# ANNUAL PLAN 16/17

Late Submissions 17 May 2016



29<sup>th</sup> April 2016

Queenstown Lakes District Council Private Bag 50072 QUEENSTOWN

Dear Sir/Madam,

#### ANNUAL PLAN SUBMISSION: AMENDMENTS TO FUNDING AND FINANCIAL POLICIES:

Please find attached a submission prepared by Clark Fortune McDonald & Associates in relation to the Queenstown Lakes District Council's proposed Annual Plan.

We wish to be heard in support of the submission.

Please call me directly if you have any further queries.

Yours faithfully CLARK FORTUNE MCDONALD & ASSOCIATES

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Chris Hansen **SURVEYOR** 





To: Queenstown Lakes District Council

Submission Annual Plan 2016

REMARKABLES HEIGHTS LTD
QUEENSTOWN HILL DEVELOPMENTS LTD
AA & IG MIDDLETON
PJ, GH & LME HENSMAN
ALBATROSS QT LTD

REGISTERED LAND SURVEYORS, LAND DEVELOPMENT & PLANNING CONSULTANTS



#### 1.0 Introduction

The submitters collectively own approximately 60 hectares of low density residential zoned land above the Frankton Road. The property is accessed from Middleton Road and Goldfield heights.

The land is currently being developed into low density sections with an expected dwelling yield in excess of 550 dwellings.

An important part of the development is the construction of new water supply infrastructure that will not only supply the immediate development area but provide additional security of supply to the wider network and community and to assist with meeting the future growth needs of the area.

The applicant is making a submission to the Annual Plan to request that the QLDC allocate funding towards the water supply infrastructure.

#### 2.0 Queenstown Water Supply Contributing Area

Contained in Attachment [A] is a plan of the development area and the proposed infrastructure development. These include:

- 1,000m³ water storage reservoir.
- Land for reservoir with sufficient space for a future additional reservoir
- All weather access to the reservoir site secured by easements to QLDC.
- Rising and Falling mains of sufficient capacity to meet future demand.
- Booster pump stations.

#### Water Reservoir

The applicant is required to construct a 500m³ water reservoir to meet the demands of their development area. A tank of this size is estimated to cost in the order of \$300,000 + GST including earthworks and foundations.

The additional or extra/over cost to double the capacity of the tank has been estimated at \$150,000 + GST. i.e. 100% more storage for 50% more cost.

#### Rising and Falling mains.

The water main sizing to meet the demands of the development has been determined to require 150mm diameter mains. QLDC have also undertaken some modeling to look at



future growth and have determined that 200mm mains would have sufficient capacity to service the wider area and future growth.

The additional or extra/over cost of the increase in pipe size from 150mm to 200mm is expected to be in the order of \$75 per lineal metre.

The project anticipates up to 1,500m of pipe to be installed that would be upgraded in size. The expected cost extra over cost is therefore \$112,500 + GST.

#### Reservoir land and access

The land and access requirements are proposed to be vested to QLDC at no charge.

#### Booster pump stations

Due to the unknown nature of the timing for additional or future demand; no work beyond what the development requires is proposed to be constructed. Therefore the applicant will develop the required pumping infrastructure at their cost which will vest in QLDC ownership on completion.

#### 3.0 QLDC Capital Expenditure – Queenstown Water Supply

Queenstown Lakes District Council has outlined anticipated capital expenditure within the annual plan as scheduled below.

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
QUEENSTOWN							
Reticulation	5,352,087	2,941,184	2,410,903	55%	3,334,880	1,982	1,683
Pump Station	-	-		0%	950,021	1,982	479
Decomissioning Works	-	-	- 3	0%		1,982	0
Unspecified Expenditure	75	-	5 - 5	0%	37,274	1,982	19
Storage	986,547	603,284	383,263	61%	773,506	1,982	390
New Scheme	-		-	0%	-	1,982	0
Intake	798,223	189,311	608,911	24%	512,587	1,982	259
Renewals	9,261,322	-	9,261,322	0%	5	1,982	0
Investigations	-			0%	-	1,982	0
Management	619,318	124,919	494,398	20%	91,959	1,982	46
Conveyance	-	-	-	0%	-	1,982	0
Emergency Conveyance	1.0	-		0%		1,982	0
Flow Metering	-	-	Te	0%	53,732	1,982	27
Treatment Facility	1,327,626	297,563	1,030,063	22%	555,582	1,982	280
Forward Design	-	7		0%	-	1,982	0
Minor Works	73,610	27,738	45,872	38%	11,288	1,982	6
Asset Management System			· · · · · ·	0%	44,652	1,982	23
Total Water Supply - Queenstown	18,418,732	4,183,999	14,234,733	23%	6,365,482	1,982	3,212

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The applicant is making a submission to the Annual Plan for the allocation of additional funding towards the Water Supply infrastructure.



#### These are as follows:

Additional Reservoir Storage (\$150,000.00)
Additional rising/falling main capacity (\$112,500.00)
Contingency (10%) (\$26,500.00)

If the submission is accepted and passed by QLDC the funding would then become available from 1 July this year.

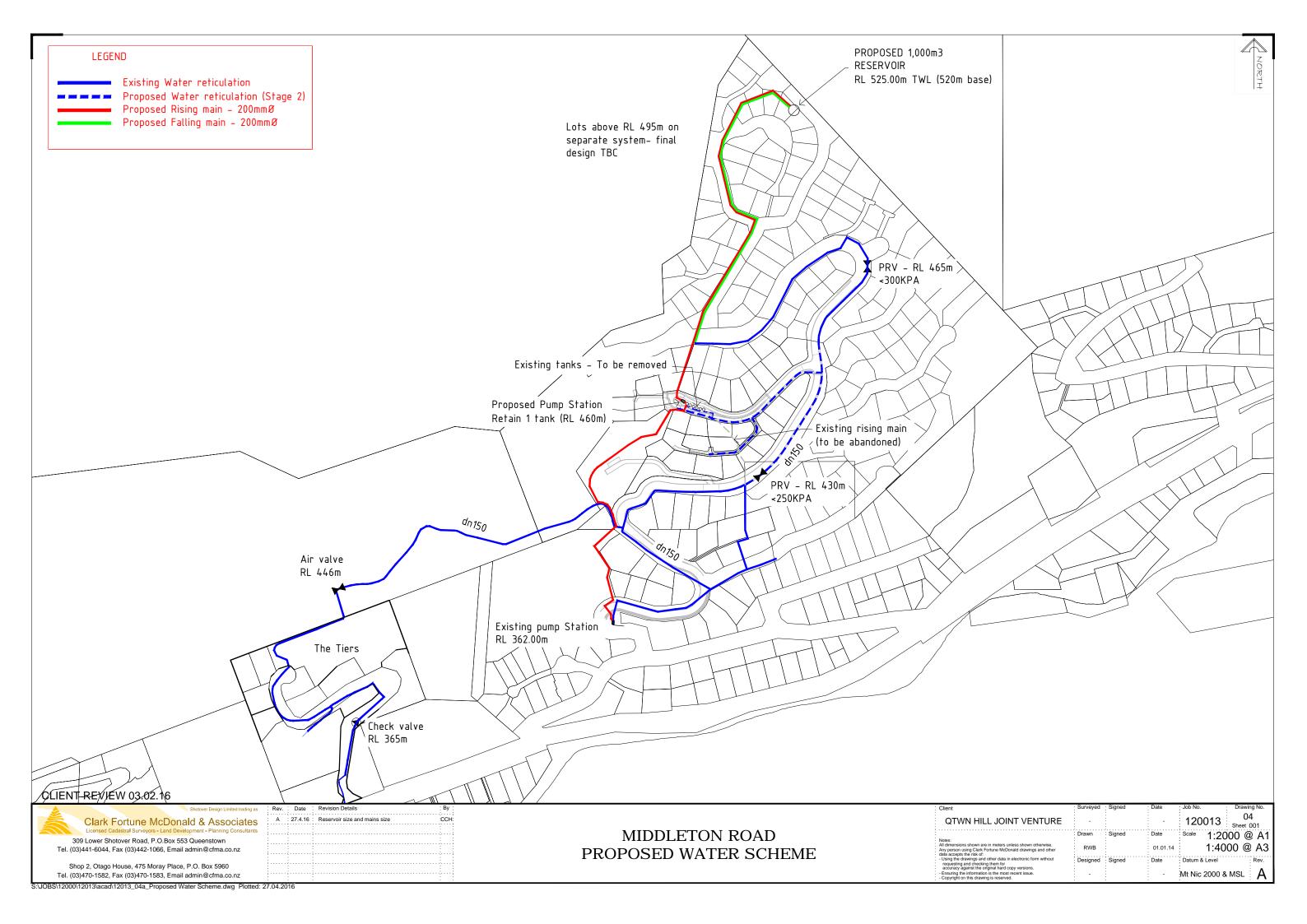
The works are being undertaken by the applicant and QLDC's share of the cost would be invoiced on completion. The completion and commissioning date is scheduled for Mid October this year.

#### 4.0 Community Benefit

The applicant has met with QLDC Chief Engineer to discuss the merits of augmenting the new infrastructure to allow for future capacity. It is the collective view of the parties that the sum of money requested represents excellent value. The added capacity will assist in mitigating the effects of growth on the existing water infrastructure in the QLDC and lift the overall level of service.

#### **ATTACHMENT A**

SITE PLAN



## **CROSS ROADS PROPERTIES LIMITED**

## SUBMISSION ON QUEENSTOWN LAKES DISTRICT COUNCIL ANNUAL PLAN

May 2016



#### TO: Queenstown Lakes District Council

PO Box 50072

Queenstown 9348

#### **Submitter Details:**

Name of submitter: Cross Roads Properties Limited

Address for Service: GTODD LAW

PO Box 124 Queenstown 9348

Attention: Samuel Buchan sam@gtoddlaw.com

1. This is a submission on behalf of Cross Roads Properties Limited (the "Submitter") on the Queenstown Lakes District Council (the "QLDC") Draft Annual Plan 2016-17 ("Annual Plan").

#### 2. The specific issue that the submission relates to is:

2.1 The absence of the provision of funding in the Annual Plan for major roading projects, specifically the Eastern Access Road (the "EAR").

#### 3. The submission:

- 3.1 Supports the submission to the Annual Plan made by Foodstuffs (South Island) Properties Limited on 12 May 2016, and the relief sort in relation to the same.
- 3.2 Submits that the absence of the provision of funding for the EAR in the Annual Plan is inconsistent with the 10 Year Plan 2015-2025 of the QLDC.
- 3.3 Submits that the provision of funding for the EAR should be included within the Annual Plan.

#### 4. Leave to file late submission:

4.1 Submissions on the draft Annual Plan closed to the Public on 29 April 2016.

- 4.2 It is submitted that no prejudice to other submitters on the Annual Plan will result from the Council's acceptance of this submission.
- 5. The Submitter wishes to be heard in support of their submission.
- 6. If others make a similar submission the Submitter will consider presenting a joint case with them at a hearing.

Samuel M Buchan (on behalf of the Submitter)

13 May 2016

Address for service of Submitter: GTODD LAW PO Box 124 QUEENSTOWN 9348 Tel 03 441 2743

Email sam@gtoddlaw.com

#### Submission on Queenstown Lakes District Council Annual Plan 2016-17

To: Queenstown Lakes District Council

PO Box 50072 Queenstown 9348

Name of Submitter: Foodstuffs (South Island) Properties Limited

(c/- Vanessa Robb/ Rosie Hill) Mobile: 027 4600 243

E: Vanessa.robb@andersonlloyd.co.nz/ rosie.hill@andersonlloyd.co.nz

Postal address: PO Box 201, Queenstown 9348

#### 1. Introduction

1.1 This is a submission on behalf of Foodstuffs (South Island) Properties Limited ("Foodstuffs" or "Submitter") on the Queenstown Lakes District Council ("Council") Draft Annual Plan 2016-17 supporting document ("Annual Plan").

- 1.2 The specific issues of the Draft Annual Plan which this Submission relates to are the 'Capital Expenditure Attributed to Growth Tables' contained within the Annual Plan which demonstrate the nature and level of expected capital expenditure required by Council, and the portion that is attributable to growth. In particular the Transportation Table at page 199 of the Annual Plan appears to omit the identification of major roading projects including reference to the Eastern Access Road ("EAR").
- 1.3 The omission of reference to EAR funding in the Annual Plan appears inconsistent with the 10 Year Plan 2015-2025 ("LTP") and inconsistent with the desirability to clearly identify major funding projects for the following financial year.
- 1.4 This submission requests clarification as to the inclusion of EAR funding within the Annual Plan.

#### 2. Late Submission Principles

- 2.1 Submissions on the draft Annual Plan closed to the Public on 29 April 2016. It has been confirmed with Council that a late submission will be accepted by Council and collated with all other submissions, however it is at the discretion of elected Councillors considering all submissions whether late submissions are taken into account.
- 2.2 It is submitted that this submission from Foodstuffs should be taken into account for the following reasons;
  - (a) Council has chosen to undertake public consultation in relation to the Annual Plan due to the potentially significant implications of some aspects of the Annual Plan, although that consultation is not a statutory obligation, general principles of democratic decision making now apply given the Council has chosen to consult.
  - (b) The prime purpose of consultation is to enable the effective participation of individuals and communities in the decision-making of councils. This will enable elected representatives to make better informed decisions on behalf of those they represent. This submission seeks clarification of a particular aspect of the Annual Plan and the matters if taken into account will assist the clarity and transparency of the document.
  - (c) The guiding principles within section 14 of the Local Government Act 2002 should be taken into account, in particular the desirability to conduct business in a clear,

- transparent, and democratically accountable way, and the need to be aware of and have regard to the view of all communities.
- (d) There will be no prejudice to other submitters on the Annual Plan because the relief requested is not seeking new or additional rights, but rather is seeking clarification against other Council planning instruments.
- (e) The clarification sought through this submission will ensure public resources are not wasted on debating the meaning and intention of the Annual Plan's allocation of Council funding over the coming year.

#### 3. Eastern Access Road ("EAR") Funding

- 3.1 Funding from Council for the EAR has been confirmed within the LTP and within the 2014/15 Annual Plan. The 2014/15 Annual Plan clearly identifies the Capital Expenditure required for major roading projects for 2014/15 at page 30. That table clearly identifies Council's contributions to the EAR in a transparent manner for those reliant on the plan.
- 3.2 The EAR Council funding contribution is also identified specifically within the LTP at pages 52-53 under the table "Roading Future Proposed Capital Works Projects". In this table the EAR is identified as a 'new road' but is specifically identified in terms of stepped contributions to be obtained over 2016 and 2017. The contribution for 2016 is \$5,000,000 and the contribution for 2017 is \$8,300,000.
- 3.3 The above tables within the 2014/15 Annual Plan and in the LTP clearly identify the funds committed to the EAR and the intention of Council to contribute to this major project.
- 3.4 By contrast, the draft Annual Plan currently being consulted on appears to omit specific reference to the EAR funding which is of concern to the Submitter. The table on page 199 of the draft Annual Plan identifies transport capital expenditure for development contributions and includes a row titled "New Roads". There does not appear to be any separate table providing for major project capital expenditure, nor for the EAR specifically.
- 3.5 It is submitted that this omission, if intentional, is inconsistent with the 10 year Plan and does not provide desirable accountability and transparency for Council's committed funding to the EAR. The draft Annual Plan states at page 50 that Council intends to commence works on the EAR mid-2016. This specific reference to the EAR within the body of the document but not within the transportation capital expenditure tables is concerning.
- 3.6 If the intent of Council is that the EAR funding is subsumed within the 'New Roads' row of the table on page 199, this should be clarified by Council. The EAR is of such significance to the community that assurance should be given as to its funding sources, particularly when it is referenced within the body of the same document as due to commence works within the year for which the Annual Plan covers.
- 3.7 Alternatively, the EAR should be identified in a separate table of 'major roading works' as was done in the 14/15 Annual Plan, to clearly identify the Council's commitment to those works over the following year.

#### 4. Relief requested

- 4.1 Foodstuffs requests that the Council clarify its intent as to the specification of Council committed funds for the EAR within its draft Annual Plan 2016/17 by the following;
  - (a) Include reference to the EAR under the row titled "New Roads" within the transportation capital expenditure table on page 199 of the Annual Plan; and/or
  - (b) Identify in a separate table within the Annual Plan the major roading projects for 2016/17 and the costs associated with those projects being committed by Council, including specific reference to the EAR; or

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- (c) Any such other consequential, associated, or necessary relief in order to give effect to the concerns raised within this Submission.
- 5. Foodstuffs wishes to be heard in support of this Submission.
- 6. If others wish to make a similar submission, Foodstuffs would be prepared to consider presenting a joint case with them at the hearing of the Draft Annual Plan 2016-17.

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ARH

Foodstuffs (South Island) Properties Limited By its duly authorised agents

ANDERSON LLOYD

Per: Vanessa Robb / R E Hill

Date: 12 May 2016

#### Address for service of Submitter:

Anderson Lloyd PO Box 201 QUEENSTOWN 9348 Tel 03 450 0700 Fax 03 450 0799

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#### **Shelley Dawson**

**Subject:** FW: from Hine

From: Hine Marchand [mailto:Hine\_Marchand@nzf.salvationarmy.org]

Sent: Monday, 9 May 2016 10:47 AM

To: Mayor

Subject: from Hine

Good morning Vanessa,

#### **Re the RUBBISH dilemma for salvation Army**. Our huge ongoing headache and biggest cost.

So from july 2015 to June 2016, we budgeted for \$14,000 for rubbish costs and at march 2016, already tipped over \$17,500

People constantly use us as the convenient rubbish tip. I believe its not even the thought to give us goods, it is to save them costs and probably time to go to the tip.

We now have a chain across the front of our premises with signs up but still they drop, go under the chain or dump over.

In some cases, some of the feed back that i have heard is that to choose between a couple of loaves of bread or rubbish bags, the bread has to be to choice.

The cost is enormous for some families who aren't able to cope with even putting food on the table.

The rubbish area has been a constant massive issue for us when some of that savings could be put back into the community.

Is there anything you are able to do?

Kenneth Walker our officer here for 14 years, tried to find options with no result.

I would really appreciate your help in this matter.

Kindest regards and i look forward to our next time "over Poverty in Queenstown"

Hine Marchand | Community Ministries Worker The Salvation Army | Queenstown Corps 29 Camp Street, PO Box 887, Queenstown 9348

P: +64 3 442 5103 (ext 202) | M: +64 27 439 9740 | F: +64 3 442 9644

E: <u>hine\_marchand@nzf.salvationarmy.org</u> | W: <u>http://www.salvationarmy.org.nz</u>

The Salvation Army | New Zealand, Fiji & Tonga caring for people | transforming lives | reforming society

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#### PROTECTION OF THE LADIES MILE AVENUE OF TREES

## SUBMISSION TO QUEENSTOWN LAKES DISTRICT COUNCIL IN RESPECT OF THE COUNCIL'S 2016/2017 ANNUAL PLAN

With the objective of protecting and saving the Ladies Mile avenue of trees, all of the below named residents of the Queenstown Lakes District Council rating area make the following submission to Council in respect of its Annual Plan.

#### Council is requested to:

- 1. Provide in the plan for the allocation of \$500,000.00 to assist it to pay one half of the cost of relocating underground the existing overhead power lines on Ladies Mile (SH 6).
- 2. Urge Delta to commit to funding the balance of the relocation cost.
- 3. Allocate sufficient funds to cover the cost of the next required pruning of at least the 29 trees on the Walker property on Ladies Mile.
- 4. Take whatever steps are required in the Annual Plan or otherwise to formally protect at least the 29 Walker trees on Ladies Mile, including by seeking a variation to the District Plan to include those trees in the Protected Trees Appendix 3.

#### Reasons for Submission

- 1. The Ladies Mile avenue of trees is an iconic, much admired, and magnificent main gateway to Queenstown, and the loss of the trees would be a short and long term tragedy for the local community.
- 2. The relocation underground of the present unsightly and dangerous overhead power lines is something that this Council should be actively and continuously promoting and funding, for the overall benefit of the community.

This submission is signed by each of the following QLDC rating area residents:

1. Name:	Karen Hattawau
Residential Address:	
Phone:	
Email:	SM 0
Signature:	Mully
Date:	2/05/2016 '

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OLDC 0 2 MAY 2016 QUEENST

2.	Name:	Grant Hattaway
	Residential Address:	
	Phone:	**********
	Email:	
	Signature:	f Kattaray
	Date:	1 Hattary 02/05/2016
3.	Name:	John Osterloh
	Residential Address:	
	Phone:	
	Email:	
	Signature:	97m Ostarlah
	Date:	02-05-16
4.	Name: Residential Address Phone: Email: Signature: Date:	Sarah Green
-	Name:	rabiola Correa
٥.		1 401010 000
	Residential Address: Phone:	***********
	Email:	
	Signature:	SHOWIO
	Date:	2/5/16
	Date.	

3. Name:	Tessa Martin
Residential Address	
Phone:	************
Email:	
Signature:	
Date:	2/5/1b
′_ Name:	Valeri Wille
Residential Address	
Phone:	
Email:	
Signature:	The way
Date:	2/5/16
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#### Reasons for Submission

- The Ladies Mile avenue of trees is an iconic, much admired, and magnificent main gateway to Queenstown, and the loss of the trees would be a short and long term tragedy for the local community.
- The relocation underground of the present unsightly and dangerous overhead power lines is something that this Council should be actively and continuously promoting and funding, for the overall benefit of the community.

This submission is signed by each of the following QLDC rating area residents:

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Residential Addres	S.	********
Phone:		**********
Email:		
Signature:	CHARL)	
Date:	1512016	************************************

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2.	Name:	Ming Han	· ·
	Residential Address:		
	Phone:	7	
	Email:		
	Signature:		
	Date:	/ may /20	1.6
3.	Name:	Wesley Kidel	
	Residential Address:	****	*****
	Phone:		******
	Email:	.0000	C
	Signature:	1.5-2016.	**********
	Date:	(·S-2016.	***************************************
1.	Name:	Courtney Mrkusich	
	Residential Address:		
	Phone:		
	Email:	<b>X</b>	
	Signature:	ay	miveninies estatui
	Date:	1. May. 2016.	minterestionemen
5.	Name:	Lizzie Browy	
	Residential Address:		
	Phone:		
	Email:		
	Signature:	Showing	
	Date:	1 2 may 2016.	***************************************
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Name: Residential Address: Phone:	
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	2/5/16.
Name:	
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PROTECTION OF THE LADIES MILE AVENUE OF TREES ON TOWN

## SUBMISSION TO QUEENSTOWN LAKES DISTRICT COUNCIL IN RESPECT OF THE COUNCIL'S 2016/2017 ANNUAL PLAN

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- The relocation underground of the present unsightly and dangerous overhead power lines is something that this Council should be actively and continuously promoting and funding, for the overall benefit of the community.

This submission is signed by each of the following QLDC rating area residents:

. 1	Name:	Granica Jane W./sa
F	Residential Address:	Transfer at
F	Phone:	0.0000
f	Email:	13000000
	Signature:	MITUMA
1	Date:	1 29 4 16

	Name: Residential Address:	O-ALL BARRETT
	Phone:	and the second s
	Email:	
	Signature:	OBernes
	Date:	29/4/16
2	Name:	Peter McKay
٥.		***********
	Residential Address:	
	Phone:	*********
	Email:	100 muly
	Signature:	20 11 10
	Date:	29 4 16
4	Name:	DAYID WAYTE
	Residential Address:	
	Phone:	
	Email:	
	Signature:	XQ h /anto
	Date:	1/5/2016
	Date.	
5.	Name: (	CRAEME -BOTTING
	Residential Address:	
	Phone:	
	Email:	
	Signature:	1/5/16
	Date:	1/5/16
1		

	577	Jordan Lousier
6.	Name:	JOYAAA WIJIISIOO
	Residential Address:	
	Phone:	*******
	Email:	er er habit enn
	Signature:	July 1
	Date:	MA 1/16
7	Name:	Diana Hubbard
1.	Residential Address:	
	Phone:	
	Email:	
		L'ana, Hubbard
	Signature:	May 1 / 2076
	Date:	2016
8	Name:	Ten Cobins.
٠.	Residential Address:	
	Phone:	
	Email:	**
	Signature:	
		1/5/16
	Date:	
9	Name:	Wargard Robins
	Residential Address:	
	Phone:	
	Email:	
		Ulkalin.
	Signature:	1.5:16
	Date:	,

10. Name:	Jordan tear woll
Residential Address	
Phone:	***************************************
Email:	***************************************
Signature:	Tu
Date:	1/05/16
11. Name:	Too Hamile
Residential Address:	
Phone:	
Email:	de agreposarios
Signature:	
Date:	1.05.16
Phone: Email: Signature: Date:	- Ollifah - 1/5/16
13. Name:	Don MAHON 40
Residential Address:	2006
Phone:	200000
Email:	
Signature:	Jon /at
Date:	1/5/16

	Sharon Hargest
4. Name:	Siron Tinger
Residential Address:	
Phone:	***********
Email:	
Signature:	5 Hargest
Date:	1-5-2016
15. Name:	Adam Clark
Residential Address:	
Phone:	
Email:	
Signature:	cti
Date:	1-5-2016.
16. Name:	Jeve Winter
Residential Address:	7.7
Phone:	389033
Email:	
	JIII NULL.
Signature:	1-5-2016-
Date:	
17. Name:	Nicole Clark
Residential Address:	
Phone:	***********
Email:	
Signature:	
Date:	1/5/16
	, ,

18. Name:	Marn Jarries
Residential Address:	•••
Phone:	(4.3)
Email:	
Signature:	Mugu
Date:	01 May 2016
19. Name:	Katherine Danies
Residential Address	1+
Phone:	
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Signature:	the sound of the s
Date:	01 May 2016
20. Name:  Residential Address:  Phone:  Email:	Cathy Jensen
Signature: Date:	0 1/05/16
21. Name:	Sarah Cde
Residential Address	
Phone:	***************************************
Email:	***************************************
Signature:	Ace
Date:	01/05/16