

Our Reference: A1029361
File: RM17.229

25 August 2017

Peter Ronald Graham
PO Box 5974
Dunedin 9058

Dear Sir/Madam

Request for further information under section 92(1) of the Resource Management Act 1991 (the Act) – Coastal Permit applications to authorise “golf hole in one challenge” in the Otago Harbour

An initial assessment of your application has been made. To be able to make a full assessment of the application we request the following information [s92(1)] .

Public access and occupation of Coastal Marine Area

Although you have indicated that there will be no public restriction or exclusion through the operation of the activity, Council determines that this activity will cause restrictions to public access. As you have proposed a procedure around ceasing operations while other water users are passing by this is not considered to be public exclusion, rather public restriction. This is the restriction during the operation of golf balls entering the Harbour and the associated avoidance by other water users. This avoidance would be due to the discouragement through the potential of injury while entering the striking zone. As such a further application is required to temporarily occupy the coastal marine area within the full extent of the striking zone during the operation of the activity. It is further noted that without the authorisation of temporarily occupying the Coastal Marine Area within the striking zone, Council cannot provide any priority of this activity (if consents are granted) over any other future activities. For example, if a swing mooring application is applied for which is within the immediate vicinity of the pontoon Council's discretion in assessing the application would be restricted to navigation as there is would be no current restriction with the area.

Please provide the maximum radius of the striking zone that will be affected by the operation. This radius should be considered in accordance with the distance left, right and straight when facing the pontoon that the spotter would need to identify other water users in accordance with Section 2 of your safety guidelines. Along with this radius also provide a proportionate assessment of environmental effects.

Hours of use/lighting

Section 2.1.7.1 of the application states that the golf activity will operate from 10 am to 10 pm 7 days a week with no indication of seasonal variability. Given the daylight hours throughout the winter months are reduced significantly, will hours of operation be reduced accordingly? If hours of operation are not restricted to day light hours, how do you propose to maintain visibility within the full area where the spotter would need to identify other water users? If means of visibility includes visual aids such as lighting within the coastal marine area, please provide a detailed description as well as a proportionate assessment of environmental effects.

Harbour Master queries

Council's Harbour Master will provide an assessment of the effects on navigation and safety as a result of the proposed activity. The Harbour Master has made an initial assessment and has requested the following information:

1. Please provide a detailed description of the proposed mooring system?
2. Will the pontoon be free of sharp corners or protruding items that would be likely to puncture the hull of a vessel or person accidentally coming into contact with it?
3. Will the pontoon be painted a light colour?
4. What is the proposed size and colour of the reflectors?

What are Your Options? – You may

- (a) Provide the information requested within 15 working days ^{s92A(1)(a)} of this letter (15 September 2017) or
- (b) Tell us in writing the date you will be providing the information, if you need longer than 15 working days ^[s92A(1)(b)]. If you choose this option we would expect to receive the information no later than 6 October 2017.
- (c) Tell us in writing that you refuse to provide the information ^[s92A(1)(c)].

What Happens Then?

Straightforward Option: If you decide to provide the information under option (a) or (b) above, your application will be placed on hold until the information arrives on the agreed date [s38C(2)(b)]. After that it will be taken off hold and processing of the application will continue.

Complex Option:

1. If you choose option (c) above and refuse to provide the information, or
2. If you agree to provide the information by an agreed date and don't do so or
3. You don't respond at all:

The Section 42A recommendation will be based on the information available to date.

We strongly urge you to choose either option (a) or (b) above, to avoid the unnecessary cost of public notification and the potential declining of your application.

If you have any further queries please contact me on (03) 474 0827 or 0800 474 082.

Yours sincerely

Charles Horrell
Consents Officer

cc: James Taylor-Cyphers, PO Box 5005, Dunedin 9058



Level 5, Crombie Lockwood House, 229 Moray Place
P.O.Box 5005, DUNEDIN 9058, New Zealand
T: +64-3-477 4202 // F: 0800 578 967
E: info@beca.com // www.beca.com

Charles Horrell
Otago Regional Council
70 Stafford Street
Dunedin 9054

15 September 2017

Attention: Charles Horrell

Dear Charles

Response to s92 Request in relation to the Otago Harbour Challenge

We refer to your letter reference A1029361 dated 25 August 2017 requesting additional information regarding the proposed resource consent application to establish the Otago Golf Challenge tourism business at 139 Portobello Road, Vauxhall. The letter requests further information in relation to:

- Temporary occupation of the coastal marine area (CMA) within the striking zone;
- Hours of operation and safety lighting; and
- Harbour Master Queries

We provide this information below:

Temporary occupation within the striking zone

As set out in the AEE report forming part of the application, the Otago Harbour Golf Challenge will provide priority to other users of the CMA passing through the striking zone. However, during operation of the golf challenge it is proposed to temporarily occupy the coastal marine area. While this will not have any effect on the use of the area for users of the CMA who pass through the area, it will preclude future moorings within the striking zone. The 1.06ha area proposed to be nominated as the area for temporary occupation is shown in Figure 1 below in a pentagon shape bounded by the following five coordinates:

- Longitude: 170°31'26"E, Latitude: 45°53'09"S
- Longitude: 170°31'27"E, Latitude: 45°53'07"S
- Longitude: 170°31'23"E, Latitude: 45°53'06"S
- Longitude: 170°31'21"E, Latitude: 45°53'08"S
- Longitude: 170°31'22"E, Latitude: 45°53'10"S

The site is south of Mooring Area 7, nominated in the Otago Regional Plan: Coast. Given the low demand for moorings within mooring area 7 (and evidenced by the lack of current moorings), sufficient space remains within this mooring area to accommodate new moorings in the vicinity within the life of the Otago Regional Plan: Coast. Therefore, the potential effects on future persons seeking a mooring in the area are considered negligible.



Figure 1: Proposed Temporary Occupation of golf challenge striking zone within the CMA

Hours of operation and safety lighting

It is not proposed to light the striking zone during operation of the golf activity. Therefore we seek to amend the application to limit operation of the golf activity to between sunrise and sundown in order to avoid the need for additional lighting of the CMA.

Harbour Master Queries

The **attached** drawings have been prepared to provide additional information to the Harbour Master to complete an assessment on navigation and safety.

Specifically, we can confirm the following with respect to the proposed mooring system and pontoon:

- The pontoon will be free of sharp corners.
- The sides of the pontoon will be painted in a light colour.
- Dimensions of the pontoon, mooring system and reflectors are shown on the attached drawings.
- Estimated weight of the pontoon is 6-8 tonnes. The Steel Pontoon (structure) design life is 25 years before undergoing major overhaul, re galvanizing etc.
- General inspection and maintenance of the mooring will be undertaken annually, with a full inspection including removal of the mooring from the removing will be undertaken every 3 years.
- The mooring is designed with high sides to prevent access by swimmers from the water.

Please do not hesitate to contact the undersigned should you have any further queries in relation to this application.

Yours sincerely



James Taylor
Associate - Planning

on behalf of

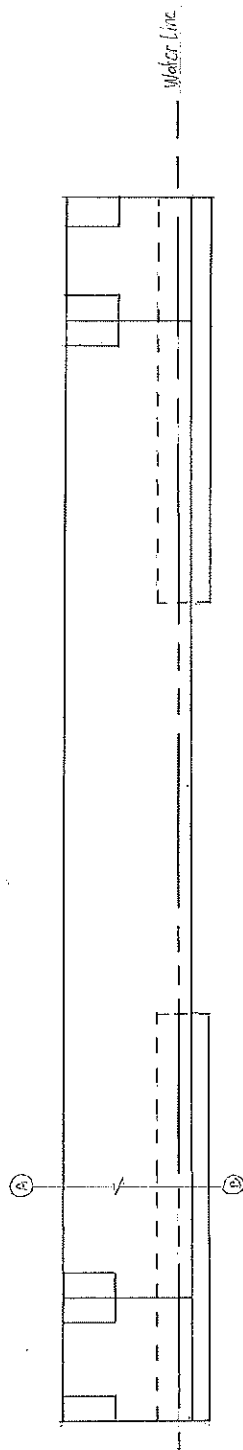
Beca Limited

Direct Dial: +64 3 951 2394

Email: james.taylor@beca.com

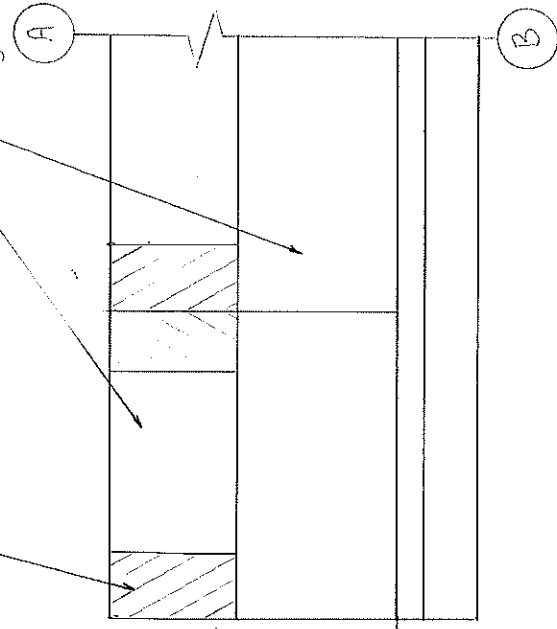
Encl. Proposed Pontoon and Mooring System Drawings

Copy
Peter Murray



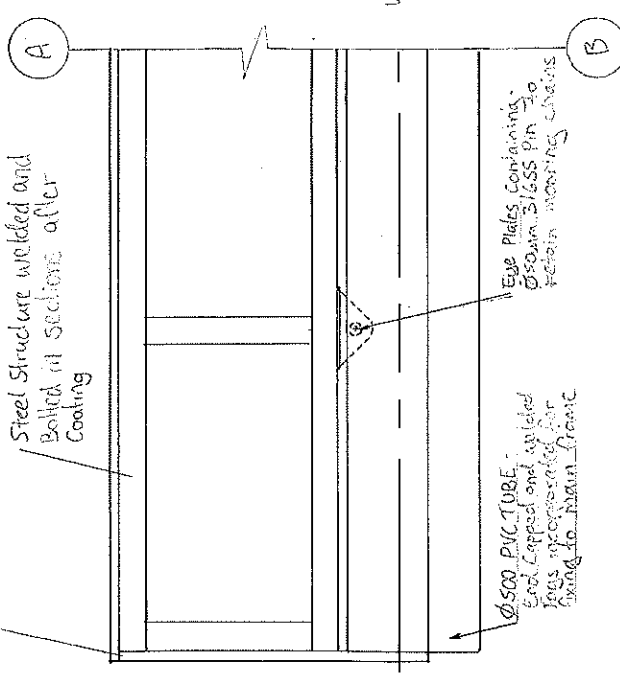
SIDES - Painted in a
reflective light base
colour to increase
visibility day and
night

Area Reserved for Day Night
Collection Points: HIP AND
500x500mm fixed to top edge



2mm H5 Construction Plywood
laid over Steel Frame

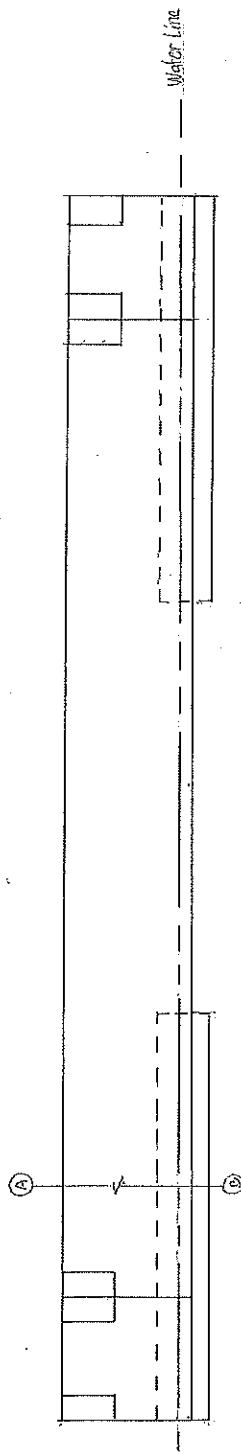
Steel Structure welded and
Bolted in sections after
Coating



Edge Plates containing
Ø30mm Brass Pin To
retain mooring chains

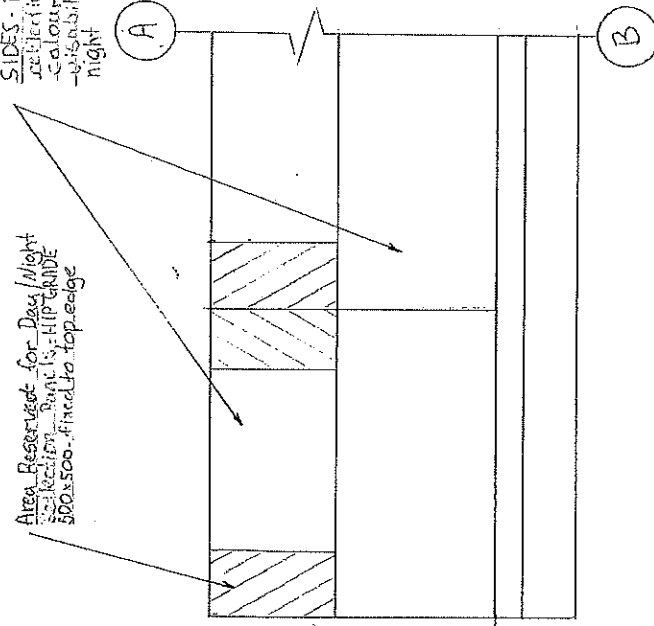
Ø500 PVC TUBE
End capped and welded
pins incorporated for
fixing to main frame

Prepared for: Peter Graham	Drawing No: 2
On: 5/09/2017	Dim: Millimeters
Prepared By: Steven Phillips	Scale: 1:20
PONTON ELEVATIONS - DETAIL	
Golf Tee Pontoon	



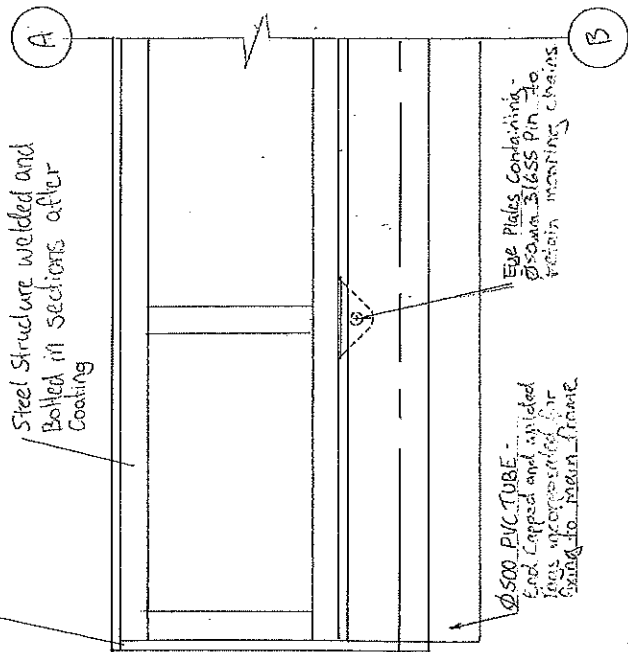
SIDES - Painted in a
- reflective light base
- colour to increase
- visibility day and
- night

Area Reserved for Day/Night
- collection Point is: HIP-RADE
500x500 - final to top edge



2mm H5 Construction Plywood
/ Layed over Steel frame

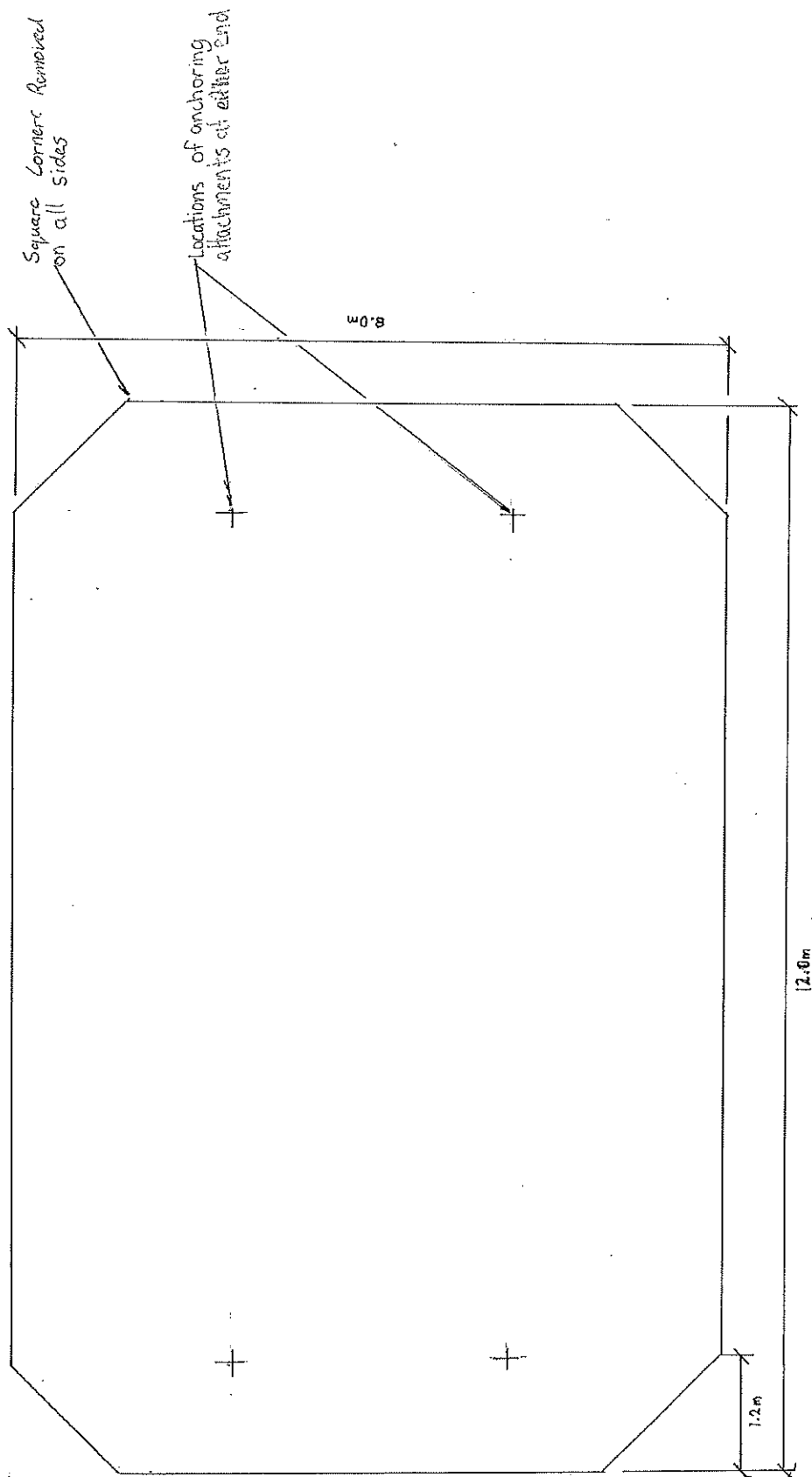
Steel Structure welded and
Bolted in sections after
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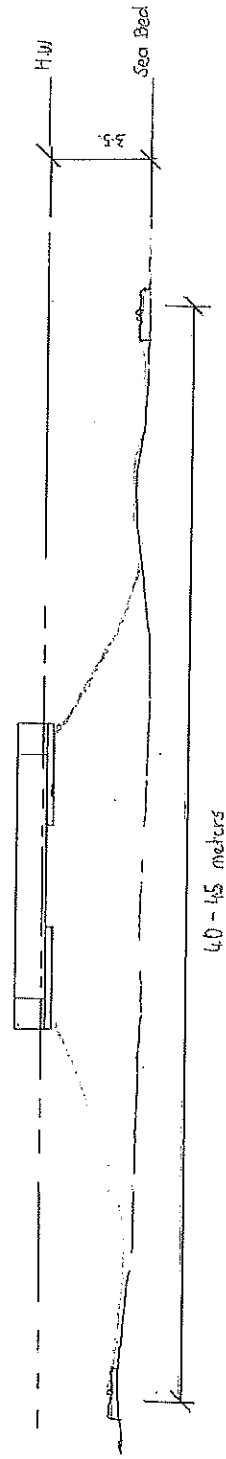
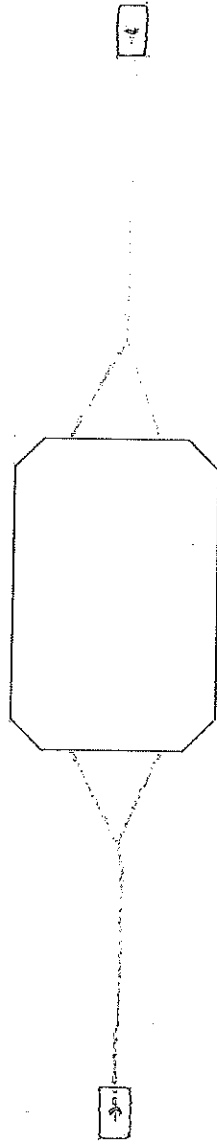
Ø500 PVC TUBE -
End capped and divided
long incorporating for
going to main frame

Eye Plots Containing
Ø50mm STEEL PIN to
retain mooring chains

PONTON ELEVATIONS - DETAIL	Prepared for: Peter Graham	Drawing No: 2
	On: 5/07/2017	DM: Millimeters
Golf Tee Pontoon	Prepared By: Steven Phillips	Scale: 1:30



PLAN VIEW	Prepared For: Peter Graham	Drawing No 1
	On: 5/08/2014	Drawn By: [Signature]
Golf Tee Pinpoint	Prepared By: Steven Phillips	Scale: 1:50



MOORING PLAN AND ELEVATION VIEWS		Prepared for: Peter Graham	Drawing No. 3
		On 5/09/2013	DIM. Meters
Golf Tee Pontoon		Prepared By: Steven Phillips	Scale 1:60