



O'Connor Planning Consultants Limited

11 April 2013

Auckland Council
Private Bag 92300
AUCKLAND 1142

Attention: Erik Oosthuizen

Dear Erik,

RE: RESOURCE CONSENT L59778 – SANDSPIT HOLIDAY PARK

Thank you for the decision on the above which we received on 2 April 2013

We wish to lodge an objection pursuant to section 357B of the Resource Management Act to the costs involved in the processing of this application and more specifically the planning and engineering processing fees.

This resource consent application sought approval to construct a new ablution block within the Sandspit Holiday Park and undertake associated earthworks; consent was required as a Discretionary activity and the application was processed on a non notified basis

The total costs involved in the processing of this application amount to \$4,699.20.

The table below sets out the 'planning processing fee':

Description	Time (hrs)	Cost (\$)
Reviewing the application and planning check according to Section 88 of the RMA and the District Plan	1.0	141.00
Notification determination and consent decision report	1.50	211.50
Site Inspection	1.25	176.25
Notification determination and consent decision report; correspondence with the Council's heritage team	2.0	282.00
Emailing the applicant's agent for further information; notification determination and consent decision report	2.0	282.00
Review the memo from the Council's heritage advisor and the further information from the applicant's agent, and contact the agent and the Council's engineer and park advisor	0.5	70.50
Notification determination and consent	1.5	211.50

decision report. Correspondence with the applicants agent and the Council's engineer.		
Notification determination and consent decision report. Correspondence with the applicant's agent and the Council Heritage Advisor.	1.0	141.00
Correspondence with the Council's Heritage Advisor, Park Advisor and Engineer, and the applicant's agent.	0.5	70.50
Notification determination and consent decision report.	1.0	141.00
Notification determination and consent decision report; information request under s92 of the RMA	1.5	211.50
Notification determination and consent decision report	2.0	282.00
Correspondence with the Council's Parks Advisor and Property Manager, and the applicant's agent.	0.50	70.50
Correspondence with the applicant's agent and the Council's Parks Advisor and Property Manager	0.75	105.75
Notification determination and consent decision report. Correspondence with the Council's Parks Advisor.	1.0	141.00
Consent decision; emailing draft conditions to the applicant's agent for review	1.75	246.75
Notification determination and consent decision report; consent decision; filing documents in the application file.	1.0	141.00
Total	20.75 hours	\$2925.75

The above table shows that it took the Council Planner over 20 hours to process the application. This application was considered to be a relatively straight forward consent: the ablution block is largely located within the footprint of an existing building, it will replace an existing ablution block which is to be removed from the site, if the building did not relate to the existing campground it would be a controlled activity and the development control infringements (height in relation to boundary and yard setback) were only very minor.

It is also noted that 9 requests (8 information and 1 formal) for information were made throughout the processing of this consent and that these requests (some of which were completely unnecessary – full archaeological assessment and CPTED plan) required O'Connor Planning Consultants to spend a large amount of time responding to the matters raised thus resulting in extra and unnecessary costs to the applicant.

Further to the above, we note that Council's Engineer has taken over 5 hours to complete his assessment. The application was lodged on 19 February 2013; the engineer did not visit the site until the 16th working day and this resulted in an unnecessary s92 request that was rescinded following a site visit.

The applicant considers the total planning and engineering costs to be excessive, unreasonable and disproportionate to the scale and effects of the proposal, particularly given this was processed on a non-notified basis.

Under section 36 of the RMA, charges can only be imposed to recover the reasonable costs incurred by Council. Given the above, we consider that not all of the invoiced costs were reasonably incurred. We request that the Council reviews and reconsiders the above charges associated with the processing of this application, particularly those that relate to planning and engineering.

We request that the Council consider our client's objection and use its power to remit part of the additional invoiced charges.

Should you require any additional information or wish to discuss this matter further, please do not hesitate to contact me on 09 422 3336. We look forward to hearing from you in due course.

Yours faithfully,

Diana Bell
Planner
O'Connor Planning Consultants

Sheryl Lawson

From: Erik Oosthuizen
Sent: Tuesday, 4 June 2013 11:26 a.m.
To: Sheryl Lawson
Subject: FW: L59778 - Sandspit Holiday Park - Objection to Costs
Attachments: objection to costs 11 April 2013.pdf

Hi Sheryl

One that I have missed again. Can you kindly get this in the system as an objection.

Thanks a lot, Erik

From: Diana Bell [mailto:diana@opc.net.nz]
Sent: Thursday, 11 April 2013 2:00 p.m.
To: Erik Oosthuizen
Subject: L59778 - Sandspit Holiday Park - Objection to Costs

Hi Erik,

Please see letter attached.

Look forward to hearing from you in due course.

Kind Regards,

Diana

We have moved offices.
We are now located at 5 Lilburn Street, Warkworth.
All other contact details remain the same.



Diana Bell | Planner

P O Box 591, Warkworth 0941
5 Lilburn Street, Warkworth 0910
Office: 09 422 3336
Mobile: 021 382 000



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Rachel Cornwell

From: Rachel Cornwell
Sent: Wednesday, 19 June 2013 10:11
To: 'Diana Bell'
Cc: Erik Oosthuizen
Subject: RE: L59778 - Sandspit Holiday Park - Objection to Costs
Attachments: SKMBT_C55213061910031.pdf

Hi Diana

Please see the attached paperwork re the above. I will put the same in the post to you for your records. The total for your client to pay is now \$1353.20. Thanks.

Regards
Rachel

**Rachel Cornwell | Resource Consents Administrator
Northern Resource Consenting and Compliance**

Ph 09 301 0101 | Extn (44) 3380 | Fax 09 427 3382

Email: rachel.cornwell@aucklandcouncil.govt.nz

Orewa Service Centre, Auckland Council,

Level 1, Pacific Building, 50 Centreway Road, Orewa 0931

(Private Bag 92300, Auckland 1142)

Visit our website: www.aucklandcouncil.govt.nz

From: Diana Bell [mailto:diana@opc.net.nz]
Sent: Monday, 17 June 2013 9:26 a.m.
To: Erik Oosthuizen
Cc: Rachel Cornwell
Subject: Re: L59778 - Sandspit Holiday Park - Objection to Costs

Hi Erik,

I have spoken to the client and he is happy with this cost reduction so can you please proceed with the issuing of a refund.

Many Thanks,

Diana

On Thu, Jun 13, 2013 at 11:16 AM, Erik Oosthuizen <Erik.Oosthuizen@aucklandcouncil.govt.nz> wrote:
Dear Diana

I refer to your objection to processing fees in respect of Resource Consent L59778.

Your objection has been considered and we are prepared to reduce the fees charged by the processing planner by 5 units (\$141x5=\$705.00). The reduction of these costs relates to report writing and general processing of the application.

In terms of the Engineering costs, we are also prepared to reduce this by 1 unit (\$141.00).

The above therefore represents a total reduction of \$846.00.

Please advise whether this offer (reduction of \$846.00) is acceptable? Should this still not satisfy you, your objection will be forwarded to the Council's Resolution Unit to finalise.

19/06/2013

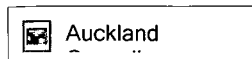
Kind regards, Erik

Erik Oosthuizen | Team Leader Resource Consents Northern Resource Consenting & Compliance (Orewa)

Ph 09 426 5169 | Extn (44) 3780 | Fax 09 427 3394

Auckland Council, 50 Centreway Road, Orewa 0931

Visit our website: www.aucklandcouncil.govt.nz



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Diana Bell | Planner

P O Box 591, Warkworth 0941

5 Lilburn Street, Warkworth 0910

Office: 09 422 3336

Mobile: 021 382 000

19/06/2013

19 June 2013

Ref: LAN-59778

Sandspit Holiday Park
C/- O'Connor Planning Consultants Limited
PO Box 591
Warkworth 0941

Dear Sir/Madam

Re: s357 Objection to Fees

Enclosed please find a Credit Note in the agreed amount of \$846.00.

This credit has been applied to the outstanding invoice (Debit Note # 149137, copy attached) reducing the amount due and payable to \$1,353.20.

No new invoice will be issued and payment can be made quoting the original debit note reference of 149137.
Thank you.

Yours faithfully

COPY

Rachel Cornwell
RESOURCE MANAGEMENT