

**Commissioner Hearing
20 February 2020**

Objection to Additional Charges under Section 357B Resource Management Act 1991 – Plan Change 13, River Terrace Developments Limited

Purpose of Report

To report to the Commissioner on an objection to the additional charges incurred by Council for the processing of a plan change request (Plan Change 13) by River Terrace Developments Limited. The report also addresses the request for a waiver of time within which the objection can be lodged.

Recommendations

- A. **Recommended** that the report be received.
 - B. **Recommended** that the waiver of time within which to lodge an objection under section 357B RMA be granted.
 - C. **Recommended** that the additional charges for processing Plan Change 13 not be reduced.
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Background

On 1 March 2018 Council received a private plan change request from River Terrace Developments Limited made in accordance with Section 73(2) and Clause 21 of the First Schedule to the Resource Management Act 1991, to rezone a 49.83 hectare site legally described as Section 28 Block I Cromwell Survey District (OT 7D/1155) and Part Section 24 Block I Cromwell Survey District (OT 16A/611).

Council accepted the plan change request in terms of Clause 25(2) (b) of the RMA and subsequently notified it on 19 May 2018. A total of 417 submissions were received, 15 of those being received after the closing date. The summary of submissions was notified for further submission on 13 October 2018, with 80 further submissions received. The s42A report was completed on 21 March 2019 and circulated to all parties prior to the hearing commencing on 10 June 2019. Hearings were held between 10-14 June and 2-5 July 2019 in Cromwell.

Grounds for Objection

Procedural Fairness - Process and evidence about Cromwell Spatial Plan

The objection raises an issue of fairness of process, particularly in terms of Council's involvement as a further submitter to the plan change. In terms of process, the hearing commissioners addressed this through various minutes issued before and during the hearing, as summarised below:

Minute 1 (7.11.2018) – this provided a brief summary of the hearing process and including their request for further expert assessments to be provided in relation to noise effects from the Highlands Motorsport Park, and to various urban design matters not addressed in the original plan change request;

Minute 2 (13.11.2018) – advised the parties of a request received from HNZ for the additional noise assessment sought in Minute 1 to include noise effects from existing horticulture activities in the area, and our agreement that the request was appropriate;

Minute 3 (19.11.2018) – recorded that the proponent drew the commissions attention to its submission on the plan change, which included an independent expert acoustic assessment of the noise effects from Highlands Motorsport Park and surrounding horticulture activities, which they accepted as satisfying their request for additional noise assessment in Minute 1;

Minute 4 (5.12.2018) – advised that the proponent had provided the requested additional urban design assessment and attached the assessment for all parties to review – also confirmed their view that sufficient information was available for the proposal to proceed to hearing in 2019;

Minute 5 (21.12.2018) – provided a brief update to the parties ahead of the end-of-year break advising that the s42A report was expected in late February 2019, that parties should take opportunities to confer and meet in the interim, and that a hearing timetable would be set down after receipt of the s42A Report;

Minute 6 (13.3.2019) – advised of the proponent's progress with pre-hearing meetings; that pre-hearing acoustic conferencing would be arranged prior to the start of the hearing; that the delivery of the s42A Report was delayed until 22 March; that the hearing would be held on 10-14 June 2019; and included a timetable for the exchange of evidence and expert conferencing in the March-May period;

Minute 7 (3.4.2019) – advised the parties of a request from the proponent to extend the timetable for delivery of its and submitters' evidence on transportation matters, and their granting of that request;

Minute 8 (23.5.2019) – circulated memoranda received from the proponent regarding witness conferencing, and recommended the proposed conferencing proceed with some refinements to the particulars – they also requested conferencing on matters relating to the supply of zoned and serviced residential land in Cromwell, anticipated medium-and-long-term housing demand figures, and the relevance of the NPSUDC;

Minute 9 (28.5.2019) – advised all parties of a formal request from a media company to film the hearing proceedings, and sought clarification from parties about their preference as to whether the request for filming should be granted;

Minute 10 (29.5.2019) – provided some additional clarification about the scope of scheduled witness conferencing and about the ability for all parties to have sufficient time to present to them during the hearing; and

Minute 11 (4.6.2019) – confirmed they declined the request for the proceedings to be filmed, noting that many of the parties heard from on the matter following Minute 9 were not in support of filming.

Minute 12 (18.6.2019) - confirming that the hearing would be reconvening on 2-5 July to:

- hear from several submitters and witnesses who were not able to be called during the first week; allow the Council and other interested parties to present evidence on the Cromwell Spatial Plan; and
- provide opportunity for the Proponent to present amended plan provisions, and an updated section 32 evaluation.

Minute 13 (2019) - indicated to all parties that the only remaining information they required was the proponent's closing statement from Mr Goldsmith. Also responded to procedural matters arising during the hearing, including:

- a. criticism by some submitters about the substance of the proponents' updated s32 evaluations of amended provisions; and
- b. the request by Mr Whitney that we formally address an accusation of bias made by Mr Goldsmith at the outset of the hearing.

They indicated that the former was a matter for the proponent to address in closing if it chose to, but they did not require a response. With respect to the latter, they noted that Mr Goldsmith apologised and withdrew his accusation towards Mr Whitney on the final day of the hearing. That was the end of the matter from their perspective and they noted this in Minute 13.

Minute 14 (16.7.2019) – provided an opportunity to submitters to provide any appropriate response to the updated section 32 evaluation of Mr Brown and clarified that this was not an invitation to provide comments beyond the proponent's s32AA evaluation, including on the substance of matters to which the evaluation related. Responses due by 22 July 2019.

Minute 15 (16.7.2019) – issued to immediately extend the deadline above by 2 working days.

Minute 16 (29.7.2019) - acknowledged that they had received responses to Minute 14 from submitters and their deliberations would address those.

Minute 17 (5.9.2019) - formally close the hearing on Thursday 5 September 2019.

I also note that the issue of the Cromwell Spatial Plan was dealt with by the commissioners during the hearing, noting the following from their decision:

"2.43 During the course of this first week of hearings, a key procedural matter arose in relation to the Cromwell Spatial Plan, its relevance to our decision-making and the process for our receiving evidence about the Spatial Plan in a timely and fair manner to all parties involved.

2.44 The issue arose when we were hearing presentations from HMS [Highlands Motorsport Park] and CSCC [Central Speedway Club Cromwell Incorporated]. We were told that, following a master plan process, the Council had adopted a new Spatial Plan for Cromwell the week prior and witnesses for the submitter intended to present to us on the matter despite it not being originally included in pre-circulated evidence.

2.45 Mr Goldsmith took exception to that proposed presentation, noting that it would introduce an issue of procedural unfairness for the proponent. We were compelled to adjourn at that time to consider the best course of action. We then provided a preliminary verbal finding on the matter at the outset of proceedings on Friday 14 June.

2.46 We ultimately decided to accept the Spatial Plan and to hear presentations on it, allowing any interested party to address it at a reconvened hearing. We stated at that time that the weighting of the Spatial Plan would be a matter for our deliberations."

It is also noted that the Cromwell Masterplan went through a public consultation process and occurred over at least a 12 month period preceding the hearing. There would be an expectation that parties with an interest in land in the wider Cromwell area would be well aware of this project and that it would result in an outcome such as a spatial plan. The Cromwell Community Board formally adopted the spatial plan on 29 May 2019 and thereafter it became a public record.

Furthermore, it was open to any submitter (or further submitter) to produce evidence at the hearing in relation to the applicability of the spatial plan and for the commissioners to hear that evidence and if appropriate provide opportunity for other parties to respond to this. If the commissioners considered that the evidence was outside scope, then this again would be addressed at the hearing. We therefore do not accept the assertion that the process was unfair and resulted in additional cost that could not normally be expected of a hearing of this type.

Reasonableness of Charges

The objection also claims the reasonableness of charges as a matter of dispute. All of the supplier invoices are attached in Appendix 2, excluding invoices for public notices. The detailed breakdown of Johnston Whitney costs are contained in Appendix 3.

It can be seen from these that a substantial body of work was undertaken, not all of it at Mr Whitney's charge out rate. The complexity of the plan change, number of submissions involved, length of hearing and other associated matters mean that it was always going to be a costly application to process. As noted in the commissioner minutes above, the hearing process included a pre-circulation of evidence step and required Mr Whitney to be familiar with this prior to the hearing.

During the hearing, changes were made to the notified PC 13 in the requestor's evidence and during the course of the hearing. Furthermore, matters were raised in the evidence and in legal submissions presented at the hearing that also required response/comments from Mr Whitney. The Commissioners identified matters throughout the hearing that they sought a response from Mr Whitney on. Substantial work was therefore required to prepare a

comprehensive written supplementary s42A report to address all of these matters for presentation prior to the conclusion of the hearing.

Mr Whitney has also made me aware that he called both Mr Bretherton of RTDL and Mr Brown (RTDL planner) to determine whether work on PC 13 should pause or proceed. The response from the requestor's representatives was a clear desire for him to proceed with the work on PC 13 without delay and in the knowledge that substantial costs would be incurred as a result of this work.

The Council has oversight of all supplier invoices and does not believe Mr Whitney's time was other than fair and reasonable. He has been providing planning and resource management services to Council for the last 30 years in an efficient and highly competent manner.

Matters are raised around how Mr Whitney's services are procured. We do not believe this is a relevant matter for consideration. Mr Whitney has been Council's main planning consultant since 1990 when the Chief Executive at the time agreed terms with him for these services. The agreed terms pre-date any procurement strategy or other processes Council has since put in place.

Given the nature, anticipated complexity and public interest expected to be generated by the plan change, engagement of the services of an appropriately qualified and experienced professional such as Mr Whitney was entirely reasonable and anticipated.

In terms of the division of labour matter raised in the objection, Council does not consider this to be relevant. It is common practice for any processing planner to summarise submissions as this gives them a good understanding of the issues they will be reporting on and responding to in their section 42A report. It would be duplication to have the processing planner read submissions and cross submissions, and have another planner undertake the same exercise and then proceed to summarise them.

The objection appears to be only focussed on the costs of Mr Whitney's time, which makes up less than half of the total processing costs. As evidenced by the other supplier invoices in Appendix 2, there are substantial costs associated with the hearing and other expert advice. None of these appear to be in dispute.

Unreasonable Delay

The objection raises the matter of unreasonable delay. Again, Council does not consider that any delay to have impacted on the costs incurred. Furthermore, any issue of delay is a procedural matter that was dealt with by the hearing commissioners and was not considered to be an issue by them. It is correct that work ceased on the plan change while Mr Whitney was away on holiday, however any substitute for Mr Whitney is likely to have cost more due to that substitution having to come up to speed with what work was required, followed by a debriefing following Mr Whitney's return.

The objection correctly records that the Council is not subject to statutory timeframes when processing a private plan change request. The timeframe between submissions closing (20

June 2018) and the notification of further submissions (13 October 2018) is approximately four months. It is also noted and acknowledged by the commissioners (paragraph 2.32 of their decision), that there were "...*several procedural issues relating to the submissions and further submissions...*". This would tend to indicate that additional time was spent addressing these matters, including the summarising of some 417 submissions, 15 of which were filed out of time. Again, the commissioners raised no issue with this time period in the context of their oversight and management of the process.

Waiver/extension of time to lodge objection

Council notes that request from the objector in relation to not meeting the 15 working day time period within which to lodge their objection. We have considered this request and note that costs incurred in processing the plan change request extend back to April 2018 and have been invoiced frequently since this date. It would be difficult to gain an understanding of the likely total costs during such a process and we understand that the total quantum of costs is only known towards the end of the process, over a year later in this case.

Council also acknowledges the point made by the objector of the practicalities of objecting to each invoice, and having that objection determined as each invoice is issued. Council agrees that dealing with a costs objection at the end of the process is both logical and fair. Council does not consider any other parties to be prejudiced by a waiver being granted. Council therefore agrees to the waiver of time within which to lodge this objection.

Attachments

Appendix 1 – Notice of Objection, dated 5 December 2019

Appendix 2 – Supplier invoices

Appendix 3 – Breakdown of Johnston Whitney costs

Report author:



David Campbell
Planning Manager
17/01/2020

OBJECTION TO ADDITIONAL CHARGES
UNDER SECTION 357B RESOURCE MANAGEMENT ACT 1991 (RMA)

Background

1. This is an objection lodged under s357B RMA (**Objection**) to additional charges required by Central Otago District Council (**CODC**) to be paid by River Terrace Developments Limited (**RTDL**) in respect of Plan Change 13 (**PC13**).
2. PC13 was a request for a private plan change under Part 2 of Schedule 1 of the RMA. PC13 was processed by CODC which delegated its obligations and powers to hear and determine PC13 to a Hearing Panel comprising three independent Commissioners. As at the date of preparing and lodging this Objection, RTDL understands that a decision has been made by the Hearing Panel, and forwarded to CODC, but that decision has not been released to RTDL.
3. Although not specifically stated in any of the documentation received from CODC by RTDL in respect of the charges required by CODC to be paid by RTDL, it is assumed by RTDL that the charges constitute “*additional charges*” under s36(5) RMA. Accordingly a right of objection arises under s357B(a) RMA.
4. The grounds of objection are summarised in this Objection. RTDL assumes that the Objection will be determined at a hearing where RTDL will be entitled to present further detail in respect of the grounds of Objection summarised below.
5. The total costs required by CODC to be paid by RTDL in respect of PC13 amount to \$439,686.70. Of that total amount, \$180,035.25 has been paid and the balance \$259,651.45 remains outstanding as at the date of this Objection.

Note: All \$ amounts referred to in this Objection are understood to include GST.

6. This Objection relates to the totality of the amount charged, and to specific aspects of the amount charged, as detailed below.

Grounds of Objection

Fairness of process

7. The PC13 hearing commenced on 10 June 2019. RTDL presented its case during the period 10-12 June 2019. Following completion of presentation of RTDL's case, CODC (in its capacity as submitter to PC13, not in its capacity as consent authority) disclosed, and tabled, a lengthy document entitled 'Cromwell – Eye to the Future Masterplan – Spatial Framework – Stage 1 Spatial Plan' (**Cromwell Spatial Plan**) which had been approved 'in Committee' by the Cromwell Community Board (apparently under delegated authority from CODC) on 29 May 2019. This took RTDL completely by surprise, following presentation of RTDL's case.
8. This was then compounded by CODC (still as submitter to PC13, not as consent authority) purporting to place a significant degree of weight on the Cromwell Spatial Plan as being relevant to determination of PC13.
9. Taking the previous point a step further, it became apparent that some evidence presented by CODC, in opposition to PC13, had been written with background knowledge of the Cromwell Spatial Plan which had not been available to RTDL's expert witnesses.
10. The sequence of events described above resulted in a debate about whether the Cromwell Spatial Plan would be accepted by the Hearing Panel as part of the evidence presented by CODC. The Hearing Panel determined to accept the Cromwell Spatial Plan as evidence. That resulted in RTDL having to commission a significant amount of work to respond to a potentially significant evidentiary matter produced after RTDL had presented its case.
11. The above sequence of events also resulted in a number of submitters, who had not presented their evidence when the Cromwell Spatial Plan was tabled during the hearing, having the advantage of being able to prepare their evidence with the benefit of knowledge of the Cromwell Spatial Plan which RTDL did not have when RTDL presented its case.

12. The hearing ran for a total of nine days, comprising 10-14 June and 2-5 July. There is no doubt that the sequence of events described above extended the required hearing time by a considerable amount.
13. The decision by CODC (as consent authority) to not disclose to RTDL the fact that the draft Cromwell Spatial Plan was to be considered by the Cromwell Community Board on 29 May 2019 and to not disclose the approved Cromwell Spatial Plan to RTDL the day following its approval (one and a half weeks prior to the PC13 hearing), and the decision by CODC (as submitter) to 'ambush' RTDL with the Cromwell Spatial Plan after RTDL had presented its case, together and separately constitute unfairness in terms of process, which disadvantaged RTDL in a number of ways, including:
- a. Additional cost in having to commission its experts to respond to the Cromwell Spatial Plan after presentation of RTDL's case;
 - b. Additional cost in terms of extended hearing time;
 - c. Potentially in terms of outcome (not yet known), due to the way RTDL was required to present its case.

Reasonableness of charges

14. Under s36AAA(2), the sole purpose of a charge [levied under s36(5)] is to recover the reasonable costs incurred by the local authority. RTDL considers that the charges required to be paid by RTDL to CODC in respect of the planning consultant services provided by Mr David Whitney to CODC in respect of PC13 are unreasonable for a number of reasons, including those detailed below.
15. Charges to RTDL levied in respect of planning consultant services by Mr Whitney totalled \$139,590.94. Mr Whitney's charge out rate is \$255 per hour. Accordingly Mr Whitney charged 547.41 hours in respect of work relating to PC13. Assuming 7.5 hours per day, that equates to 72.98 days. Assuming a five day working week, that equates to 14.59 working weeks which is almost three and a half months.

Note: The above paragraph makes certain assumptions as, unlike the invoices presented in respect of PC13 by all other consultants engaged by CODC to process PC13, Mr Whitney's invoices do not detail hours worked or whether anybody else was involved in carrying out the planning consultant services.

16. PC13 is not a particularly complicated plan change. It seeks to rezone an area of rural land for urban (primary residential) purposes. It does involve a new zone, but the work involved in drafting the zone provisions was carried out by RTDL's experts. A number of issues were raised by submitters, but they were generally of the nature of issues commonly raised by submitters in these circumstances (with the addition of one relatively unusual issue relating to motorsport noise). It is almost inconceivable that one person could spend three and a half months processing a single, and not overly complicated, private plan change through to completion of the Council hearing.
17. The previous point is compounded by the apparent lack of CODC oversight and control of the charges being incurred by CODC in relation to PC13. Given that CODC would expect to pass those charges on to RTDL, RTDL considers that CODC had a responsibility to ensure that the charges were reasonably and properly incurred.
18. RTDL has been given no information by CODC which would suggest that CODC has properly managed the incurring of these charges. In particular (and there may be other points from further detailed investigation):
 - a. CODC's current Procurement Strategy (relevant to incurring costs of consultants) does not appear to have been updated since 2012, when it is supposed to be updated regularly.
 - b. Under the Procurement Strategy, costs to be incurred in excess of \$50,000 require tender or negotiation. There is no evidence of that having occurred. In fact it appears that CODC has not reviewed its consultancy arrangement with Mr Whitney since about 1990.
 - c. The Procurement Strategy contains performance management measures. No such management measures appear to have been applied in the case of CODC's engagement of Mr Whitney.

d. It appears that Mr Whitney has done all of the work on PC13 himself, at his principal's hourly rate of \$255. There does not appear to have been any consideration of delegating or commissioning work that does not justify that hourly rate to somebody who charges an appropriately lower hourly rate. This factor applies to parts of the service provided such as summarising submissions and cross-submissions. One could reasonably expect a principal to check and confirm that such a summary is sufficiently accurate, but the work itself could easily be carried out at a lower charge out rate (refer also paragraph 21 below).

19. In summary on this issue, CODC appears to have engaged Mr Whitney on a cost-plus charge out rate basis, with no measures being put in place or steps being taken to ensure that the charges for that work have been appropriately managed and controlled and are justified.

Unreasonable delay

20. RTDL lodged PC13 with CODC on 1 March 2018 and PC13 was publicly notified on 19 May 2018. The Council hearing of PC13 commenced on Monday 10 June 2019, over 15 months following lodgement and over 13 months following notification. While CODC is not subject to statutory timeframes when processing a private plan change request, RTDL as Requestor should reasonably expect that reasonable efforts would be made to expedite the processing of PC13. In that context, over 15 months is an unacceptably long period of time within which to process a private plan change from lodgement through to commencement of the Council hearing.

21. At one point in the process, when RTDL was becoming concerned about the lack of progress of PC13, RTDL contacted CODC directly and offered to expedite the process by commissioning somebody to carry out more mechanical parts of the process such as summarising submissions and cross-submissions. That offer was not accepted. Given the points made in the previous paragraph, CODC's refusal to take advantage of such assistance (which would have been at RTDL's cost) was unreasonable.

22. In relation to this point RTDL also notes that, when this issue of delay in processing PC13 was raised during the hearing, one reason given by Mr Whitney (in verbal response) was that he had previously arranged a holiday. The clear implication was that work on PC13 ceased while Mr Whitney was away on holiday. No explanation was provided as to why the processing of PC13 could

not have continued, while Mr Whitney was away on holiday, through delegation to or commissioning of somebody else to continue the processing work.

Decision requested

23. RTDL requests that the total cost required to be paid to CODC by RTDL be reduced by an appropriate amount or amounts as a consequence of, and taking into account, the matters detailed in this Objection.

Independent determination

24. RTDL requests that the hearing and determination of this Objection be delegated to a person(s) who is/are not a member, officer or employee of CODC.

Request to be heard

25. RTDL requests to be heard in support of this Objection.

Waiver/extension of time

26. If any waiver or extension of time is necessary to enable this Objection to be considered and determined, RTDL requests such waiver or extension of time.

27. If a waiver or extension is required, it is unclear whether such waiver or extension should be considered and granted under s37 or under s357C(1). Accordingly, if a waiver or extension is required, RTDL applies under whichever statutory provision is applicable.

28. One aspect which is unclear in relation to the above is whether, in a situation such as PC13 which results in a series of additional charges being levied under s36(5), the right of objection under s357B arises separately on the issuing of each invoice or in relation to the totality of additional charges once the relevant planning process has been completed. Depending upon the correct interpretation of that question, RTDL applies for such a waiver(s) or extension(s)

as is necessary to enable the reasonableness of the totality of additional charges, and the specified additional charges, as addressed in this Objection, to be considered and determined.

29. For the purposes of s37A(1) [if applicable] RTDL notes that:

- a. RTDL is the only person whose interests may be directly affected by the extension or waiver;
- b. The granting of an extension or waiver, to enable consideration of this Objection, will not give rise to unreasonable delay in the context of the processing of PC13.

30. For the purposes of s37A(2) [if applicable], and if necessary, RTDL agrees to any extension of time period exceeding twice the maximum time period specified in the Act.

31. RTDL considers that any required waiver or extension should be granted for the following reasons:

- a. The two aspects of the additional charges being raised in this Objection relate to the totality of the additional charges as a whole and the totality of the additional charges in respect of the services of Mr Whitney. It is not possible to address either of those issues until all of those charges are known.
- b. The grounds of Objection are such that it would have been difficult, if not impossible, to address them incrementally through a series of objections lodged to individual invoices as they were issued.
- c. Even if possible, it would have been illogical and a waste of time and resources (for both RTDL and the Council) to have lodged a separate objection under s357B in respect of every invoice issued through the process in order to preserve the ability to object to the totality of additional charges in the manner detailed in this Objection.

- d. RTDL would be significantly prejudiced if any required waiver or extension is not granted. Conversely, no other person will be prejudiced if any required waiver or extension is granted.

Dated 5 December 2019



Warwick Goldsmith

Counsel for River Terrace Developments Limited

Email: warwickgoldsmith@gmail.com

Mobile: 021 220 8824

Appendix 2 – supplier invoices

Chief Executive
 Central Otago District Council
 PO Box 122
ALEXANDRA

Attention: Accounts Payable
 Purchase Order No 68759



**Johnston
 Whitney**

RESOURCE MANAGEMENT & PLANNING CONSULTANTS

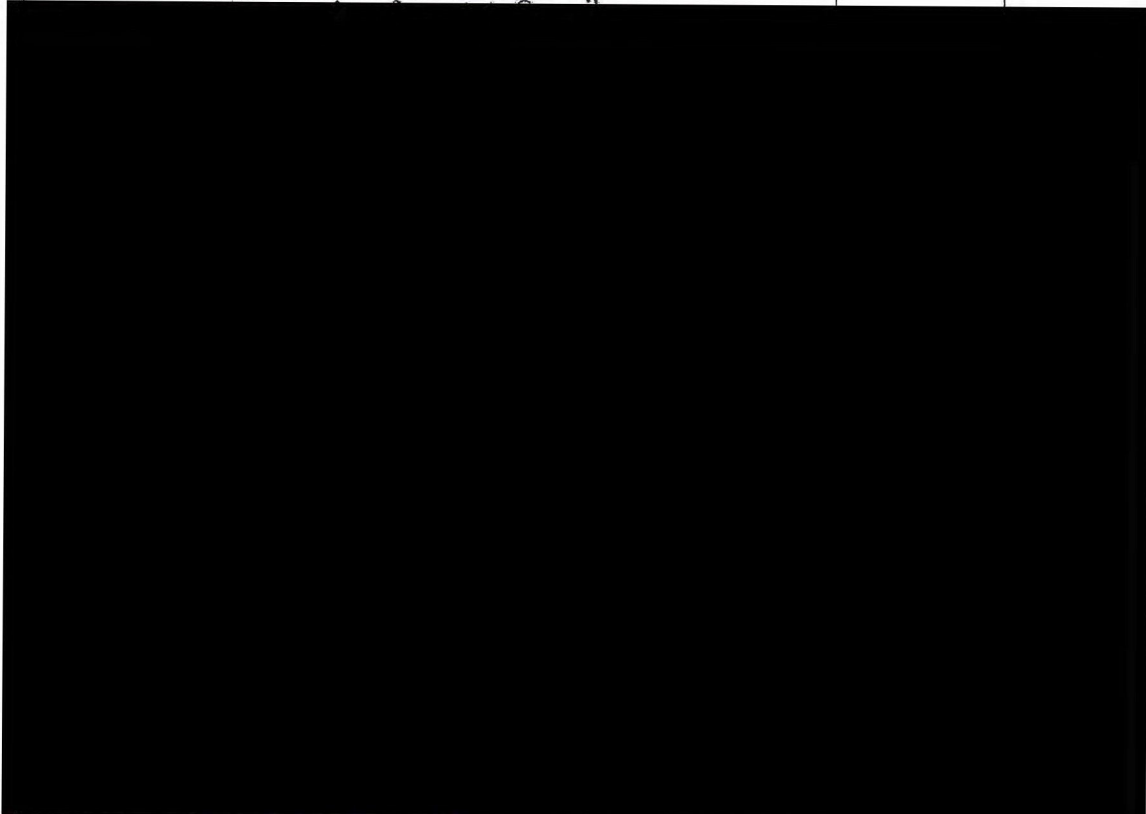
4 Glasgow Street, Box 3 Mosgiel, Telephone (03) 489 7109, Fax (03) 489 7411

G.S.T No. 75-257-392

CLIENT No.

TAX INVOICE No. **6471**

RE: RESOURCE MANAGEMENT MATTERS – APRIL 2018



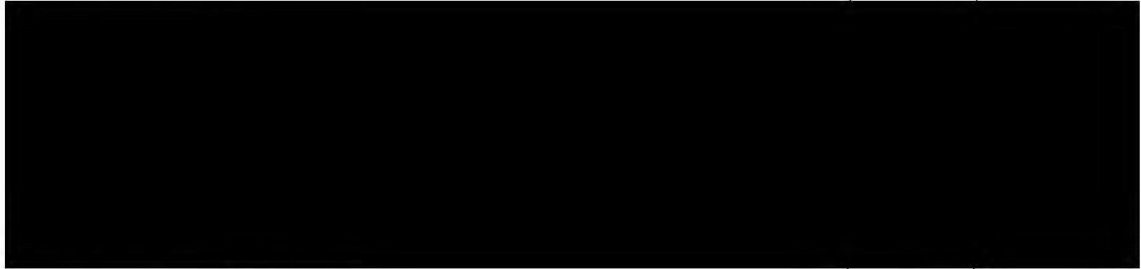
**PRIVATE PLAN CHANGE 13 : RIVER TERRACE
 DEVELOPMENTS LIMITED : PC 00013**

<p>To perusal of requested plan change as detailed in Documents 1 & 2 in request document and to liaising with requestor's agents (Brown & Company) and to participating in telephone conference with Messrs Brown and Bretherton on 20 April 2018 to discuss suggested amendments to contents of Document 1 & 2 as part of the plan change preparation process; and to preparation of file note following same</p>	<p>1479.50</p>	
<p>To perusing amendments to Documents 1 & 2 prepared by Brown & Company Planning Group following telephone conference on 20 April 2018; and to discussion with Mr Brown on 30 April 2018 re final amendments to same</p>	<p>336.25</p>	
<p>To preparation of draft statutory correspondence re pre-notification consultation with statutory agencies and public notification of Plan Change 13 and to preparation of draft public notice, plan change and explanatory statement re same</p>	<p><u>3311.85</u></p>	<p>5127.60</p>

GST No. 75-257-392

TAX INVOICE No: 6471

MISCELLANEOUS



Plus Goods & Services Tax

E & O E

30 April 2018

A handwritten signature or set of initials in black ink, appearing to be 'JW' or similar, is written over the 'E & O E' text.



RECEIVED
- 5 JUN 2018
CREDITORS

1935

Chief Executive
Central Otago District Council
PO Box 122
ALEXANDRA

Attention: Accounts Payable
Purchase Order No 68759

**Johnston
Whitney**

RESOURCE MANAGEMENT & PLANNING CONSULTANTS

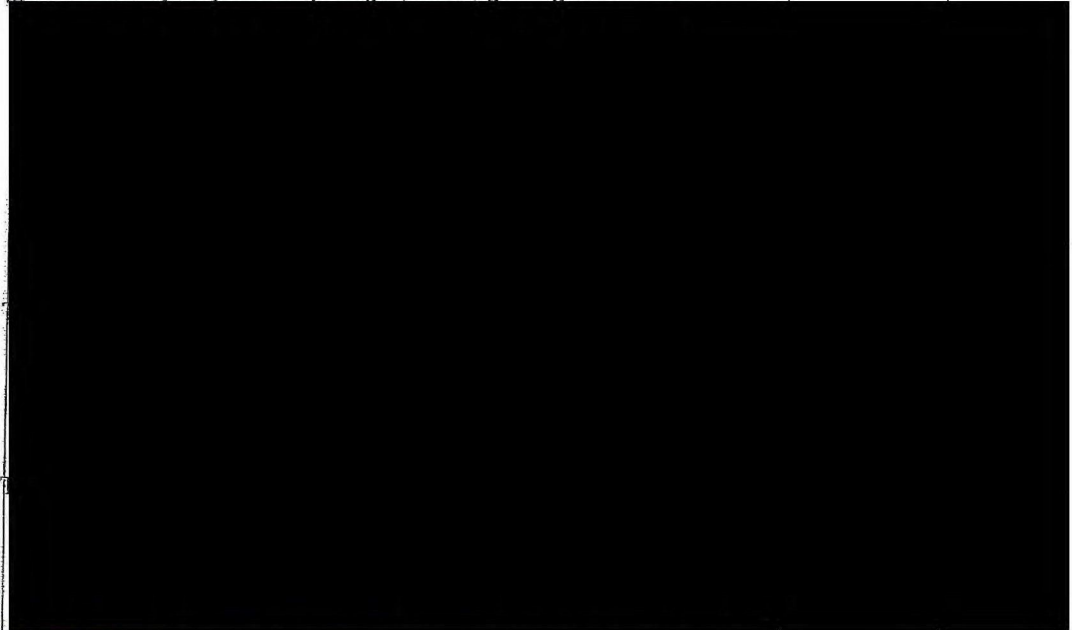
4 Glasgow Street, Box 3 Mosgiel, Telephone (03) 489 7109, Fax (03) 489 7411

G.S.T No. 75-257-392

CLIENT No.

TAX INVOICE No. **6474**

RE: RESOURCE MANAGEMENT MATTERS - MAY 2018



PRIVATE PLAN CHANGE 13 : RIVER TERRACE DEVELOPMENTS LIMITED : PC 00013

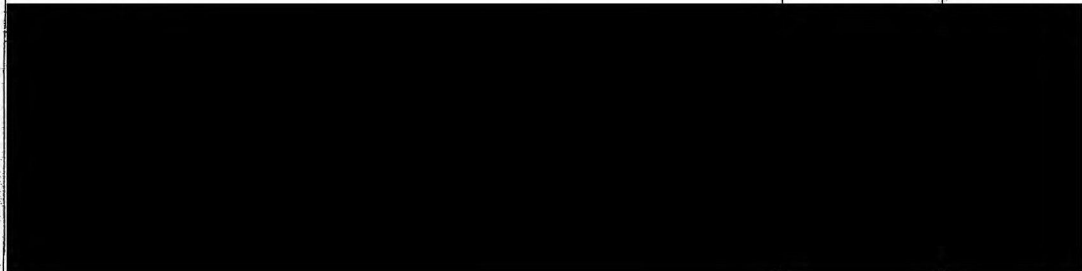
To completion of public notice, plan change, explanatory statement and all statutory correspondence relating to public notification of Plan Change 13; and to forwarding correspondence to statutory agencies as part of pre-notification consultation

To printing and collation of Plan Change 13, explanatory statement and statutory correspondence; to liaising with Mrs Galt re printing of request document (for Council offices and libraries) and with Ms Heal re posting of all documentation on Council website and publishing of public notice; and to distribution of all relevant documents to Council offices and libraries, to statutory agencies and to affected parties to coincide with public notification of Plan Change 13 on 19 May 2018



1883.00

2701.64



Central Otago District Council Cont....

GST No. 75-257-392

TAX INVOICE No: 6474

Private Plan Change 13 : PC 00013

Phone & Postage

21.79

Photocopying & Printing

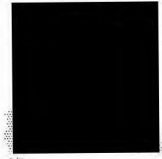
488.60

510.39

Plus Goods & Services Tax

E & O E

31 May 2018



Chief Executive
Central Otago District Council
PO Box 122
ALEXANDRA

Attention: Accounts Payable
Purchase Order No 68759

**Johnston
Whitney**

RESOURCE MANAGEMENT & PLANNING CONSULTANTS

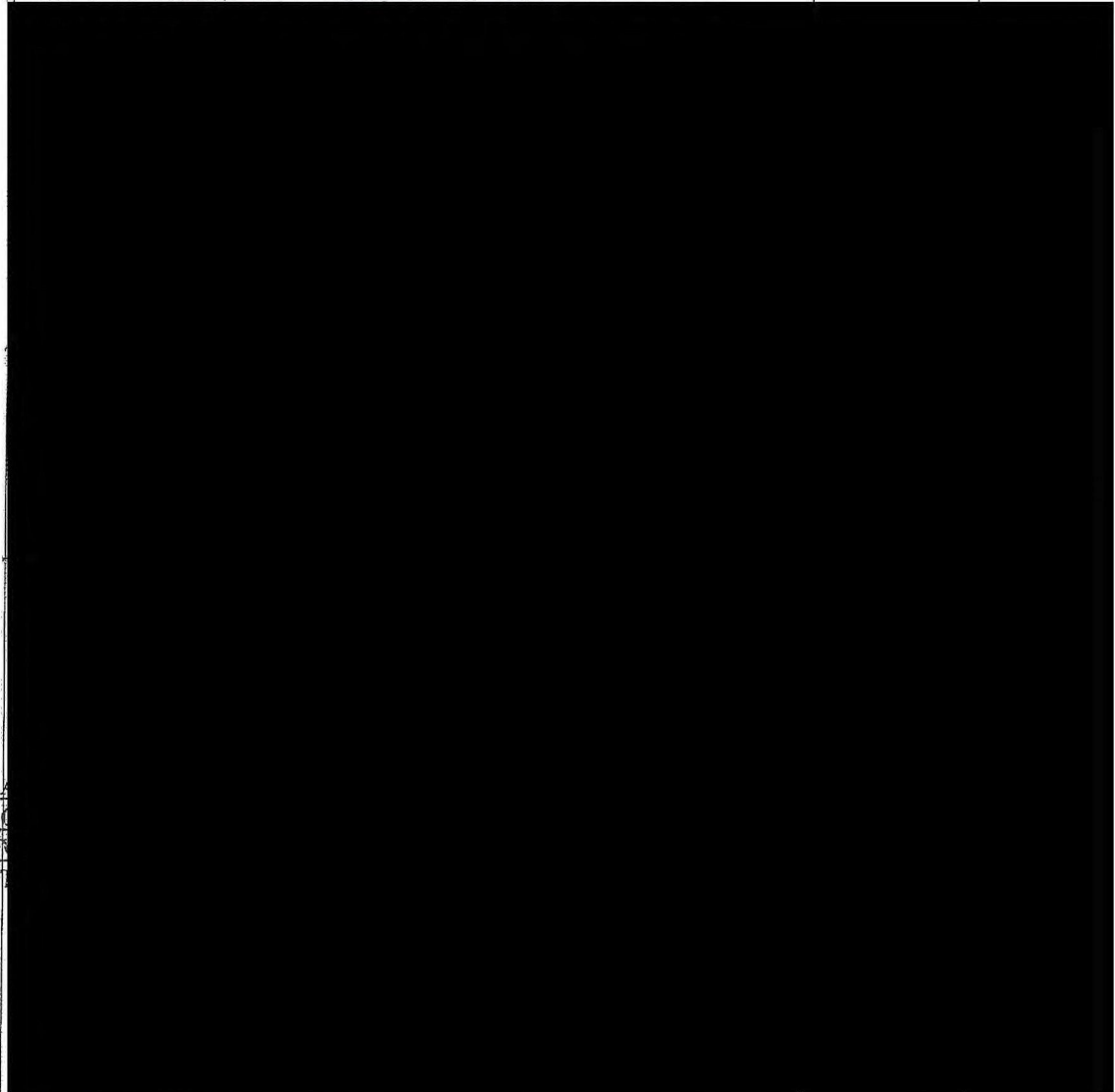
4 Glasgow Street, Box 3 Mosgiel, Telephone (03) 489 7109, Fax (03) 489 7411

G.S.T No. 75-257-392

CLIENT No.

TAX INVOICE No. **6477**

RE: RESOURCE MANAGEMENT MATTERS – JUNE 2018



**PRIVATE PLAN CHANGE 13 : RIVER TERRACE
DEVELOPMENTS LIMITED : PC 00013**

To liaising with requestors agents (Messrs Brown and Bretherton) following closing of submissions on 20 June 2018 to determine whether work on PC 13 should pause or proceed at this time in light of the large number of opposing submissions; to collating the 383 submissions and compiling a list of all submitters names and addresses for service for the serving of statutory notices to same; to drafting of statutory notices and correspondence re notifying the Summary of



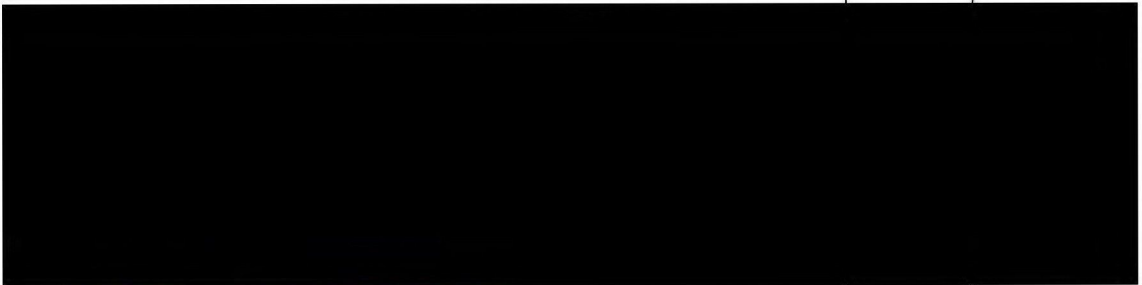
Central Otago District Council Cont....

GST No. 75-257-392

TAX INVOICE No: 6477

Submissions for further submissions; and to summarising
some 114 of the submissions (submitters A-F inclusive) for
inclusion in the Summary of Submissions [work to continue]

7539.22



Private Plan Change 13 : PC 00013


Phone & Postage
Photocopying & Printing

0.81

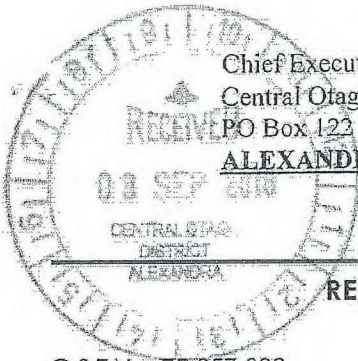
8.17

8.98

Plus Goods & Services Tax

E & O E 
30 June 2018





Chief Executive
Central Otago District Council
PO Box 122

ALEXANDRA

Attention: Accounts Payable
Purchase Order No 68759

**Johnston
Whitney**

RESOURCE MANAGEMENT & PLANNING CONSULTANTS

4 Glasgow Street, Box 3 Mosgiel, Telephone (03) 489 7109, Fax (03) 489 7411

G.S.T No. 75-257-392

CLIENT No.

TAX INVOICE No. **6482**

RE: RESOURCE MANAGEMENT MATTERS - JULY & AUGUST



PRIVATE PLAN CHANGE 13 : RIVER TERRACE
DEVELOPMENTS LIMITED : PC 00013

To secretarial time typing summary of 114 of the submissions (submitters A-F inclusive) for inclusion in Summary of Submissions; and to cross checking to ensure all submissions have been provided for summarising and to liaising with Ms Sproull to secure copies of outstanding submissions for inclusion in the Summary

1985.38



GST No. 75-257-392

TAX INVOICE No: 6482

Disbursements



Private Plan Change 13 : PC 00013

Phone & Postage

17.81

Photocopying & Printing

657.30

675.11

Plus Goods & Services Tax

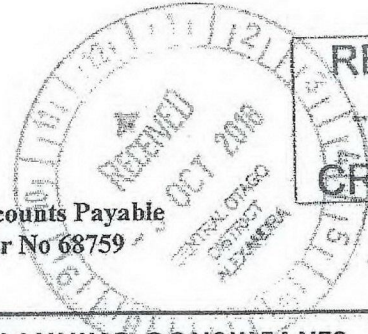


E & O E

31 August 2018

Chief Executive
 Central Otago District Council
 PO Box 122
ALEXANDRA

Attention: Accounts Payable
 Purchase Order No 68759



RECEIVED
 3 OCT 2018
 CREDITORS

**Johnston
 Whitney**

RESOURCE MANAGEMENT & PLANNING CONSULTANTS

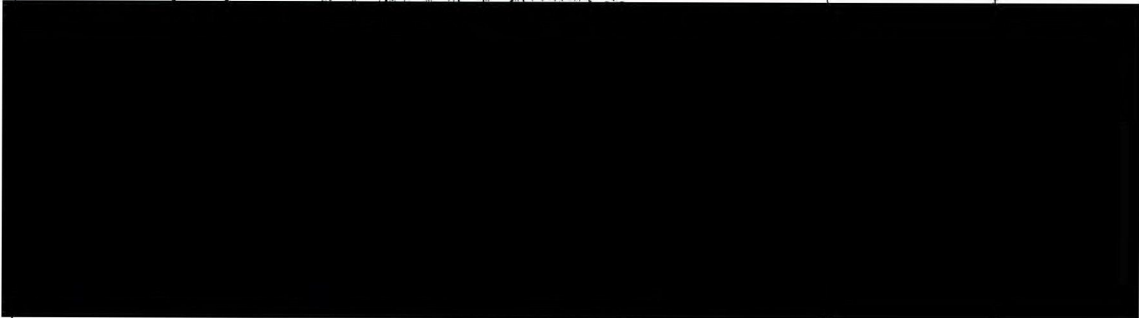
4 Glasgow Street, Box 3 Mosgiel, Telephone (03) 489 7109, Fax (03) 489 7411

G.S.T No. 75-257-392

CLIENT No.

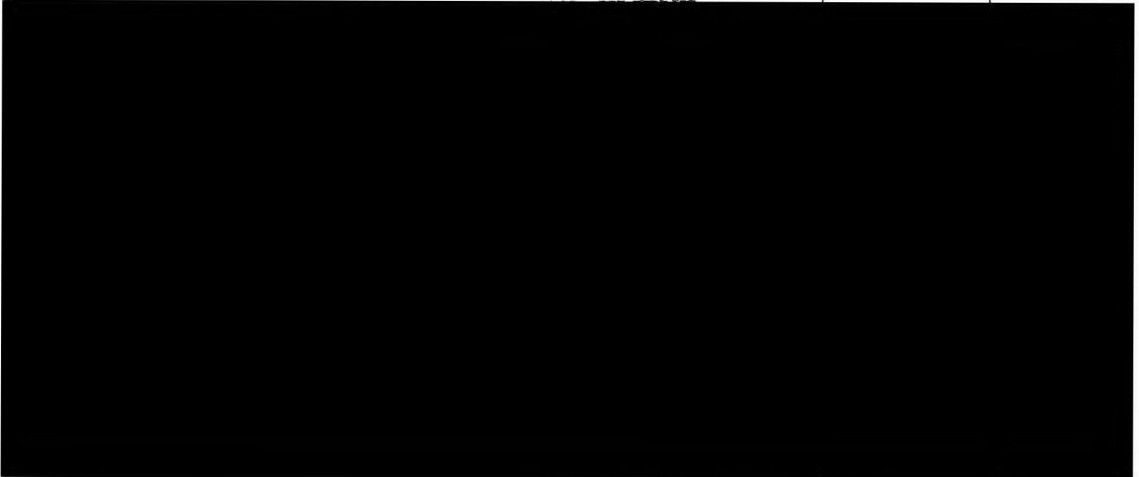
TAX INVOICE No. **6484**

RE: RESOURCE MANAGEMENT MATTERS – SEPTEMBER 2018



**PRIVATE PLAN CHANGE 13 : RIVER TERRACE
 DEVELOPMENTS LIMITED : PC 00013**

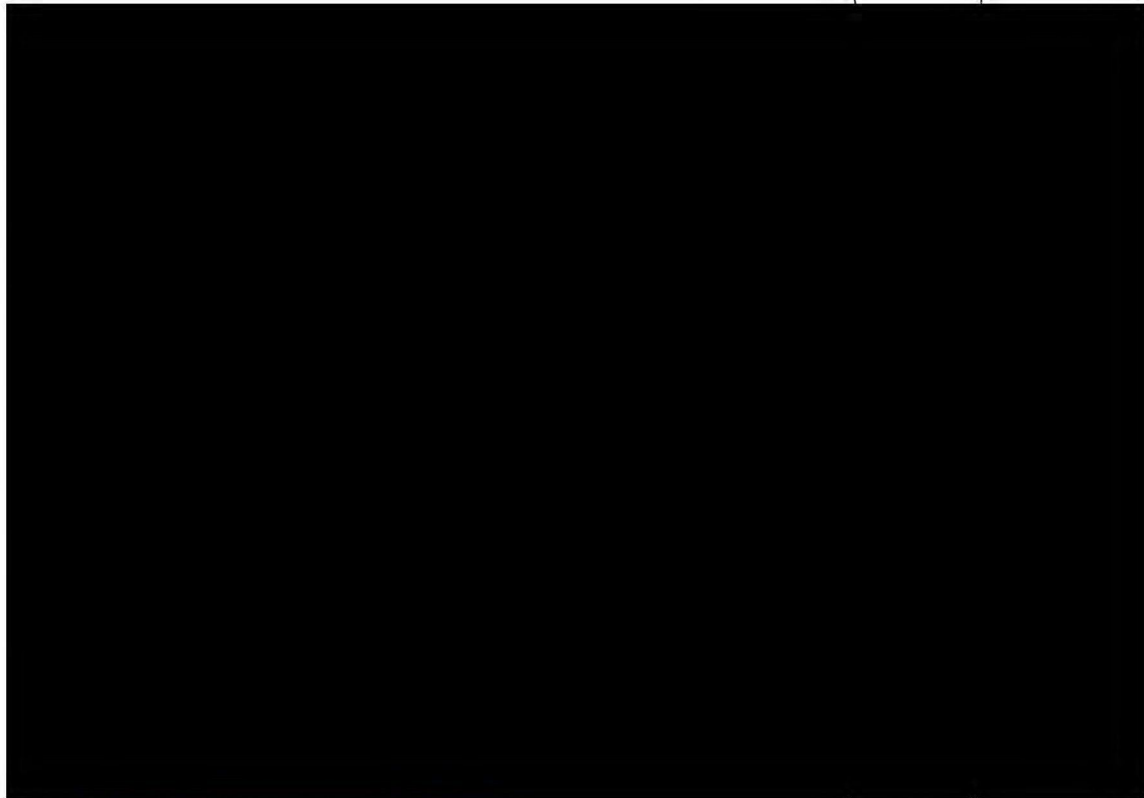
<p>To Summarising additional submissions provided by Ms Sproull (omitted from initial Summary of Submissions for submitters A-F); and to summarising all remaining submissions (submitters G-Y) for inclusion in Summary of Submissions; and to secretarial time typing summary of 303 submissions (of 417 submissions in all); and to inserting submission point numbers on copies of all 417 submissions</p>	<p>11690.51</p>	
<p>To Liaising with Council officers re indicative programming of hearing (subject to Commissioners' availability) and pagination of submissions; and to checking that submitters' email contact details are correct for purposes of notification for further submissions</p>	<p>1008.75</p>	<p>12699.26</p>



Central Otago District Council Cont....

GST No. 75-257-392

TAX INVOICE No: 6484



Private Plan Change 13 : PC 00013

Phone & Postage
Photocopying & Printing

8.82
27.05 35.87

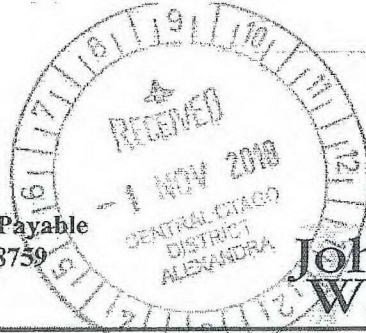
Plus Goods & Services Tax

E & O E
30 September 2018



Chief Executive
 Central Otago District Council
 PO Box 122
ALEXANDRA

Attention: Accounts Payable
 Purchase Order No 68759



**Johnston
 Whitney**

RESOURCE MANAGEMENT & PLANNING CONSULTANTS

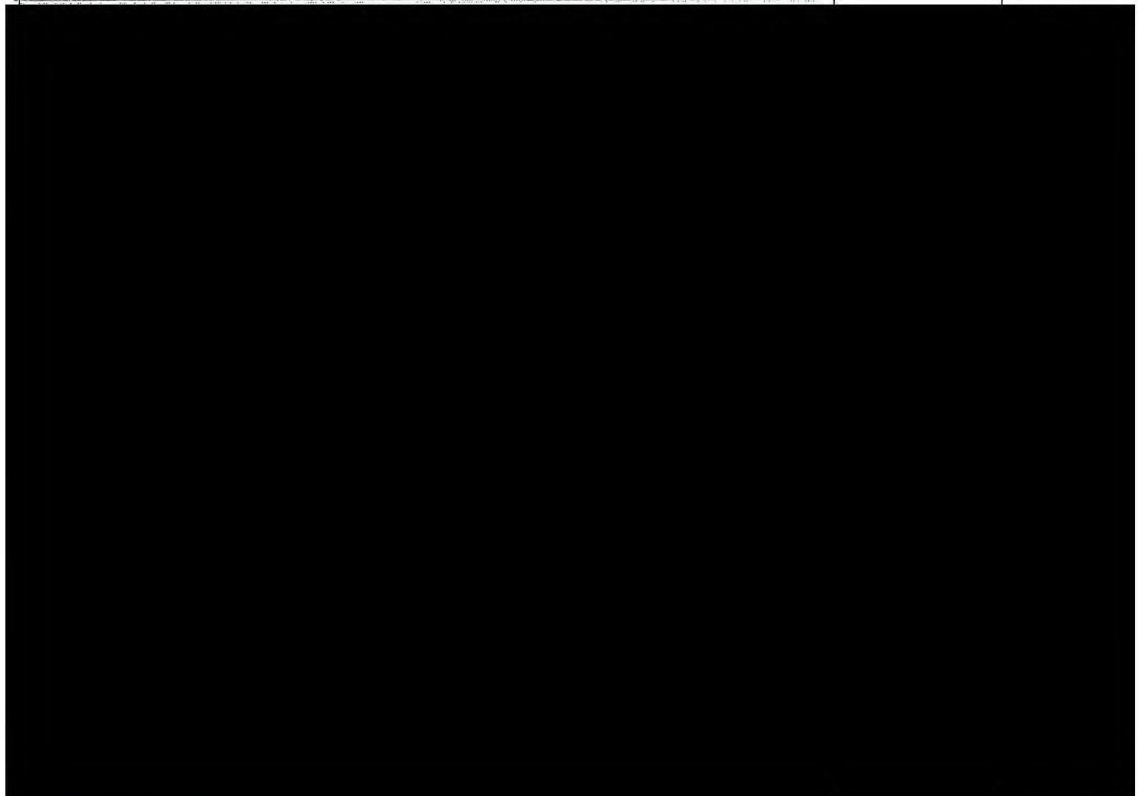
4 Glasgow Street, Box 3 Mosgiel, Telephone (03) 489 7109, Fax (03) 489 7411

G.S.T No. 75-257-392

CLIENT No.

TAX INVOICE No. **6487**

RE: RESOURCE MANAGEMENT MATTERS – OCTOBER 2018



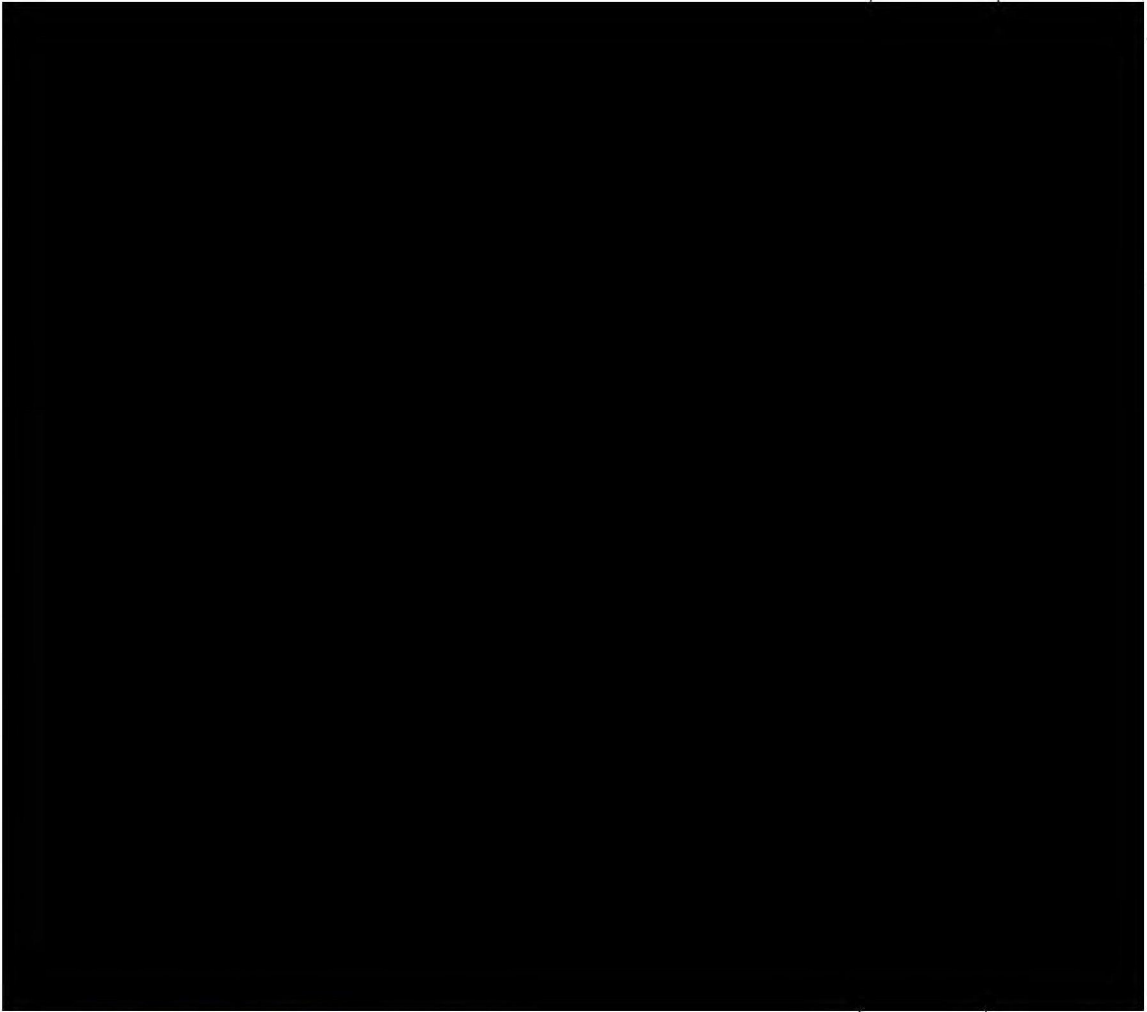
**PRIVATE PLAN CHANGE 13 : RIVER TERRACE
 DEVELOPMENTS LIMITED : PC 00013**

To editing draft Summary of Submissions following typing up of initial draft of same	3969.67	
To compiling submissions in Submissions Booklets prior to printing of same; to editing statutory correspondence; to liaising with Ms de Cort re publication of public notice and posting on Council website; to distributing statutory correspondence by email to 380 submitters and by mail to all other submitters; and to organising distribution of statutory documents including Summary of Submissions and Submission Booklets to Council offices and libraries all prior to notification of submissions for further submissions on 13 October 2018	4256.02	
To identification of submitters who wish to be heard as part of preparation for hearing; and to liaising with Commissioner Rae to provide advice with respect to the content of submissions, to discuss indicative timetable for progressing Plan Change 13 to a hearing and to confirm that a hearing in November 2018 is not practicable	874.25	9099.94

Central Otago District Council Cont....

GST No. 75-257-392

TAX INVOICE No: 6487



Private Plan Change 13 ; PC 00013

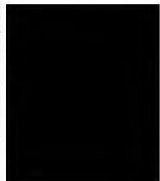
Phone & Postage
Photocopying & Printing

34.85
260.70

295.55

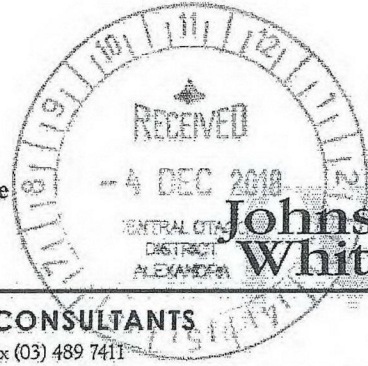
Plus Goods & Services Tax

E & O E *DL*
31 October 2018



Chief Executive
 Central Otago District Council
 PO Box 122
ALEXANDRA

Attention: Accounts Payable
 Purchase Order No 68759



**Johnston
 Whitney**

RESOURCE MANAGEMENT & PLANNING CONSULTANTS

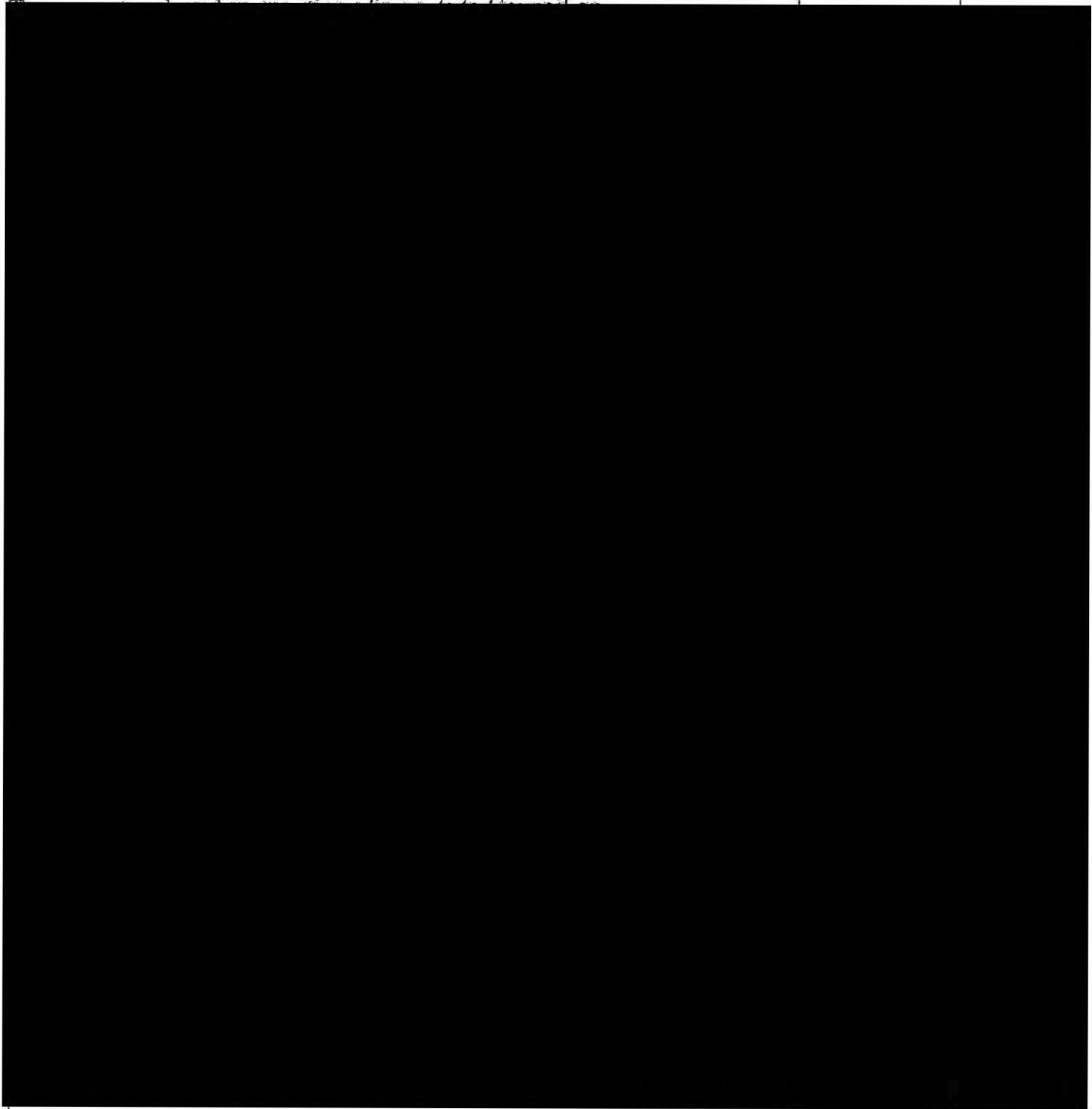
4 Glasgow Street, Box 3 Mosgiel, Telephone (03) 489 7109, Fax (03) 489 7411

G.S.T No. 75-257-392

CLIENT No.

TAX INVOICE No. **6489**

RE: RESOURCE MANAGEMENT MATTERS – NOVEMBER 2018



**PRIVATE PLAN CHANGE 13 : RIVER TERRACE
 DEVELOPMENTS LIMITED : PC 00013**

To collating further submissions by sorting alphabetically, allocating further submission numbers; and preparing list of further submitters with addresses for service for future use	1936.40	
To liaising with Council staff and Commissioner Rae by email re receipt of further submissions and matters relating to preparation for hearing on Plan Change 13 and submissions and further submissions thereto.	<u>538.00</u>	2474.40

Central Otago District Council Cont....

GST No. 75-257-392

TAX INVOICE No: 6489




Private Plan Change 13 : PC 00013

Phone & Postage
Photocopying & Printing

8.69
34.24

42.93

Plus Goods & Services Tax

E & O E 
30 November 2018



1935

RECEIVED
16 JAN 2019
CREDITORS

Chief Executive
Central Otago District Council
PO Box 122
ALEXANDRA

Attention: Accounts Payable
Purchase Order No 74066

**Johnston
Whitney**

RESOURCE MANAGEMENT & PLANNING CONSULTANTS
4 Glasgow Street, Box 3 Mosgiel, Telephone (03) 489 7109, Fax (03) 489 7411

G.S.T No. 75-257-392

CLIENT No.

TAX INVOICE No. **6491**

RE: RESOURCE MANAGEMENT MATTERS – DECEMBER 2018



PRIVATE PLAN CHANGE 13 : RIVER TERRACE DEVELOPMENTS LIMITED : PC 00013

To amending Summary of Submissions to include submission points from Further Submissions in relation to the original submission points that they relate to for future use when preparing section 42A report; and for the use of the Hearings Commissioners and the parties at the hearing in 2019

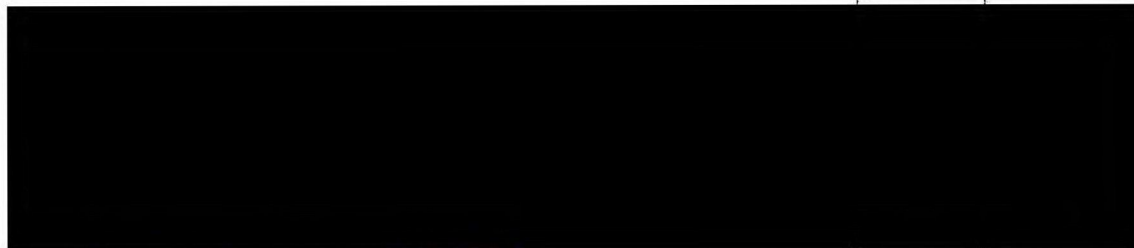
6129.38



Central Otago District Council Cont....

GST No. 75-257-392

TAX INVOICE No: 6491



Private Plan Change 13 : PC 00013

Phone & Postage
Photocopying & Printing

0.53
57.36

57.89

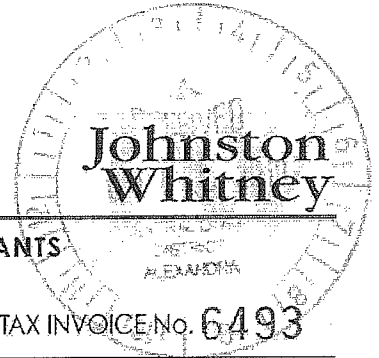
Plus Goods & Services Tax



E & O E
31 December 2018

Chief Executive
Central Otago District Council
PO Box 122
ALEXANDRA

Attention: Accounts Payable
Purchase Order No 74066



RESOURCE MANAGEMENT & PLANNING CONSULTANTS

4 Glasgow Street, Box 3 Mosgiel, Telephone (03) 489 7109, Fax (03) 489 7411

G.S.T No. 75-257-392

CLIENT No.

TAX INVOICE No. **6493**

RE: RESOURCE MANAGEMENT MATTERS – JANUARY 2019



Central Otago District Council Cont....

GST No. 75-257-392

TAX INVOICE No: 6493

Disbursements




Private Plan Change 13 : PC 00013

Photocopying & Printing

5.70

5.70

Plus Goods & Services Tax

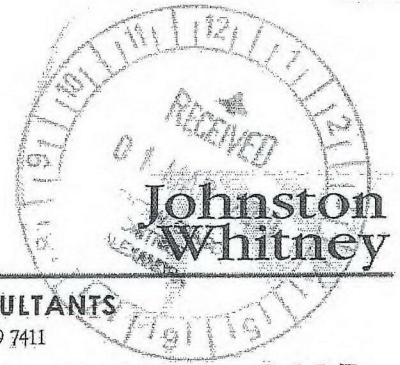

E & O E

31 January 2019



Chief Executive
Central Otago District Council
PO Box 122
ALEXANDRA

Attention: Accounts Payable
Purchase Order No 74066



RESOURCE MANAGEMENT & PLANNING CONSULTANTS

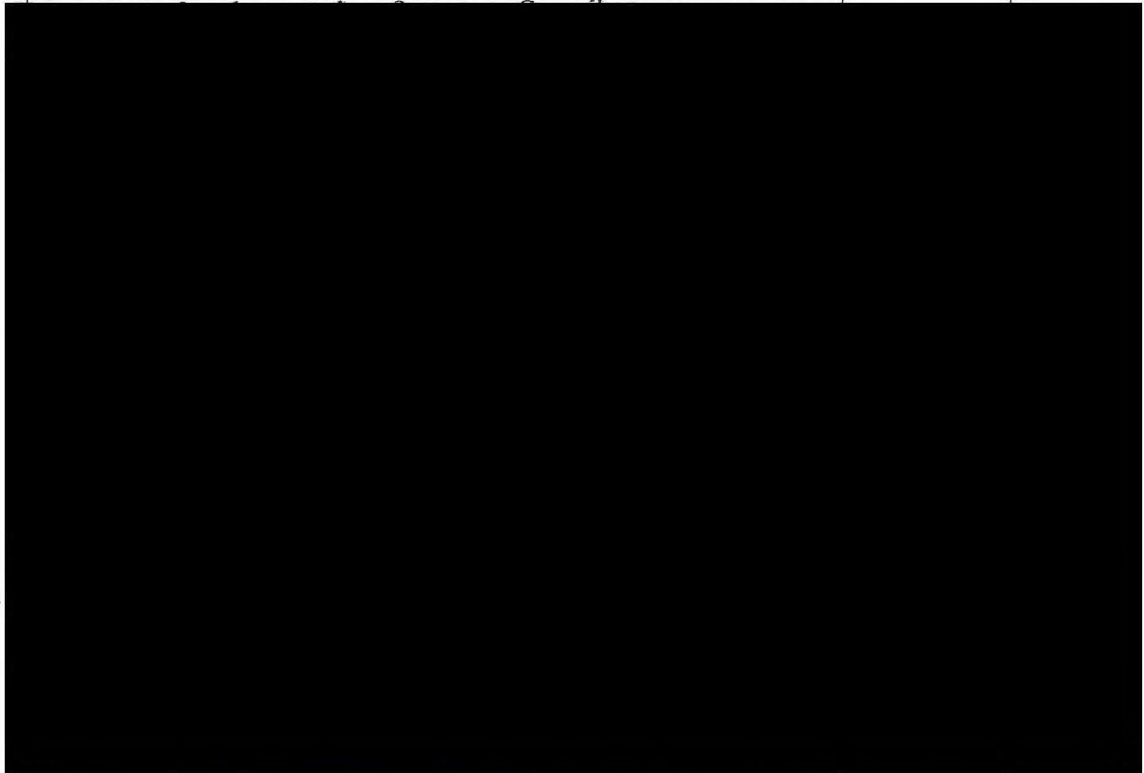
4 Glasgow Street, Box 3 Mosgiel, Telephone (03) 489 7109, Fax (03) 489 7411

G.S.T No. 75-257-392

CLIENT No.

TAX INVOICE No. **6495**

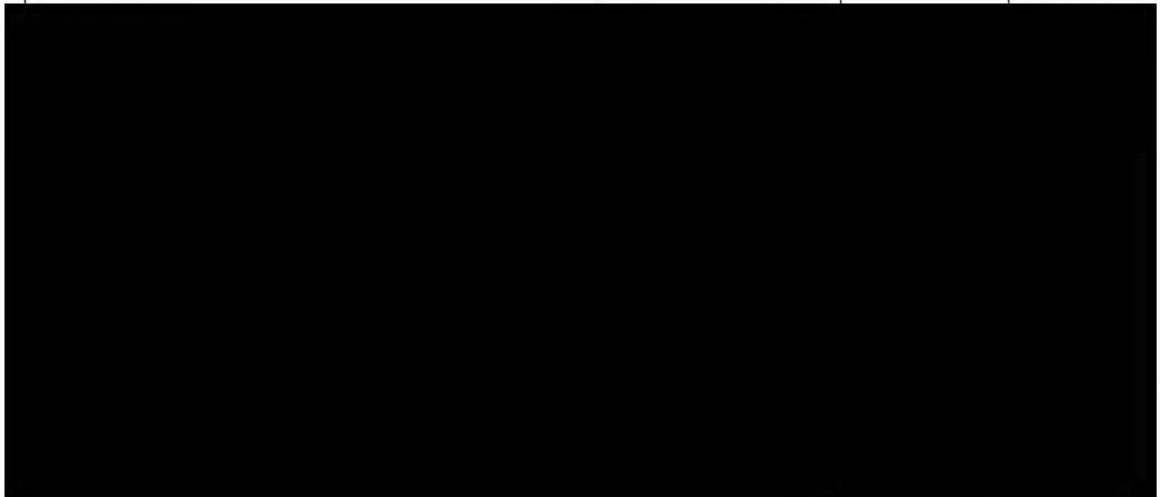
RE: RESOURCE MANAGEMENT MATTERS – FEBRUARY 2019



PRIVATE PLAN CHANGE 13 : RIVER TERRACE DEVELOPMENTS LIMITED : PC 00013

To research and preparation of section 42A planning report on requested Plan Change 13 by River Terrace Developments Limited and submissions and further submissions thereto (in part, to be completed)

15419.31

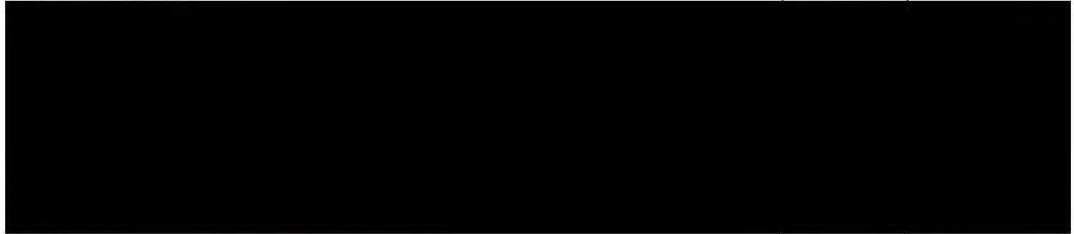


Central Otago District Council Cont....

GST No. 75-257-392

TAX INVOICE No: 6495

Disbursements



Private Plan Change 13 : PC 00013

Photocopying & Printing

139.26

139.26

Plus Goods & Services Tax



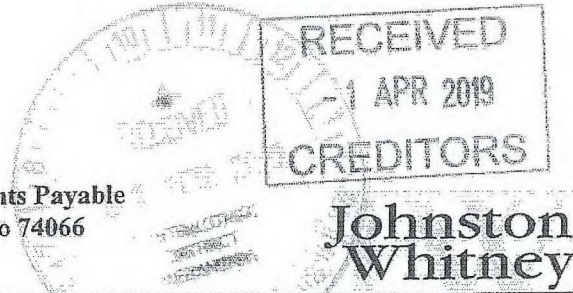
E & O E

28 February 2019



Chief Executive
 Central Otago District Council
 PO Box 122
ALEXANDRA

Attention: Accounts Payable
 Purchase Order No 74066



RESOURCE MANAGEMENT & PLANNING CONSULTANTS

4 Glasgow Street, Box 3 Mosgiel, Telephone (03) 489 7109, Fax (03) 489 7411

**Johnston
 Whitney**

G.S.T No. 75-257-392

CLIENT No.

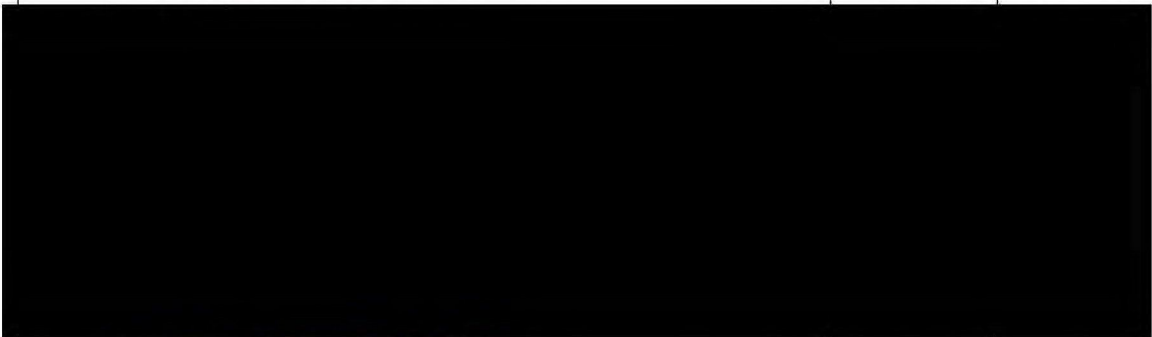
TAX INVOICE No. **6497**

RE: RESOURCE MANAGEMENT MATTERS – MARCH 2019



PRIVATE PLAN CHANGE 13 : RIVER TERRACE DEVELOPMENTS LIMITED : PC 00013

To research and preparation of section 42A planning report on requested Plan Change 13 by River Terrace Developments Limited and submissions and further submissions thereto (report commenced in February 2019)	24841.45	
To editing Summary of Submissions and Further Submissions on Plan Change 13 and to liaising with Ms de Cort to post this on Council's website; to compiling Further Submissions booklet; and to liaising with Ms Galt re printing of Summary of Submissions and Further Submissions booklet for the use of the Commissioners and the parties at the Hearing of Plan Change 13 scheduled for June 2019	<u>1462.24</u>	26303.69



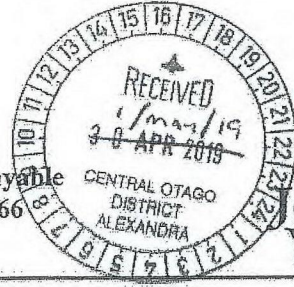
Private Plan Change 13 : PC 00013

Photocopying & Printing	309.30	
Kilometres	78.02	
Phone & Postage	<u>4.81</u>	<u>392.13</u>
Plus Goods & Services Tax		
E & O E 31 March 2019		



Chief Executive
Central Otago District Council
PO Box 122
ALEXANDRA

Attention: Accounts Payable
Purchase Order No 74066



**Johnston
Whitney**

RESOURCE MANAGEMENT & PLANNING CONSULTANTS

4 Glasgow Street, Box 3 Mosgiel, Telephone (03) 489 7109, Fax (03) 489 7411

G.S.T No. 75-257-392

CLIENT No.

TAX INVOICE No. **5303**

RE: RESOURCE MANAGEMENT MATTERS – APRIL 2019

**PRIVATE PLAN CHANGE 13 : RIVER TERRACE
DEVELOPMENTS LIMITED : PC 00013**

To collating, copying and forwarding technical information re soil resources, as requested by Mr Bretherton for requestor	411.00	
To liaising with Council staff relating to preparations for hearing of Plan Change 13 and submissions thereto in June 2019; and to liaising with Mr Metherell, traffic engineer, relating to his attendance	1301.50	
To collating requestor's evidence for future reference during preparation for and attendance at hearing of Plan Change 13 and submissions thereto in June 2019	<u>342.50</u>	2055.00

Central Otago District Council Cont....

GST No. 75-257-392

TAX INVOICE No: 5303

Private Plan Change 13 : PC 00013


Photocopying & Printing
Phone & Postage

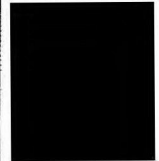
158.90

4.45

163.35

Plus Goods & Services Tax


E & O E
30 April 2019



Chief Executive
 Central Otago District Council
 PO Box 122
ALEXANDRA

Attention: Accounts Payable
 Purchase Order No 74066



**Johns
 Whit**

RESOURCE MANAGEMENT & PLANNING CONSULTANTS

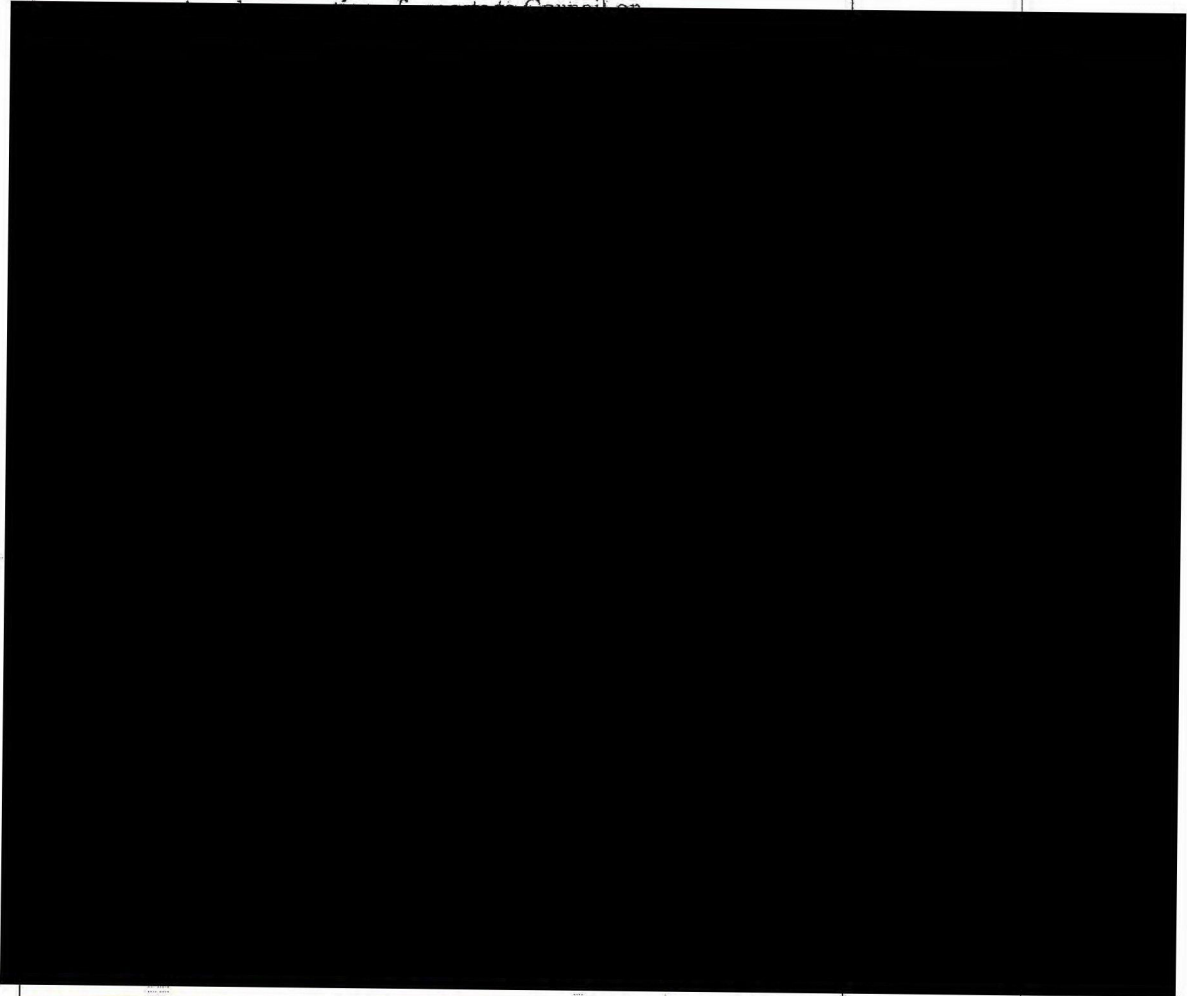
4 Glasgow Street, Box 3 Mosgiel, Telephone (03) 489 7109, Fax (03) 489 7411

G.S.T No. 75-257-392

CLIENT No.

TAX INVOICE No. **5307**

RE: RESOURCE MANAGEMENT MATTERS – MAY 2019



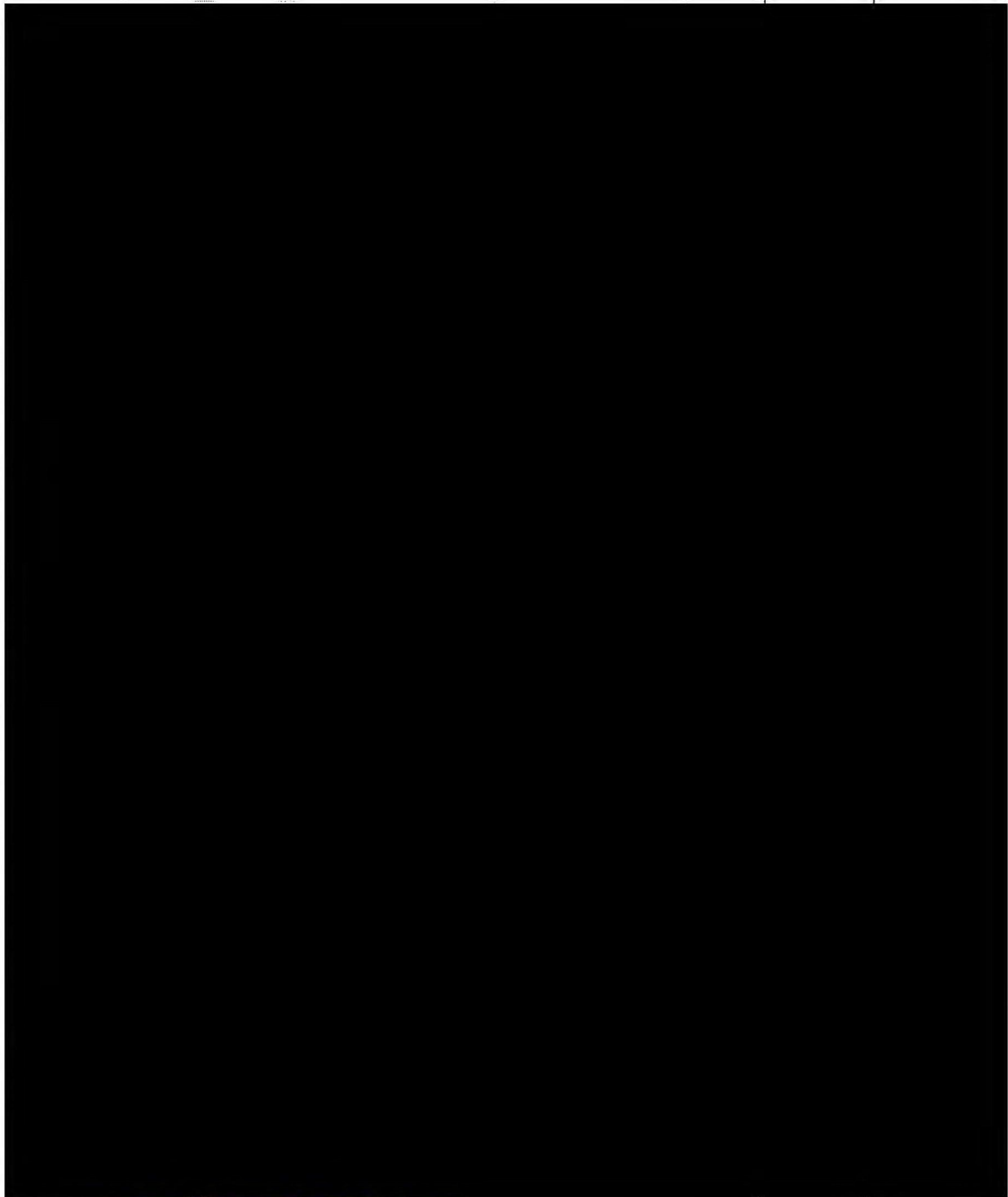
PRIVATE PLAN CHANGE 13 : RIVER TERRACE DEVELOPMENTS LIMITED : PC 00013

To	liaising with Mr Vincent with respect to upcoming hearing including assisting with formulating timetable for the conduct of the hearing of Plan Change 13 and submissions thereto at Cromwell on 10-14 June 2019	1164.50	
To	reading requestor's pre-circulated evidence prior to the hearing of Plan Change 13 and submissions thereto on 10-14 June 2019	3425.00	
To	collating submitters pre-circulated evidence for future reference during preparation for and attendance at hearing of Plan Change 13 and submissions thereto on 10-14 June 2019; and to reading evidence to be presented by witnesses for NZ Transport Agency (submitter)	479.50	5069.00

Central Otago District Council Cont....

GST No. 75-257-392

TAX INVOICE No: 5307




Private Plan Change 13 : PC 00013

Photocopying & Printing
Phone & Postage

.38
2.62

3.00

Plus Goods & Services Tax


E & O E 31 May 2019



COPY

Chief Executive
Central Otago District Council
PO Box 122
ALEXANDRA

Attention: Accounts Payable
Purchase Order No 74066

**Johnston
Whitney**

RESOURCE MANAGEMENT & PLANNING CONSULTANTS

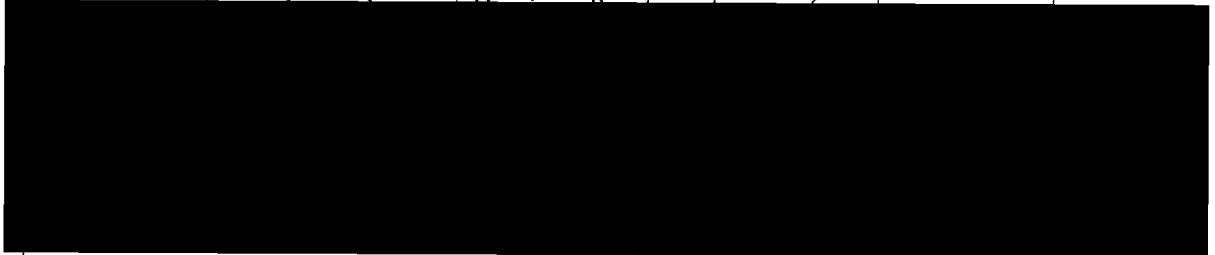
4 Glasgow Street, Box 3 Mosgiel, Telephone (03) 489 7109, Fax (03) 489 7411

G.S.T No. 75-257-392

CLIENT No.

TAX INVOICE No. **5311**

RE: RESOURCE MANAGEMENT MATTERS – JUNE 2019



PRIVATE PLAN CHANGE 13 : RIVER TERRACE
DEVELOPMENTS LIMITED : PC 00013

To	liaising with Mr Vincent with respect to hearing including assisting with amendments to timetable for the conduct of the hearing of Plan Change 13 and submissions thereto at Cromwell on 10-14 June 2019 and for resumed hearing on 2-5 July 2019		548.00
To	reading submitters' pre-circulated evidence (except that for NZTA – read in May) prior to the hearing of Plan Change 13 and submission thereto on 10 - 14 June 2019		6028.00
To	preparation of maps showing PC 13 site and key features/properties in the environs for presentation to the Commissioners on 10 and 11 June 2019		479.50
To	preparation, travel and attendance at hearing of Plan Change 13 and submissions thereto at Cromwell on:		
	a) Monday 10 June 2019	2123.50	
	b) Tuesday 11 June 2019	2192.00	
	c) Wednesday 12 June 2019	2397.50	
	d) Thursday 13 June 2019	2260.50	
	e) Friday 14 June 2019	<u>1575.50</u>	10549.00
To	research and preparation of comprehensive written response/comments by s42A report author to be presented to the Commissioners following the presentation of submissions and evidence on PC 13 and submissions thereto in July 2019		10849.90



Central Otago District Council Cont....

GST No. 75-257-392

TAX INVOICE No: 5311



For Private Plan Change 13 : PC 00013

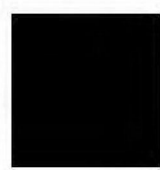
Photocopying & Printing
Kilometres
Phone & Postage

78.32
282.20
2.38

362.90

Plus Goods & Services Tax

E & O E 25 June 2019



Chief Executive
Central Otago District Council
PO Box 122
ALEXANDRA

Attention: Accounts Payable
Purchase Order No 74066

Johnston
Whitney

RESOURCE MANAGEMENT & PLANNING CONSULTANTS

4 Glasgow Street, Box 3 Mosgiel, Telephone (03) 489 7109, Fax (03) 489 7411

G.S.T No. 75-257-392

CLIENT No.

TAX INVOICE No. 5319

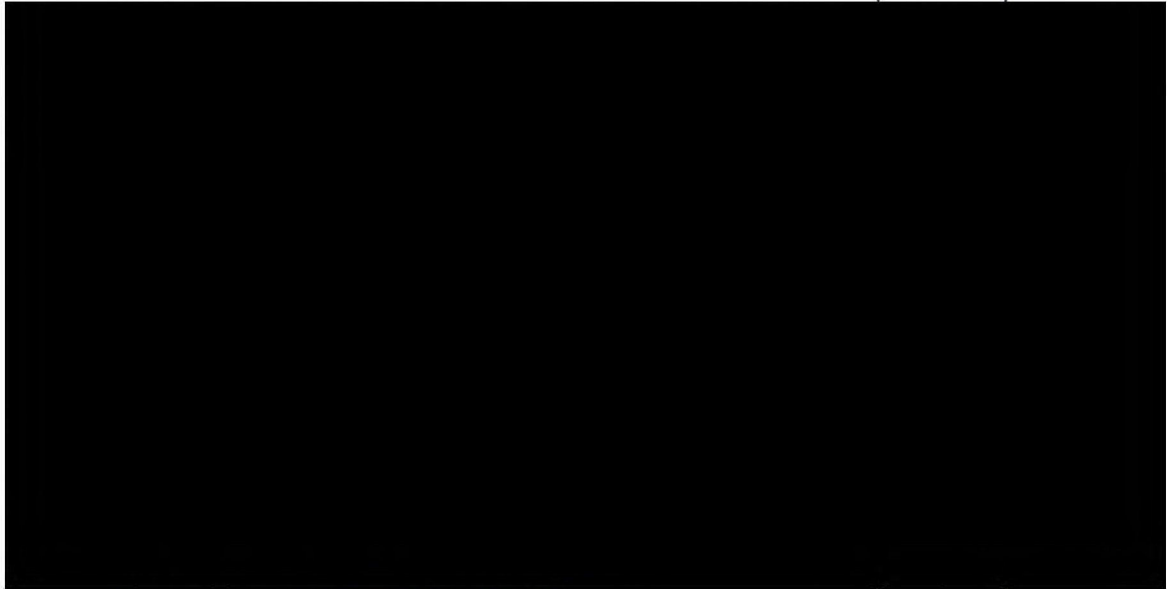
PRIVATE PLAN CHANGE 13 : RIVER TERRACE
DEVELOPMENTS LIMITED : PC 00013

To reading requestor's and submitters' pre-circulated supplementary evidence (due by 21 June 2019 and 28 June 2019, respectively) prior to resumed hearing of Plan Change 13 on 2-5 July 2019; and to amending draft comprehensive written response/comments by s42A report author to incorporate references to provisions of Plan Change 13 as amended prior to resumed hearing (Version 4 – received 21 June 2019)		2945.50
To preparation, travel and attendance at resumed hearing of Plan Change 13 and submissions thereto at Cromwell on:		
a) Tuesday 2 July 2019	2329.00	
b) Wednesday 3 July 2019	2534.50	
c) Thursday 4 July 2019	2534.50	
d) Friday 5 July 2019	<u>1301.50</u>	8699.50
To perusal of Commission Minutes post resumed hearing and further supplementary evidence and submissions for requestor and submitter circulated prior to lodging of requestors written reply		205.50

Central Otago District Council Cont....

GST No. 75-257-392

TAX INVOICE No: 5319



For Private Plan Change 13 : PC 00013

Photocopying & Printing

760.34

Kilometres

225.76

Phone & Postage

0.39

986.49



31 July 2019



TAX INVOICE

Stantec New Zealand
GST Registration No. 26035406

Invoice Number	1852295
Invoice Date	2019-03-20
Agreement Number	Z19693
Purchase Order	.
Customer Number	151234
Project Number	310101319

Bill To

Central Otago District Council
PO Box 122
Alexandra 9340
New Zealand

Please Remit To

Account No: 060801 0316777-000
Account Name: Stantec New Zealand
Stantec New Zealand
PO Box 13 052
Armagh
Christchurch 8141
New Zealand

Attention: creditors@codc.govt.nz;

Project Description: 80510526 CODC Infrastructure and Planning Advice 2018

Stantec Project Manager: McGaughran, Alistair
Current Invoice Due (NZD): \$3,787.24

Invoice Description : Planning Engineering Advice. Please see attached for details
Email Remittance Advice To : MWHAccounts.NZ@Stantec.com
Purchase Order No: 70513
For the attention of: Peter.Greenwood@codc.govt.nz Infrastructure Depart
For queries about this invoice, contact: McGaughran, Alistair DDI: +64 3 474 3089

For Professional Services rendered from: 2019-02-03 to 2019-03-08

		Current Amount
Fees & Disbursements		\$3,293.25
NZ GST	Reg.#26-035-406_15%	\$493.99
INVOICE TOTAL (NZD)		<u>\$3,787.24</u>



Due upon receipt or in accordance with terms of the contract

Billing Backup

Invoice Number
Invoice Date

1852295
2019-03-20

Date	Project	Task	Task Name	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2019-02-12	310101319	100.0001	Meetings & Project M	JELLEY, NEVILLE	3.00	180.00	540.00	PLAN CHANGE 13 ENGINEERING ADVICE TO D WHITNEY RE UTILITIES & TRANSPORTATION
2019-02-12	310101319	100.0001	Meetings & Project M	METHERELL, ANDREW ALAN	1.50	309.00	463.50	RIVER TERRACE PLAN CHANGE - REVIEW OF TRANSPORT ASSESSMENT FOR NEVILLE JELLEY
2019-02-14	310101319	100.0001	Meetings & Project M	METHERELL, ANDREW ALAN	2.50	309.00	772.50	RIVER TERRACE PLAN CHANGE - REVIEW OF TRANSPORT ASSESSMENT FOR NEVILLE JELLEY
2019-02-18	310101319	100.0001	Meetings & Project M	JELLEY, NEVILLE	1.00	180.00	180.00	ENGINEERING ADVICE TO DAVID WHITNEY RE PLAN CHANGE 13
2019-03-07	310101319	100.0001	Meetings & Project M	METHERELL, ANDREW ALAN	0.25	309.00	77.25	PC13 RIVER TERRACE - DISCUSSION WITH DAVID WHITNEY
Total subTask:100:0001					15.25		3,293.25	
Total Project:310101319					15.25		3,293.25	



TAX INVOICE

Stantec New Zealand
GST Registration No. 26035406

Invoice Number	1852543
Invoice Date	2019-04-09
Agreement Number	Z19693
Purchase Order	.
Customer Number	151234
Project Number	310101319

Bill To

Central Otago District Council
PO Box 122
Alexandra 9340
New Zealand

Please Remit To

Account No: 060801 0316777-000
Account Name: Stantec New Zealand
Stantec New Zealand
PO Box 13 052
Armagh
Christchurch 8141
New Zealand

Attention: creditors@codc.govt.nz;

Project Description: 80510526 CODC Infrastructure and Planning Advice 2018

Stantec Project Manager: McGaughran, Alistair
Current Invoice Due (NZD): \$1,362.46

Invoice Description : Planning Engineering Advice. Please see attached for details
Email Remittance Advice To : MWHAccounts.NZ@Stantec.com
Purchase Order No: 70513
For the attention of: Peter.Greenwood@codc.govt.nz Infrastructure Depart
For queries about this invoice, contact: McGaughran, Alistair DDI: +64 3 474 3089

For Professional Services rendered from: 2019-03-09 to 2019-04-05

Fees & Disbursements
NZ GST
INVOICE TOTAL (NZD)

Reg.#26-035-406_15%

Current Amount
\$1,184.75
\$177.71
<u>\$1,362.46</u>



Due upon receipt or in accordance with terms of the contract

Billing Backup

Page 2 of 2

Invoice Number
Invoice Date

1852543
2019-04-09

Date	Project	Task	Task Name	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2019-03-11								
2019-03-13								
2019-03-15	310101319	100.0001	Meetings & Project M	METHERELL, ANDREW ALAN	0.25	309.00	77.25	PC13 CROMWELL - LIAISE DAVID WHITNEY
2019-03-18								
2019-03-21	310101319	100.0001	Meetings & Project M	METHERELL, ANDREW ALAN	0.50	309.00	154.50	PC13 - REVIEW PLANNER REPORT AND SUMMARY OF STANTEC MEMO
2019-03-26								
2019-03-27								
2019-04-01								
Total subTask 100.0001					6.00		1,184.75	
Total Project 310101319					6.00		1,184.75	



TAX INVOICE

Stantec New Zealand
GST Registration No. 26035406

Invoice Number	1853003
Invoice Date	2019-05-06
Agreement Number	Z19693
Purchase Order	-
Customer Number	151234
Project Number	310101319

Bill To

Central Otago District Council
PO Box 122
Alexandra 9340
New Zealand

Please Remit To

Account No: 060801 0316777-000
Account Name: Stantec New Zealand
Stantec New Zealand
PO Box 13 052
Armagh
Christchurch 8141
New Zealand

Attention: creditors@codc.govt.nz;

Project Description: 80510526 CODC Infrastructure and Planning Advice 2018

Stantec Project Manager: McGaughran, Alistair
Current Invoice Due (NZD): \$1,554.80

Invoice Description : Planning Engineering Advice. Please see attached for details
Email Remittance Advice To : MWHAccounts.NZ@Stantec.com
Attention: Peter.Greenwood@codc.govt.nz
PO No: 70513
For queries about this invoice, contact: McGaughran, Alistair DDI: +64 3 474 3089

For Professional Services rendered from: 2019-04-19 to 2019-05-01

		Current Amount
Fees & Disbursements		\$1,352.00
NZ GST	Reg.#26-035-406_15%	\$202.80
INVOICE TOTAL (NZD)		\$1,554.80



Due upon receipt or in accordance with terms of the contract

Billing Backup

Invoice Number

1853003

Invoice Date

2019-05-06

Date	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	Task Name
2019-04-12	METHERELL, ANDREW ALAN	0.50	318.00	159.00	PC13 - DAVID WHITNEY BRIEFING ON HEARING, CAUCUSING	Meetings & Project M
2019-04-16	METHERELL, ANDREW ALAN	0.50	318.00	159.00	PC13 TRANSPORT - APPLICANT QUERY DISTRIBUTION	Meetings & Project M
Total Top Task 100		6.50		1,352.00		
Total Project 310101319		8.50		1,352.00		



TAX INVOICE

Stantec New Zealand
GST Registration No. 26035406

Invoice Number	1853795
Invoice Date	2019-06-11
Agreement Number	Z19693
Purchase Order	-
Customer Number	151234
Project Number	310101319

Bill To

Central Otago District Council
PO Box 122
Alexandra 9340
New Zealand

Please Remit To

Account No: 060801 0316777-000
Account Name: Stantec New Zealand
Stantec New Zealand
PO Box 13 052
Armagh
Christchurch 8141
New Zealand

Attention: creditors@codc.govt.nz;

Project Description: 80510526 CODC Infrastructure and Planning Advice 2018

Stantec Project Manager: McGaughran, Alistair

Current Invoice Due (NZD): \$8,392.01

Invoice Description : Planning Engineering Advice. Please see attached for details
Email Remittance Advice To : MWHAccounts.NZ@Stantec.com
Attention: Peter.Greenwood@codc.govt.nz
PO No: 70513
For queries about this invoice, contact: McGaughran, Alistair DDI: +64 3 474 3089

For Professional Services rendered from: 2019-05-06 to 2019-05-31

		Current Amount
Fees & Disbursements		\$7,297.40
NZ GST	Reg.#26-035-406_15%	\$1,094.61
INVOICE TOTAL (NZD)		<u>\$8,392.01</u>



Due upon receipt or in accordance with terms of the contract

Billing Backup

Date	Task Name	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2019-05-06						
2019-05-14						
2019-05-15						
2019-05-16	Meetings & Project M	METHERELL, ANDREW ALAN	1.00	318.00	318.00	PLAN CHANGE 13: REVIEW COMMISSIONER MINUTE, CONTACT APPLICANT TRAFFIC ENGINEER, WORK PROGRAMME
2019-05-20						
2019-05-23	Meetings & Project M	METHERELL, ANDREW ALAN	3.00	318.00	954.00	PLAN CHANGE 13 -SUBMITTER EVIDENCE, CONTACT CODC
2019-05-24	Meetings & Project M	METHERELL, ANDREW ALAN	2.00	318.00	636.00	PLAN CHANGE 13 - CONFERENCING ARRANGEMENTS, REVIEW OF EVIDENCE
2019-05-27						
2019-05-28						
2019-05-28	Meetings & Project M	METHERELL, ANDREW ALAN	1.50	318.00	477.00	PLANNER REPORT
2019-05-29						
2019-05-29	Meetings & Project M	METHERELL, ANDREW ALAN	3.00	318.00	954.00	EVIDENCE REVIEW
2019-05-30	Meetings & Project M	METHERELL, ANDREW ALAN	6.00	318.00	1,908.00	EVIDENCE REVIEW, CONFERENCING (5HRS)
2019-05-31	Meetings & Project M	METHERELL, ANDREW ALAN	1.00	318.00	318.00	REVIEW TECH NOTES
2019-05-28						
Total subTask 100.0001			113.65		7,297.40	
Total Project 310101319			113.65		7,297.40	



TAX INVOICE

Stantec New Zealand
GST Registration No. 26035406

Invoice Number	1854255
Invoice Date	2019-06-26
Agreement Number	Z19693
Purchase Order	-
Customer Number	151234
Project Number	310101319

Bill To

Central Otago District Council
PO Box 122
Alexandra 9340
New Zealand

Please Remit To

Account No: 060801 0316777-000
Account Name: Stantec New Zealand
Stantec New Zealand
PO Box 13 052
Armagh
Christchurch 8141
New Zealand

Attention: creditors@codc.govt.nz;

Project Description: 80510526 CODC Infrastructure and Planning Advice 2018

Stantec Project Manager: McGaughran, Alistair
Current Invoice Due (NZD): \$10,312.53

Invoice Description : Plan Change 13 - Advice & Hearing Services
Email Remittance Advice To : Accounts.NZ@Stantec.com
Attention: David.Campbell@codc.govt.nz
PO No: 70513
For queries about this invoice, contact: McGaughran, Alistair DDI: +64 3 474 3089

For Professional Services rendered from: 2019-02-12 to 2019-06-21

		Current Amount
Fees & Disbursements		\$8,967.42
NZ GST	Reg.#26-035-406_15%	\$1,345.11
INVOICE TOTAL (NZD)		<u>\$10,312.53</u>



Due upon receipt or in accordance with terms of the contract

Project 310101319
 Description 80510526 CODC Infrastructure and Planning Advice

Plan Change 13 - Advice & Hearing Services

Date	Employee	Quantity	Bill Rate	Bill Amount	Comment
Pre Hearing Conferencing					
4/06/2019	Metherell, Andrew Alan	0.50	\$318.00	\$159.00	Plan Change 13 - Review SIDRA, hearing travel arrange
5/06/2019	Metherell, Andrew Alan	0.75	\$318.00	\$238.50	Plan Change 13 - Discussion Matt Gatenby, review
6/06/2019	Metherell, Andrew Alan	7.00	\$318.00	\$2,226.00	Plan Change 13 - Conferencing Prep, Expert Witness conferencing, (with Andy Carr and Matt Gatenby), post conference tasks
7/06/2019	Metherell, Andrew Alan	1.00	\$318.00	\$318.00	Plan Change 13 - discuss Matt Gatenby, review, Joint Witness Statement
9/06/2019	Metherell, Andrew Alan	4.00	\$318.00	\$1,272.00	Plan Change 13 - Traffic volumes review, Joint Witness Statement
10/06/2019	Metherell, Andrew Alan	2.50	\$318.00	\$795.00	Plan Change 13 - Joint Witness Statement, Prep
				\$5,008.50	
Hearing Attendance					
11/06/2019	Metherell, Andrew Alan	8.00	\$318.00	\$2,544.00	Plan Change 13 - Hearing attendance, JWS, travel
12/06/2019	Metherell, Andrew Alan	3.50	\$318.00	\$1,113.00	Plan Change 13 - Hearing attendance (NZTA, notes, travel)
				\$3,657.00	
Hearing Travel Costs					
Flights				\$227.97	
Airport Parking Costs				\$73.95	
Rental Car (Invoice to come separately)					
				\$301.92	
Total Fees and Disbursements				\$8,967.42	
GST				\$1,345.12	
Invoice Total				\$10,312.54	

TAX INVOICE

30/06/2019

Central Otago DC
PO Box 122
ALEXANDRA 9340
Attention Courtney Cramond



Resource and Environmental Management Consultants

Project River Terrace Developments Hearing
Task Commissioner Hearing
Purchase Order

Invoice Number: 15126
Page: 1
GST Number: 77-879-188

DESCRIPTION	AMOUNT
-------------	--------

Billing Period Ending 14 June 2019

All attendances associated with the participation in an RMA hearing into Proposed (Private) Plan Change 13, River Terrace Developments Ltd, Cromwell

Tasks

As per attached schedule

Fee: 10,335.00

TOTAL FEE 10,335.00

Disbursements

Travel expenses 943.49

TOTAL DISBURSEMENTS 943.49

Contact DMC

Total Net 11,278.49

GST 1,691.77

Invoice Total Including GST 12,970.26

Remittance Advice

Project CO001.01 Commissioner Hearing
Remit to: Resource Management Group Ltd
Level 4, 69 Cambridge Terrace
P O Box 908 CHCH Box Lobby
Christchurch 8140

Account CO001

Invoice Number: 15126

Due Date 20/7/2019

Amount Payable 12,970.26

Amount Paid

Phone 03-943 4112 Please email remittance to jenny@rmgroup.co.nz

Remittances may also be made to BNZ 02 0800 0884406 00 - Please include invoice number in reference

SCHEDULE TO RMG INVOICE 15126

PROJECT: PPC13 - RIVER TERRACE DEVELOPMENTS HEARING

TASK – COMMISSIONER HEARING - DJ MCMAHON

Billing Period: 9 June to 14 June

Sunday 9 June

Travel to and from Cromwell

Site and locality visit, set up hearing room,

Panel briefing and procedural notes

Final preparation/reading

Fee 8.5hrs @ \$195/hr \$1657.50

Monday 10 June – Friday 14 June

Preparation each day/evening

Attendance at Hearing each day

Determination on procedural matter

Preliminary arrangements for next hearing

Travel Cromwell Queenstown Wellington

Fee: 44.5 hr @ \$195/hr 8,677.50

Total Fee: 53hrs @ \$195/hr 10,335.00

End.

Tax Invoice

18 June 2019

DJ McMahon
RMA SERVICES
 PO Box 10-170 Wellington
ogbapartment@gmail.com

Central Otago District Council
 PO Box 122
 ALEXANDRA 9340

Attention: Courtney Cramond

Project No: CODC
Inv Number CODC/01

Project: PROPOSED PLAN CHANGE 13, RIVER TERRACE DEVELOPMENTS LTD
 CLAIM FOR DAVID MCMAHON (INDEPENDENT COMMISSIONER)

Billing Period: Period ending 08 June 2019 (CLAIM 1)

DESCRIPTION	AMOUNT
<p><i>All attendances associated with the preparation for a RMA hearing into Proposed (Private) Plan Change 13, River Terrace Developments Ltd, Cromwell</i></p> <p>KEY TASKS Briefing from CODC and Chair G Rae Receipt and reading/assessment of following documents: a. Plan change request b. Submissions/submissions/summary /further subs Contribution to Minutes 1-7 Receipt and reading assessment of following: a. S42A report and technical report (Stantec) b. proponents' evidence (10 statements) c. Submissions expert evidence (18 statements) Meeting with Panel on 23 May in Wellington Contribution to Minutes 8-11 Final preparations for hearing</p> <p><i>Status of project at time of invoice - hearing due to commence on 9 June 2019</i></p> <p>Fee: D McMahon – 38 hrs at \$195.00 = \$7410.00</p> <p>TOTAL FEE \$7,410.00</p>	
<p>Please make payment to DJ McMahon</p>	SUBTOTAL
<p>Payment Terms 14 Days from Date of Invoice</p>	GST
<p>Account for Direct Payments 03-0802-0955861-000</p>	TOTAL
<p><u>Send Remittance advice to email address</u> ogbapartment@gmail.com</p>	\$7,410
	\$7,410

Bank account - 03 0802 0955861 000
Exempt from Scheduler payments

Tax Invoice
Invoice Number N31000.04
GST No. 82-625-518

31 October 2018

Central Otago District Council
Po Box 122
ALEXANDRA 9340

Attention: Courtney Cramond



Incite (Nelson) Limited
PO Box 1105
NELSON
www.incite.co.nz

**INVOICE, COMMISSIONER HEARING, RIVER TERRACE DEVELOPMENTS, PC13
PURCHASE ORDER 75698**

Professional services including:

- Briefing, read the plan change request and AEE, all supporting reports, summary of submissions *6.0 hrs*
- Liaison with Panel and Reporting Officer regarding process issues, information and assessments, hearing dates, *2.0 hrs*

Total labour, 8 hrs @ \$230/hr	\$1,840.00
Disbursements	
Phone, e-mails	<u>45.00</u>
	\$1,875.00
Sub-Total	
GST (15%)	\$281.25
Total	\$2,156.25

Please direct credit payment to our bank account:

Westpac: 03 0703 0645227 00

Payment due:

20 November 2018 please

Christchurch
Tel 03 379 9749
PO Box 25289
Christchurch 8144

Nelson
Tel 05 539 6495
PO Box 1105
Nelson 7040

Wellington
Tel 04 801 6862
PO Box 2058
Wellington 6140

Auckland
Tel 09 369 1465
PO Box 3082
Auckland 1140

Tax Invoice

Invoice Number N31000.04A
GST No. 82-625-518

31 January 2019

Central Otago District Council
Po Box 122, ALEXANDRA 9340

Attention: Courtney Cramond

**Rae Consulting
Limited**
PO Box 57
MOTUEKA 7143

**INVOICE - RIVER TERRACE DEVELOPMENTS, PC13,
November 2018 – January 2019, PURCHASE ORDER 75698**

Commissioner services including:

- Review the Further submissions
- Discuss timetable and evidence requirements with Panel members and officers, prepare and send Minute 1 to the parties requesting further information and outlining the process
- Review letters received from Horticulture NZ, Alan MacKay, and Simon Giles all asking that further information be requested, discuss with Panel and prepare and send out Minute 2
- Review proponent's response to previous Minutes and prepare and send out Minute 3 to advise no further assessment of noise is required
- Review proponent's additional urban design assessment, discuss with Panel, and issue Minute 4 advising we have all necessary information
- Discuss with Panel and reporting officer the potential timing for evidence and hearing, prepare and issue Minute 5 to update all parties on status and likely hearing date.

Total labour, 20 hrs @ \$230/hr	\$4,600.00
Disbursements	
Phone, e-mails	<u>65.00</u>
Sub-Total	\$4,665.00
GST (15%)	\$699.75
Total	\$5,364.75

Please direct credit payment to our bank account:

Westpac: 03 0703 0645227 00

Payment due:

20 February 2019 please

Tax Invoice

Invoice Number N31000.04B

GST No. 82-625-518

30 April 2019

**Gary Rae Consulting
Limited**

PO Box 57

MOTUEKA 7143

Central Otago District Council

Po Box 122

ALEXANDRA 9340

Attention: Courtney Cramond

INVOICE - RIVER TERRACE DEVELOPMENTS, PC13, PURCHASE ORDER 75698**Hearing and evidence exchange**

- Review progress on section 42A Report with reporting officer; liaise with Panel regarding tentative timeframe for evidence exchange and hearing dates; liaise with planning officer regarding hearing venues.
- Review Memorandum from Proponent; liaise with Panel and Reporting Officer and issue Minute 6 to advise parties of the timetable for evidence exchange/hearing.

Procedural issue

- Receive and review letter from submitter advising of procedural issue to be raised regarding quality of s42A report and need to commission other specialist reports and discuss with Panel members; review follow up letter from the submitter; review legal advice and CODC response to submitter.

Section 42A Report

- Read section 42A Report and supporting technical reports; discuss with Panel members.

Administration/new Minute

- Receive memorandum from Proponent to extend the timeframe for evidence exchange; discuss with Panel members; issue Minute 7 with a new program.

Proponent's evidence

- Read statements of evidence from Messrs Brown; Ray; Carr; Meehan; Tristram; Styles; Bretherton; Hill; Skelton; and Ms Hampson; and amended Rules package.

Tax Invoice

Invoice Number N31000.04C
GST No. 82-625-518

4 June 2019

Central Otago District Council
PO Box 122
ALEXANDRA 9340

Attention: Courtney Cramond

**Gary Rae Consulting
Limited**
PO Box 57
MOTUEKA 7143

INVOICE - RIVER TERRACE DEVELOPMENTS, PC13, PURCHASE ORDER 75698

Submitter's evidence	
<ul style="list-style-type: none">Read 18 statements of evidence from: Kate Scott; Lynette Wharf; Megan Justice; Walter Denley; Richard Shaw; David Mead; Matthew Gatenby; Aaron Staples; William Reeve; Stephen Chiles; Marilyn Brown; Michael Copeland; Earnsclay Weaver; James Dicey; Louise Wickham; Edward Guy; Josie Spillane; and Rachel M°Lung.	18 hrs
Requests for Extensions to Timeframe	
<ul style="list-style-type: none">Review, liaise with Commissioners, and respond to separate requests for extensions to evidence exchange timelines for witnesses for Highland Motorsports Park; CODC; and Hort NZ.	4 hrs
Meeting with Commissioners	
<ul style="list-style-type: none">Prepare Table of all expert evidence for each of the partiesArrange and attend meeting in Wellington on 23 May with Commissioners to address expert witness conferencing, matters to arise from statements of evidence, arrangements for hearing and procedures.Issue <u>Minute 8</u> with direction for expert witness conferencing.	8 hrs
Expert Witness Conferencing	
<ul style="list-style-type: none">Issue <u>Minute 10</u> responding to Proponent's specific requests regarding expert witness conferencing; and also confirming management of hearing schedule, in response to memorandum from counsel for submitter R4RDC.	3.5 hrs
Liaison with Consent Authority	
<ul style="list-style-type: none">Liaison with Adam Vincent re: developing a hearing schedule; hard copies of all documentation for hearing; arrangements for venue; and transport/accommodation.	2.5 hrs

Tax Invoice

Invoice Number N31000.04D
GST No. 82-625-518

24 June 2019

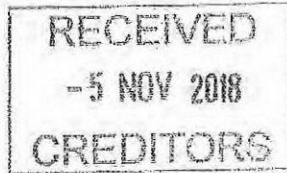
Central Otago District Council
PO Box 122
ALEXANDRA 9340

Attention: Courtney Cramond

**Gary Rae Consulting
Limited**
PO Box 57
MOTUEKA 7143

INVOICE - RTDL, PC13, PURCHASE ORDER 75698
Work in June 2019 up until end of hearing

Preparation for hearing	
<ul style="list-style-type: none">Discussions with Adam Vincent (CODC) re scheduling of some submitters, special requests, copies of submissions and Minutes etc to be available at venue, ask him to contact Proponent to discuss presentation of JWS'sContact venue to check the arrangements;Liaise with Panel members re arrangements;Check with Manager our delegation and request it is amended to making decision.	8 hrs
Reading and Reviews pre-hearing	
<ul style="list-style-type: none">Re-read PC13 rule framework and Applicant's statements of evidence, and formulate questions;Read Joint Witness Statements for acoustics; and read Joint Memorandum of Counsel;	12 hrs
Hearing in Cromwell	
<ul style="list-style-type: none">Travel to and from Cromwell, site visit, set up hearing room, preparation each day/evening, attendance at Hearing each day, determination on procedural matter, preliminary arrangements for next hearing (9 – 14 June).	<u>58 hrs</u> 78 hrs
Total labour 78 hrs @ \$250/hr	\$19,500.00



Isthmus.

TAX INVOICE

Central Otago District Council
PO Box 122, Alexandra 9340
Attention: Courtney Cramond

Date
26 October 2018

Invoice Number
INV-18276

PO Number
75753 ✓

Isthmus Group
PO Box 90366
Victoria St West
Auckland 1142

accounts@isthmus.co.nz

GST 49-925-352

4064 - Central Otago District Council Plan Change 13

Fees for 22nd September - 26th October

For services as appointed commissioner for PC13 hearing including

- (1) downloading and initial scan of application material
- (2) tel conference with other commissioners to identify gaps and process.

	Qty	Fees	Total
Assessment - Director Hours	3.75	250.00	937.50

Subtotal \$937.50

GST \$140.63

Amount Due \$1,078.13

Due Date: 20 November 2018

Our Bank Account No is: 01 0102 0393423 00

E-mail remittance advice to: penny.mcintyre@isthmus.co.nz.

Accounts that remain unpaid after 60 days may be referred to a debt collection agency and collection costs on-charged.

TAX INVOICE

Central Otago District Council
PO Box 122, Alexandra 9340
Attention: Courtney Cramond

Date
7 December 2018

Invoice Number
INV-18483

PO Number
75753

Isthmus Group
PO Box 90366
Victoria St West
Auckland 1142

accounts@isthmus.co.nz

GST 49-925-352

4064 - Central Otago District Council Plan Change 13

Fees for November - 7th December

For services as appointed commissioner for PC13 hearing including

(1) input to minutes on further information (2) review further information, reading notes, input to minute

	Qty	Fees	Total
Assessment - Director Hours	5.00	250.00	1,250.00

Subtotal \$1,250.00

GST \$187.50

Amount Due \$1,437.50

Due Date: 20 January 2019

Our Bank Account No is: 01 0102 0393423 00

E-mail remittance advice to: penny.mcintyre@isthmus.co.nz.

Accounts that remain unpaid after 60 days may be referred to a debt collection agency and collection costs on-charged.

TAX INVOICE

Central Otago District Council
PO Box 122, Alexandra 9340
Attention: Courtney Cramond

Date
29 March 2019

Invoice Number
INV-18840

PO Number
78544

Isthmus Group
PO Box 90366
Victoria St West
Auckland 1142

accounts@isthmus.co.nz

GST 49-925-352

4064 - Central Otago District Council Plan Change 13

Fees for March

For services as appointed commissioner for PC13 hearing including
(1) review 242A report, reading notes
(2) respond to query regarding sufficiency of expert evidence

	Qty	Fees	Total
Assessment	5.00	250.00	1,250.00

Subtotal \$1,250.00

GST \$187.50

Amount Due \$1,437.50

Due Date: 20 April 2019

Our Bank Account No is: 01 0102 0393423 00

E-mail remittance advice to: penny.mcintyre@isthmus.co.nz.

Accounts that remain unpaid after 60 days may be referred to a debt collection agency and collection costs on-charged.

TAX INVOICE

Central Otago District Council
PO Box 122, Alexandra 9340
Attention: Courtney Cramond

Date
21 June 2019

Invoice Number
INV-19183

PO Number

Isthmus Group
PO Box 90366
Victoria St West
Auckland 1142

accounts@isthmus.co.nz

GST 49-925-352

4064 - Central Otago District Council Plan Change 13

Fees for 25th May - 21st June

For services as appointed commissioner for PC13 hearing including
(1) continued preparation for hearing including - read evidence and submissions,
(2) travel to Cromwell 9th June, set up hall, site visit
(3) take part in hearing 10th - 14th June
(4) prepare questions and discuss matters with commissioners in evenings 9th - 13th.

	Qty	Fees	Total
Assessment	55.75	250.00	13,937.50
Disbursements Hertz Car rental 9-14/6	1.00	500.35	500.35
Disbursements Airfares AKL-ZQN	1.00	372.19	372.19
Disbursements Meals	1.00	179.00	179.00

Subtotal \$14,989.04

GST \$2,248.36

Amount Due \$17,237.40

Due Date: 20 July 2019

Our Bank Account No is: 01 0102 0393423 00

E-mail remittance advice to: Simon.Nicholson@isthmus.co.nz

Accounts that remain unpaid after 60 days may be referred to a debt collection agency and collection costs on-charged.

Tax Invoice

Invoice Number N31000.04E
GST No. 82-625-518

31 July 2019

Central Otago District Council
PO Box 122
ALEXANDRA 9340

Attention: Courtney Cramond

**Gary Rae Consulting
Limited**
PO Box 57
MOTUEKA 7143

INVOICE - RTDL, PC13, PURCHASE ORDER 75698
Work in June/July 2019 post first hearing

<p>Preparation for Reconvened hearing</p> <ul style="list-style-type: none">• Review Memorandum from Counsel for parties as to evidence exchange timetable and hearing schedule.• Discussions with Commissioners and Adam Vincent (CODC) regarding reconvened hearing, scheduling of some submitters, site visits, meeting with orchardists, arrangements for venue/accommodation/travel.• Prepare <u>Minute 12</u> as to evidence exchange and hearing arrangements.	4.5 hrs
<p>Reading of Evidence and Spatial Plan</p> <ul style="list-style-type: none">• Read Marilyn Brown Supplementary evidence and read Spatial Plan.• Read Jeff Brown Supplementary evidence and Amended Rule Framework• Read further supplementary statements from Ms Brown, Ms Justice, Ms Hampson, Ms Scott, Ms Wharfe, Mr Brown.	8.5 hrs
<p>Reconvened Hearing</p> <ul style="list-style-type: none">• Travel to and from Cromwell, visit site, attend demonstration of gas guns, visit adjacent sites, set up hearing room, review evidence, preparation each day/evening, attendance at Hearing each day (1 – 5 July).	49 hrs
<p>Post-hearing</p> <ul style="list-style-type: none">• Review, post hearing, the need for any further information including discussion with Commissioners re section 32 evaluation.• Review the procedural issue regarding Mr Whitney.	

- Prepare Minute 13 to parties to address above matters.
- Issue Minute 14 to parties inviting responses to Mr Brown's 3rd Statement
- Issue Minute 15 to parties to extend timeframe
- Read supplementary evidence of Mr Brown (3rd Statement)
- Review responses – legal submissions from Ms Irving, Mr Logan, and planning evidence from Ms Wharfe, Ms Scott
- Issue Minute 16 to close off responses on s32 Evaluation
- Receive and read the Proponent's Closing Statement.
- Arrangements for deliberations sessions.

	<u>12 hrs</u>
	74 hrs
Total labour 74.0 hrs @ \$250/hr	\$18,500.00
Disbursements	
Airfares	\$596.52
Airport parking	52.17
Meals	149.95
Printing	5.00
Phone, e-mails	<u>42.00</u>
	<u>\$845.64</u>
Sub-Total	\$19,345.64
GST (15%)	\$2,901.85
Total	\$22,247.49

Please direct credit payment to our bank account:

Westpac: 03 0703 0645227 00

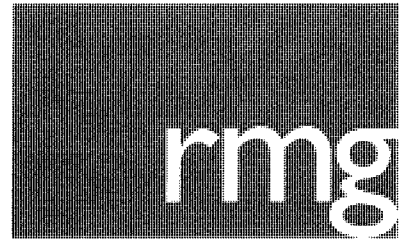
Payment due:

20 August 2019

TAX INVOICE

9/08/2019

Central Otago DC
PO Box 122
ALEXANDRA 9340
Attention Courtney Cramond



Resource and Environmental Management Consultants

Project River Terrace Developments Hearing
Task Commissioner Hearing
Purchase Order

Invoice Number: 15236
Page: 1
GST Number: 77-879-188

DESCRIPTION	AMOUNT
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Billing Period 16 June to 30 July 2019

All attendances associated with the participation in an RMA hearing into Proposed (Private) Plan Change 13, River Terrace Developments Ltd, Cromwell

Tasks :

As per attached schedule

Fee: 61 hrs @ \$195/hr 11,895.00

TOTAL FEE 11,895.00

Disbursements:

Travel Expenses 946.52

TOTAL DISBURSEMENTS 946.52

Contact	DMC	Total Net	12,841.52
		GST	1,926.23
		Invoice Total Including GST	14,767.75

Remittance Advice

Project CO001.01 Commissioner Hearing
Remit to: Resource Management Group Ltd
Level 4, 69 Cambridge Terrace
P O Box 908 CHCH Box Lobby
Christchurch 8140

Account CO001
Invoice Number: 15236
Due Date 20/9/2019
Amount Payable 14,767.75
Amount Paid

Phone 03-943 4112 Please email remittance to jenny@rmgroup.co.nz

Remittances may also be made to BNZ 02 0800 0884406 00 - Please include invoice number in reference

TAX INVOICE

Central Otago District Council
PO Box 122, Alexandra 9340
Attention: Courtney Cramond

Date
26 July 2019

Invoice Number
INV-19382

PO Number

Isthmus Group
PO Box 90366
Victoria St West
Auckland 1142

accounts@isthmus.co.nz

GST 49-925-352

4064 - Central Otago District Council Plan Change 13

Fees for 22nd June - 26th July

For services as appointed commissioner for PC13 hearing including
(1) travel to Cromwell 1 July, site visits, preparation for second week of hearing
(2) attend hearing days 6-9 including reading and preparing questions
(3) return travel

	Qty	Fees	Total
Assessment	45.50	250.00	11,375.00
Disbursements	1.00	459.13	459.13
Airfares AKL-ZQN			
Disbursements	1.00	439.50	439.50
Car rental 5 days			

Subtotal \$12,273.63

GST \$1,841.05

Amount Due \$14,114.68

Due Date: 20 August 2019

Our Bank Account No is: 01 0102 0393423 00

E-mail remittance advice to: Simon.Nicholson@isthmus.co.nz

Accounts that remain unpaid after 60 days may be referred to a debt collection agency and collection costs on-charged.

Tax Invoice

Invoice Number N31000.04F

GST No. 82-625-518

30 August 2019

Central Otago District Council

PO Box 122

ALEXANDRA 9340

Attention: Courtney Cramond

**Gary Rae Consulting
Limited****PO Box 57****MOTUEKA 7143****INVOICE - RTDL, PC13, PURCHASE ORDER 75698****Work in August 2019****Deliberations arrangements**

Liaise with Commissioners to arrange forthcoming deliberations sessions, arrange for all evidence and Minutes to be available for senior planner for preparation of front end (factual) of Decision Report, obtain letter of formal delegation from CODC.
Brief review of key evidence and submission ahead of deliberations.

8 hrs

Deliberation Session

Meet with Commissioners in RMG's Wellington Office for deliberations 14/15 August 2019.

16 hrs

Decision Writing

Compile notes and references to evidence on various chapters

4 hrs

Next session

Arrangements for next Deliberations session in early September 2019

1 hr

29 hrs

Total labour 29.0 hrs @ \$250/hr

\$7,250.00

Disbursements

Airmiles

\$358.70

Airport parking, vehicle/taxi

148.80

Accommodation and meals

436.00

Printing, phone, e-mails

18.50

Sub-Total**\$8,212.00****GST (15%)****\$1,231.80****Total****\$9,443.80**

TAX INVOICE

Central Otago District Council
PO Box 122, Alexandra 9340
Attention: Courtney Cramond

Date
23 August 2019

Invoice Number
INV-19554

PO Number

Isthmus Group
PO Box 90366
Victoria St West
Auckland 1142

accounts@isthmus.co.nz

GST 49-925-352

4064 - Central Otago District Council Plan Change 13

Fees for 27th July - 23rd August

For services as appointed commissioner for PC13 hearing including
(1) review evidence and submissions
(2) take part in deliberation and decision workshop WLG 14th-15th August

	Qty	Fees	Total
Assessment - Director Hours	18.00	250.00	4,500.00
Disbursements	1.00	316.52	316.52
Airfares - AKL -> WLG			
Disbursements	1.00	239.00	239.00
Accommodation WLG			
		Subtotal	\$5,055.52
		GST	\$758.33
		Amount Due	\$5,813.85

Due Date: 20 September 2019

Our Bank Account No is: 01 0102 0393423 00

E-mail remittance advice to: Simon.Nicholson@isthmus.co.nz

Accounts that remain unpaid after 60 days may be referred to a debt collection agency and collection costs on-charged.

TAX INVOICE

30/09/2019

Central Otago DC
PO Box 122
ALEXANDRA 9340
Attention Courtney Cramond



Project River Terrace Developments Hearing
Task Decision writing - J Jones
Purchase Order

Invoice Number: 15314
Page: 1
GST Number: 77-879-188

DESCRIPTION	AMOUNT
-------------	--------

Billing Period: 29 July to 30 August 2019

Progress Claim #1

KEY TASKS:

Deliberations

-Attend deliberations for Panel briefing on:

•14/8/19

•15/8/19

Status: Ongoing. Deliberations to reconvene 3 September

Report drafting

-Collate and review reference material provided by Panel for incorporation into decision

-Write up draft 'front end' of decision report on factual matters for Panel review

-Write up decision report on substantive matters arising from 14 and 15 August deliberation sessions

Status: Ongoing. Awaiting final directions from Panel on substantive matters.

Fee: 45.75 @ \$165/hr

7,548.75

TOTAL FEE

7,548.75

Contact DMC

Total Net 7,548.75

GST 1,132.31

Invoice Total Including GST 8,681.06

Remittance Advice

Project CO001.02 Decision writing - J Jones
Remit to: Resource Management Group Ltd
Level 4, 69 Cambridge Terrace
P O Box 908 CHCH Box Lobby
Christchurch 8140

Account CO001

Invoice Number: 15314

Due Date 20/10/2019

Amount Payable 8,681.06

Amount Paid

Phone 03-943 4112 Please email remittance to jenny@rmgroup.co.nz

Remittances may also be made to BNZ 02 0800 0884406 00 - Please include invoice number in reference

TAX INVOICE

30/09/2019

Central Otago DC
PO Box 122
ALEXANDRA 9340
Attention Courtney Cramond



Resource and Environmental Management Consultants

Project River Terrace Developments Hearing
Task Commissioner Hearing
Purchase Order

Invoice Number: 15313
Page: 1
GST Number: 77-879-188

DESCRIPTION	AMOUNT
-------------	--------

Billing Period 1 August to 30 August 2019

All attendances associated with the participation in an RMA determination into Proposed (Private) Plan Change 13, River Terrace Developments Ltd, Cromwell

Tasks :

As per attached schedule

Fee: 26 hrs@ \$195/hr 5,070.00

TOTAL FEE 5,070.00

Disbursements:

Meeting room hire 14 and 15 August 340.00
Travel Costs 59.95
Meals 87.65

TOTAL DISBURSEMENTS 487.60

Contact	DMC	Total Net	5,557.60
		GST	833.64
		Invoice Total Including GST	6,391.24

Remittance Advice

Project CO001.01 Commissioner Hearing
Remit to: Resource Management Group Ltd
Level 4, 69 Cambridge Terrace
P O Box 908 CHCH Box Lobby
Christchurch 8140

Account CO001
Invoice Number: 15313
Due Date 20/10/2019
Amount Payable 6,391.24
Amount Paid

Phone 03-943 4112 Please email remittance to jenny@rmgroup.co.nz

Remittances may also be made to BNZ 02 0800 0884406 00 - Please include invoice number in reference

Tax Invoice

Invoice Number N31000.04G
GST No. 82-625-518

9 October 2019

Central Otago District Council
PO Box 122
ALEXANDRA 9340

Attention: David Campbell

**Gary Rae Consulting
Limited**
PO Box 57
MOTUEKA 7143

INVOICE - RTDL, PC13, PURCHASE ORDER 75698
Work in September 2019

Deliberation Session	
Arrange, prepare, and meet with Commissioners in RMG's Wellington Office for second deliberations session 3/4 September 2019.	18.5 hrs
Decision Writing	
Review draft sections 1 - 3	2 hrs
Total labour 29.0 hrs @ \$250/hr	<u>20.5 hrs</u> \$5,125.00
Disbursements	
Airfares, Airport parking, vehicle/taxi	\$524.04
Accommodation and meals	315.90
Printing, phone, e-mails	26.50
Sub-Total	\$5,991.44
GST (15%)	\$898.72
Total	\$6,890.16

Please direct credit payment to our bank account:

Westpac: 03 0703 0645227 00.

Payment due:

20 October 2019

TAX INVOICE

Central Otago District Council
PO Box 122, Alexandra 9340
Attention: Courtney Cramond

Date
1 October 2019

Invoice Number
INV-19698

PO Number

Isthmus Group
PO Box 90366
Victoria St West
Auckland 1142

accounts@isthmus.co.nz

GST 49-925-352

4064 - Central Otago District Council Plan Change 13

Fees for September

For services as appointed commissioner for PC13 hearing including:
(1) emails and notes
(2) take part in deliberation and decision workshop WLG 3rd - 4th September.

	Qty	Fees	Total
* - Director Hours	17.25	250.00	4,312.50
Disbursements	1.00	988.25	988.25
Airfare AKL-WLG		\$742.60	
Accommodation WLG		\$245.65	

Subtotal \$5,300.75

GST \$795.12

Amount Due \$6,095.87

Due Date: 20 November 2019

Our Bank Account No is: 01 0102 0393423 00

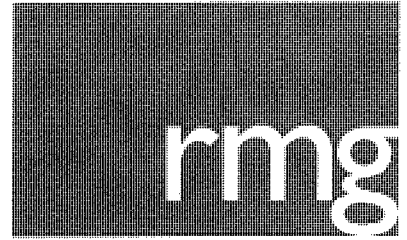
E-mail remittance advice to: Simon.Nicholson@isthmus.co.nz

Accounts that remain unpaid after 60 days may be referred to a debt collection agency and collection costs on-charged.

TAX INVOICE

30/09/2019

Central Otago DC
PO Box 122
ALEXANDRA 9340
Attention Courtney Cramond



Resource and Environmental Management Consultants

Project River Terrace Developments Hearing
Task Commissioner Hearing
Purchase Order

Invoice Number: 15374
Page: 1
GST Number: 77-879-188

DESCRIPTION	AMOUNT
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Billing Period 1 September to 30 September 2019

All attendances associated with the participation in an RMA hearing into Proposed (Private) Plan Change 13, River Terrace Developments Ltd, Cromwell

Tasks :

As per attached schedule

Fee: 20.5 hrs@ \$195/hr 3,997.50

TOTAL FEE 3,705.00

Disbursements:

Meeting Room hire 3rd & 4th September 340.00

TOTAL DISBURSEMENTS 340.00

Contact	DMC	Total Net	4,045.00
		GST	606.75
		Invoice Total Including GST	4,651.75

Remittance Advice

Project CO001.01 Commissioner Hearing
Remit to: Resource Management Group Ltd
Level 4, 69 Cambridge Terrace
P O Box 908 CHCH Box Lobby
Christchurch 8140

Account CO001
Invoice Number: 15374
Due Date 20/10/2019
Amount Payable 4,651.75
Amount Paid

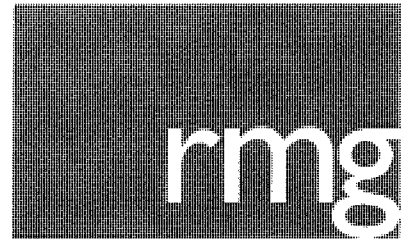
Phone 03-943 4112 Please email remittance to jenny@rmgroup.co.nz

Remittances may also be made to BNZ 02 0800 0884406 00 - Please include invoice number in reference

TAX INVOICE

30/09/2019

Central Otago DC
PO Box 122
ALEXANDRA 9340
Attention Courtney Cramond



Resource and Environmental Management Consultants

Project River Terrace Developments Hearing
Task Decision writing - J Jones
Purchase Order

Invoice Number: 15318
Page: 1
GST Number: 77-879-188

DESCRIPTION	AMOUNT
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Billing Period: 2 to 30 September 2019

Progress Claim #2

KEY TASKS:

Deliberations

-Attend deliberations for Panel briefing on:

•3/9/19

•4/9/19

Status: Complete.

Report drafting

-Provide first partial draft report to Panel for comment

-Amendments to first partial draft from Panel

-Further drafting of Panel evaluation on substantive matters

Status: Ongoing.

Fee: 40.50 @ \$165/hr

6,682.50

TOTAL FEE

6,682.50

Contact DMC

Total Net 6,682.50
GST 1,002.38

Invoice Total Including GST 7,684.88

Remittance Advice

Project CO001.02 Decision writing - J Jones
Remit to: Resource Management Group Ltd
Level 4, 69 Cambridge Terrace
P O Box 908 CHCH Box Lobby
Christchurch 8140

Account CO001
Invoice Number: 15318
Due Date 20/10/2019
Amount Payable 7,684.88
Amount Paid

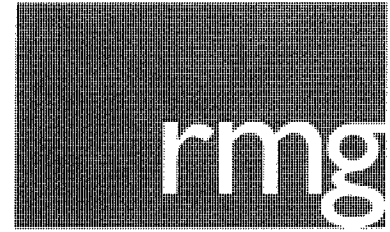
Phone 03-943 4112 Please email remittance to jenny@rmgroup.co.nz

Remittances may also be made to BNZ 02 0800 0884406 00 - Please include invoice number in reference

TAX INVOICE

31/10/2019

Central Otago DC
PO Box 122
ALEXANDRA 9340
Attention Courtney Cramond



Resource and Environmental Management Consultants

Project River Terrace Developments Hearing
Task Commissioner Hearing
Purchase Order

Invoice Number: 15439
Page: 1
GST Number: 77-879-188

DESCRIPTION	AMOUNT
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Billing Period 1 October to 7 November 2019
(Final Claim)

All attendances associated with the participation in an RMA hearing into Proposed (Private) Plan Change 13, River Terrace Developments Ltd, Cromwell

Tasks

As per attached schedule

Fee: 14 hrs@ \$195/hr 2,340.00

TOTAL FEE 2,730.00

Contact	DMC	Total Net	2,730.00
		GST	409.50
		Invoice Total Including GST	3,139.50

Remittance Advice

Project CO001.01 Commissioner Hearing
Remit to: Resource Management Group Ltd
Level 4, 69 Cambridge Terrace
P O Box 908 CHCH Box Lobby
Christchurch 8140

Account CO001
Invoice Number: 15439
Due Date 20/11/2019
Amount Payable 3,139.50
Amount Paid

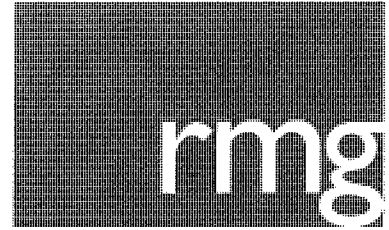
Phone 03-943 4112 Please email remittance to jenny@rmgroup.co.nz

Remittances may also be made to BNZ 02 0800 0884406 00 - Please include invoice number in reference

TAX INVOICE

31/10/2019

Central Otago DC
PO Box 122
ALEXANDRA 9340
Attention Courtney Cramond



Resource and Environmental Management Consultants

Project River Terrace Developments Hearing
Task Decision writing - J Jones
Purchase Order

Invoice Number: 15433
Page: 1
GST Number: 77-879-188

DESCRIPTION	AMOUNT
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Billing Period: 1 October to 5 November 2019
Claim #3 (FINAL)

KEY TASKS:

Report drafting

- Complete drafting of Panel evaluation on substantive matters for review
- Amendments to substantive matters following Panel comment
- Complete drafting of Panel statutory evaluation for review
- Amendments to statutory evaluation following Panel comment
- Final report edits, amendments and format corrections week of 4/11

Status: Complete.

Fee: 46 @ \$165/hr

TOTAL FEE 7,590.00

Contact	DMC	Total Net	7,590.00
		GST	1,138.50
		Invoice Total Including GST	8,728.50

Remittance Advice

Project CO001.02 Decision writing - J Jones
Remit to: Resource Management Group Ltd
Level 4, 69 Cambridge Terrace
P O Box 908 CHCH Box Lobby
Christchurch 8140

Account CO001
Invoice Number: 15433
Due Date 20/11/2019
Amount Payable 8,728.50
Amount Paid

Phone 03-943 4112 Please email remittance to jenny@rmgroup.co.nz

Remittances may also be made to BNZ 02 0800 0884406 00 - Please include invoice number in reference

Tax Invoice

Invoice Number N31000.04H
 GST No. 82-625-518

6 November 2019

Central Otago District Council
 PO Box 122
ALEXANDRA 9340

Attention: David Campbell

**Gary Rae Consulting
 Limited**
 PO Box 57
 MOTUEKA 7143

INVOICE - RTDL, PC13, PURCHASE ORDER 75698
Final invoice, Work in October/November 2019

Management	
Liaison with Panel members to check progress, discuss issues	2.5 hrs
Decision Writing	
Review first iteration of draft Decision, 17 October	3.0 hrs
Review Gavin Lister's comments/edits, 18-19 October	1.0 hrs
Review update of decision (David McMahon's edits), 21 October	2.5 hrs
Review Version 5, 28 Oct – 1 November	2.5 hrs
Write Issue 7 (Transportation), 28 October – 3 November	8.0 hrs
Write Issue 8 (Infrastructure and Services), 2 – 3 November	3.0 hrs
Review final draft and make edits/comments, 4 - 5 November	4.0 hrs
Sign off on Final Decision, 5 November	1.5 hr
	<u>28.0 hrs</u>
Total labour 28 hrs @ \$250/hr	\$7,000.00
Disbursements	
Printing, phone, e-mails	\$26.50
Sub-Total	\$7,026.50
GST (15%)	\$1,053.98
Total	\$8,080.48

Please direct credit payment to our bank account:

Westpac: 03 0703 0645227 00

Payment due:

20 November 2019



TAX INVOICE

Central Otago District Council
PO Box 122, Alexandra 9340
Attention: Courtney Cramond

Date
25 October 2019

Invoice Number
INV-19793

PO Number

Isthmus Group
PO Box 90366
Victoria St West
Auckland 1142

accounts@isthmus.co.nz

GST 49-925-352

4064 - Central Otago District Council Plan Change 13

Fees for 21st September - 5th November

Final invoice for services as appointed commissioner for PC13 hearing including
(1) writing sections of decision
(2) reviews and revisions,
(3) final check and sign-off

	Qty	Fees	Total
* - Director Hours	24.75	250.00	6,187.50

Subtotal \$6,187.50

GST \$928.13

Amount Due \$7,115.63

Due Date: 20 November 2019

Our Bank Account No is: 01 0102 0393423 00

E-mail remittance advice to: Simon.Nicholson@isthmus.co.nz

Accounts that remain unpaid after 60 days may be referred to a debt collection agency and collection costs on-charged.

Appendix 3 – Johnston Whitney cost breakdown

<u>Task</u>	<u>Personnel</u>	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>
1. Consulting with requestors representative (Mr Brown) to prepare PC 13 for public notification	Planning Consultant (Mr Whitney)	6.75	269.00	1815.75
2. Preparation and circulation of pre notification correspondence to statutory agencies; and to preparation of draft PC 13; public notice and explanatory statement for notification	Planning Consultant (Mr Whitney)	13.75	269.00	3698.75
	Senior Typist (Mrs Lloyd)	5.17	83.51	<u>431.74</u> 4130.49
3. Public notification of PC 13 on 19 May 2018 including printing; collation and circulation of all documentation to Council offices and libraries and to affected parties, and to notification in press and on CODC website	Planning Consultant (Mr Whitney)	7	269.00	1883.00

4. Collating and summarising all 417 submissions received on PC 13 and drafting statutory notices and correspondence re notifying summary of submissions on PC 13	Planning Consultant (Mr Whitney)	71.50	269.00	19233.50	
	Senior Typist (Mrs Lloyd)	64.91	83.51	5420.64	
	Admin Assistant (Mrs Whitney)	12.00	44.22	<u>530.64</u>	25184.78
5. Public notification of submissions on PC 13 on 13 October 2018 including compiling submissions booklets and printing, collation and circulation of documentation to Council offices and libraries and to submitters, and to notification in press and on CODC website	Planning Consultant (Mr Whitney)	16.25	269.00	4371.25	
	Senior Typist (Mrs Lloyd)	10.25	83.51	855.98	
	Admin Assistant (Mrs Whitney)	1.0	44.22	<u>44.22</u>	5271.45
				<u>-6.68</u> (Accounting error)	

				5264.77	5264.77
6. Preparation for hearing (identifying submitters who wish to be heard, liaising with Chair re practicable hearing dates)	Planning Consultant (Mr Whitney)	5.25	269.00		1412.25
7. Collating and summarising all 80 further submissions lodged in response to submissions on PC 13 for the information of the Commissioners and the parties and to inform the s42A report	Planning Consultant (Mr Whitney)	25.25	269.00	6792.25	
		4.00	274.00	1096.00	
	Senior Typist (Mrs Lloyd)	15.25	83.51	1273.53	
		2.45	85.10	208.50	
	Admin Assistant (Mrs Whitney)	3.50	45.07	<u>157.75</u>	9528.03
8. Research and preparation of s42A report on PC 13 and all submissions and further submissions thereto	Planning Consultant (Mr Whitney)	51.50	269.00	13853.50	
		81.50	274.00	22331.00	

	Senior Typist (Mrs Lloyd)	18.75 29.50	83.51 85.10	1565.81 <u>2510.45</u>	 40260.76
9. Preparation for hearing – liaising with Council staff (Mr Vincent) to formulate timetable for hearing; providing technical information sought by requestor; collating and reading all precirculated evidence and supplementary evidence of requestor and submitters	Planning Consultant (Mr Whitney)	63.25	274.00		17330.50
10. Attendance at hearing of PC 13 in Cromwell on 10-14 June and 2-5 July 2019	Planning Consultant (Mr Whitney)	70.25	274.00		19248.50
11. Research and preparation of written response/comments by s42A report author [supplementary s42A report] on matters raised in submissions and evidence at hearing and to provide information sought by Commissioners during the hearing for presentation to Commissioners at conclusion of hearing on 4 & 5 July 2019	Planning Consultant (Mr Whitney) Senior Typist (Mrs Lloyd)	35.25 14	274.00 85.10	9658.50 <u>1191.40</u>	 10849.90
			TOTAL		<u>136908.73</u>

Notes: 1. All figures exclusive of GST.

2. Items 7 and 8 above have dual Hourly Rates due to annual adjustment to Hourly Rates based on CPI movement.

Disbursements : PC 13

Phone & Postage	111.55
Photocopying & Printing	2985.62
Kilometres	<u>585.98</u>
	3683.15

Summary of Time Costs

Preparation and notification of PC 13 (items 1-3)	=	\$7,829.24
Summarising and notification of submissions (items 4 & 5)	=	\$30,449.55
Summarising further submissions & preparing s42A Planning report (items 7 & 8)	=	\$49,788.79
Preparation and attendance at hearing including preparation of Supplementary s42A report (items 6, 9, 10 & 11)	=	<u>\$48,841.15</u>
		<u>Total</u>
		\$136,908.73