob  |
|               | roof   | shingles with onions dome                                  |
|               | floors | earth ground floor, timber mezz floor                      |

<p><b>HUNDERTWASSER • PARK • CHARITABLE TRUST</b></p>	<p><b>GRAEME NORTH</b> FNZIA, BArch, DipPerm. Registered Architect In conjunction with</p>	<p><i>Thomas Lauterbach</i> Project concept artist Contact: <a href="mailto:thomas@lauterbach.co.nz">thomas@lauterbach.co.nz</a> May 21/04</p>
	<p><b>PROPOSED VISITORS CENTRE, KAWAKAWA</b></p>	
	<p>Preliminary – INDICATIVE X-SECTION</p>	

## CONCEPT LAYOUT PLAN [options 1 and 2]

- Shows how the proposed buildings will be integrated into the landscape plan, Hundertwasser toilets, and the car parking areas.





v1.0	Description - Proposed Parking	26/09/2014

Survey:  
Design:  
Drawn: IS  
Checked: IS  
Date: 26/09/2014  
Scale: 1:750@A3  
CAD Filename: KVCP1.0

Job Title:  
**KAWAKAWA HUDERTWASSER  
PARK VISITOR CENTRE  
PROPOSAL**

 **Far North  
Holdings Limited**  
Cloud Māori Park  
P.O. Box 7  
Clive 0143  
Bay of Islands, New Zealand  
Ph: (01) 402 5451  
Email: enquiries@fnh.co.nz

Drawing Title: <b>PROPOSED PARKING PLAN (OP1)</b>		
Project No.	Rev.	Sheet No.
-	v1.0	01