

Mishka Banhidi

From: Alison Devlin <alison@WILLOWRIDGE.CO.NZ>
Sent: Thursday, 9 June 2016 3:23 PM
To: Lyal Cocks
Cc: Mishka Banhidi; Allan Dippie
Subject: QLDC Proposed Fee Increases
Attachments: Invoice Example.pdf

Hi Lyal,

As per our previous correspondence, we have collated some additional information, which may assist in Council's consideration of the proposed resource consent fee increases.

Charge Out Rates

We have looked into charge out rates for private consultants and other Councils in order to compare the rates proposed by QLDC. We were surprised to find that QLDC's proposed charge out rates, with the exception of monitoring, are comparable with other Councils.

We note that the QLDC monitoring fee is higher as the table below shows. We suggest that Council reduce their proposed monitoring fee or charge a fixed fee per inspection, rather than an hourly rate.

	Christchurch City Council	Dunedin City Council	Invercargill City Council	Proposed QLDC
Monitoring fee - Administrative	\$98	\$164 fixed fee each inspection	\$115 per hour	\$145
Single monitoring inspections fee – residential	\$112			\$145 per hour
Single monitoring inspections fee – commercial	\$168			
Additional monitoring inspections (per hour)	\$116			

Comparison with other Council's

We undertake a range of activity in the DCC area and therefore have practical examples of processing costs for the DCC resource consent department.

Our most recent application was for a discretionary activity to increase the height and alter the façade of a building in a heritage precinct. The deposit fee for the application was \$1,200. The application was processed and consent issued with no additional costs. We in fact received a refund of \$55.28. The Council required heritage design input in addition to planning costs and the processing included a meeting with representatives from the planning, transportation, infrastructure and heritage departments – this was all included in the \$1,144.72 processing cost. A comparable project in QLDC cost-wise was a charge of \$1,165.58 to vary an existing consent to move 2x car parking spaces to a different location. For a similar fee, the DCC application was significantly more complex.

We also recently applied for a non-complying retail activity in an industrial zone. This application was processed on a limited notified basis and involved input from traffic engineers and landscaping as well as planning (including senior planner involvement). The total fee was \$3,000. The proposed QLDC deposit fee for a limited notified consent to breach a Zone Standard in the Industrial Zone is \$3,250. Given that, in our experience, the actual QLDC processing cost is always greater than the deposit fee then the cost of a comparable application in the DCC appears to be significantly less.

Value for Money

One of our main concerns is whether we are getting value for money or efficiency in the processing of our applications. Given the proposed hourly charge our rates are comparable with other Councils but the total cost of processing applications is higher, we are concerned that we are not seeing efficient processing of applications. Below are some examples of processing and suggestions of where Council should make changes:

1. We have attached 6 months of invoices for the Alpha Ridge Stage 1 subdivision. On the first two pages you will see a large number of 'general' entries. We are unsure if we are achieving efficient processing when we see such entries. It is not uncommon to see this on invoices and we are working with the planning department to ensure more clarity on the invoices. The invoices also include a significant amount of hours charged to engineering – equating to \$8,046.64 (plus GST). On top of this, we have a \$2,639.50 charge from Opus, a \$950 charge from Ryder Consultants and a \$3,144.75 charge from Opus...all related to different aspects of engineering. The engineering costs for this resource consent were almost \$15k (plus GST) - we are not sure what value was added by the \$8k spend in-house when all aspects of engineering were outsourced. The overall processing costs for the 6 month period were \$24,346.37, which we consider to be excessive, particularly when the Company had already provided detailed engineering reports with the application. The Council 'peer review' process cost has in fact cost as much as the preparation of the initial reports.
 - Firstly Council needs to look at the level of consultant use. This aspect of processing adds significant cost to an applicant.
 - If external consultants are required then in-house charges should be reduced as there is clearly some double-up of work.
 - Fixed price fee's should always be obtained from the consultants and approved by the applicant. Working on a time-charge basis makes it in the consultants interest to look for problems that aren't there. We have had experience where our own engineers came up with one solution and the Council appointed consultant came up with another solution...both achieved the same outcome but the Council consultant racked up huge fee's trying to re-invent the wheel.
2. Central Machine Hire Limited made an application to quarry gravel from a location on McKay Road (RM150294). There was no significant opposition to the quarry; one submitter appeared at the hearing; and the planner considered the adverse effects could be mitigated by a slight design change. Despite the fact the application was reasonably straightforward, two external commissioners were appointed to the hearing, which cost the applicant \$13,215 in commissioners fee's alone. There may be some circumstances where two independent commissioners are required but for the most part a single independent commissioner should be used to ensure external consultant costs are not excessive. Overall the planning fee's (before monitoring) for this application totalled \$45,606.29.
3. A number of zone provision now require the approval of Outline Development Plans. Despite the title "outline" development plan, the detail required in the application can be as fine-grained as the volume of topsoil required for trees in the road berm. Our experience of this type of application is that they involve significant processing cost and time. We are then required to apply for subdivision consent, land use consent and engineering consent, which bear further fee's. We consider there to be a lot of processing overlap/double-up with this regime. Unfortunately the Outline Development Plan step is enshrined in the Plan and therefore unavoidable. Council should, however, look at a way of streamlining fee's where this additional consenting step arises. (The fee to process the Outline Development plan for Industrial B Zone land at Ballantyne Road was around \$7,500).

You can see from the above examples, Willowridge and related companies (Orchard Road Holdings Limited and Central Machine Hire) are spending tens of thousands of dollars annually on consent fees and have, on a number of occasions, expressed concern at excessive QLDC charges and inefficient practices. We are grateful for the opportunity to submit on the proposed fee changes but, as we previously raised, we are disappointed not to have been included in the review of the department that we understand was undertaken simultaneous to this consultation. We would like a commitment from Council to look at trying to lower its consent costs to an applicant achieved through a variety of means. We would like to see less use of external consultants and a fixed fee for any consultants that are used; more efficiency and transparency within the Council department; the costs of overlap of worked caused by the use of external consultants absorbed by the Council; more streamlined fee charging for the Outline Development Plan and subsequent consents.

We look forward to hearing the outcome of Councils discussions on this topic.

Kind regards,

Alison.

Alison Devlin

General Manager – Property & Planning

03 474 9911 ext 4 / 021 969 152

www.willowridge.co.nz | www.threeparks.co.nz



Please note I work Monday - Thursday



Tax Invoice

GST # 49-635-680

Orchard Road Holdings Limited
 C/- ALISON DEVLIN
 PO BOX 170
 DUNEDIN 9054

Tax Invoice No: 005090
Tax Invoice Date: 3/11/2015
Customer No: RM150804
Application No: RM150804

Stone Street WANAKA TOWN 9305 - ORCHARD ROAD HOLDINGS LIMITED - Fee Simple

Time & Materials

Date			Units	UOM	Unit Rate	Amount
7/10/2015	Vetting	Erin Stagg	0.25	H	117.32	29.33
8/10/2015	Vetting	Erin Stagg	0.42	H	117.31	48.88
8/10/2015	Vetting	Erin Stagg	1.00	H	117.30	117.30
8/10/2015	Administration Fee	Administration Fee	0.00	E	0.00	180.00
12/10/2015	Application Fees	Credit from deposit	1.00	Each	-1,336.96	-1,336.96
12/10/2015	Draft Decision	Erin Stagg	2.75	H	117.30	322.58
12/10/2015	Draft Decision	Erin Stagg	2.42	H	117.30	283.48
13/10/2015	Draft Decision	Erin Stagg	0.75	H	117.31	87.98
14/10/2015	General	Erin Stagg	1.50	H	117.30	175.95
19/10/2015	General	Erin Stagg	0.17	H	117.30	19.55
19/10/2015	Site Visit - Site & Surrounds Assessment	Erin Stagg	1.25	H	117.30	146.63
19/10/2015	General	Erin Stagg	0.33	H	117.30	39.10



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Tax Invoice No: 005090
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Application No: RM150804

Stone Street WANAKA TOWN 9305 - ORCHARD ROAD HOLDINGS LIMITED - Fee Simple

Time & Materials

Date			Units	UOM	Unit Rate	Amount
19/10/2015	Preliminary review of file for engineering report <i>Review application and request further information, Undertake site visit</i>	Lyn Overton	3.00	H	119.60	358.80
19/10/2015	Site Visit <i>Undertake site visit</i>	Lyn Overton	2.00	H	119.60	239.20
20/10/2015	Consult with planner re further info required <i>Discuss stormwater issues with planner</i>	Lyn Overton	0.75	H	119.60	89.70
20/10/2015	General	Erin Stagg	0.33	H	117.30	39.10
20/10/2015	General	Erin Stagg	1.50	H	117.30	175.95
21/10/2015	Liaise with Engineer <i>read reports. Discuss SW issues with Infrastructure engineers</i>	Lyn Overton	2.00	H	119.60	239.20
22/10/2015	Consult with planner re further info required <i>Continue engineering assessment and request further engineering information.</i>	Lyn Overton	2.50	H	119.60	299.00
22/10/2015	General	Erin Stagg	0.33	H	117.30	39.10
23/10/2015	General	Erin Stagg	0.17	H	117.30	19.55
23/10/2015	General	Erin Stagg	0.25	H	117.32	29.33
23/10/2015	General	Erin Stagg	0.17	H	117.30	19.55
23/10/2015	General	Erin Stagg	0.58	H	117.29	68.42



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Application No: RM150804

Stone Street WANAKA TOWN 9305 - ORCHARD ROAD HOLDINGS LIMITED - Fee Simple

Time & Materials

Date			Units	UOM	Unit Rate	Amount
29/10/2015	General	Erin Stagg	0.25	H	117.32	29.33
29/10/2015	General	Erin Stagg	0.42	H	117.31	48.88
29/10/2015	General	Erin Stagg	0.17	H	117.30	19.55

Total Exclusive 1,828.48
GST 274.27
Invoice Total (NZD) 2,102.75

REMITTANCE ADVICE (Please detach and return this portion with your payment)

Orchard Road Holdings Limited
C/- ALISON DEVLIN
PO BOX 170
DUNEDIN 9054

Customer No: RM150804
Tax Invoice No: 005090
Invoice Total (NZD) 2,102.75
Amount Enclosed: _____

Please email account enquiries to: consentdebtors@qldc.govt.nz
Direct Payment can be made to: BNZ Queenstown 02-0948-0002000-00
Please use your customer no as a reference

NZD



Private Bag 50072, Queenstown 9348, New Zealand
QUEENSTOWN, 10 Gorge Road, Phone +64 3 441 0499, Fax +64 3 450 2223
WANAKA, 47 Ardmore Street, Phone +64 3 443 0024, Fax +64 3 450 2223



www.qldc.govt.nz

Tax Invoice

GST # 49-635-680

Orchard Road Holdings Limited
C/- Alison Devlin
PO Box 170
DUNEDIN 9054

Tax Invoice No: 005718
Tax Invoice Date: 31/12/2015
Customer No: RM150804
Application No: RM150804

Stone Street WANAKA TOWN 9305 - ORCHARD ROAD HOLDINGS LIMITED - Fee Simple

Time & Materials

Date			Units	UOM	Unit Rate	Amount
3/11/2015	General	Erin Stagg	0.25	H	117.32	29.33
23/12/2015		External Consultant	0.00	E	0.00	2,639.50
	MWH New Zealand ltd December 2015					

Total Exclusive 2,668.83
GST 400.32
Invoice Total (NZD) 3,069.15

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Orchard Road Holdings Limited
C/- Alison Devlin
PO Box 170
DUNEDIN 9054

Customer No: RM150804
Tax Invoice No: 005718
Invoice Total (NZD) 3,069.15
Amount Enclosed: _____

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Direct Payment can be made to: BNZ Queenstown 02-0948-0002000-00
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NZD



Tax Invoice

GST # 49-635-680

Orchard Road Holdings Limited
C/- Alison Devlin
PO Box 170
DUNEDIN 9054

Tax Invoice No: 006143
Tax Invoice Date: 31/01/2016
Customer No: RM150804
Application No: RM150804

Stone Street WANAKA TOWN 9305 - ORCHARD ROAD HOLDINGS LIMITED - Fee Simple

Time & Materials

Date			Units	UOM	Unit Rate	Amount
28/01/2016	Continue Engineering Report <i>discuss road dedication issues with planner</i>	Lyn Overton	1.17	H	119.60	139.53
28/01/2016	Continue Engineering Report <i>comment on servicing</i>	Lyn Overton	2.00	H	119.60	239.20
29/01/2016	Continue Engineering Report <i>Continue comments on access, serviceing and earthworks</i>	Lyn Overton	7.50	H	119.60	897.00

Total Exclusive 1,275.73
GST 191.36
Invoice Total (NZD) 1,467.09

REMITTANCE ADVICE (Please detach and return this portion with your payment)

Orchard Road Holdings Limited
C/- Alison Devlin
PO Box 170
DUNEDIN 9054

Customer No: RM150804
Tax Invoice No: 006143
Invoice Total (NZD) 1,467.09
Amount Enclosed: _____

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Direct Payment can be made to: BNZ Queenstown 02-0948-0002000-00
Please use your customer no as a reference

NZD



Tax Invoice

GST # 49-635-680

Orchard Road Holdings Limited
 C/- Alison Devlin
 PO Box 170
 DUNEDIN 9054

Tax Invoice No: 006427
Tax Invoice Date: 29/02/2016
Customer No: RM150804

Application No: RM150804

Stone Street WANAKA TOWN 9305 - ORCHARD ROAD HOLDINGS LIMITED - Fee Simple

Time & Materials

Date			Units	UOM	Unit Rate	Amount
1/02/2016	Continue Engineering Report <i>finish comments on access and servicing and start drafting conditions</i>	Lyn Overton	3.00	H	119.60	358.80
2/02/2016	Continue Engineering Report <i>Continue comments on stormwater, geotech and finalise access comments</i>	Lyn Overton	6.67	H	119.60	797.33
2/02/2016	Draft Decision	Erin Stagg	3.75	H	117.30	439.88
3/02/2016	General <i>engineering discussion</i>	Erin Stagg	0.50	H	117.30	58.65
3/02/2016	General <i>Discussions with Processing Engineer regarding application, expert reviews and specific issues/uncertainties around stormwater design. Discuss further with Planner. Meeting with Planner and Chief Engineer regarding issues to be resolved prior to issue of consent. Email Planner outlining Engineering concerns</i>	Keri Garrett	1.25	H	119.60	149.50
3/02/2016	Consult with planner re further info required <i>Discuss stormwater and access issues with Reserves manager, Consulting engineer and planner</i>	Lyn Overton	2.17	H	119.60	259.13
4/02/2016	Continue Engineering Report <i>tweak conditions and discuss SW issues with Senior planner</i>	Lyn Overton	1.00	H	119.60	119.60
9/02/2016	Consult with planner re further info required <i>Discuss stormwater issues with planner and Opus consultant</i>	Lyn Overton	0.50	H	119.60	59.80
9/02/2016	Liaise with Engineer	Erin Stagg	1.00	H	117.30	117.30
10/02/2016	Consult with planner re further info required	Lyn Overton	0.25	H	119.60	29.90
10/02/2016	Continue Engineering Report	Lyn Overton	0.67	H	119.59	79.73



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Application No: RM150804

Stone Street WANAKA TOWN 9305 - ORCHARD ROAD HOLDINGS LIMITED - Fee Simple

Time & Materials

Date			Units	UOM	Unit Rate	Amount
	<i>Correspond with Lansdscape department and planer</i>					
11/02/2016	Liaise with Engineer	Erin Stagg	1.00	H	117.30	117.30
15/02/2016	Engineering drawing approvals	Michael Healy	2.00	H	119.60	239.20
	<i>Alpha ridge - Assessed drainage plan, system needs re-design, will address this in detail as it has a highlevel of public attention and therefore must be satisfactory.</i>					
16/02/2016	Further information received - reviewing	Erin Stagg	0.25	H	117.32	29.33
16/02/2016	Consult with planner re further info required	Lyn Overton	0.67	H	119.59	79.73
	<i>Review further information requested, discuss with fellow engineers</i>					
17/02/2016	General	Michael Wardill	1.75	H	119.60	209.30
	<i>Assist with stormwater conditions</i>					
17/02/2016	Engineering drawing approvals	Michael Healy	1.00	H	119.60	119.60
	<i>Commenced re-design of proposed stormwater attenuation system - Key issue is that Triton system will not achieved the desired result. Alternative design is intended to meet consent condition and thereby reduce public backlash and concerns.</i>					
17/02/2016	General	Andrew Iremonger	4.50	H	119.60	538.20
	<i>reviewing stormwater disposal design and email comments to Lyn</i>					
18/02/2016	General	Andrew Iremonger	1.00	H	119.60	119.60
	<i>discussions on SW disposal and conditions for consent</i>					
18/02/2016	Site Visit	Michael Healy	2.00	H	119.60	239.20
	<i>Finalised drainage design, discussed technical aspects with Engineering and Infrastructure teams, who will need to accept the stormwater attenuation and soakage design. Made changes to achieve optimum results and hopefully keep construction costs to a minimum. It is intended that this design process will enable the EA to be accepted with minimum delay.</i>					



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Stone Street WANAKA TOWN 9305 - ORCHARD ROAD HOLDINGS LIMITED - Fee Simple

Time & Materials

Date			Units	UOM	Unit Rate	Amount
18/02/2016	Liaise with Engineer	Quinn McIntyre	1.00	H	117.30	117.30
	<i>Discuss vstormwater issues with engineer and planner</i>					
18/02/2016	General	Liz Simpson	0.50	H	117.30	58.65
	<i>developers agreement condition for pre 224c</i>					
18/02/2016	Continue Engineering Report	Lyn Overton	1.50	H	119.60	179.40
	<i>draft conditions for management company and stormwater design. Discuss with planner</i>					
22/02/2016	Consult with planner re further info required	Lyn Overton	1.00	H	119.60	119.60
	<i>review further information received and discuss with Planner</i>					
25/02/2016	Continue Engineering Report	Lyn Overton	0.67	H	119.59	79.73
	<i>Discuss water quality with Environmental scientists</i>					
26/02/2016		External Consultant	0.00	E	0.00	950.00
	<i>Ryder Consulting - Alpha Ridge Peer Review</i>					

Total Exclusive 5,665.76
GST 849.86
Invoice Total (NZD) 6,515.62

REMITTANCE ADVICE (Please detach and return this portion with your payment)

Orchard Road Holdings Limited
 C/- Alison Devlin
 PO Box 170
 DUNEDIN 9054

Customer No: RM150804
Tax Invoice No: 006427
Invoice Total (NZD) 6,515.62
Amount Enclosed: _____

Please email account enquiries to: consentdebtors@qldc.govt.nz
 Direct Payment can be made to: BNZ Queenstown 02-0948-0002000-00
 Please use your customer no as a reference

NZD



Tax Invoice

GST # 49-635-680

Orchard Road Holdings Limited
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 PO Box 170
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Tax Invoice No: 006799
Tax Invoice Date: 31/03/2016
Customer No: RM150804
Application No: RM150804

Stone Street WANAKA TOWN 9305 - ORCHARD ROAD HOLDINGS LIMITED - Fee Simple

Time & Materials

Date			Units	UOM	Unit Rate	Amount
2/03/2016	General <i>read Ecologists report on conditions and respond</i>	Lyn Overton	1.00	H	119.60	119.60
3/03/2016	Continue Engineering Report <i>Working through conditions and tweaking comments in report relating to services.</i>	Lyn Overton	2.75	H	119.60	328.90
3/03/2016	Continue Engineering Report <i>Continue with conditions</i>	Lyn Overton	1.00	H	119.60	119.60
3/03/2016	Liaise with Engineer	Quinn McIntyre	0.50	H	117.30	58.65
4/03/2016	Continue Engineering Report <i>Continue comments on stormwater</i>	Lyn Overton	0.75	H	119.60	89.70
7/03/2016	Finalise report - submit for review and approval	Lyn Overton	1.67	H	119.60	199.33
7/03/2016	Draft Decision	Erin Stagg	2.00	H	117.30	234.60
8/03/2016	Draft Decision	Erin Stagg	1.00	H	117.30	117.30
8/03/2016	Liaise with Engineer <i>Alpha Ridge discussion,</i>	Erin Stagg	0.67	H	117.30	78.20
8/03/2016	Continue Engineering Report <i>Rehash stormwater comments after receiveing review. forward proposed conditions to Alex Todd</i>	Lyn Overton	1.00	H	119.60	119.60
8/03/2016	Liaise with Engineer <i>Liaise with engineers and planner, review reports</i>	Quinn McIntyre	4.00	H	117.30	469.20
9/03/2016	Liaise with Engineer	Quinn McIntyre	2.00	H	117.30	234.60

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Stone Street WANAKA TOWN 9305 - ORCHARD ROAD HOLDINGS LIMITED - Fee Simple

Time & Materials

Date			Units	UOM	Unit Rate	Amount
9/03/2016	Liaison/correspondence with applicant	Quinn McIntyre	1.50	H	117.30	175.95
9/03/2016	Consult with planner re further info required <i>discuss email from Alex Todd and water quality with planners</i>	Lyn Overton	0.17	H	119.58	19.93
9/03/2016	Consult with planner re further info required <i>Team discussion re monitoring conditions for SW flows and quality</i>	Lyn Overton	0.58	H	119.61	69.77
9/03/2016	General <i>Amend report as per Principal engineers recommendations</i>	Lyn Overton	2.00	H	119.60	239.20
9/03/2016	Liaise with Engineer <i>Alpha Ridge</i>	Erin Stagg	0.50	H	117.30	58.65
9/03/2016	Editing and issuing final decision	Erin Stagg	2.00	H	117.30	234.60
10/03/2016	Continue Engineering Report <i>Amend report as per recommendation of Principal engineer</i>	Lyn Overton	1.17	H	119.60	139.53
10/03/2016	Liaise with Engineer	Quinn McIntyre	1.00	H	117.30	117.30
14/03/2016	Consult with planner re further info required <i>Re read reports and references to ground levels and amend stormwater condition</i>	Lyn Overton	1.00	H	119.60	119.60
14/03/2016	Draft Decision <i>update report in response to engineering comments</i>	Erin Stagg	0.58	H	117.29	68.42
15/03/2016	File Management	Erin Stagg	0.50	H	117.30	58.65
15/03/2016	Draft Decision	Erin Stagg	0.50	H	117.30	58.65



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Date			Units	UOM	Unit Rate	Amount
15/03/2016	Continue Engineering Report <i>Amend conditions and comments on stormwater resubmitt for review</i>	Lyn Overton	3.17	H	119.60	378.73
16/03/2016	Finalising/Issuing engineering report <i>Finalise report, sign and file</i>	Lyn Overton	0.25	H	119.60	29.90
16/03/2016	Senior Planner review <i>Review conditions</i>	Quinn McIntyre	0.50	H	117.30	58.65
16/03/2016	Receive internal report, continue assessment <i>receive final engineering report, amend draft report and conditions</i>	Erin Stagg	1.00	H	117.30	117.30
17/03/2016	Draft Decision <i>sorting out engineering conditoinis and link in to final report</i>	Erin Stagg	0.67	H	117.30	78.20
17/03/2016	Draft Decision <i>in response to engineering</i>	Erin Stagg	2.00	H	117.30	234.60
18/03/2016	Draft Decision	Erin Stagg	1.25	H	117.30	146.63
21/03/2016	Draft Decision <i>assessment of s95A(4)</i>	Erin Stagg	0.50	H	117.30	58.65
22/03/2016	Liaison/correspondence with applicant <i>review proposed changes to conditions</i>	Erin Stagg	0.25	H	117.32	29.33
23/03/2016	Liaise with Engineer <i>discuss conditions with engineering</i>	Erin Stagg	0.25	H	117.32	29.33
24/03/2016	Liaise with Engineer <i>Conditions</i>	Erin Stagg	0.25	H	117.32	29.33
24/03/2016	Liaison/correspondence with applicant	Erin Stagg	0.25	H	117.32	29.33



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Date		Units	UOM	Unit Rate	Amount
	<i>Re-writing, reviewing conditions</i>				
24/03/2016	External Consultant	0.00	E	0.00	3,144.75
	<i>Opus International Consultants Ltd - Engineering</i>				
30/03/2016	Editing and issuing final decision <i>re-wording conditions</i>	0.50	H	117.30	58.65

Total Exclusive 7,952.91
GST 1,192.94
Invoice Total (NZD) 9,145.85

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Customer No: RM150804
Tax Invoice No: 006799
Invoice Total (NZD) 9,145.85
Amount Enclosed: _____

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DUNEDIN 9054

Tax Invoice No: 007552
Tax Invoice Date: 30/04/2016
Customer No: RM150804
Application No: RM150804

Stone Street WANAKA TOWN 9305 - ORCHARD ROAD HOLDINGS LIMITED - Fee Simple

Time & Materials

Date			Units	UOM	Unit Rate	Amount
1/04/2016	General	Lyn Overton	0.50	H	119.60	59.80
	<i>Discussion with Principal planner re new condition proposed by applicant</i>					
1/04/2016	Liaise with Engineer	Lyn Overton	1.00	H	119.60	119.60
	<i>Discuss Engineering Schedule 2A condition with Steve Dickey and redraft condition. send to Dave</i>					
5/04/2016	Editing and issuing final decision	Charlotte Evans	0.50	H	65.00	32.50
6/04/2016	File Management	Erin Stagg	0.25	H	117.32	29.33
	<i>filing correspondence</i>					
11/04/2016		External Fees	0.00	Each	0.00	672.75
	<i>Opus Engineering Services 2016</i>					
29/04/2016		External Consultant	0.00	E	0.00	-297.50
	<i>MWH Engineering Services 2016 16</i>					

Total Exclusive 616.48
GST 92.47
Invoice Total (NZD) 708.95

REMITTANCE ADVICE (Please detach and return this portion with your payment)

Orchard Road Holdings Limited
C/- Alison Devlin
PO Box 170
DUNEDIN 9054

Customer No: RM150804
Tax Invoice No: 007552
Invoice Total (NZD) 708.95
Amount Enclosed: _____

Please email account enquiries to: consentdebtors@qldc.govt.nz

Direct Payment can be made to: BNZ Queenstown 02-0948-0002000-00

Please use your customer no as a reference

NZD

Chargeable and Non-Chargeable

	Trial				May				May Variance to Trial		
	Non-Charg	Charg	Total		Non-Charg	Charg	Total		Non-Charg	Charg	Total
Building Control											
Building Control Officers	2.2%	87.4%	89.6%								
BCO Admin	14.2%	49.1%	63.3%								
BCO Enquiry	72.3%	13.4%	85.7%								
Resource Consents											
Consent Planner	27.0%	53.1%	80.0%	22.9%	57.3%	80.2%	(4.0%)	4.2%	0.2%		
Senior Consent Planner	21.5%	63.3%	84.8%	16.7%	54.3%	71.0%	(4.8%)	(9.1%)	(13.9%)		
Admin Processing	2.9%	71.8%	74.7%	20.0%	52.4%	72.4%	17.1%	(19.4%)	(2.3%)		
Monitoring	50.1%	21.2%	71.3%	33.7%	39.5%	73.2%	(16.4%)	18.3%	1.9%		
Engineering											
RM Engineer	3.1%	61.2%	64.3%	7.5%	65.5%	73.0%	4.4%	4.3%	8.7%		
Senior RM Engineer	30.1%	0.0%	30.1%	46.0%	1.5%	47.5%	15.9%	1.5%	17.4%		
Subdivision Engineer	10.3%	39.4%	49.7%	4.4%	79.5%	83.8%	(5.9%)	40.1%	34.2%		
Subdivision Inspector	17.8%	44.5%	62.3%	8.0%	77.3%	85.3%	(9.9%)	32.8%	22.9%		
Road Corridor Engineer	4.6%	80.8%	85.4%	8.2%	80.9%	89.1%	3.6%	0.1%	3.7%		

	TARGET FOR BUDGET				May Variance to Target		
	Non-Charg	Charg	Total		Non-Charg	Charg	Total
Building Control							
Building Control Officers	2.2%	87.4%	89.6%				
BCO Admin	14.2%	49.1%	63.3%				
BCO Enquiry	72.3%	13.4%	85.7%				
Resource Consents							
Consent Planner	15.0%	70.0%	85.0%	7.9%	(12.7%)	(4.8%)	
Senior Consent Planner	15.0%	70.0%	85.0%	1.7%	(15.7%)	(14.1%)	
Admin Processing	2.9%	71.8%	74.7%	17.1%	(19.4%)	(2.3%)	
Monitoring	40.0%	40.0%	80.0%	(6.3%)	(0.5%)	(6.8%)	
Engineering							
RM Engineer	3.1%	61.2%	64.3%	4.4%	4.3%	8.7%	
Senior RM Engineer	0.0%	40.0%	40.0%	46.0%	(38.5%)	7.5%	
Subdivision Engineer	0.0%	60.9%	60.9%	4.4%	18.6%	22.9%	
Subdivision Inspector	4.3%	57.0%	61.3%	3.7%	20.3%	24.0%	
Road Corridor Engineer	4.6%	80.8%	85.4%	3.6%	0.1%	3.7%	